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

REIWA
REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2025
FOR USE BY REIWA MEMBERS
000011216488
firstnational Genesis

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
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 11 Harriott Street
Suburb Willagee State WA Postcode 6156
Lot 1397 ~~Deposited/Survey/Strata/Diagram~~ Plan 6670 Whole / ~~Part~~ Vol 1193 Folio 352
A **deposit** of $ of which $ 0 is paid now and $ to be paid within 7 days of acceptance
to be held by First National Real Estate Genesis
("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.

REIWA
REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2025
FOR USE BY REIWA MEMBERS
000011216488
firstnational Genesis

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.

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.

REIWA
REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2025
FOR USE BY REIWA MEMBERS
000011216488
firstnational Genesis

SPECIAL CONDITIONS - Continued

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	Vim & Co Pty Ltd				
Address	PO BOX 416				
Suburb	West Perth	State	WA	Postcode	6872
Name					
Address					
Suburb		State		Postcode	

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 changes 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 changes 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		

COPYRIGHT
The copyright of this Contract by Offer and Acceptance is the property of the Real Estate Institute of Western Australia (Inc.) ("REIWA") and neither the form nor any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any manner whatsoever in any other document without the consent of the REIWA. 01/25

APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2023
FOR USE BY REIWA MEMBERS
000011216488

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 Vim & Co Pty Ltd

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR MAJOR STRUCTURAL DEFECTS

REIWA REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2024
FOR USE BY REIWA MEMBERS
000010996822
firstnational Genesis

ANNEXURE A

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

11 Harriott Street, Willagee WA 6156

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, and Seller Agent or Seller 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 Major Structural Defects to the Property's 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 remedy the Major Structural Defects.
5. If the Seller elects in writing to remedy the Major Structural Defects in the Major Structural Defects 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 and (b) the Settlement Date.
6. The Seller must do the Work expeditiously and in good and workmanlike manner through a Builder and provide evidence to the Buyer of completion of the Work.
7. If, prior to the Seller commencing Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then the 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 remedy Major Structural Defects 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, 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 "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.

9.2 "Consultant" means an independent inspector qualified and experienced in undertaking pre-purchase property inspections to ascertain Major Structual Defects.

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 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 that the Buyer requires to be rectified.

9.6 "Report" means the 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 only be a reasonable attempt to identify Major Structural Defects to the Building structure 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

REIWA
REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA
APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2022
FOR USE BY REIWA MEMBERS
000010996841
firstnational Genesis

ANNEXURE B

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

11 Harriott Street, Willagee WA 6156

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
1193	**352**

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 1397 ON PLAN 6670

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

VIM & CO PTY LTD OF PO BOX 416 WEST PERTH WA 6872

(T Q019566) REGISTERED 7/6/2024

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

1. Q019567 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 7/6/2024.

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:	1193-352 (1397/P6670)
PREVIOUS TITLE:	1186-379
PROPERTY STREET ADDRESS:	11 HARRIOTT ST, WILLAGEE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF MELVILLE

LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au

14753/56 Transfer
Application 1902/1956 (47624)
From Volume Folio
1186 379

WESTERN AUSTRALIA.

REGISTER BOOK.

INDEXED

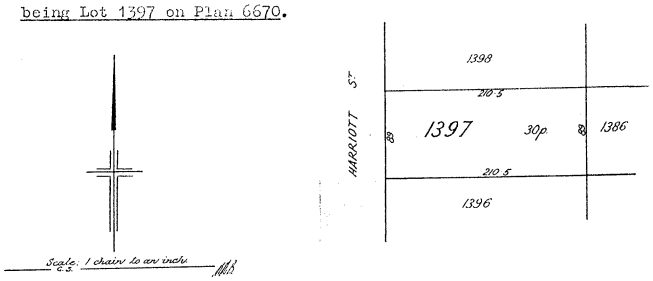
Vol. 1193 Fol. No 352

CT 1193 0352 F

Certificate of Title

under "The Transfer of Land Act, 1893" (56 Vic., 14. Sch. 5).

