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

APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2025
FOR USE BY REIWA MEMBERS
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: BJK Genesis Property Pty Ltd
Address 6/160 Scarborough Beach Road
Suburb Mount Hawthorn State WA Postcode 6016
As Agent for the Seller / ~~Buyer~~

THE BUYER
Name
Address
Suburb State Postcode
Name
Address
Suburb State Postcode
EMAIL: The Buyer consents to Notices being served at:

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

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

SCHEDULE

The **Property** at:
Address 28 Blackford Street
Suburb Mount Hawthorn State WA Postcode 6016
Lot 117 ~~Deposited/Survey/Strata/Diagram~~/Plan 3845 Whole / ~~Part~~ Vol 1167 Folio 427
A **deposit** of $ of which $ 0 is paid now and $ to be paid within 7 days of acceptance
to be held by First National Real Estate Genesis
("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

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

GST WITHHOLDING

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

FINANCE CLAUSE IS APPLICABLE

LENDER/
MORTGAGE BROKER (NB. If blank, can be any)
LATEST TIME: 4pm on:
AMOUNT OF LOAN:
SIGNATURE OF BUYER

FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if Finance Clause IS NOT applicable

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

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

CONDITIONS

1. SUBJECT TO FINANCE

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

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

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

(a) The Buyer must:
  (1) immediately after the Contract Date make a Finance Application to a Lender or a Mortgage Broker using, if required by the Lender, the Property as security; and
  (2) use all best endeavours in good faith to obtain Finance Approval.

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

(c) The Buyer must immediately give to the Seller or Seller Agent:
  (1) an Approval Notice if the Buyer obtains Finance Approval; or
  (2) a Non Approval Notice if the Finance Application is rejected;

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

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

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

(a) the Finance Application has been rejected; or

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

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

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

(a) an Approval Notice; or

(b) a Non Approval Notice;

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

1.4 Finance Approval: Approval Notice Given

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

(a) Finance Approval has been obtained; or

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

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

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

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

1.6 Buyer Must Keep Seller Informed: Evidence

(a) If requested in writing by the Seller or Seller Agent the Buyer must:
  (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
  (2) provide evidence in writing of:
    (i) the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and/or
    (ii) in the case of any Finance Application made to a Mortgage Broker, any "preliminary assessment" of the suitability of the proposed credit contract provided to the Buyer by the Mortgage Broker pursuant to section 116 of the Credit Protection Act; and
  (3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.

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

1.7 Right To Terminate

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

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

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

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

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

1.8 Waiver

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

1.9 Definitions

In this Clause:

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

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

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

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

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

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

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

(a) for the Amount of Loan;

(b) which is unconditional or subject to terms and conditions:
  (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
  (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
  (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
    (i) an acceptable valuation of any property;
    (ii) attaining a particular loan to value ratio;
    (iii) the sale of another property; or
    (iv) the obtaining of mortgage insurance;

  and has in fact been satisfied.

Latest Time means:

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

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

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

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

Non Approval Notice means:

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

(b) advice in writing from a Mortgage Broker to the Seller or Seller Agent to the effect that:
  (1) (i) they have made inquiries about the Buyer's requirements and objectives under this Contract;
    (ii) they have conducted a "preliminary assessment" pursuant to sections 116 and 117 of the Credit Protection Act of the suitability of the credit contract proposed for the Buyer arising from the Finance Application; and
    (iii) they have assessed that proposed credit contract as being unsuitable for the Buyer; or
  (2) the Finance Application to a Lender has been rejected.

