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

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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 signs 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 - If the Purchase Price is $750,000 or more, 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 an attached GST Annexure.

TO: First National Real Estate Genesis

Street: 6/160 Scarborough Beach Road

Suburb: Mount Hawthorn State: WA Postcode: 6016

Phone: 08 6246 3160 Email: admin@fngenesis.com.au

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: 36 Baltimore Parade

Suburb: Merriwa State: WA Postcode: 6030

Lot 1484 ~~Deposited~~/~~Survey~~/~~Strata~~/~~Diagram~~/Plan 18876 Whole / ~~Part~~ Vol 1971 Folio 680

A **Deposit** of $ of which $ is paid now and $ to be paid within 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 as inspected and where applicable.

GST

☐ GST is **APPLICABLE** to this Contract. See Special Conditions or attached GST Annexure (which forms part of this Contract) **OR** ☐ GST is **NOT** applicable to this Contract

FINANCE CLAUSE IS APPLICABLE

LENDER/

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

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 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.

2. The Buyer is aware and accepts "TRANSFER 7033/1940" and "F400381 EASEMENT" on the Certificate of Title.

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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	Date
Signature	Date	Signature	Date

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

Name DASHER NOMINEES PTY LTD
Address
Suburb State Postcode

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		

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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 _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

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GST ANNEXURE

This annexure is a special condition to the Contract for the Sale of Land or Strata Title by Offer and Acceptance for the property at:

36 Baltimore Parade, Merriwa WA 6030

The Seller represents that the Seller will be registered for GST at Settlement
Only one choice is to be selected and signed. The other three (3) choices should be deleted.

Choice 1 Full GST (GST Included in the Purchase Price)

(a) The Seller and Buyer agree that the Purchase Price is inclusive of GST.
(b) The Seller will at Settlement provide a Tax Invoice to the Buyer.

Seller

Buyer

Choice 2 Going Concern

(a) The Seller and Buyer agree that the sale of the Property in this Contract is the supply of a Going Concern and is GST free.
(b) The Seller agrees that it will carry on and conduct the enterprise as a Going Concern until the date that Settlement of this Contract actually occurs.
(c) The Seller agrees to supply at Settlement all the things required for the continued operation of the enterprise as a Going Concern.
(d) The Seller and the Buyer agree that the supply is GST-free and the Purchase Price is exclusive of GST.
(e) If for any reason this sale is not accepted by the Commissioner of Taxation as GST-free, for the supply of a going concern then:
  (i) the Buyer agrees to pay to the Seller, the amount of the GST, within 30 days after the Seller's liability for GST on this sale is confirmed by the Commissioner of Taxation;
  (ii) the Seller will give to the Buyer, a Tax Invoice.
(f) The Buyer represents that at Settlement the Buyer will be registered for GST.

Further for the purposes of Stamp Duty assessment the Seller and Buyer state:

1) To the best of our knowledge and belief, GST is not payable on the transaction the subject of the instrument.
2) A ruling has not been obtained or sought from the Australian Taxation Office on the transaction.
3) The basis on which it is claimed that no GST is payable is that the transaction meets the requirements of a going concern under the GST Act and GST Ruling 2002/5 in that the Seller supplies to the Buyer all of the things that are necessary for the continued operation of an enterprise; and the Seller carries on, or will carry on, the enterprise until the day of the supply (whether or not as part of a larger enterprise carried on by the supplier).
4) The Buyer and the Seller declare that the conditions or requirements specified in the GST Act have been or will be met.

Seller

Buyer

Choice 3 Margin Scheme

(a) The Buyer and Seller agree that the Margin Scheme applies to this transaction.
(b) The Seller's GST liability on the sale of the Property has been calculated using the Margin Scheme.
(c) The Buyer will not receive a Tax Invoice.

Seller

Buyer

Choice 4 Full GST (GST payable in addition to the Purchase Price)

(a) GST applies to this transaction and clause 18.3 of the 2022 General Conditions apply to this Contract. The Seller and Buyer agree that the Purchase Price does not include GST. The Buyer must pay GST on the Purchase Price to the Seller at Settlement.