The State Housing Commission of Perth, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing thirty perches or thereabouts, being portion of Swan Location 73 and being Lot 1397 on Plan 6670.



Dated the eighth day of June One thousand nine hundred and fifty-six.

Registrar of Titles.

Transfer C435789 to William Frederick Burgess, Steward and June Valma Burgess his Wife, both of 11 Harriott Street, Willagee, as joint tenants. Registered 11th October 1982 at 1.48 o'c.

Transfer C435790 to Peter Sach, Building Supervisor and Isabella Davidson Sach, Married Woman, both of 6 Elvira Street, Palmyra, as joint tenants. Registered 11th October 1982 at 1.48 o'c.

The correct address of the registered proprietors is now 11 Harriott Street, Willagee. By E335349. Dated 6th April 1990 at 15.44 hrs

Transfer F523728 to Elizabeth Jean Robertson of 11 Harriott Street, Willagee. Registered 21st April 1994 at 8.11 hrs.

For encumbrances and other matters affecting the land see back.

Superseded - Copy for Sketch Only

LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867
Landgate
www.landgate.wa.gov.au

EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage E335349 to Home Building Society. Registered 6th April 1990 at 15.44 hrs DISCHARGED

Discharge E939485 of Mortgage E335349. Registered 17th July, 1992 at 15.39 hrs.

Mortgage F161798 to R&I Bank of Western Australia Ltd. Registered 15th April 1993 at 8.08 hrs. DISCHARGED

Discharge F523727 of Mortgage F161798. Registered 21st April 1994 at 8.11 hrs.

Mortgage F523729 to R & I Bank of Western Australia Ltd. Registered 21st April 1994 at 8.11 hrs.

CT 1193 0352 B

CERTIFICATE OF TITLE

Vol. **1193** *Fol.*

Superseded - Copy for Sketch Only

LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au

PLAN 6670(1)
3 SHEETS

PT OF SWAN LOC 73

F.B. 15231 & 15234

ROAD DISTRICTS ACT
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED
APPROVED 19-10-55

