

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



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000011216488



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:
 Address
 Suburb State Postcode

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
 Suburb State Postcode
 Lot Deposited/~~Survey/Strata/Diagram/Plan~~ Whole / ~~Part~~ Vol Folio

A **deposit** of \$ of which \$ is paid now and \$ to be paid within days of acceptance to be held by

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

Purchase Price
Settlement Date
Property Chattels including

GST WITHHOLDING

- Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? YES NO
- 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).
- 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.

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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.



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SPECIAL CONDITIONS - Continued

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

| | | | | | |
|-----------|--|------|--|-----------|--|
| Signature | | Date | | Signature | |
| Signature | | Date | | Signature | |

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

| | | | | | |
|-------------|--------------------------------|-------|--|----------|--|
| Name | Joanne Elaine Llewellyn | | | | |
| Address | | | | | |
| Suburb | | State | | Postcode | |
| Name | Old Man Smith and Sons PTY LTD | | | | |
| 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 | |
| Signature | | Date | | Signature | |

| | | | | | | | | | |
|--|-----------|--|-----------|--|--|-----------|--|-----------|--|
| <p>RECEIPT OF DOCUMENTS The Buyer acknowledges receipt of the following documents:</p> <ol style="list-style-type: none"> 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) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Signature</td> <td style="width: 50%;"></td> </tr> <tr> <td>Signature</td> <td></td> </tr> </table> | Signature | | Signature | | <p>RECEIPT OF DOCUMENTS The Seller acknowledges receipt of the following documents:</p> <ol style="list-style-type: none"> 1. This offer and acceptance 2. 2022 General Conditions 3. Annexure of changes to General Conditions (form 198) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Signature</td> <td style="width: 50%;"></td> </tr> <tr> <td>Signature</td> <td></td> </tr> </table> | Signature | | Signature | |
| Signature | | | | | | | | | |
| Signature | | | | | | | | | |
| 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 | <input style="width: 100%;" type="text"/> | <input style="width: 100%;" type="text"/> |
| Signature | <input style="width: 100%;" type="text"/> | <input style="width: 100%;" type="text"/> |
| | <input style="width: 100%;" type="text"/> | <input style="width: 100%;" type="text"/> |

COPYRIGHT

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01/25

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 _____

Seller

Signature _____

Name Joanne Elaine Llewellyn

Date _____

Signature _____

Name Old Man Smith and Sons PTY LTD

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

4069 119

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



LAND DESCRIPTION:

LOT 88 ON DEPOSITED PLAN 427000

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOANNE ELAINE LLEWELLYN
IN 1/2 SHARE
OLD MAN SMITH & SONS PTY LTD
IN 1/2 SHARE
BOTH OF 350 DOUGLAS ROAD CHIDLOW WA 6556
AS TENANTS IN COMMON

(AF Q287660) REGISTERED 13/3/2025

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

1. L949583 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 30/5/2012.
2. P437250 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 1/2/2023.
3. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE/IRRIGATION/WATER SUPPLY/SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 427000
4. Q287662 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 13/3/2025.
5. Q287663 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 13/3/2025.
6. Q287661 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 13/3/2025.

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: DP427000
PREVIOUS TITLE: 2793-482
PROPERTY STREET ADDRESS: 1370 LILYDALE RD, CHIDLOW.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MUNDARING



Plan Information

| | |
|--------------|----------------|
| Tenure Type | Freshhold |
| Plan Type | Deposited Plan |
| Plan Purpose | Subdivision |

Plan Heading

LOTS 88-90 AND EASEMENT

Locality and Local Government

Locality CHIDLLOW
Local Government SHIRE OF MUNDARING

Planning Approval

Planning Authority Western Australian Planning Commission
Reference 163368

Survey Details

| | |
|---------------------------------|---------------------|
| Survey Method | Conventional Survey |
| Field Records | 162099 |
| Declared as Special Survey Area | No |

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the (a) survey and/or (b) survey from measurements recorded in the field records; (c) data (if applicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Stuart Colam
Stuart Colam
2024.09.17 16:09:10 +08'00'
Date
STUART ROYSTON COLAM
Licensed Surveyor

Survey Organisation

| | |
|-----------|-----------------------------|
| Name | VISION SURVEYS |
| Address | SCARBOROUGH 6019 |
| Phone | 6144 0000 |
| Fax | 6144 0099 |
| Email | info@visionsc.com.au |
| Reference | VS009220 - Lilydale Rd 1240 |