Seller

Buyer

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR MAJOR STRUCTURAL DEFECTS

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ANNEXURE [ ]

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

36 Baltimore Parade, Merriwa WA 6030

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 within 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

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ANNEXURE [ ]

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

36 Baltimore Parade, Merriwa WA 6030

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
1971	**680**

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 1484 ON PLAN 18876

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DASHER NOMINEES PTY LTD OF 171 RUSTIC GARDENS CARRAMAR

(T L725352) REGISTERED 5/9/2011

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

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 7033/1940.
2. F400381 EASEMENT TO CITY OF WANNEROO. SEE SKETCH ON VOL 1971 FOL 680. REGISTERED 17/12/1993.
3. N274532 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 14/3/2016.

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:	1971-680 (1484/P18876)
PREVIOUS TITLE:	1963-720
PROPERTY STREET ADDRESS:	36 BALTIMORE PDE, MERRIWA.
LOCAL GOVERNMENT AUTHORITY:	CITY OF WANNEROO

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LT. 37

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application F289438 WESTERN AUSTRALIA
Volume 1963 Folio 720

REGISTER BOOK
VOL. FOL.
CT 1971 680

CERTIFICATE OF TITLE

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

VOL. 1971 FOL. 680

Page 1 (of 2 pages)

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 26th August, 1993

REGISTRAR OF TITLES

OFFICE OF TITLES WESTERN AUSTRALIA

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 1370 and being Lot **1484** on Plan 18876, delineated on the map in the Third Schedule hereto, except and reserving metals, minerals, gems and mineral oil specified in Transfer 7033/1940.

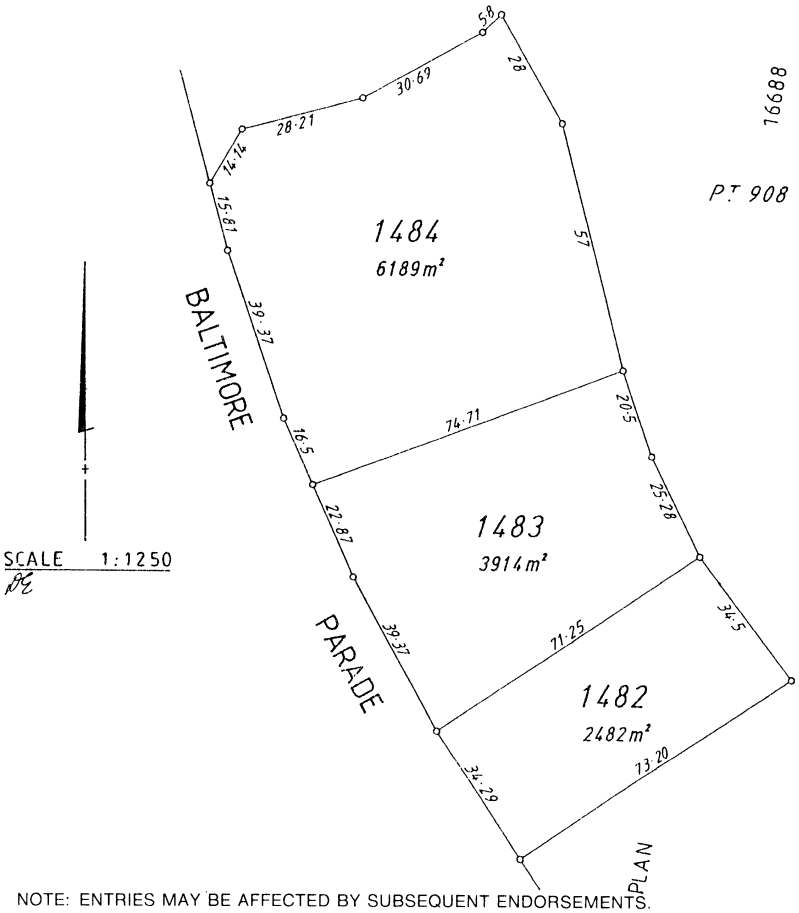
FIRST SCHEDULE (continued overleaf)

~~Pila Pty. Ltd. of care of Phipson Nominees Pty Ltd, 10th Floor, National Mutual Centre, Darwin Place, Canberra.~~

SECOND SCHEDULE (continued overleaf)

1. ~~CAVEAT F264837. Lodged 30.7.93 at 15.03 hrs.~~
Withdrawn F400377 17.12.93

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

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

Superseded - Copy for Sketch Only

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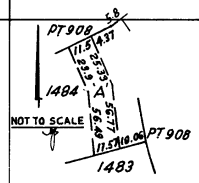
LT. 37