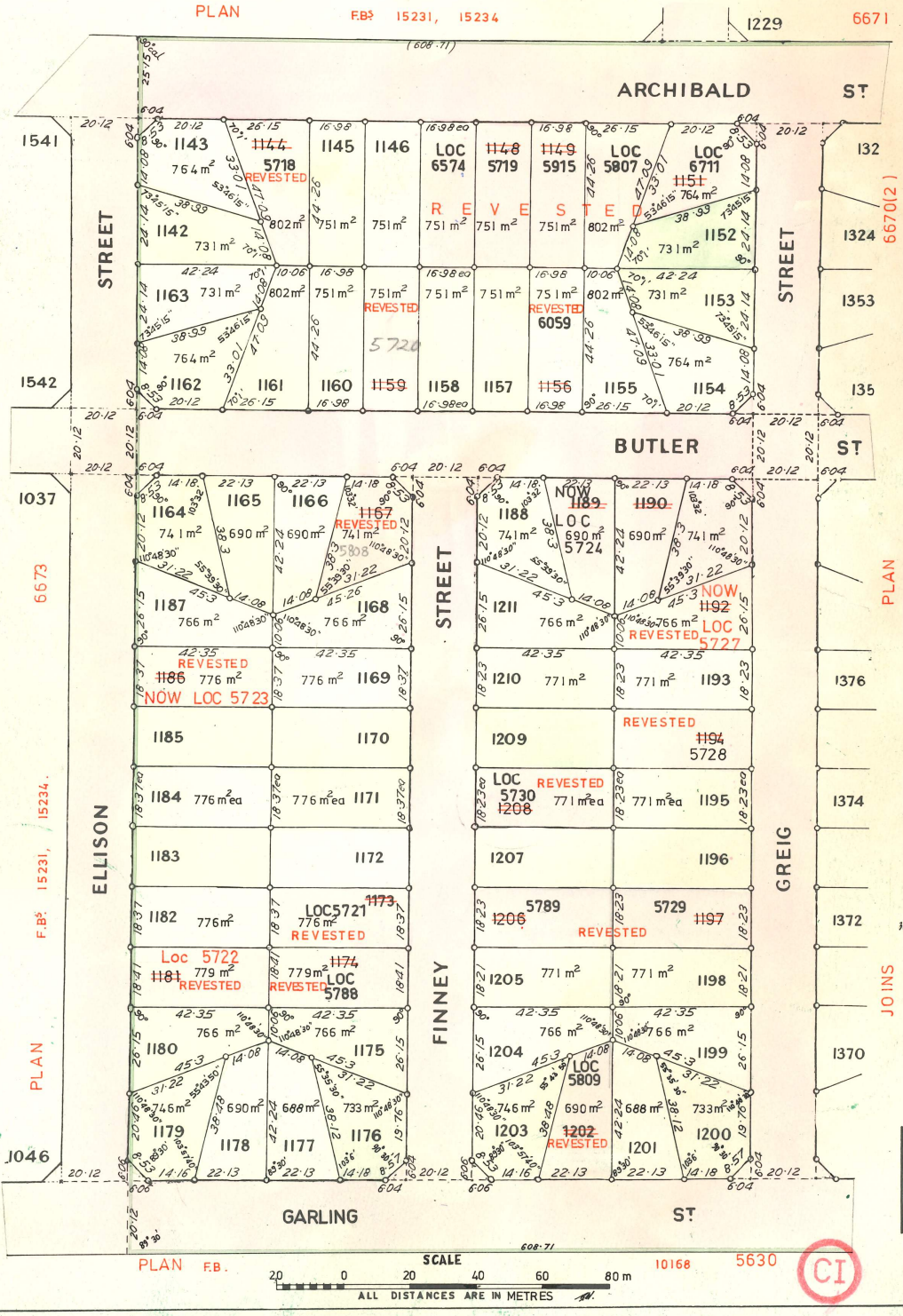
NOW C.T. 1186-379

TOTAL AREA 21·8783 ha
3 SHEETS

L & S. CORR. 6514-50

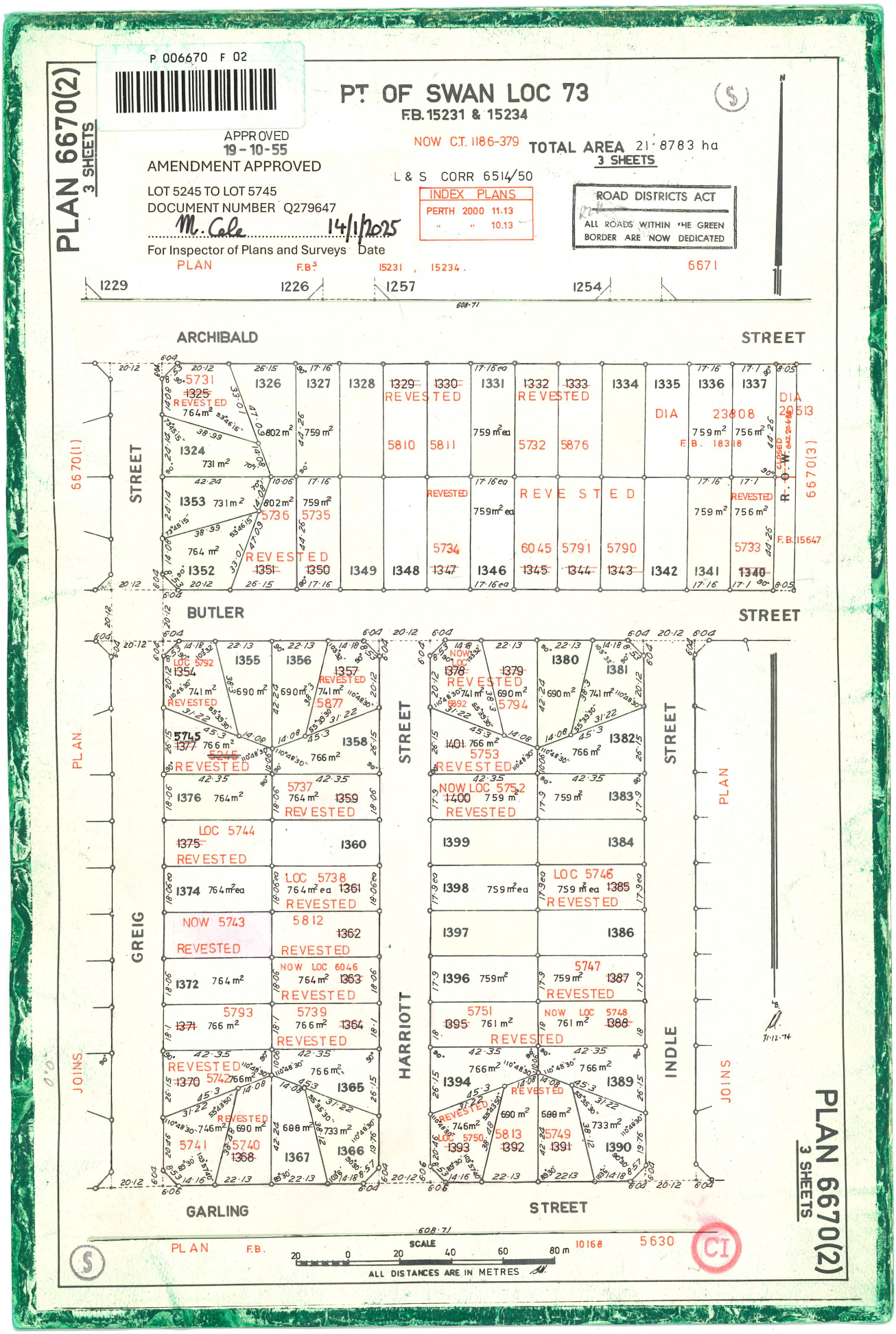
INDEX PLANS
PERTH 2000 11.13
10.13

P 006670 F 01

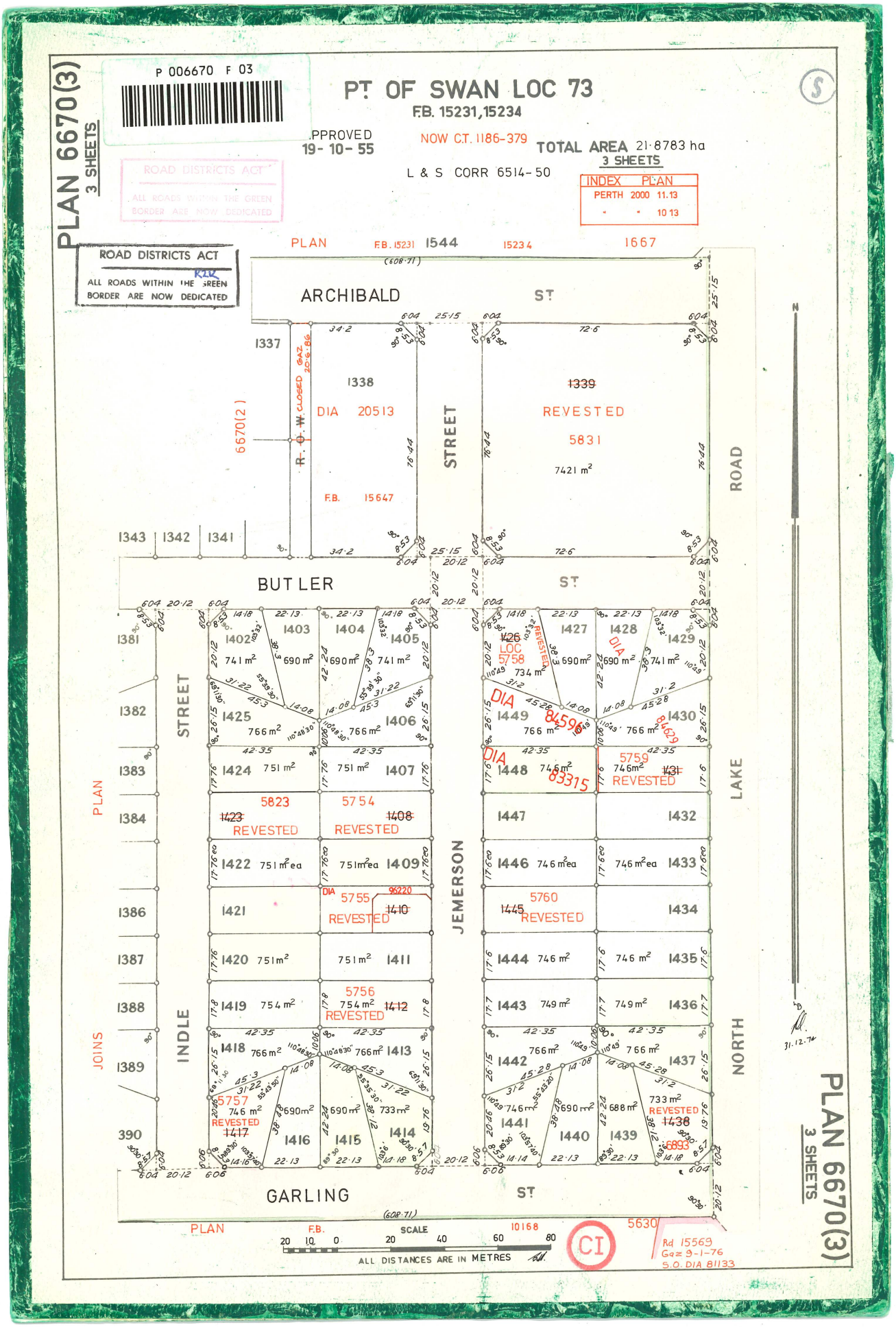


LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au



LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867
Landgate
www.landgate.wa.gov.au



LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au

Plan 6670

Lot	Certificate of Title	Lot Status	Part Lot
1142	1194/467 (Cancelled)	Retired	
1143	1975/334	Registered	
1145	SP84781	Strata'd	
1145	1241/901 (Cancelled)	Strata'd	