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

SPECIAL CONDITIONS

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

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	Chris Lovatsis as Enduring Power of Attorney for Peter Lovatsis				
Address	45 St Helier Drive				
Suburb	Sorrento	State	WA	Postcode	6020
Name					
Address					
Suburb		State		Postcode	

EMAIL: The Seller consents to Notices being served at:

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

Signature	Date	Signature	Date
Signature	Date	Signature	Date

RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:

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

Signature	Signature

RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:

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

Signature	Signature

CONVEYANCER (Legal Practitioner/Settlement Agent)

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

	BUYER'S REPRESENTATIVE	SELLER'S REPRESENTATIVE
Name		
Signature		

COPYRIGHT

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

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

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

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

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

Buyer

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Seller

Signature _____

Name Chris Lovatsis as Enduring Power of Attorney for Peter Lovatsis

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR MAJOR STRUCTURAL DEFECTS

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

ANNEXURE A

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

28 Blackford Street, Mount Hawthorn WA 6016

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

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

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

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

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

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

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

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

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

9.5 "Major Structural Defects Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to rectify the Major Structural Defects that the Buyer requires to be rectified.

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

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

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

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

BUYER SIGNATURE	BUYER SIGNATURE	SELLER SIGNATURE	SELLER SIGNATURE

BUYER SIGNATURE	BUYER SIGNATURE	SELLER SIGNATURE	SELLER SIGNATURE

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR TIMBER PESTS

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

ANNEXURE B

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

28 Blackford Street, Mount Hawthorn WA 6016

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
1167	**427**

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 117 ON PLAN 3845

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PETER LOVATSIS OF 28 BLACKFORD STREET, MOUNT HAWTHORN

(ND Q767085) REGISTERED 17/2/2026

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

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

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

STATEMENTS:

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

SKETCH OF LAND:	P3845
PREVIOUS TITLE:	1163-400
PROPERTY STREET ADDRESS:	28 BLACKFORD ST, MOUNT HAWTHORN.
LOCAL GOVERNMENT AUTHORITY:	CITY OF VINCENT

