contract for sale of land or strata title by offer and acceptance

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NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the Contract

NOTICE: From 1 July 2026 a Seller Agent or Buyer Agent must each undertake customer due diligence of both the Seller and the Buyer to comply with the *Anti Money Laundering and Counter Terrorism Financing Act 2006* (CTH) ("**AML Act**")

WARNING - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required and additional Duty will be payable. Any non Australian resident will need to give the ATO notice of their purchase within 30 days after settlement.

WARNING - A Withholding Amount **may** apply to this Contract (see 2022 General Condition 3.7).

WARNING - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

TO: BJK Genesis Property Pty Ltd

Address 6/160 Scarborough Beach Road

Suburb Mount Hawthorn State WA Postcode 6016

As Agent for the Seller / ~~Buyer~~

THE BUYER

Name

Address

Suburb State Postcode

Name

Address

Suburb State Postcode

EMAIL: The Buyer consents to Notices being served at:

OFFERS TO PURCHASE the Land and Property Chattels set out in the Schedule ("Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and Special Conditions as:

☐ Sole owner ☐ Joint Tenants ☐ Tenants in Common specify the undivided shares

SCHEDULE

The **Property** at:

Address 23 Welbourn Road

Suburb Swan View State WA Postcode 6056

Lot 597 ~~Deposited/Survey/Strata/Diagram~~ Plan 12528 Whole / ~~Part~~ Vol 1515 Folio 672

A **deposit** of $ of which $ 0 is paid now and $ to be paid within 7 days of acceptance

to be held by Genesis Realty Group (ABN 28 618 296 414)

("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price

Settlement Date

Property Chattels including: All fixed floor coverings, light fittings, window treatments and all pool equipment as inspected and where applicable.

GST WITHHOLDING

1. Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? ☐ YES ☑ NO
2. If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
3. If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

FINANCE CLAUSE IS APPLICABLE

LENDER/

MORTGAGE BROKER (NB. If blank, can be any)

LATEST TIME: 4pm on:

AMOUNT OF LOAN:

SIGNATURE OF BUYER

FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if Finance Clause IS NOT applicable

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the "Finance Clause is not Applicable" box in the Schedule, or if no information is completed in the 'Finance Clause is Applicable' box in the Schedule, then this Clause 1 does not apply to the Contract.

If any information is completed in or the Buyer signs the 'Finance Clause is Applicable' box in the Schedule then this Clause 1 applies to the Contract.

1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

(a) The Buyer must:

(1) immediately after the Contract Date make a Finance Application to a Lender or a Mortgage Broker using, if required by the Lender, the Property as security; and

(2) use all best endeavours in good faith to obtain Finance Approval.

(b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end pursuant to clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.

(c) The Buyer must immediately give to the Seller or Seller Agent:

(1) an Approval Notice if the Buyer obtains Finance Approval; or

(2) a Non Approval Notice if the Finance Application is rejected;

at any time while the Contract is in force and effect.

1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

(a) the Finance Application has been rejected; or

(b) a Non Approval Notice, is given to the Seller or Seller Agent.

1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time the Seller or Seller Agent has not been given:

(a) an Approval Notice; or

(b) a Non Approval Notice;

then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non-Approval Notice to the Seller or Seller Agent.

1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

(a) Finance Approval has been obtained; or

(b) an Approval Notice has been given to the Seller or Seller Agent;

then this Clause 1 is satisfied and this Contract is in full force and effect.

1.5 Notice Not Given by Latest Time: Sellers Right to Terminate

If by the Latest Time an Approval Notice or a Non Approval Notice has not been given to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

1.6 Buyer Must Keep Seller Informed: Evidence

(a) If requested in writing by the Seller or Seller Agent the Buyer must:

(1) advise the Seller or Seller Agent of the progress of the Finance Application; and

(2) provide evidence in writing of:

(i) the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and/or

(ii) in the case of any Finance Application made to a Mortgage Broker, any "preliminary assessment" of the suitability of the proposed credit contract provided to the Buyer by the Mortgage Broker pursuant to section 116 of the Credit Protection Act; and

(3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.