1146	1975/335 (Cancelled)	Strata'd	
1146	SP62912	Strata'd	
1152	1568/653	Registered	
1153	1637/404 (Cancelled)	Retired	
1154	1975/336	Registered	
1155	1975/337	Registered	
1157	1200/542	Registered	
1158	SP81457	Strata'd	
1158	543/185A (Cancelled)	Strata'd	
1160	1412/208	Registered	
1161	1210/547	Registered	
1162	1216/820 (Cancelled)	Retired	
1163	1975/338 (Cancelled)	Retired	
1164	1211/167	Registered	
1165	1210/548	Registered	
1166	1975/339	Registered	
1168	SP74160	Strata'd	
1168	1975/340 (Cancelled)	Strata'd	
1169	1975/341 (Cancelled)	Strata'd	
1169	SP74161	Strata'd	
1170	1190/979	Registered	
1171	1638/984	Registered	
1172	SP75779	Strata'd	
1172	1975/342 (Cancelled)	Strata'd	
1175	1624/610	Registered	
1176	1210/546	Registered	
1177	1975/343 (Cancelled)	Retired	
1178	1975/344 (Cancelled)	Retired	
1179	SP80742	Strata'd	
1179	1226/242 (Cancelled)	Strata'd	
1180	1213/411	Registered	
1182	1975/345	Registered	
1183	1258/670	Registered	
1184	1975/346 (Cancelled)	Strata'd	
1184	SP79033	Strata'd	
1185	1192/544 (Cancelled)	Strata'd	
1185	SP75969	Strata'd	
1187	1975/347	Registered	
1188	1217/128 (Cancelled)	Strata'd	
1188	SP77334	Strata'd	
1193	SP73796	Strata'd	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au