Former Tenure

| | | | | | | | | | |
|----------------|-------|--------------------|---------|-------------------|--------|-----------------|----------|---------------------------------|--|
| New Lot / Land | 88-90 | Parent Plan Number | DP48271 | Parent Lot Number | LOT 61 | Title Reference | 2793-482 | Parent Subject Land Description | |
|----------------|-------|--------------------|---------|-------------------|--------|-----------------|----------|---------------------------------|--|

Former Tenure Interest and Notifications

| Subject | Former Tenure | Action | Lots On This Plan | Origin | Endorsement | Comments |
|---------|---------------|---------------------------|-------------------|---------------------|---|----------|
| (33b) | 61/DP48271 | Brought forward (in full) | LOT 90 | DP48271 | EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT TO WATER CORPORATION FOR WATER SUPPLY PURPOSES - SEE DEPOSITED PLAN 48271 | |
| | 61/DP48271 | Brought forward (in full) | LOTS 88-90 | DP48271.DOC L949563 | NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 30/05/2012. | |

New Interests

| Subject | Purpose | Statutory Reference | Origin | Land Burdened | Benefit To | Comments |
|----------|-------------------------|---|-----------|---------------|-------------------|----------|
| (33b(A)) | EASEMENT (Water Supply) | SEC. 167 OF THE P&D ACT 2005, REG. 33 (B) | THIS PLAN | LOT(S) 88-90 | WATER CORPORATION | |

New Memorials and Notifications

| Subject | Purpose | Statutory Reference | Origin | Land Burdened | Benefit To | Comments |
|---------|---|------------------------------|------------|---------------|------------|--|
| | NOTIFICATION (Hazards or Other Factors) | SEC. 165 OF THE P&D ACT 2005 | DOC 028762 | LOT(S) 88-90 | | This lot is in close proximity to Mosquito breeding areas. |
| | NOTIFICATION (Hazards or Other Factors) | SEC. 165 OF THE P&D ACT 2005 | DOC 028763 | LOT(S) 88-90 | | Bushfire prone area |
| | NOTIFICATION (Factors Affecting Use or Enjoyment of Land) | SEC. 70A OF THE TLA 1893 | DOC 028761 | LOT(S) 88-90 | | A reticulated sewerage service is not available to the lot(s). |



TEL (08) 6144 0000 | FAX (08) 6144 0099
59 SCARBOROUGH BEACH RD, SCARBOROUGH WA 6019
email: info@visionsc.com.au | www.visionsurveys.com.au

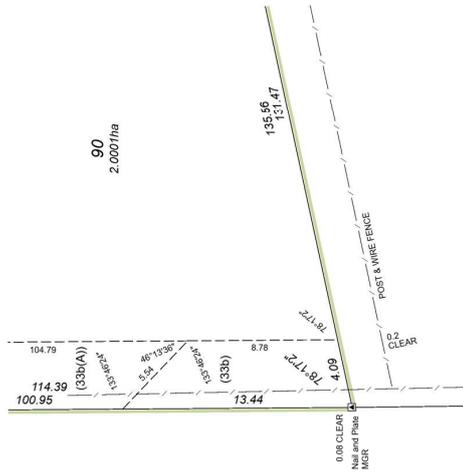
ADDITIONAL SHEETS
ENDORSEMENT SHEET

SHEET 1 OF 3

VERSION NUMBER 1

DEPOSITED PLAN 427000

Enlargement 'A'



DEPOSITED PLAN
427000

VERSION NUMBER
1

SHEETS
3 OF 3

ADDITIONAL SHEETS
ENDORSEMENT SHEET

TEL (08) 6144 0000 | FAX (08) 6144 0099
59 SCARBOROUGH BEACH RD, SCARBOROUGH WA 6019
email: info@visionsurveys.com.au | www.visionsurveys.com.au



Lodgement and Examination

| | |
|------------------|------------|
| Lodgement Date | 19/09/2024 |
| Examination Date | 20/09/2024 |

Western Australian Planning Commission

| | |
|-------------------|--------|
| Planning Approval | Yes |
| Reference | 163368 |

M. [Signature]

Delegate under S. 16 P&D Act 2005 | Date | 13-Mar-2025

In Order For Dealings

| | |
|------------|---|
| Subject To | <ul style="list-style-type: none">• Section 70A of the TLA 1983• Section 167 of the P&D Act 2005• Section 165 of the P&D Act 2005 |
|------------|---|

[Signature]

For Inspector of Plans and Surveys / Authorised Land Officers | Date | 13.3.2025

Plan Approved

[Signature]
Inspector of Plans and Surveys / Authorised Land Officer | Date | 13.3.2025