(b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender and/or Mortgage Broker the information referred to in Clause 1.6(a).

1.7 Right To Terminate

If a Party has the right to terminate under this Clause 1, then:

(a) termination must be effected by written Notice to the other Party;

(b) Clauses 23 and 24 of the 2022 General Conditions do not apply to the right to terminate;

(c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;

(d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this Clause is deemed satisfied.

1.9 Definitions

In this Clause:

Amount of Loan means the amount referred to in the Schedule, any lesser amount of finance referred to in the Finance Application or any lesser amount of finance acceptable to the Buyer. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

Approval Notice means a statement in writing given by the Buyer, a Lender or a Mortgage Broker to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Credit Protection Act means the *National Consumer Credit Protection Act, 2009* (Cwth).

Finance Application means an application made by or on behalf of the Buyer:

(a) to a Lender to lend any monies payable under the Contract: or

(b) to a Mortgage Broker to facilitate an application to a Lender.

Finance Approval means a written approval by a Lender of the Finance Application, a written offer to lend or a written notification of an intention to offer to lend made by a Lender:

(a) for the Amount of Loan;

(b) which is unconditional or subject to terms and conditions:

(1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or

(2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or

(3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:

(i) an acceptable valuation of any property;

(ii) attaining a particular loan to value ratio;

(iii) the sale of another property; or

(iv) the obtaining of mortgage insurance;

and has in fact been satisfied.

Latest Time means:

(a) the time and date referred to in the Schedule; or

(b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date.

Lender means any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

Mortgage Broker means means a holder of an Australian Credit Licence pursuant to section 35 of the Credit Protection Act or a credit representative pursuant to sections 64 or 65 of that legislation.

Non Approval Notice means:

(a) advice in writing given by the Buyer or a Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained; or

(b) advice in writing from a Mortgage Broker to the Seller or Seller Agent to the effect that:

(1) (i) they have made inquiries about the Buyer's requirements and objectives under this Contract;

(ii) they have conducted a "preliminary assessment" pursuant to sections 116 and 117 of the Credit Protection Act of the suitability of the credit contract proposed for the Buyer arising from the Finance Application; and

(iii) they have assessed that proposed credit contract as being unsuitable for the Buyer; or

(2) the Finance Application to a Lender has been rejected.

2. Acceptance of an offer by one Party to the other Party will be sufficiently communicated by the accepting Party to the other Party if verbal or written notification is given by the accepting Party or their Representative or Real Estate Agent that the accepting Party has signed the Contract.
3. The 2022 General Conditions together with the Annexure of Changes to the 2022 General Conditions Caused by changes to the transfer of Land Act 1893 are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
4. The parties consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.
5. The Buyer and Seller agree to provide their customer due diligence information to the Seller Agent and Buyer Agent when requested, in order to comply with the AML Act. The Buyer and Seller each authorise their Representative to provide their customer due diligence information to the Seller Agent and Buyer Agent.

SPECIAL CONDITIONS

1.The Buyer is aware that they will be required, prior to settlement, to complete and lodge a Foreign Transfer Duty Declaration which may result in the payment by them of Foreign Transfer Duty which is not included in the purchase price. The buyer acknowledges they have made all necessary enquiries to satisfy themselves about their responsibilities regarding Foreign Transfer Duty.

2. Notification: The buyer is aware of and accepts the property may contain asbestos building material.

3. The buyer is aware the light switch in main bedroom not operational.

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SPECIAL CONDITIONS - Continued

4. The buyer is aware the original air conditioning controller is now decommissioned, and has been replaced with a new unit.

5. The buyer is aware the hot water temperature controller is decommissioned and will not be in working order at settlement.