FIRST SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER
Alexander James Leithhead of 3 Mantua Crescent, Churchlands.	Transfer	F400376	17.12.94	13.08		
Arcardia Security Pty Ltd of 500 Crown Street, Surrey Hills, New South Wales.	Transfer	G375404	17.1.97	11.23		
Keywest Property Group Pty Ltd of 206 Adelaide Terrace, Perth.	Transfer	G618615	24.10.97	16.21		
The correct name and address of the registered proprietor is KPG Australia Pty Ltd of Level 1, 7 Havelock Street, West Perth.	Application	H412018	6.4.00	11.17		

SECOND SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
											
Transfer	F400381	A right of carriageway over the portion of the within land marked 'A' on the map in the margin, as set out in the said transfer is granted to the City of Wanneroo.	17.12.93	13.08							
Mortgage	G451698	to WA Property Holdings Pty Ltd.	18.4.97	14.50			Discharged	G618614	24.10.97		
Mortgage	G618616	to Bank of Western Australia Ltd.	24.10.97	16.22			Discharged	G766274	16.4.98		
Mortgage	G714641	to Bank of Western Australia Ltd.	17.2.98	8.22							
Mortgage	G970356	to Bank of Western Australia Ltd.	7.12.98	8.14							

CERTIFICATE OF TITLE VOL. 1971 FOL. 680

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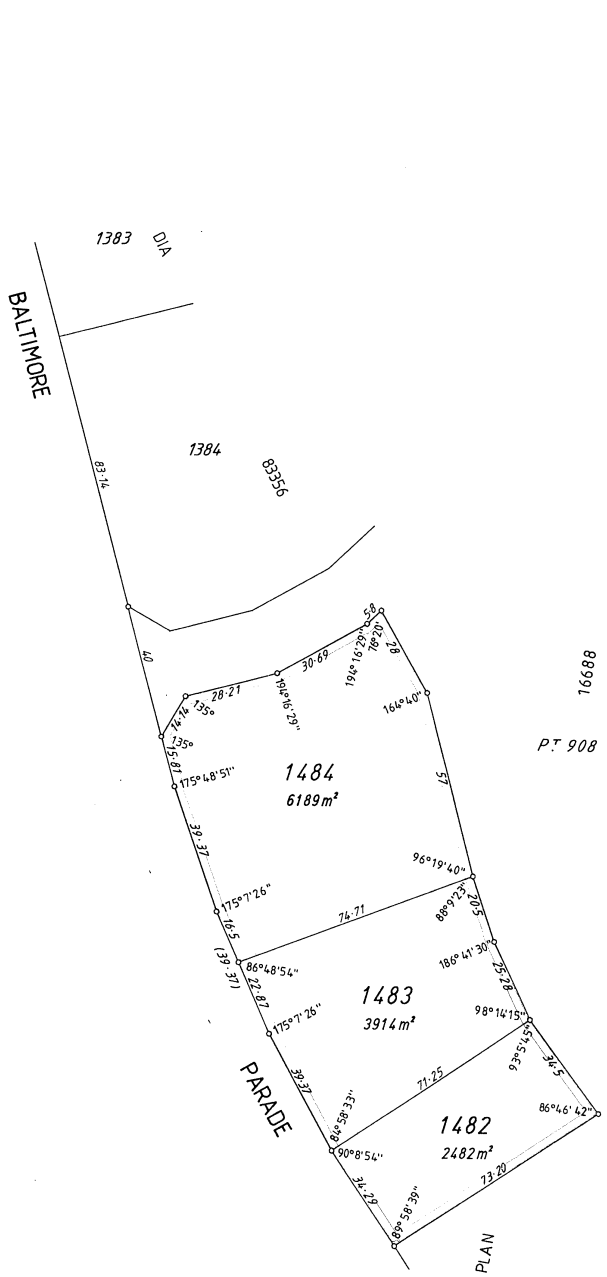
LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	TOTAL AREA	PLAN 18876
SUBDIVISION OF PT LOT 908 OF SWAN LOCATION 1370	PLAN 16688 DIAGRAM INDEX BG 35 (2) 04:16 PUBLIC	VOLUME 1963 FOLIO 720	56773 57306 64379	1·2585ha	

CITY OF WANNEROO
LOCALITY OF QUINNS



N

SUBDIVISION BY EARLY ISSUE PROCESS

PLAN PREPARED BY :
ASSOCIATED SURVEYS INTERNATIONAL PTY. LTD.
18 PROWSE STREET, WEST PERTH 6005
PH. (09)322-4955 FAX(09)322-1775

AS/8255-7

SURVEYOR'S CERTIFICATE

REG 54 : I ..... hereby certify that:
(a) this plan of survey is a correct and accurate representation of the survey carried out by me personally / under my own personal supervision, inspection and field check, and recorded in field books lodged for the purposes of this plan of survey;
(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and
(c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the relevant law in relation to which it is lodged.