ENDORSEMENT SHEET

VERSION NUMBER

1

DEPOSITED PLAN
427000

Deposited Plan 427000

| <u>Lot</u> | <u>Certificate of Title</u> | <u>Lot Status</u> | <u>Part Lot</u> |
|------------|-----------------------------|-------------------|-----------------|
| 88 | 4069/119 | Registered | |
| 89 | 4069/120 | Registered | |
| 90 | 4069/121 | Registered | |



Q287660 AF
 20 Jan 2025 08:30:00 Midland



Application for new titles (subject to survey)

Approved form 2018-48153 Reg 3 of the Transfer of Land Regulations 2004

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Lodging party details

Name VISION SURVEYS CONSULTING
 Address 59 SCARBOROUGH BEACH ROAD,
 SCARBOROUGH
 WESTERN AUSTRALIA 6019
 Issuing box 888V
 Phone 08 6144 0000
 Fax 08 6144 0099
 Email admin@visionsc.com.au
 Reference VS009220 LILYDALE1240 CM NTA

Preparer details

Name VISION SURVEYS CONSULTING
 Phone 6144 0000
 Reference VS009220 LILYDALE1240 CM NTA

Survey / Plan details

| Survey / Plan number | Number of lots | Number of vesting lots |
|----------------------|----------------|------------------------|
| DP427000 | 3 | 0 |

Parent land

| Title(volume-folio) | Extent | Land description | Interest |
|---------------------|--------|--------------------------------|------------|
| 2793-482 | Whole | LOT 61 ON DEPOSITED PLAN 48271 | FEE SIMPLE |

Registered Proprietor(s)

JOANNE ELAINE LLEWELLYN
 IN 1/2 SHARE
 OLD MAN SMITH & SONS PTY LTD (ACN 601206062)
 IN 1/2 SHARE
 BOTH OF 350 DOUGLAS ROAD CHIDLOW WA 6556
 AS TENANTS IN COMMON

Operative words

The applicant(s) hereby apply for the creation and registration of new certificate(s) of title for the lots the subject of the Survey Plan number described above

Execution date 26/11/24

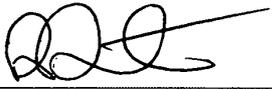
Applicant(s) execution

Witness must be an adult person. The witness must state their full name, address and occupation.

Witness signature 
Witness full name CHRISTINE EDITH OFRINGA
Witness address 3 PLATANUS PLACE
HELENA VALLEY
W.A. 6056
Witness occupation CHIROPRACTIC ASSISTANT
Witness phone 0414504939

Signature 
Signer name JOANNE ELAINE LLEWELLYN

Executed by OLD MAN SMITH & SONS PTY LTD
(ACN 601206062)

Signature 
Signer name RANDALL SMITH
Signer designation SOLE DIRECTOR

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q287660] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

13/3/2025 13:03:03

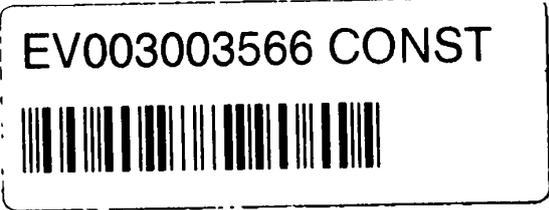
See letter dated 12/12/2024 from Vision Surveys Consulting authorising to amend the timeclock to the In Order for Dealing date of DP427000 being 13/3/2025.

Level 14, 100 St Georges Terrace
Perth WA 6000
Telephone: 13 22 65



16 December 2024

Landgate
PO Box 2222
MIDLAND WA 6936



Dear Sir/Madam,

CONSENT TO CREATION OF DEPOSITED PLAN 427000, EASEMENT & NOTIFICATIONS
JOANNE ELAINE LLEWELLYN AND OLD MAN SMITH & SONS PTY LTD

National Australia Bank Ltd ABN 12 004 044 937 as mortgagee under mortgage P437250 over Lot 61 on 48271 comprised in Certificate of Title Volume 2793 Folio 482, hereby consents to:

- VISION SURVEYS CONSULTING registering an Application for the issue of new Certificate/s of Title the subject of Deposited Plan 427000;
- the creation of the WATER SUPPLY EASEMENT under Sec 167 of P & D Act 2005 shown as 33b(A) on Deposited Plan 427000;
- NOTIFICATION under Section 70A of Transfer of Land Act 1893 (Reticulated Sewerage);
- NOTIFICATION under Section 165 of Planning and Development Act 2005 (Mosquito); and
- NOTIFICATION under Section 165 of Planning and Development Act 2005 (Bushfire).