6. The buyer accepts the bathroom, including fixtures and fittings, in it's current unfinished state.

BUYER [If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.]

Signature	Date	Signature	Date
Signature	Date	Signature	Date

THE SELLER (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer

Name	Sue Maree Meys				
Address	23 Welbourn Road				
Suburb	Swan View	State	WA	Postcode	6056
Name	Gregory John Meys				
Address	23 Welbourn Road				
Suburb	Swan View	State	WA	Postcode	6056

EMAIL: The Seller consents to Notices being served at:

[If a corporation, then the Seller executes this Contract pursuant to the Corporations Act.]

Signature	Date	Signature	Date
Signature	Date	Signature	Date

RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:

1. This offer and acceptance
2. Strata disclosure & attachments (if strata)
3. 2022 General Conditions
4. Certificate of Title
5. Annexure of changed to General Conditions (form 198)

Signature	Signature

RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:

1. This offer and acceptance
2. 2022 General Conditions
3. Annexure of changed to General Conditions (form 198)

Signature	Signature

CONVEYANCER (Legal Practitioner/Settlement Agent)

The Parties appoint their Representative below to act on their behalf and consent to Notices being served on that Representative's email address.

	BUYER'S REPRESENTATIVE	SELLER'S REPRESENTATIVE
Name		
Signature		

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ANNEXURE OF CHANGES TO THE 2022 GENERAL CONDITIONS CAUSED BY CHANGES TO THE TRANSFER OF LAND ACT 1893

LANDGATE WILL NOT ISSUE, OR REQUIRE DUPLICATE CERTIFICATES OF TITLE FOR LAND TO BE PRODUCED, FROM THE 7TH AUGUST 2023, CONSEQUENTLY THE PARTIES AGREE TO VARY THE 2022 GENERAL CONDITIONS IN THE FOLLOWING MANNER:

	CONDITION	**CHANGES**
1.	3.10(a)	Delete subclause (1).
2.	3.11	Delete clause 3.11.
3.	26.1 definition of "*Duplicate Certificate of Title*"	Delete the definition of *"Duplicate Certificate of Title".*

Buyer

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Seller

Signature _____

Name Sue Maree Meys

Date _____

Signature _____

Name Gregory John Meys

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR MAJOR STRUCTURAL DEFECTS

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ANNEXURE A

This annexure forms part of the Contract for the Sale of Land or Strata Title for the Property at

23 Welbourn Road, Swan View WA 6056

NOTE - THIS ANNEXURE ONLY APPLIES TO, AND IS LIMITED TO, MAJOR STRUCTURAL DEFECTS PURSUANT TO APPENDIX "A" OF THE STANDARD AND NOT OTHER DEFECTS, MAINTENANCE OR OTHER SAFETY ISSUES.

1. The Buyer may at their expense obtain a written Report on any Major Structural Defects of the residential building and of the following described areas located upon the Property ("**Building**"). If nothing is completed in the blank space then the Building will be the residential building only.

2. The Buyer must serve a copy of the Report on the Seller, Seller Agent or Seller Representative by 4PM on: *complete (a) or (b)

(a*) / / **OR** (b*) 14 days after acceptance ("Date")

3. If the Buyer does not serve a copy of the Report on the Seller, Seller Agent, or Seller Representative by the Date then the Buyer will be deemed to have waived the benefit of this Annexure. Time is of the essence.

4. (a) If the Report identifies Major Structural Defects to the Building, the Buyer may at any time but no later than three (3) Business Days after the Date serve a Major Structural Defects Notice on the Seller, Seller Agent or Seller Representative giving the Seller five (5) Business Days to agree to carry out the Work.

   (b) If the Major Structural Defects Notice relates to strata common property, then the Seller may have no control over and may not be able to, rectify any Work.

5. If the Seller elects in writing to carry out the Work then the Settlement Date will be delayed until the later of: (a) seven (7) Business Days after the Work is completed and (b) the Settlement Date.