Plan 6670

Lot	Certificate of Title	Lot Status	Part Lot
1193	1975/348 (Cancelled)	Strata'd	
1195	2021/428 (Cancelled)	Retired	
1196	1210/549	Registered	
1198	1212/725	Registered	
1199	1975/349	Registered	
1200	1214/48 (Cancelled)	Strata'd	
1200	SP74871	Strata'd	
1201	1975/350	Registered	
1203	1486/364	Registered	
1204	1975/351 (Cancelled)	Strata'd	
1204	SP75999	Strata'd	
1205	1884/71 (Cancelled)	Retired	
1207	SP73795	Strata'd	
1207	1239/484 (Cancelled)	Strata'd	
1209	1555/330 (Cancelled)	Retired	
1210	1736/582	Registered	
1211	1210/545	Registered	
1324	1769/473	Registered	
1326	1220/997 (Cancelled)	Strata'd	
1326	SP84357	Strata'd	
1327	66/57A (Cancelled)	Retired	
1328	SP85723	Strata'd	
1328	404/36A (Cancelled)	Strata'd	
1331	1216/374	Registered	
1334	1610/288 (Cancelled)	Strata'd	
1334	SP79560	Strata'd	
1341	1752/71	Registered	
1342	1975/352	Registered	
1346	1975/353	Registered	
1348	SP84757	Strata'd	
1348	1975/354 (Cancelled)	Strata'd	
1349	2122/37	Registered	
1352	1516/794	Registered	
1353	1541/500	Registered	
1355	1461/699	Registered	
1356	1204/780	Registered	
1358	1203/970	Registered	
1360	1975/355 (Cancelled)	Strata'd	
1360	SP82131	Strata'd	
1365	1975/356	Registered	
1366	1211/545	Registered	
1367	1933/210	Registered	
1372	1975/357	Registered	
1374	1975/358 (Cancelled)	Strata'd	
1374	SP80690	Strata'd	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au

Plan 6670

Lot	Certificate of Title	Lot Status	Part Lot
1376	1213/847	Registered	
1380	1497/583	Registered	
1381	1227/350	Registered	
1382	1975/359	Registered	
1383	1230/584	Registered	
1384	1228/871 (Cancelled)	Strata'd	
1384	SP85054	Strata'd	
1386	1975/360 (Cancelled)	Retired	
1389	SP80635	Strata'd	
1389	1975/361 (Cancelled)	Strata'd	
1390	SP90011	Strata'd	
1390	1975/362 (Cancelled)	Strata'd	
1394	1975/363	Registered	
1396	1975/364	Registered	
1397	1193/352	Registered	
1398	1975/365	Registered	
1399	1228/107	Registered	
1402	1228/511	Registered	
1403	1668/117	Registered	
1404	1769/474	Registered	
1405	1975/366	Registered	
1406	1975/367 (Cancelled)	Retired	
1407	1975/368 (Cancelled)	Retired	
1409	1231/56	Registered	
1411	1975/369	Registered	
1413	1975/370	Registered	
1414	1492/934	Registered	
1415	1646/837	Registered	
1416	1975/371 (Cancelled)	Retired	
1418	1975/372 (Cancelled)	Retired	
1419	1975/373 (Cancelled)	Retired	
1420	1206/192	Registered	
1421	1228/512	Registered	
1422	1975/374	Registered	
1424	1234/465 (Cancelled)	Strata'd	
1424	SP87877	Strata'd	
1425	1227/815	Registered	
1427	1975/375	Registered	
1432	1975/379 (Cancelled)	Retired	
1433	1975/380 (Cancelled)	Retired	
1434	1975/381 (Cancelled)	Retired	
1435	1975/382 (Cancelled)	Retired	
1436	1479/8 (Cancelled)	Retired	
1437	1335/927 (Cancelled)	Retired	
1439	SP85679	Strata'd	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au