Executed By NATIONAL AUSTRALIA BANK LIMITED
by being signed by its Attorney
who holds the position of Level 3 Attorney
under Power of Attorney No. K117403
in the presence of:

Witness signature

WINNIE LA

Witness name

700 BOURKE ST. DOCKLANDS
VIC 3008

Witness address

BANK OFFICER

Position held by witness

Signature of Attorney

TEISI MOORS

Name of Attorney

National Australia Bank Limited ABN 12 004 044 937
AFSL 230686





EV003003567 LTR



Landgate
Midland Square
Midland

I, Angela Dalla Rosa, from VISION SURVEYS CONSULTING, am the agent for the applicant.

I have authority to make and to authorise on behalf of such persons the following amendment.

I acknowledge that the registration date for the documents necessary to issue Certificates of Title and any following documents for **DP 427000** will be altered to concur with the yet to be established 'In Order for Dealings' date of the said Deposited Plan.

Signed 12/12/2024

Angela Dalla Rosa
Vision Survey Consulting
VS009220 CM

Licensed Surveyors • Subdivision Consultants • Strata Specialists

59 Scarborough Beach Road, Scarborough Western Australia 6019 Tel: (08) 6144 0000 Fax: (08) 6144 0099

Em: info@visionsurveys.com.au

www.visionsurveys.com.au





Q287662 NO
 20 Jan 2025 08:30:00 Midland



Notification

Approved form 2017-98207 Reg 3 of the Transfer of Land Regulations 2004

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Planning and Development Act 2005

Lodging party details

Name VISION SURVEYS CONSULTING
 Address 59 SCARBOROUGH BEACH ROAD,
 SCARBOROUGH
 WESTERN AUSTRALIA 6019
 Issuing box 888V
 Phone 08 6144 0000
 Fax 08 6144 0099
 Email admin@visionsc.com.au
 Reference VS009220 LILYDALE1240 CM
 Mosquito

Preparer details

Name VISION SURVEYS CONSULTING
 Phone 6144 0000
 Reference VS009220 LILYDALE1240 CM Mosquito

Notification details

Act Planning and Development Act 2005
 Section 165
 File No 163368
 Hazards or other factors seriously affecting the land This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases
 Statements The land set out in the schedule is land to which section 165 of the Planning and Development Act 2005 applies.

Land / Interest

| Title(volume-folio) | Extent | Land description | Interest |
|---------------------|--------|-------------------------------------|------------|
| | Whole | LOTS 88-90 ON DEPOSITED PLAN 427000 | FEE SIMPLE |

Registered proprietor(s)(Land)

JOANNE ELAINE LLEWELLYN OF 350 DOUGLAS ROAD CHIDLOW WA 6556
 OLD MAN SMITH & SONS PTY LTD (ACN 601206062) OF 350 DOUGLAS ROAD CHIDLOW WA 6556

Authorising party

WESTERN AUSTRALIAN PLANNING COMMISSION OF 140 WILLIAM STREET, PERTH, WESTERN AUSTRALIA 6000

Execution date

05/09/24



Authorising party execution

Western Australian Planning Commission



Planning Administration Manager

Under authority delegated pursuant to s.16
of the Planning & Development Act 2005

GRACE McDONALD

Document Notes:

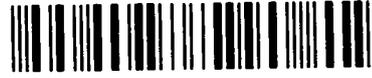
IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q287662] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

13/3/2025 13:03:17

See letter dated 12/12/2024 from Vision Surveys Consulting authorising to amend the timeclock to the In Order for Dealing date of DP427000 being 13/3/2025.



EV003003567 LTR



Landgate
Midland Square
Midland

I, Angela Dalla Rosa, from VISION SURVEYS CONSULTING, am the agent for the applicant.

I have authority to make and to authorise on behalf of such persons the following amendment.

I acknowledge that the registration date for the documents necessary to issue Certificates of Title and any following documents for **DP 427000** will be altered to concur with the yet to be established 'In Order for Dealings' date of the said Deposited Plan.