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315

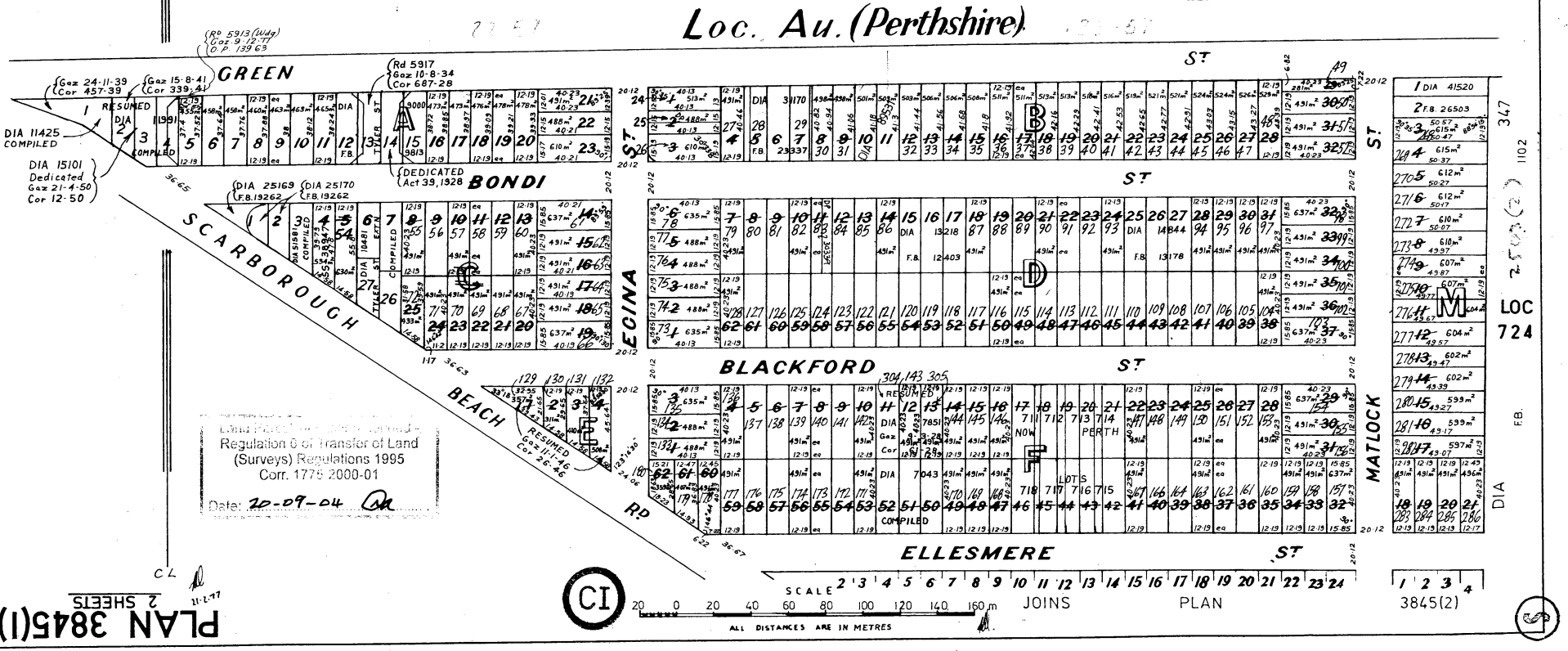
Landgate
www.landgate.wa.gov.au

PLAN 3845(1)
2 SHEETS

SWAN LOC. 739
COR. 812-1915
F. B's 6261, 6262.
PLAN 148
INDEX PLAN PERTH 2000 11.29
" " 12.29

APPROVED
18-3-16

Land Parcel Identifier amended - Regulation 6 of Transfer of Land (Surveys) Regulations 1995 Corr. 1775 2000-01
Date: 19-2-02