Plan 6670

Lot	Certificate of Title	Lot Status	Part Lot
1439	1348/897 (Cancelled)	Strata'd	
1440	1975/383	Registered	
1441	SP76241	Strata'd	
1441	1695/455 (Cancelled)	Strata'd	
1442	1975/384 (Cancelled)	Retired	
1443	1975/386 (Cancelled)	Retired	
1444	1975/385 (Cancelled)	Retired	
1446	1702/960	Registered	
1447	505/192A (Cancelled)	Strata'd	
1447	SP38437	Strata'd	
5718	1740/462 (Cancelled)	Strata'd	
5718	SP42234	Strata'd	
5719	1960/556	Registered	
5721	1293/712	Registered	
5722	1486/216	Registered	
5723	1620/378	Registered	
5724	1868/560	Registered	
5725	179/49A	Registered	
5726	1319/522	Registered	
5727	1646/798	Registered	
5728	SP88332	Strata'd	
5728	2050/832 (Cancelled)	Strata'd	
5729	1715/159	Registered	
5730	1974/46	Registered	
5731	SP86370	Strata'd	
5731	192/89A (Cancelled)	Strata'd	
5732	1410/284 (Cancelled)	Strata'd	
5732	SP75006	Strata'd	
5733	1607/83	Registered	
5734	1869/690 (Cancelled)	Strata'd	
5734	SP84836	Strata'd	
5736	SP82014	Strata'd	
5736	390/107A (Cancelled)	Strata'd	
5737	1806/628 (Cancelled)	Strata'd	
5737	SP80613	Strata'd	
5738	1426/580	Registered	
5739	1913/865	Registered	
5740	1905/812	Registered	
5741	SP75610	Strata'd	
5741	1804/341 (Cancelled)	Strata'd	
5742	1528/573	Registered	
5743	1730/457	Registered	
5744	334/77A	Registered	
5745	1928/453	Registered	
5746	319/145A	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au

Plan 6670

Lot	Certificate of Title	Lot Status	Part Lot
5747	1796/280	Registered	
5748	1714/84	Registered	
5749	1761/489	Registered	
5750	1797/172	Registered	
5751	1424/216	Registered	
5752	2072/70	Registered	
5753	1719/383	Registered	
5754	1950/570 (Cancelled)	Retired	
5755	2142/19	Registered	
5756	1636/880	Registered	
5757	LR3136/419 (Cancelled)	Retired	
5757	2607/426 (Cancelled)	Retired	
5759	1952/539 (Cancelled)	Retired	
5760	1576/53 (Cancelled)	Retired	
5788	1831/497	Registered	
5789	1590/589 (Cancelled)	Retired	
5790	1215/646	Registered	
5791	1674/296	Registered	
5792	SP76629	Strata'd	
5792	1345/651 (Cancelled)	Strata'd	
5793	SP86009	Strata'd	
5793	306/125A (Cancelled)	Strata'd	
5794	1952/988 (Cancelled)	Strata'd	
5794	SP87054	Strata'd	
5807	1973/490	Registered	
5808	1619/208	Registered	
5809	1293/526	Registered	
5812	1956/897	Registered	
5813	1904/713	Registered	
5823	1490/144	Registered	
5831	LR3155/5	Registered	
5876	2052/604 (Cancelled)	Strata'd	
5876	SP84332	Strata'd	
5877	SP75780	Strata'd	
5877	1620/91 (Cancelled)	Strata'd	
5915	1804/132 (Cancelled)	Strata'd	
5915	SP79467	Strata'd	
6045	1238/31	Registered	
6046	1812/282	Registered	
6059	1647/101 (Cancelled)	Strata'd	
6059	SP76850	Strata'd	
6574	1319/509	Registered	
6711	1319/549 (Cancelled)	Strata'd	
6711	SP87208	Strata'd	
6892	1441/468	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 30/09/2026 11:37 AM Request number: 70454867

Landgate
www.landgate.wa.gov.au

Plan 6670

Lot	Certificate of Title	Lot Status	Part Lot
6893	1424/215 (Cancelled)	Retired	