Signed 12/12/2024

Angela Dalla Rosa
Vision Survey Consulting
VS009220 CM

Licensed Surveyors • Subdivision Consultants • Strata Specialists

59 Scarborough Beach Road, Scarborough Western Australia 6019 Tel: (08) 6144 0000 Fax: (08) 6144 0099

Em: info@visionsurveys.com.au

www.visionsurveys.com.au





Q287663 NO
 20 Jan 2025 08:30:00 Midland



Notification

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 SCARBOROUGH
 WESTERN AUSTRALIA 6019
Issuing box 888V
Phone 08 6144 0000
Fax 08 6144 0099
Email admin@visionsc.com.au
Reference VS009220 LILYDALE1240 CM
 (Bushfire)

Preparer details

Name VISION SURVEYS CONSULTING
Phone 08 6144 0000
Reference VS009220 LILYDALE1240 CM
 (Bushfire)

Notification details

Act Planning and Development Act 2005
Section 165
File No 163368
Hazards or other factors seriously affecting the land This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.
Statements The land set out in the schedule is land to which section 165 of the Planning and Development Act 2005 applies.

Land / Interest

| Title(volume-folio) | Extent | Land description | Interest |
|---------------------|--------|-------------------------------------|------------|
| | Whole | LOTS 88-90 ON DEPOSITED PLAN 427000 | FEE SIMPLE |

Registered proprietor(s)(Land)

JOANNE ELAINE LLEWELLYN OF 350 DOUGLAS ROAD CHIDLOW WA 6556
 OLD MAN SMITH & SONS PTY LTD (ACN 601206062) OF 350 DOUGLAS ROAD CHIDLOW WA 6556

Authorising party

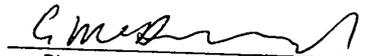
WESTERN AUSTRALIAN PLANNING COMMISSION OF 140 WILLIAM STREET, PERTH

Execution date

05/09/24

Authorising party execution

Western Australian Planning Commission



Planning Administration Manager
Under authority delegated pursuant to s.16
of the Planning & Development Act 2005

GRACE McDONALD

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q287663] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

13/3/2025 13:03:22

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EV003003567 LTR



Landgate
Midland Square
Midland

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Signed 12/12/2024

Angela Dalla Rosa
Vision Survey Consulting
VS009220 CM

Licensed Surveyors • Subdivision Consultants • Strata Specialists

59 Scarborough Beach Road, Scarborough Western Australia 6019 Tel: (08) 6144 0000 Fax: (08) 6144 0099

Em: info@visionsurveys.com.au

www.visionsurveys.com.au



INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page...."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address/addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT/PUBLIC AUTHORITY**
State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT/ PUBLIC AUTHORITY**
To be attested in the manner prescribed by the *Local Government Act* or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

L949583 NR

30 May 2012 11:38:04 Perth



REG \$ 160.00

NOTIFICATION

LODGED BY

ADDRESS

**ANNE LYNCH
CONVEYANCING**

PHONE No.

P.O. BOX 52, MT HELENA WA 6082
PH: 9572 2200 - FAX: 9572 2206

FAX No.

REFERENCE No.

R3093/12

ISSUING BOX No.

box 999 L

PREPARED BY

WATER CORPORATION

ADDRESS

629 NEWCASTLE STREET

LEEDERVILLE WA 6007

PHONE No. 9420 2097

FAX No. 9420 3193

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

3
-
3

TITLES, LEASES, DECLARATIONS ETC-LODGED HEREWITH

1. Additional Fees x 2
2. _____
3. _____
4. _____
5. _____
6. _____

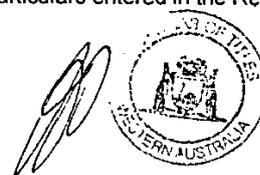
Received Items

Nos.

0

Receiving Clerk

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



FORM N1

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

**NOTIFICATION
UNDER SECTION 70A**

| DESCRIPTION OF LAND (Note 1) | EXTENT | VOLUME | FOLIO |
|---|--------|------------------------------|--------------------------|
| Lots 61 to 64 (Inclusive) on Deposited Plan 48271 | Whole | 2793 2193 2793 2793 | 482 481 484 483 |

REGISTERED PROPRIETOR (Note 2)
Marian Christina Mitchell
Rodney James Mithchell
Both of 205 Douglas Road, Chidlow

