

Information Pack

20 Crusader Road, Banksia Grove

Set Date Sale | Offers close 14th October 2025 @ 9am (unless sold prior). The sellers reserve the right to accept an offer prior without giving notice.



 3
  2
  2

Council
 Year Built
 Land Size

City of Wanneroo
 2020
 375 m²

Mandie Cubeddu

 0411 880 053

 mcubeddu@realmark.com.au

 08 9246 0050

 realmark.com.au



 Follow us.

R®



TITLE NUMBER

Volume Folio

2988 203

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 4128 ON DEPOSITED PLAN 419094

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

JACK MORGAN LEWIS OF 20 CRUSADER ROAD BANKSIA GROVE WA 6031

(T 0581277) REGISTERED 10/12/2020

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

1. O488327 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 15/9/2020.
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 419094 AND INSTRUMENT O488329.
3. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 419094 AND INSTRUMENT O488329
4. P755094 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 25/10/2023.

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: DP419094
PREVIOUS TITLE: 2987-795
PROPERTY STREET ADDRESS: 20 CRUSADER RD, BANKSIA GROVE.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO

Deposited Plan 419094

Lot	Certificate of Title	Lot Status	Part Lot
2206	2988/177	Registered	
2207	2988/178	Registered	
2219	2988/179	Registered	
4073	2988/180	Registered	
4088	2988/181	Registered	
4089	2988/182	Registered	
4090	2988/183	Registered	
4091	2988/184	Registered	
4092	2988/185	Registered	
4093	2988/186	Registered	
4094	2988/187	Registered	
4095	2988/188	Registered	
4096	2988/189	Registered	
4097	2988/190	Registered	
4098	2988/191	Registered	
4099	2988/192	Registered	
4100	2988/193	Registered	
4103	2988/194	Registered	
4104	2988/195	Registered	
4121	2988/196	Registered	
4122	2988/197	Registered	
4123	2988/198	Registered	
4124	2988/199	Registered	
4125	2988/200	Registered	
4126	2988/201	Registered	
4127	2988/202	Registered	
4128	2988/203	Registered	
4129	2988/204	Registered	
4130	2988/205	Registered	
4247	2988/206	Registered	
4248	2988/207	Registered	
4249	2988/208	Registered	
4275	2988/209	Registered	
4276	2988/210	Registered	
4277	2988/211	Registered	
4278	2988/212	Registered	
4279	2988/213	Registered	
4280	2988/214	Registered	
4281	2988/215	Registered	
4282	2988/216	Registered	
4283	2988/217	Registered	
4284	2988/218	Registered	
4285	2988/219	Registered	
4286	2988/220	Registered	
4299	2988/221	Registered	

Deposited Plan 419094

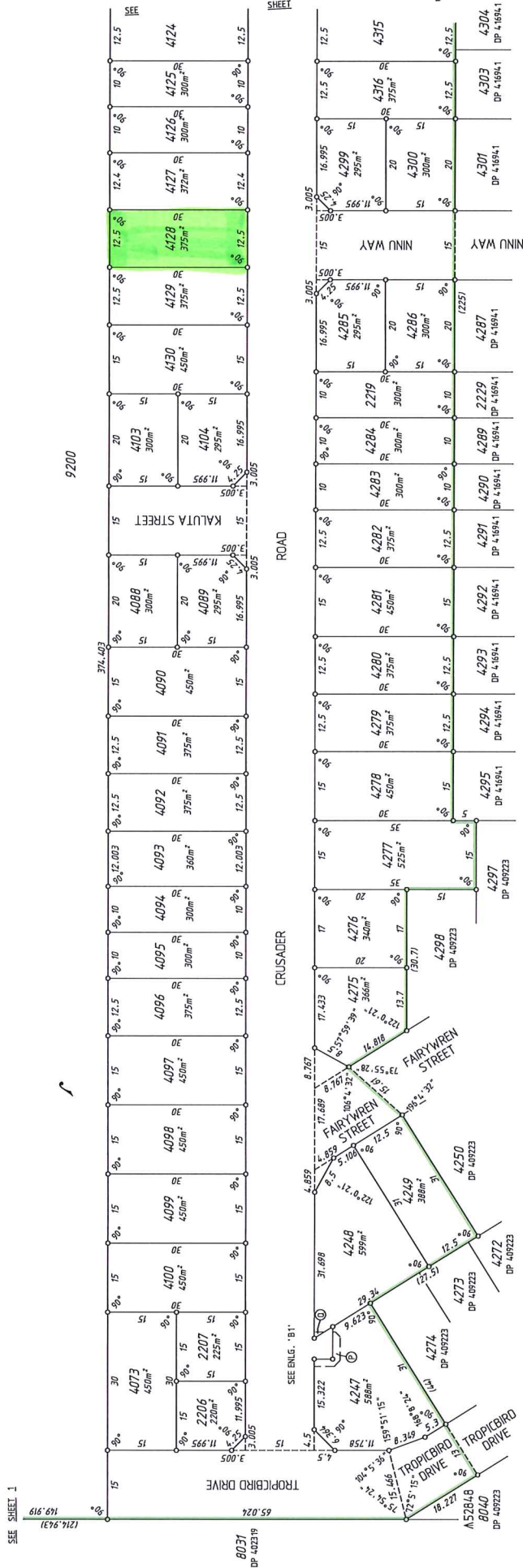
Lot	Certificate of Title	Lot Status	Part Lot
4300	2988/222	Registered	
4311	2988/223	Registered	
4312	2988/224	Registered	
4313	2988/225	Registered	
4314	2988/226	Registered	
4315	2988/227	Registered	
4316	2988/228	Registered	
9200	2988/229 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Retired	