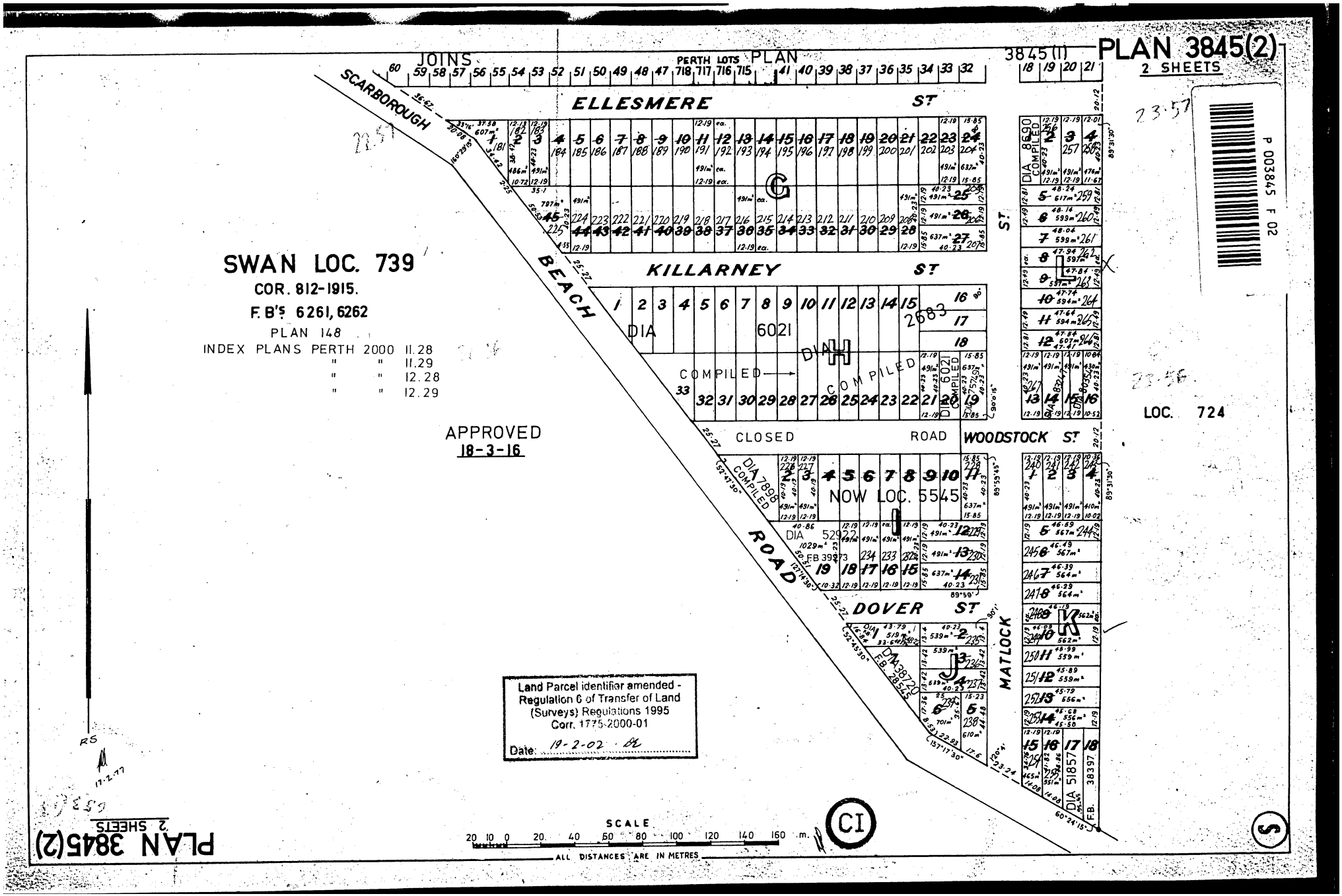


Land Parcel Identifier amended - Regulation 6 of Transfer of Land (Surveys) Regulations 1995 Corr. 1775 2000-01
Date: 20-09-04

PLAN 3845(1)
2 SHEETS

P 003845 F 01

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315
Landgate
www.landgate.wa.gov.au



LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315
www.landgate.wa.gov.au
Landgate

Plan 3845

Lot	Certificate of Title	Lot Status	Part Lot
5	2230/634	Registered	
6	1056/897	Registered	
7	1056/896	Registered	
8	1857/201	Registered	
9	1058/889	Registered	
10	1741/664	Registered	
11	1048/67	Registered	
16	403/39A	Registered	
17	1051/1	Registered	
18	1741/853	Registered	
19	1053/232	Registered	
20	1053/233	Registered	
21	1544/499	Registered	
22	1968/852	Registered	
23	SP73995	Strata'd	
23	1064/10 (Cancelled)	Strata'd	
24	N/A	Retired	
25	N/A	Retired	Yes
26	N/A	Retired	
27	1000/823 (Cancelled)	Retired	
28	1000/823 (Cancelled)	Retired	
29	1585/481	Registered	
30	1585/481	Registered	
31	1508/121	Registered	
32	1881/115	Registered	
33	1589/565	Registered	
34	1687/350	Registered	
35	1373/62	Registered	
36	1467/329	Registered	
37	1467/330	Registered	
38	2156/739	Registered	
39	1424/498	Registered	
40	1219/713	Registered	
41	1037/412	Registered	
42	1848/597	Registered	
43	127/114A	Registered	
44	1266/616	Registered	
45	1282/962	Registered	
46	1516/319	Registered	
47	1402/255	Registered	
48	1402/256	Registered	
49	1218/592 (Cancelled)	Retired	
50	1218/592 (Cancelled)	Retired	
51	1207/655	Registered	
52	1412/875	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315

Landgate
www.landgate.wa.gov.au

Plan 3845

Lot	Certificate of Title	Lot Status	Part Lot
53	SP38947	Strata'd	
54	SP50516	Strata'd	
54	1727/332 (Cancelled)	Strata'd	
55	1050/895	Registered	
56	1757/453	Registered	
57	1059/447	Registered	
58	1059/533	Registered	
59	1159/544	Registered	
60	1055/841	Registered	
61	1231/13	Registered	
62	1231/14	Registered	
63	1049/425	Registered	
64	1058/574	Registered	
65	2055/811	Registered	
66	1062/279 (Cancelled)	Retired	
67	1233/862	Registered	
68	1058/679	Registered	
69	1786/478	Registered	
70	1709/570	Registered	
71	1239/384	Registered	
72	1059/321	Registered	
73	1005/888	Registered	
74	1076/976	Registered	
75	1903/696	Registered	
76	1015/929	Registered	
77	1028/478	Registered	
78	1020/703	Registered	
79	1036/451	Registered	
80	1086/799	Registered	
81	1307/479	Registered	
82	2080/729 (Cancelled)	Retired	
83	N/A	Retired	Yes
84	1296/510 (Cancelled)	Retired	
85	2034/759	Registered	
86	2034/760	Registered	
87	4026/379	Registered	
87	1435/105 (Cancelled)	Registered	
88	4026/380	Registered	
88	1435/105 (Cancelled)	Registered	
89	1681/286	Registered	
90	532/70	Registered	
91	1254/258	Registered	
92	1024/315	Registered	
93	1726/451	Registered	
94	1060/852	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315