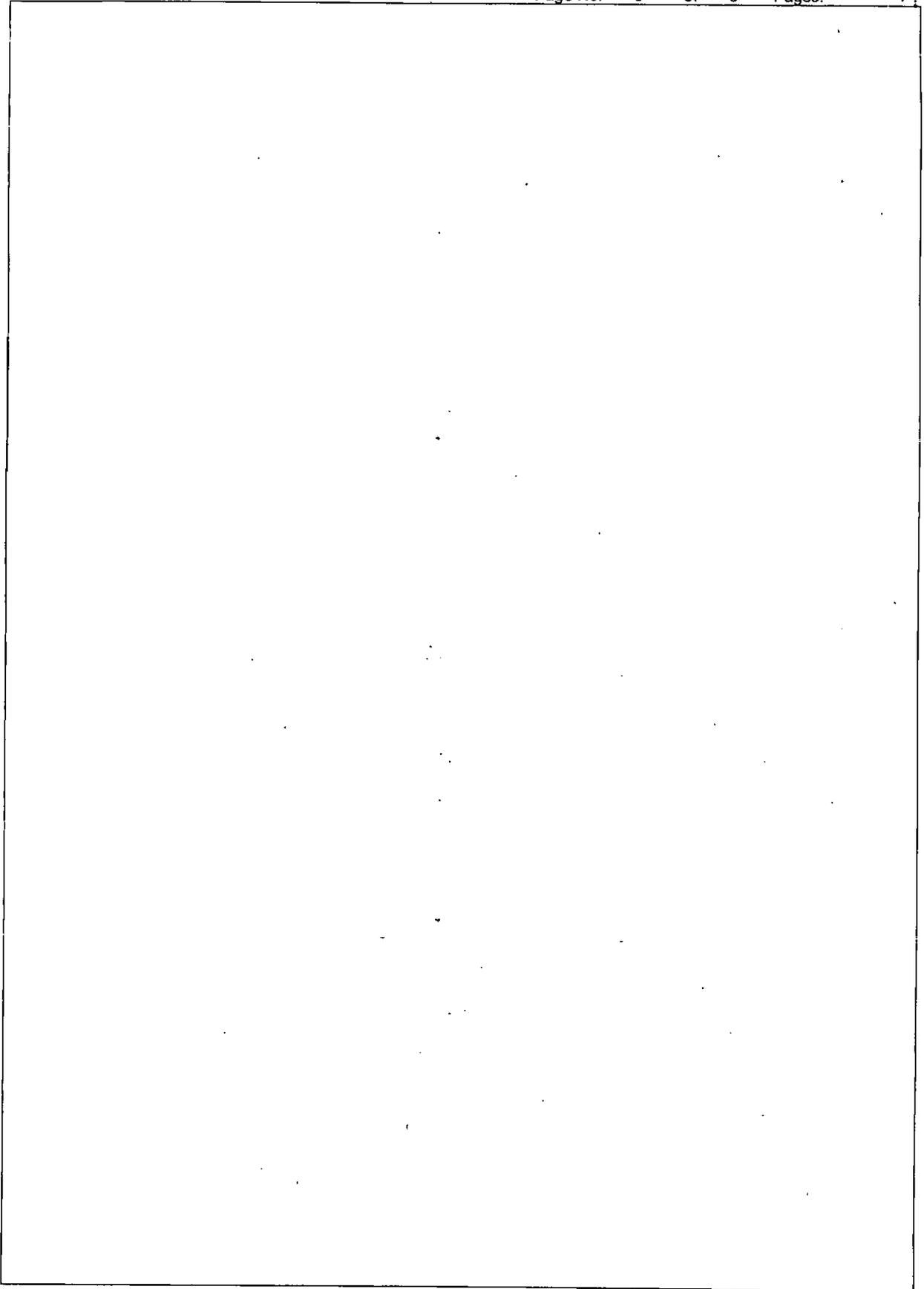
LOCAL GOVERNMENT/ PUBLIC AUTHORITY (Note 3)
Water Corporation of 629 Newcastle Street, Leederville WA 6007

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)
The land is provided with a water service subject to an agreement, which specifies the terms of the service.
Water Corporation File Reference: JT1 2008 10088 V01

Dated this 30th day of MAY 2012

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)
For execution refer additional page.

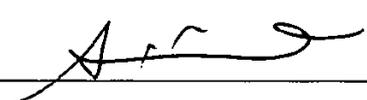
REGISTERED PROPRIETOR/S SIGN HERE (Note 6)
For execution refer additional page.