Licensed Surveyor ..... Date .....

REG 55D: I ..... J.A. CRAVEN ..... hereby certify that:
(a) this plan is correct and was prepared under my supervision and is the result of calculations from measurements made by me personally / under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan;
(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those regulations; and
(c) this plan of survey conforms with the relevant law in relation to which it is lodged.

Licensed Surveyor ..... Date 1st Oct 1992

APPROVED BY STATE PLANNING COMMISSION

FILE 87252

FOR CHAIRMAN

DATE 27-7-93 87252

LODGED

DATE 1.10.92

FEE PAID $298

ASSESSMENT No. 242

EXAMINED

DOCKET N.KITIS

PLAN/DIAGRAM 18558

CERTIFIED CORRECT 15.10.92

F.S.C. No. 121-1993

SCALE

10 0 10 20 30 40 50 60 70 80 90 100

ALL DISTANCES ARE IN METRES

IN ORDER FOR DEALINGS

SUBJECT TO .....

.....

28.7.93
FOR INSPECTOR OF PLANS & SURVEYS DATE

APPROVED 26.8.93 DATE

APPROVED
INSPECTOR OF PLANS & SURVEYS

DOLA
Department of LAND ADMINISTRATION

OFFICE OF TITLES
PLAN 18876

18876

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Plan 18876

Lot	Certificate of Title	Lot Status	Part Lot
1482	1971/678	Registered	
1483	1971/679 (Cancelled)	Retired	
1483	2230/557 (Cancelled)	Retired	
1483	2230/558 (Cancelled)	Retired	
1484	1971/680	Registered	

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OFFICE USE ONLY

F 400381 E
17 Dec, 1993 13:08 Perth

REG. $ 62.00

INSTRUCTIONS

1. This form may be used only when a "Box Type" Form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet, Form B1, should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. 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 perosns signing this document and their witnesses.

NOTES

1. Insert document type.
2. A seperate 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.

TIME CLOCK

LODGED BY McLEOD & CO
Solicitors
ADDRESS 222 Stirling Highway
CLAREMONT WA 6010

PHONE No. 383 3133
FAX No. 385 2693

REFERENCE No. McL/D2 5395

ISSUING BOX No. 346

PREPARED BY McLEOD & CO
SOLICITORS
ADDRESS 222 STIRLING HIGHWAY
CLAREMONT WA 6010
PHONE No. 383 3133 FAX No. 385 2693

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTH
LODGING PARTY.

Ø 3

TITLES, LEASES, DECLARATIONS ETC. LODGED HERE

1. EASEMENT - Dup.
2. _____
3. _____
4. _____
5. _____
6. _____

Received Iter
Nos. /
Receiving Clerk

ENDORSING INSTRUCTION (LT 14)
NE 38

EXAMINED

Registered pursuant to the provisions of the TRANSFER OF 1893 as amended on the day and time shown above an entered in the Register Book.

INITIALS OF SIGNING OFFICER

G Sach 2

REGISTRAR OF TITLE

05390/1/92–5M–OC/664

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Item 2: ENCUMBRANCES

Nil

Item 3: CONSIDERATION

One dollar ($1.00)

EXECUTED by the parties as a Deed.

THE COMMON SEAL of PILA PTY. LTD. (ACN 008 571 668) was hereunto affixed by authority of its directors in the presence of:

COMMON SEAL PILA PTY LIMITED A.C.N. 008 571 668

DIRECTOR

DIRECTOR/SECRETARY

THE COMMON SEAL of the CITY OF WANNEROO was hereunto affixed by authority of a resolution of the Council in the presence of:

MAYOR

TOWN CLERK

(5395Ease/MP/D)

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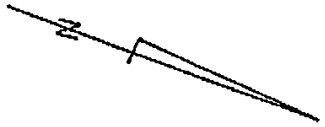
Land Description	Scale	Certificate in which Land is vested	Easement Area
LOT 1484 OF SWAN LOCATION 1370	1 : 750	Vol. ..... Fol.	