6. The Seller must do the Work expeditiously and in good and workmanlike manner through a Contractor and provide evidence to the Buyer of completion of the Work. A tax invoice (referring to the Work) from the Contractor is prima facie evidence of completion of the Work,

7. If, prior to the Seller commencing the Work, the Seller and Buyer agree an amount to be credited by the Seller to the Buyer then that amount will be credited to the Buyer at Settlement and the Seller will not undertake the Work.

8. If the Seller does not agree in writing to carry out the Work within five (5) Business Days from when the Major Structural Defects Notice was served on the Seller, Seller Agent or Seller Representative then:

   (a) at any time within a further Five (5) Business Days after (1) that period ending (if no notice is given by the Seller); or (2) the date notice in writing is given by the Seller to the Buyer;

   (b) the Buyer may give notice in writing to the Seller, Seller Agent or Seller Representative terminating the Contract and the Deposit and other monies paid will be repaid to the Buyer;

   (c) if the Buyer does not terminate the Contract pursuant to this clause 8, then this Annexure ceases to apply and the Contract continues unaffected by this Annexure.

9. In this Annexure:

9.1 "Consultant" means an independent inspector qualified and experienced in undertaking pre-purchase property inspections to ascertain Major Structural Defects appointed by the Buyer.

9.2 "Contractor" means a building service contractor (as defined in the *Building Services (Registration) Act 2011* (WA)) appointed by the Seller qualified to legally carry out the Work unless the cost of the Work is: (a) less than $20,000 and not builder work as defined in the *Building Services (Registration) Regulations 2011* (WA); or (b) required to be done by any other person pursuant to any other law, then the Work can be performed by qualified tradespersons.

9.3 "Date" means the date inserted or calculated in clause 2. If nothing is inserted in clause 2 then the Date will be five (5) Business Days from the later of (i) the Contract Date; or (ii) the Latest Time for Financial Approval (if any).

9.4 "Major Structural Defects" means a fault or deviation from the intended structural performance of a building element and is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the building structure. Major Structural Defects does not include any defect in any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc., general maintenance, or spalling of masonry, fretting of mortar or rusting of primary structural elements.

9.5 "Major Structural Defects Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to rectify the Major Structural Defects as set out in the Notice.

9.6 "Report" means a report performed in accordance with Appendix A of the Standard by a ~~Consultant~~ Registered Builder It is not a special purpose report, nor an all-encompassing report dealing with every aspect of the Property. The Report should identify Major Structural Defects to the Building pursuant to Appendix "A of the Standard. The presence of defects will only be relevant in this Annexure when the defects are a Major Structural Defect.

9.7 "Standard" means Australian Standard AS 4349-2007 (as amended from time to time) Inspections of buildings Part 1: Pre-purchase Structural Inspection - Residential buildings).

9.8 "Work" means the work required to rectify the Major Structural Defects set out in the Major Structural Defects Notice.

9.9 Words not defined in this Annexure have the same meaning as defined in the Standard or the 2022 General Conditions.

BUYER SIGNATURE	BUYER SIGNATURE	SELLER SIGNATURE	SELLER SIGNATURE

BUYER SIGNATURE	BUYER SIGNATURE	SELLER SIGNATURE	SELLER SIGNATURE

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR TIMBER PESTS

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ANNEXURE B

This annexure forms part of the Contract for the Sale of Land or Strata Title for the Property at

23 Welbourn Road, Swan View WA 6056

1. The Buyer may at their expense obtain a non-invasive written Report on any Timber Pest Activity or Damage of the residential building and of the following described areas Located upon the Property ("**Building**"). If nothing is completed in the blank space then the Building will be the residential Building only.

   This Annexure does not apply to: (a) any Activity or Damage outside the Building; (b) any comments in the Report about conditions conducive to or susceptibility to Timber Pests; or (c) recommendations for further investigations.