Landgate
www.landgate.wa.gov.au

Plan 3845

Lot	Certificate of Title	Lot Status	Part Lot
95	1414/101	Registered	
96	1675/968	Registered	
97	1723/201	Registered	
98	751/52 (Cancelled)	Retired	
99	435/79	Registered	
100	615/148A	Registered	
101	1716/189	Registered	
102	1675/549	Registered	
103	1807/136	Registered	
104	435/67	Registered	
105	1508/755	Registered	
106	1365/338	Registered	
107	1774/598	Registered	
108	1772/676	Registered	
109	61/7A	Registered	
110	1014/226	Registered	
111	1303/893	Registered	
112	1014/228	Registered	
113	460/88	Registered	
114	1901/752	Registered	
115	9/45A	Registered	
116	1512/807	Registered	
117	1167/427	Registered	
118	2008/412	Registered	
119	1590/465	Registered	
120	151/40A	Registered	
121	1649/328	Registered	
122	1168/63	Registered	
123	1572/820	Registered	
124	1014/478	Registered	
125	1014/479	Registered	
126	1162/518	Registered	
127	963/142	Registered	
128	987/130	Registered	
129	1109/868	Registered	
130	1109/868	Registered	
131	1109/868	Registered	
132	1109/868	Registered	
133	1054/170	Registered	
134	1401/215	Registered	
135	1302/860 (Cancelled)	Retired	
136	1778/784	Registered	
137	987/132	Registered	
138	1048/524	Registered	
139	1069/803	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315

Landgate
www.landgate.wa.gov.au

Plan 3845

Lot	Certificate of Title	Lot Status	Part Lot
140	1098/345	Registered	
141	1102/555	Registered	
142	1822/414	Registered	
143	13/212A	Registered	
144	36/367A	Registered	
145	798/33	Registered	
146	1514/266	Registered	
147	1427/599	Registered	
148	1427/600	Registered	
149	1888/262	Registered	
150	1929/588	Registered	
151	573/67A	Registered	
152	573/68A	Registered	
153	1952/467	Registered	
154	1045/696	Registered	
155	959/22	Registered	
156	879/194	Registered	
157	1781/535	Registered	
158	833/101	Registered	
159	1906/60	Registered	
160	1048/237	Registered	
161	1048/678	Registered	
162	1272/521	Registered	
163	2099/257	Registered	
164	1659/692 (Cancelled)	Registered	
164	2626/258	Registered	
166	1603/576	Registered	
167	185/26A	Registered	
168	1056/102	Registered	
169	1742/994	Registered	
170	1034/909	Registered	
171	1369/354	Registered	
172	1587/647	Registered	
173	2058/229	Registered	
174	1776/969	Registered	
175	918/194	Registered	
176	1093/540	Registered	
177	1263/274	Registered	
178	1313/765	Registered	
179	1024/509	Registered	
180	1051/400	Registered	
181	2020/875	Registered	
182	396/147	Registered	
183	1055/492	Registered	
184	1348/829	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315