City : WANNEROO

Locality : MERRIWA



BALTIMORE PARADE

DEEPWATER CIRCUIT

1483

1484

1501

1502

1503

1504

1505

96°19'40"

56.49

164°40'

90°36'29"

11.57

11.5m WIDE EASEMENT

11.50

83°40'20"

56.77

193°20'

99°23'31"

4.37

14612GF

LS/8255-19

Approved	on	Fugro Survey
Examined ..... Date	Plan 18876 Diagram ..... Index Plan BG35 (2) 04.16	18 Prowse Street West Perth WA 6005

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or planning consent, where the Easement has not already been paved. Further, the Grantor or its successors in title as may be appropriate shall bear the responsibility and cost for repair and maintenance of the Easement and the Grantor further assures the Grantee that the Grantee shall not be liable for any costs associated with such repair or maintenance. The Grantee may direct any person it authorizes to use the Easement to make a reasonable contribution towards the maintenance of the Easement, to the Grantor.

3. **GRANTEE'S COVENANTS AND ACKNOWLEDGMENTS**

The Grantee acknowledges that the rights created in the Easement herein are not granted exclusively and are granted by the Grantor in common with the corresponding rights of the Grantor and other persons lawfully entitled to exercise such rights and that where the consent of the Grantee is required pursuant to the terms of this grant, such consent shall not unreasonably be withheld.

4. **COSTS**

The Grantor shall pay the costs of and incidental to the preparation, execution and stamping of this Deed and all registration fees hereon.

5. **INTERPRETATION**

Reference to the parties includes their personal representatives, successors and lawful assigns.

Headings have been inserted for guidance only and shall be deemed not to form part of the context. The Schedule forms part of this Deed.

SCHEDULE

Item 1: THE SERVIENT TENEMENT

Lot 1484 on Plan 18876 being the Whole of the Land comprised in Certificate of Title Volume 1971 Folio 680.

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2. **GRANTOR'S COVENANTS**

The Grantor HEREBY COVENANTS AND AGREES with the Grantee that:

(a) Grantor's Power

Notwithstanding anything made, done, omitted or knowingly suffered, the Grantor has full power to make the grant set out herein and assures the Grantee such grant shall remain to and be quietly held and enjoyed by the Grantee and the benefit thereof shall be received and taken accordingly without interruption or disturbance by the Grantor or any person claiming by, through, under or in trust for or in any way against the Grantor.

(b) Indemnity to Other Interest Holders

In the event that the grant set out herein or the lawful use of the Easement impinges on the rights of the other interest holders in the Servient Tenement, the Grantor HEREBY INDEMNIFIES the Grantee against any claim that may arise out of such circumstances.

(c) Grantor to Perfect Grant Where Required

The Grantor and every other person having or rightfully claiming any estate or interest in the Servient Tenement will from time to time and at all times hereafter at the request of the Grantee do all such lawful assurances and things for more perfectly assuring the grant set out herein as the Grantee reasonably requires.

(d) No Obstruction of Easement

The Grantor will not construct erect or build or suffer to be constructed erected or built any building structure or obstructions whatsoever on the Servient Tenement or any part thereof or use or permit the Servient Tenement to be used in such a way as to obstruct or interfere with the use of the Easement without the consent in writing of the Grantee first being obtained.

(e) Construction and Maintenance of Easement

If requested by the Grantee, the Grantor shall construct and/or pave the right of way comprising the Easement to a standard stipulated in any development approval

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FORM B2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

EXEMPT from W.A. Stamp Duty
for Commissioner of State Taxation

BLANK INSTRUMENT FORM

GRANT OF EASEMENT (Note 1)

WESTERN AUSTRALIA STAMP DUTY
17/12/93 14247606 NDP $*********0.00
EXEMPT (SECTION 119 OF THE STAMP ACT)

THIS DEED is made the 17th day of December 1993

STATE TAXATION
17 DEC 1993
A1
DEPARTMENT W.A.