2. The Buyer must serve a copy of the Report on the Seller, Seller Agent or Seller Representative by 4PM on: *complete (a) or (b)

   (a*) / / **OR** (b*) 14 days after acceptance ("Date")

3. If the Buyer, and Seller, Seller Agent or Seller Representative do not receive the Report before the Date then the Buyer will be deemed to have waived the benefit of this Annexure. Time is of the essence.
4. If the Report identifies Activity on, or Damage to, the Building, the Buyer may at any time within three (3) Business Days after the Date serve a Timber Pest Notice on the Seller, Seller Agent or Seller Representative giving the Seller Five (5) Business Days to agree to Eradicate and/or Repair.
5. If the Seller elects in writing to Eradicate and/or Repair pursuant to the Timber Pest Notice then the Settlement Date will be delayed until the later of: (a) three (3) Business Days after the Seller's Work is completed as certified by, the Seller's Builder in relation to Repair or a Consultant in relation to Eradication or, the later of them if both are required and (b) the Settlement Date.
6. The Seller must do the Work expeditiously and in a good and workmanlike manner through (a) a Builder to Repair or (b) a Consultant to Eradicate, and provide evidence to the Buyer of completion of the Work.
7. If, prior to the Seller commencing the Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then that amount will be deducted from the Purchase Price at Settlement and the Seller will not undertake the Work.
8. If the Seller does not agree in writing to Eradicate and/or Repair within Five (5) Business Days from when the Timber Pest Notice was served on the Seller, Seller Agent or Seller Representative then
   (a) At any time within a further Five (5) Business Days after (1) that period ending (if no notice is given by the seller); or (2) the date notice in writing is given by the Seller to the Buyer, the Buyer may give notice in writing to the Seller, Seller Agent or Seller Representative terminating the Contract and the Deposit and other monies paid will be repaid to the Buyer;
   (b) if the Buyer does not terminate the Contract pursuant to this clause 8, then this Annexure ceases to apply and the Contract continues unaffected by this Annexure.
9. In this Annexure:

9.1 "Activity" means evidence of the presence of current Timber Pests.

9.2 "Builder" means a registered building service contractor (as defined in the *Building Services (Registration) Act 2011* WA) qualified to remedy the matters set out in the Major Structural Defects Notice.

9.3 "Consultant" means an independent inspector qualified and experienced in undertaking, pre-purchase property inspections pursuant to the Standard and Eradication.

9.4 "Damage" means evidence of damage caused by Timber Pests to the Building.

9.5 "Date" means the date inserted or calculated in clause 2. If no date is inserted in clause 2 then the Date will be Five (5) Business Days from the later of: (i) the Contract Date; or (ii) the Latest Time for Finance Approval (if any).

9.6 "Eradicate" and "Eradication" mean the treatment necessary to eradicate Activity affecting the Building.

9.7 "Repair" means the Work necessary to repair any Damage.

9.8 "Report" means a report performed in accordance with the Standard by a Consultant at the Property.

9.9 "Standard" means Australian Standard AS 4349.3-2010 (as amended from time to time) Inspection of buildings Timber Pest Inspections.

9.10 "Timber Pests" means subterranean and dampwood termites, borers of seasoned timber and wood decay fungi as defined in the Standard.

9.11 "Timber Pest Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to Eradicate and/or Repair that the Buyer requires pursuant to the Report.

9.12 "Work" means the work required to Repair pursuant to the Timber Pest Notice.