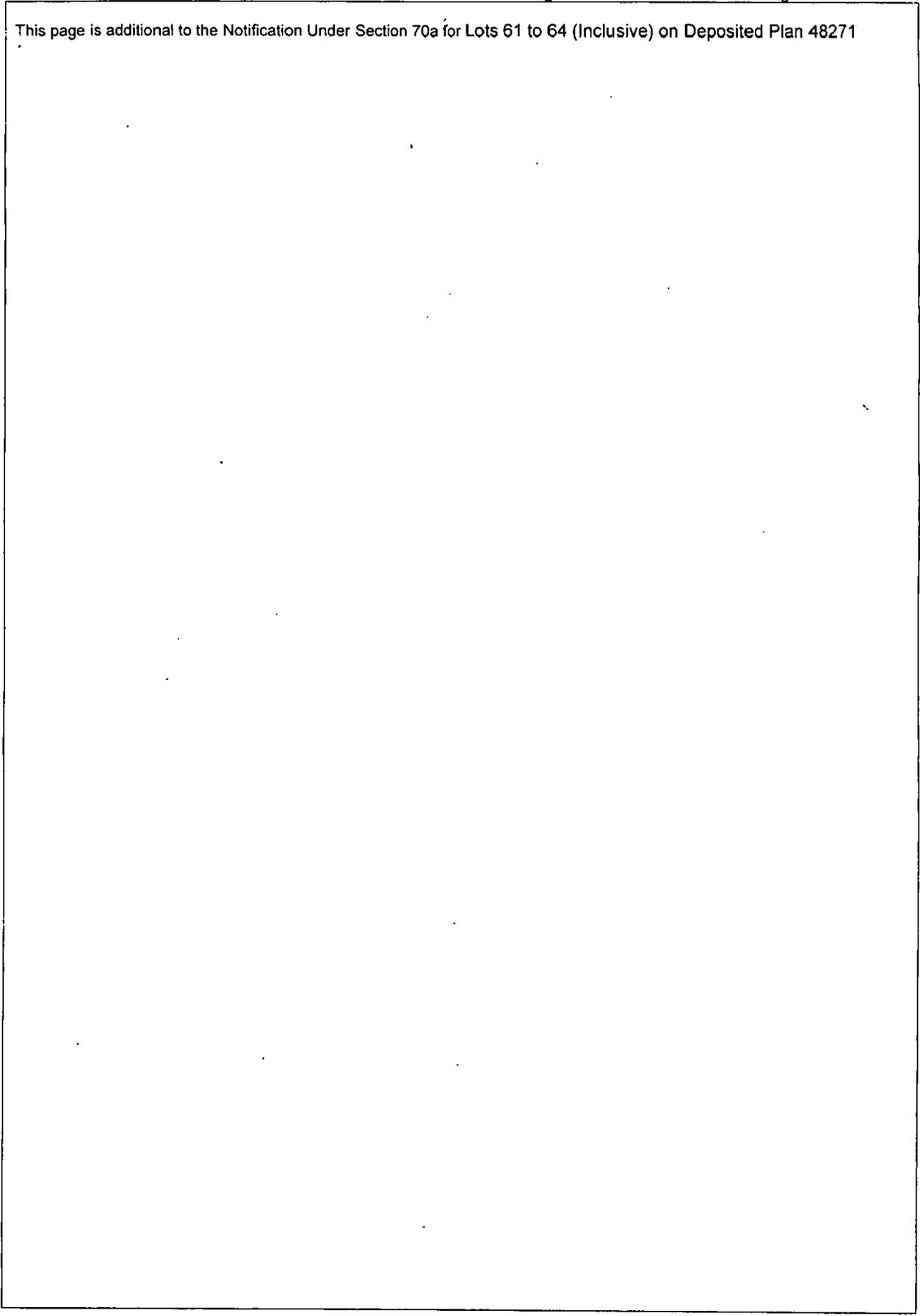
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

ADDITIONAL PAGE TO NOTIFICATION UNDER SECTION 70A

Dated 30/5/2012

| | |
|---|--|
|  |  |
| Witness | Registered Proprietor |
| GAYLEN NISICH | RODNEY JAMES MITCHELL |
| Name (please print) | Name (please print) |
| 1165 GOVT RD | MAN DIR. |
| Address | |
| WOOROLOO WA 6558 | |
| Address (continued) | |
| CIVIL ENGINEER | |
| Occupation | |
|  |  |
| Witness | Registered Proprietor |
| GAYLEN NISICH | MARIAN CHRISTINA MITCHELL |
| Name (please print) | Name (please print) |
| 1165 GOVT RD | DIR / SEC |
| Address | |
| WOOROLOO WA 6558 | |
| Address (continued) | |
| CIVIL ENGINEER. | |
| Occupation | |

This page is additional to the Notification Under Section 70a for Lots 61 to 64 (Inclusive) on Deposited Plan 48271