BETWEEN:

PILA PTY. LTD. (ACN 008 571 668) of care of Phipson Nominees Pty. Ltd., 20th Floor, National Mutual Centre, Darwin Place, Canberra, Australian Capital Territory ("the Grantor" which expression shall include its personal representatives successors and permitted assigns) First Part

AND

CITY OF WANNEROO of Boas Avenue, Joondalup in the State of Western Australia ("the Grantee") Second Part

OPERATIVE PART:

1. **GRANT OF EASEMENT**

The Grantor, being registered as the proprietor of an estate in fee simple in the land described in Item 1 of the Schedule hereto ("the Servient Tenement") subject to the encumbrances notified hereunder in Item 2 of the Schedule IN CONSIDERATION of the sum set out in Item 3 of the Schedule (the receipt of which is hereby acknowledged by the Grantor) paid to the Grantor by the Grantee HEREBY TRANSFERS AND GRANTS to the Grantee and its authorized officers, employees, agents and other persons from time to time authorized by the Grantee under and by virtue of the provisions of section 33A of the Public Works Act 1902 full and free right, liberty, power and authority from time to time and at all times hereafter to go, pass and repass for all purposes and either with or without vehicles over and along that portion of the Servient Tenement as is delineated and coloured green on the sketch in the Annexure hereto ("the Easement").

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Active Settlements

Licensed Real Estate
Settlement Agents
Licensee: D. M. Henneberry

All Correspondence:
Ocean Reef Business Centre
Suite 3, 81 Marina Boulevard
Ocean Reef, W.A. 6027

A Subsidiary of
Henneberry and Associates Pty Ltd
A.C.N. 009 168 629

Phone: 307 1000
After Hours: 300 4433
Fax: 307 5599

21 January 1994

ATTENTION: JOE CAMANITTI

Stop Documents
Titles Office
Midland Square
MIDLAND W A 6056

Dear Sir

RE: F400376-377 & 400381
PILA PTY LTD TO LEITHHEAD

Further to your requisition dated 20 January 1994 we hereby authorise you to attend to the following:-

1. Document 376 - please date the encumbrance section 17 December 1993

2. Please time clock and register the documents in the following order:-

   Withdrawal of Caveat
   Easement
   Transfer

Please contact the writer if you require any further information regarding the above.

Yours faithfully

MAREE BAHN
ACTIVE SETTLEMENTS

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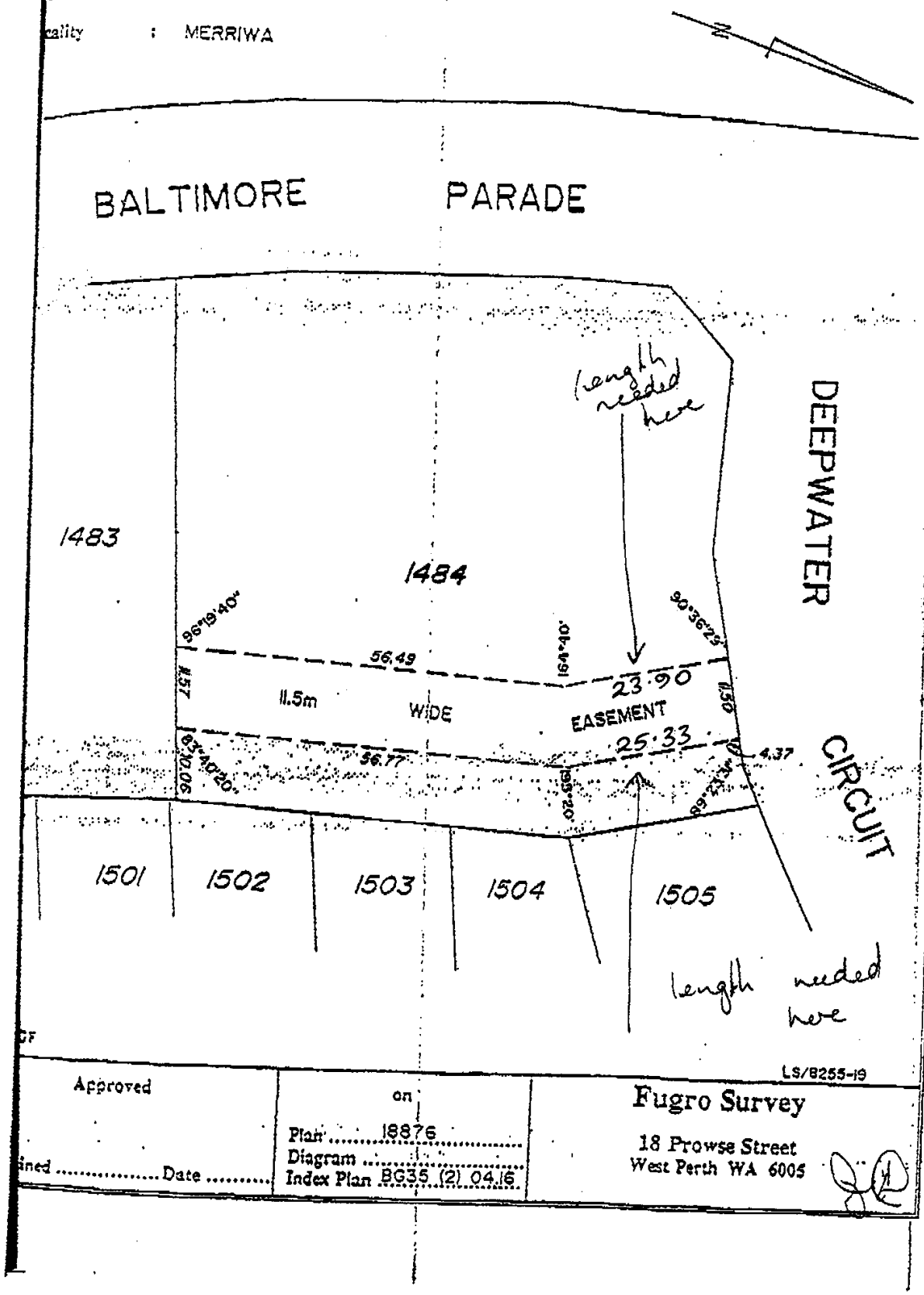
Land Description	Scale	Certificate in which Land is vested	Easement Area
LOT 1484 OF SWAN LOCATION 1370	1 : 750	Vol. ..... Fol.	