Landgate
www.landgate.wa.gov.au

Plan 3845

Lot	Certificate of Title	Lot Status	Part Lot
185	1193/677	Registered	
186	1639/920	Registered	
187	1387/847	Registered	
188	1871/845	Registered	
189	1845/350 (Cancelled)	Retired	
190	1845/351	Registered	
191	353/21	Registered	
192	1193/525	Registered	
193	1264/363	Registered	
194	1037/27	Registered	
195	1642/963	Registered	
196	1702/707	Registered	
197	1450/92	Registered	
198	1397/399	Registered	
199	1659/193	Registered	
200	896/89	Registered	
201	1371/938	Registered	
202	1320/469	Registered	
203	1994/337	Registered	
204	1385/172	Registered	
205	730/127	Registered	
206	1777/483	Registered	
207	SP58304	Strata'd	
207	1064/536 (Cancelled)	Strata'd	
208	1553/948	Registered	
209	2018/374	Registered	
210	1826/627	Registered	
211	1417/364	Registered	
212	1014/831	Registered	
213	1800/322	Registered	
214	1709/501	Registered	
215	1417/31	Registered	
216	965/164	Registered	
217	1243/910	Registered	
218	1217/674	Registered	
219	1930/144	Registered	
220	925/88 (Cancelled)	Retired	
221	1890/456	Registered	
222	944/124	Registered	
223	1904/669	Registered	
224	2083/372	Registered	
225	1518/853	Registered	
226	969/163 (Cancelled)	Retired	
226	2786/65 (Cancelled)	Retired	
226	LR3021/366 (Cancelled)	Retired	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315

Landgate
www.landgate.wa.gov.au

Plan 3845

Lot	Certificate of Title	Lot Status	Part Lot
227	969/163 (Cancelled)	Retired	
227	2786/66 (Cancelled)	Retired	
227	LR3021/367 (Cancelled)	Retired	
228	1779/688	Registered	
229	1122/257	Registered	
230	1408/685	Registered	
231	1706/1000	Registered	
232	396/20	Registered	
233	1837/527	Registered	
234	1581/767	Registered	
235	1050/932	Registered	
236	935/4	Registered	
237	2012/489	Registered	
238	1767/363 (Cancelled)	Retired	
239	1504/287 (Cancelled)	Retired	
240	1723/370 (Cancelled)	Retired	
241	1723/371 (Cancelled)	Retired	
242	1548/496	Registered	
243	1534/720	Registered	
244	1930/733	Registered	
245	1203/728	Registered	
246	1925/452	Registered	
247	904/178	Registered	
248	748/52	Registered	
249	1980/447	Registered	
250	1356/383	Registered	
251	726/53	Registered	
252	726/54 (Cancelled)	Retired	
253	2029/377 (Cancelled)	Retired	
254	1914/780 (Cancelled)	Retired	
255	1915/696 (Cancelled)	Retired	
256	1075/280	Registered	
257	1075/280	Registered	
258	110/160A	Registered	
259	1054/666	Registered	
260	1054/665	Registered	
261	1998/973 (Cancelled)	Strata'd	
261	SP80024	Strata'd	
262	1043/959	Registered	
263	1008/151	Registered	
264	1008/152	Registered	
265	1008/153	Registered	
266	1008/154	Registered	
267	1646/761	Registered	
268	1200/49	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315

Landgate
www.landgate.wa.gov.au

Plan 3845

Lot	Certificate of Title	Lot Status	Part Lot
269	1203/645	Registered	
270	790/148	Registered	
271	1634/901	Registered	
272	1679/452	Registered	
273	1280/438	Registered	
274	1018/69	Registered	
275	SP66736	Strata'd	
275	1017/689 (Cancelled)	Strata'd	
276	1647/781 (Cancelled)	Retired	
277	1647/781 (Cancelled)	Retired	
278	1550/276 (Cancelled)	Retired	
279	1550/276 (Cancelled)	Retired	
280	1046/645	Registered	
281	1046/646	Registered	
282	SP30879	Strata'd	
283	1018/656	Registered	
284	323/174A	Registered	
285	1306/909	Registered	
286	1310/25	Registered	
304	1306/453	Registered	
305	13/210A	Registered	

LANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2026 12:36 PM Request number: 69719315

Landgate
www.landgate.wa.gov.au