ADDITIONAL PAGE TO NOTIFICATION UNDER SECTION 70A

Dated 30/5/2012

Water Corporation Power of Attorney Signing Clause

SIGNED by *Stephen Hiller* the Manager Development Services of Water Corporation (a Group C Attorney) and by *John Todd* the Manager Land Servicing, Development Services of Water Corporation (a Group D Attorney) as the attorneys for Water Corporation who state that they have no notice of revocation of the Power of Attorney No K232301 dated 5 June 2007 under which they sign in the presence of:

Witness 

JENNA PAYNE
Name (please print)

C/- 629 NEWCASTLE STREET
Address

LEEDERVILLE WA 6007
Address (continued)

**PROJECT OFFICER
BUSINESS SUPPORT**
Occupation

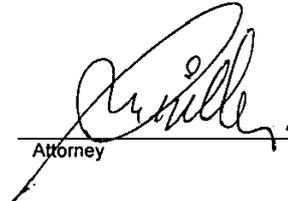
Witness 

JENNA PAYNE
Name (please print)

C/- 629 NEWCASTLE STREET
Address

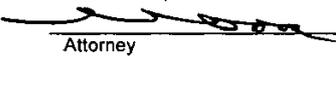
LEEDERVILLE WA 6007
Address (continued)

**PROJECT OFFICER
BUSINESS SUPPORT**
Occupation

Attorney 

STEPHEN HILLER
Name (please print)

MANAGER DEVELOPMENT SERVICES
Designated Post

Attorney 

JOHN TODD
Name (please print)

MANAGER LAND SERVICING
Designated Post



Q287661 NR
 20 Jan 2025 08:30:00 Midland



Notification

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Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Lodging party details

Name VISION SURVEYS CONSULTING
 Address 59 SCARBOROUGH BEACH ROAD,
 SCARBOROUGH
 WESTERN AUSTRALIA 6019
 Issuing box 888V
 Phone 08 6144 0000
 Fax 08 6144 0099
 Email admin@visionsc.com.au
 Reference VS009220 LILYDALE1240 CM
 (sewerage)

Preparer details

Name VISION SURVEYS CONSULTING
 Phone 08 6144 0000
 Reference VS009220 LILYDALE1240 CM
 (sewerage)

Notification details

Act Transfer of Land Act 1893
 Section 70A
 Factor affecting use or enjoyment of land A reticulated sewerage service is not available to the lot(s).

Land / Interest

| Title(volume-folio) | Extent | Land description | Interest |
|---------------------|--------|-------------------------------------|------------|
| | Whole | LOTS 88-90 ON DEPOSITED PLAN 427000 | FEE SIMPLE |

Registered proprietor(s)(Land)

JOANNE ELAINE LLEWELLYN OF 350 DOUGLAS ROAD CHIDLOW WA 6556
 OLD MAN SMITH & SONS PTY LTD (ACN 601206062) OF 350 DOUGLAS ROAD CHIDLOW WA 6556

Authorising party

SHIRE OF MUNDARING OF SHIRE OF MUNDARING 7000 GREAT EASTERN HIGHWAY MUNDARING WA 6073

Execution date 26/11/2024



Registered proprietor(s)(Land) execution

Witness must be an adult person. The witness must state their full name, address and occupation.

Witness signature 
Witness full name CHRISTINE EDITH OFRINGA
Witness address 3, PLATANUS PLACE
HELENA VALLEY
W.A. 6056
Witness occupation CHIROPRACTIC ASSISTANT
Witness phone 0414 50 4939

Signature 
Signer name JOANNE ELAINE LLEWELLYN

Executed by OLD MAN SMITH & SONS PTY LTD
(ACN 601206062)

Signature 
Signer name RANDALL SMITH
Signer designation SOLE DIRECTOR

Authorising party execution

Executed on behalf of SHIRE OF MUNDARING
under local authority of the LOCAL GOVERNMENT ACT 1995
PURSUANT TO SECTION 9.49A(4).

Signature 
Signer name MARK LUZI
Signer organisation SHIRE OF MUNDARING
Signer designation DIRECTOR STATUTORY SERVICES

Document Notes:

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13/3/2025 13:03:12

See letter dated 12/12/2024 from Vision Surveys Consulting authorising to amend the timeclock to the In Order for Dealing date of DP427000 being 13/3/2025.



EV003003567 LTR



Landgate
Midland Square
Midland

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Signed 12/12/2024

Angela Dalla Rosa
Vision Survey Consulting
VS009220 CM

Licensed Surveyors • Subdivision Consultants • Strata Specialists

59 Scarborough Beach Road, Scarborough Western Australia 6019 Tel: (08) 6144 0000 Fax: (08) 6144 0099

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