9.13 Words not defined in this Annexure have the same meaning as defined in the Standard or the 2022 General Conditions.

BUYER SIGNATURE	BUYER SIGNATURE	SELLER SIGNATURE	SELLER SIGNATURE

BUYER SIGNATURE	BUYER SIGNATURE	SELLER SIGNATURE	SELLER SIGNATURE

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1515	**672**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 597 ON PLAN 12528

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GREGORY JOHN MEYS
SUE MAREE MEYS
BOTH OF 23 WELBOURN ROAD SWAN VIEW WA 6056
AS JOINT TENANTS

(T O496763) REGISTERED 14/9/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1515-672 (597/P12528)
PREVIOUS TITLE:	1515-642
PROPERTY STREET ADDRESS:	23 WELBOURN RD, SWAN VIEW.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF MUNDARING

LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/11/2026 01:09 PM Request number: 70681799

Landgate
www.landgate.wa.gov.au

ORIGINAL – NOT TO BE REMOVED FROM OFFICE OF

CT 1515 0672 F

Application B603209

Volume 1515 Folio 642

WESTERN AUSTRALIA

VOL. 1515 FOL. 672

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

Page 1 (of 2 pages) VOL. 1515 FOL. 672

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 13th October, 1978

REGISTRAR OF TITLES

OFFICE OF TITLES WESTERN AUSTRALIA

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 16 and being Lot 597 on Plan 12528, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~Entrad Perth Pty. Ltd., of 514 Stirling Highway, Peppermint Grove.~~

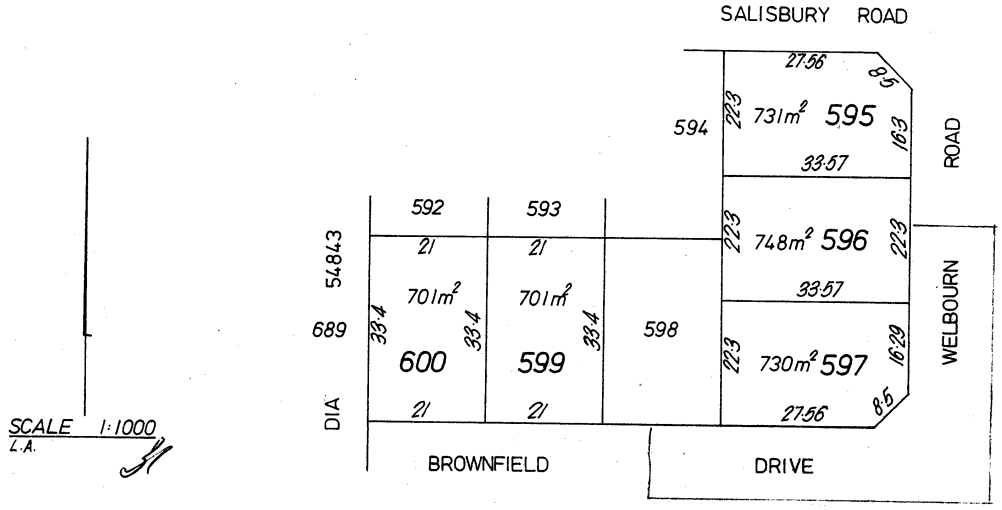
SECOND SCHEDULE (continued overleaf)

1. ~~MORTGAGE B436773 to A.G.C. (Advances) Limited. Registered 21.11.77 at 2.41 o'c.~~

Discharged C10085 20.10.80

REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77–45M–S/2860

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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LT. 37

FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	INITIALS
~~Colin Lawrence Myers, Accountant and Barbara Joyce Myers, Married Women, both of 12 Bromley Street Embleton, as joint tenants.~~	~~Transfer~~	~~G10086~~	~~20.10.80~~	~~9.04~~		
Mark Andrew Owen of 12 Jinda Road, Koongamia, Apprentice Heavy Duty Mechanic.	Transfer	G432513	5.10.82	9.01		
The correct address of the registered proprietor is now 1 Jinda Road, Koongamia	By	D11669	1.5.85	2.53		
The correct address of the registered proprietor is now 23 Welbourn Road, Swan View.	By	E328714	30.3.90	10.43		
Craig Anthony Musson and Michelle Musson, both of 10 Daleview Close, Glen Forrest, as joint tenants.	Transfer	E451504	21.9.90	9.41		
Michael John Shipley of 23 Welbourn Road, Swan View.	Transfer	F983192	18.9.95	8.32		
Michael Robert Pritchard of 23 Welbourn Road, Swan View.	Transfer	G986040	22.12.98	12.12		