: WANNEROO

: MERRIWA



Approved	on	
ined ..... Date	Plan 18876 Diagram ..... Index Plan BG35 (2) 04.16	LS/8255-19 Fugro Survey 18 Prowse Street West Perth WA 6005

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McLEOD & CO.

BARRISTERS &
SOLICITORS
Environmental Planning Law
Local Government Law

222 Stirling Highway
Claremont 6010 WA
Tel (09) 383 3133
Fax (09) 385 2693

Denis McLeod
Michele Payne
Associates
SA (Kelly) Ralph
Maurice Spillane
Jennifer Engelhard
Geoffrey Owen

Our Ref McL/D2 5395

Your Ref

18 March, 1994

The Registrar of Titles
Land Titles Division
Department of Land Administration
PO Box 2222
MIDLAND WA 6056

Attention: Stopped Documents

Dear Sir,

RE: STOPPED DOCUMENT F400381

We refer to a recent discussion between a member of your stopped document staff and Michele Payne of this office and to the subsequent stopped document dated 10 March 1994 reminding us of the deficiencies of the sketch incorporated in the Easement granted over Lot 1484 in favour of the City of Wanneroo.

Fugro Survey has now provided us with the relevant dimension and a copy of the sketch with the additional dimensions is attached.

Trusting this is sufficient to satisfy your requirements.

Yours faithfully,

(5395ROT/MP/Cor)

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ENDORSER: On Second Schedule (cont.) of C/T 1971/680

TRANSFER F400381. A right of carriageway over the portion of the within land marked 'A' on the map in the margin, as set out in the said transfer is granted to the City of Wanneroo.

Registered 17.12.93 at 13:08 hrs.

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WESTERN AUSTRALIA

Transfer of Land Act 1893

TRANSFER OF LAND

7035
1940.

WHEREAS by Contracts of Sale bearing date the 18th day of January 1923, the 6th day of November 1923, the 30th day of May 1924 and the 25th day of October 1924 (as varied by Contracts of Sale bearing date the 25th day of October 1924, the 30th day of May 1924, the 25th day of October 1924 and the 11th day of September 1925 respectively) THE MIDLAND RAILWAY COMPANY OF WESTERN AUSTRALIA LIMITED whose registered office is at 81 St.George's Terrace Perth sold and HENRY WILBERFORCE CLARKSON of The Range Toodyay Pastoralist purchased the lands hereinafter described for the price or sum of FIVE THOUSAND SIX HUNDRED AND SIXTY ONE POUNDS SEVENTEEN SHILLINGS ~~SEVENTY POUNDS SIX SHILLINGS~~

AND WHEREAS the said Henry Wilberforce Clarkson died on the 12th day of June 1925 and Probate of his Will and Codicil was granted by the Supreme Court of the said State on the 2nd day of July 1925 to The Perpetual Executors Trustees and Agency Company (W.A) Limited