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
~~Mortgage~~	~~G432514~~	~~to Bank of New South Wales.~~	~~5.10.82~~	~~9.01~~			Discharged	D11668	1.5.85		
Mortgage	D11669	to Perth Building Society	1.5.85	2.53			Discharged	E451502	21.9.90		
Mortgage	E328714	to Commonwealth Bank of Australia.	30.3.90	10.43			Discharged	E451503	21.9.90		
Mortgage	E451505	to Keystart Loans Ltd.	21.9.90	9.41			Discharged	F983191	18.9.95		
Mortgage	F983193	to Westpac Banking Corporation.	18.9.95	8.32			Discharged	G986039	22.12.98		

CERTIFICATE OF TITLE VOL. 1515 672

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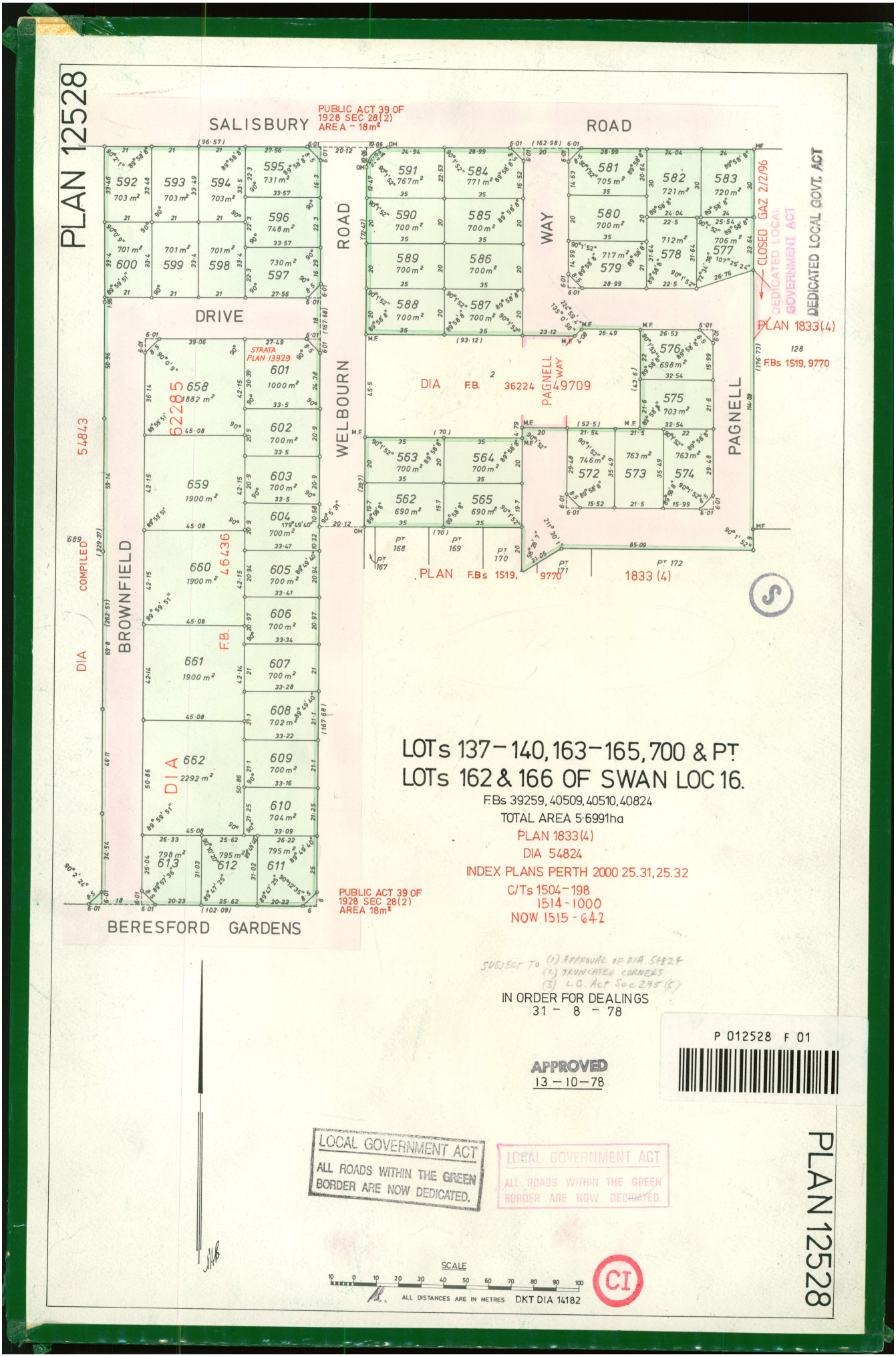