AND WHEREAS by Order of the Supreme Court dated the 19th day of November 1937 the said The Perpetual Executors Trustees and Agency Company (W.A.) Limited as such Executor was given leave to relinquish its trust to Emma Isabel Clarkson Widow and John Wilberforce Clarkson Pastoralist both of The Range Toodyay the Trustees named in said Will

NOW THEREFORE the said The Midland Railway Company of Western Australia Limited being registered as the proprietor of an estate in fee simple in possession in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the said sum of FIVE THOUSAND SIX HUNDRED AND SIXTY ONE POUNDS SEVENTEEN SHILLINGS ~~SEVENTY POUNDS SIX SHILLINGS~~ paid to it partly by the said Henry Wilberforce Clarkson deceased and the balance by the said The Perpetual Executors Trustees and Agency Company (W.A.) Limited and Emma Isabel Clarkson and John Wilberforce Clarkson as such Executors as aforesaid out of the estate of the said Henry Wilberforce Clarkson deceased DOTH HEREBY TRANSFER to the said Emma Isabel Clarkson and John Wilberforce Clarkson all its Estate and interest in all those pieces of land being:- balance of ~~the~~ less portion resumed

(1) Portion of Swan Location 1370 being Lot M1405 on Plan 4760 and being part of the land comprised in Certificate of Title Volume 458 folio 128

(2) Portion of Swan Location 1370 being Lot M1482 on Diagram 6813 and being part of the land comprised in Certificate of Title Volume 458 folio 128

VOL. 1072
FOL. 190.

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VOL. 1072 TO FOL. 191

(3) Portion of Swan Location 1370 being Lot M1506 on diagram 6816 and being part of the land comprised in Certificate of Title Volume 458 folio 128.

VOL. 1072 TO FOL. 192

(4) Portion of Swan Location 1352 being Lot M1451 on diagram 6420 and being part of the land comprised in Certificate of Title Volume 1018 folio 862

except and reserving unto The Midland Railway Company of Western Australia Limited and its transferees all mines of copper tin lead coal ironstone ... phosphatic rock and other metals ores or minerals whatsoever and all substances containing minerals or phosphates and all gems and precious stones and mineral oil in upon and under the said land with full liberty at all times to search dig mine bore for and carry away the same and for that purpose to enter upon the said land or any part thereof and that without paying to the said Emma Isabel Clarkson and John Wilberforce Clarkson or their respective transferees any compensation therefor

DATED the 5th day of September 1940

THE MIDLAND RAILWAY COMPANY OF WESTERN AUSTRALIA, LIMITED.
BY ITS ATTORNEYS.

SEALED with the Seal of ERNEST BLANCKENSEE and WALTER CHARLES JOHNSON as Attorneys for the Midland Railway Company of Western Australia Limited and signed by them as such Attorneys in the presence of:

SIGNED by the said EMMA ISABEL CLARKSON in the presence of:

SIGNED by the said JOHN WILBERFORCE CLARKSON in the presence of:

Solicitor Perth.

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light copy

7033

458/128 to 1072/190 ✓

Portions of Swan Location 1370 and being Lot M1482 on diagram 6813 and part of Lot M.1405 on plan 4760 except and reserving metals, minerals, gems and mineral oil as specified in Transfer 7033/1940

Area together 13,127 a. 1r. 21p.

458/128 to 1072/191 ✓

the portion of Swan Location 1370 the subject of diagram 6816 and thereon numbered Lot M1506 except and reserving metals, minerals, gems and mineral oil as specified in Transfer 7033/1940

Area 1380 a. 0r 12p.

1018/862 to 1072/192 ✓

the portion of Swan Location 1352 the subject of diagram 6420 and thereon numbered Lot M.1451 except and reserving metals, minerals, gems and mineral oil as specified in Transfer 7033/1940.

Area 1695 a. 2r.

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56
7033
1940

WESTERN AUSTRALIA

3-17-6 22477

Transfer of Land Act 1893

4-1-6

3

LANDS TIME 4
16 SEP. 1940
PERTH, W.A.

2 4

TRANSFER OF LAND

REGISTERED AT 4 O.C.
THIS 16th. DAY OF September 1940
IN THE C/T AS HEREIN.

[signature]
REGISTRAR OF TITLES

Darbyshire & Gillett
Solicitors,
Perth.

9/16/9/40

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