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PLAN 12528 CI

Lot No.	Certificates of Title	Lot No.	Certificates of Title
562	1515 - 643	594	1515 - 669
563	1515 - 644	595	1515 - 670
564	1515 - 645	596	1515 - 671
565	1515 - 646	597	1515 - 672
572	1515 - 647	598	1515 - 673
573	1515 - 648	599	1515 - 674
574	1515 - 649	600	1515 - 675
575	1515 - 650	601	1515 - 676, STRATA PLAN 13929,
576	1515 - 651	602	1515 - 677
577	1515 - 652	603	1515 - 678
578	1515 - 653	604	1515 - 679
579	1515 - 654	605	1515 - 680
580	1515 - 655	606	1515 - 681
581	1515 - 656	607	1515 - 682
582	1515 - 657	608	1515 - 683
583	1515 - 658	609	1515 - 684
584	1515 - 659	610	1515 - 685
585	1515 - 660	611	1515 - 686
586	1515 - 661	612	1515 - 687
587	1515 - 662	613	1515 - 688
588	1515 - 663	658	1515 - 689
589	1515 - 664	659	1515 - 690
590	1515 - 665	660	1515 - 691
591	1515 - 666	661	1515 - 692
592	1515 - 667	662	1515 - 693
593	1515 - 668		

49359/2/69-2500-F273

GRACE FILE BARCODE
PER0944850

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Plan 12528

Lot	Certificate of Title	Lot Status	Part Lot
562	1515/643	Registered	
563	1515/644	Registered	
564	1515/645	Registered	
565	1515/646	Registered	
572	1515/647	Registered	
573	1515/648	Registered	
574	1515/649	Registered	
575	1515/650	Registered	
576	1515/651	Registered	
577	1515/652	Registered	
578	1515/653	Registered	
579	1515/654	Registered	
580	1515/655	Registered	
581	1515/656	Registered	
582	1515/657	Registered	
583	1515/658	Registered	
584	1515/659	Registered	
585	1515/660	Registered	
586	1515/661	Registered	
587	1515/662	Registered	
588	1515/663	Registered	
589	1515/664	Registered	
590	1515/665	Registered	
591	1515/666	Registered	
592	1515/667	Registered	
593	1515/668	Registered	
594	1515/669	Registered	
595	1515/670	Registered	
596	1515/671	Registered	
597	1515/672	Registered	
598	1515/673	Registered	
599	1515/674	Registered	
600	1515/675	Registered	
601	SP13929	Strata'd	
602	1515/677	Registered	
603	1515/678	Registered	
604	1515/679	Registered	
605	1515/680	Registered	
606	1515/681	Registered	
607	1515/682	Registered	
608	1515/683	Registered	
609	1515/684	Registered	
610	1515/685	Registered	
611	1515/686	Registered	
612	1515/687	Registered	

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Lot	Certificate of Title	Lot Status	Part Lot
613	1515/688	Registered	