 **MNG**

MCMULLEN NOLAN GROUP
PO Box 3226, Success W.A. 6064
Tel: (08) 6436 1599
Fax: (08) 6436 1500
Email: info@mngsurvey.com.au

MNG Ref : 94.16309-12501 - DP4.90904, CSD

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 3



MNG Ref : 94163dp-250f - Stage 50B - DP 4,9094, L5D

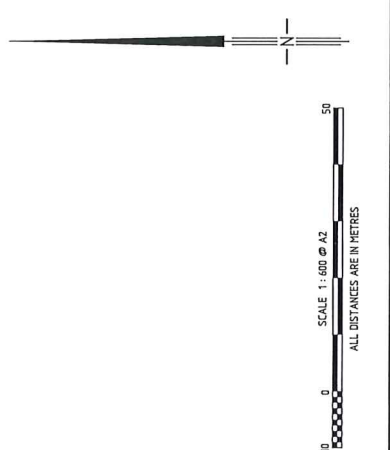
Survey Topped
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DATE

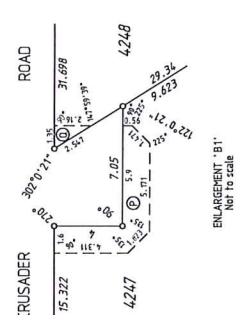
LANDGATE

GOVERNMENT OF
WESTERN AUSTRALIA

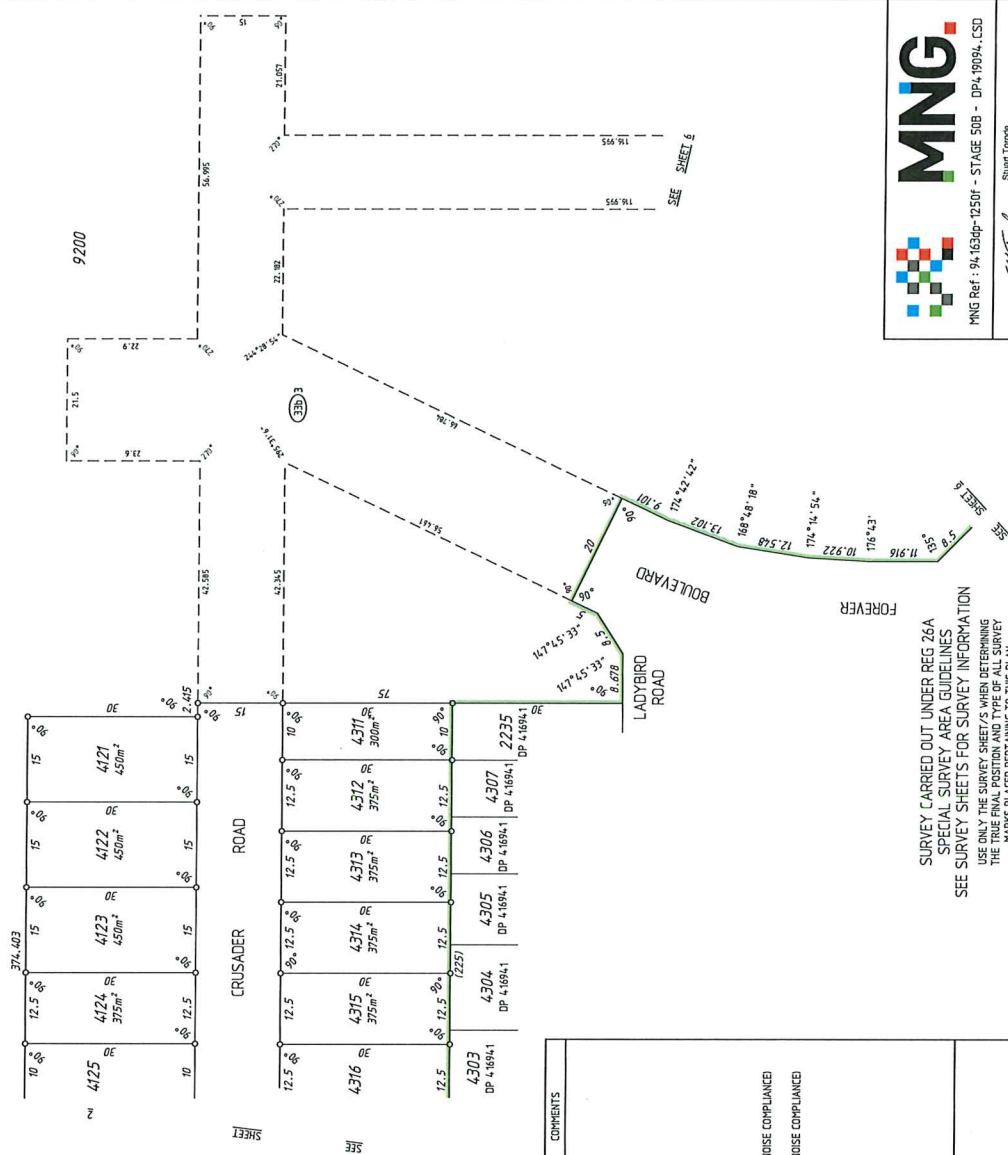
DEPOSITED PLAN
4 19094
SHEET 02 OF 07 SHEETS
VERSION 1



SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION
USE ONLY THE SURVEY SHEET(S) WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.



HELD BY LANDGATE IN DIGITAL FORMAT ONLY



SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION
USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.



MNG Ref : 94163dp-1250f - STAGE 50B - DP419094.CSD

Stuart Torode
Stuart Torode
2020.08.14 15:23:00 +0800



Landgate

DEPOSITED PLAN

760617

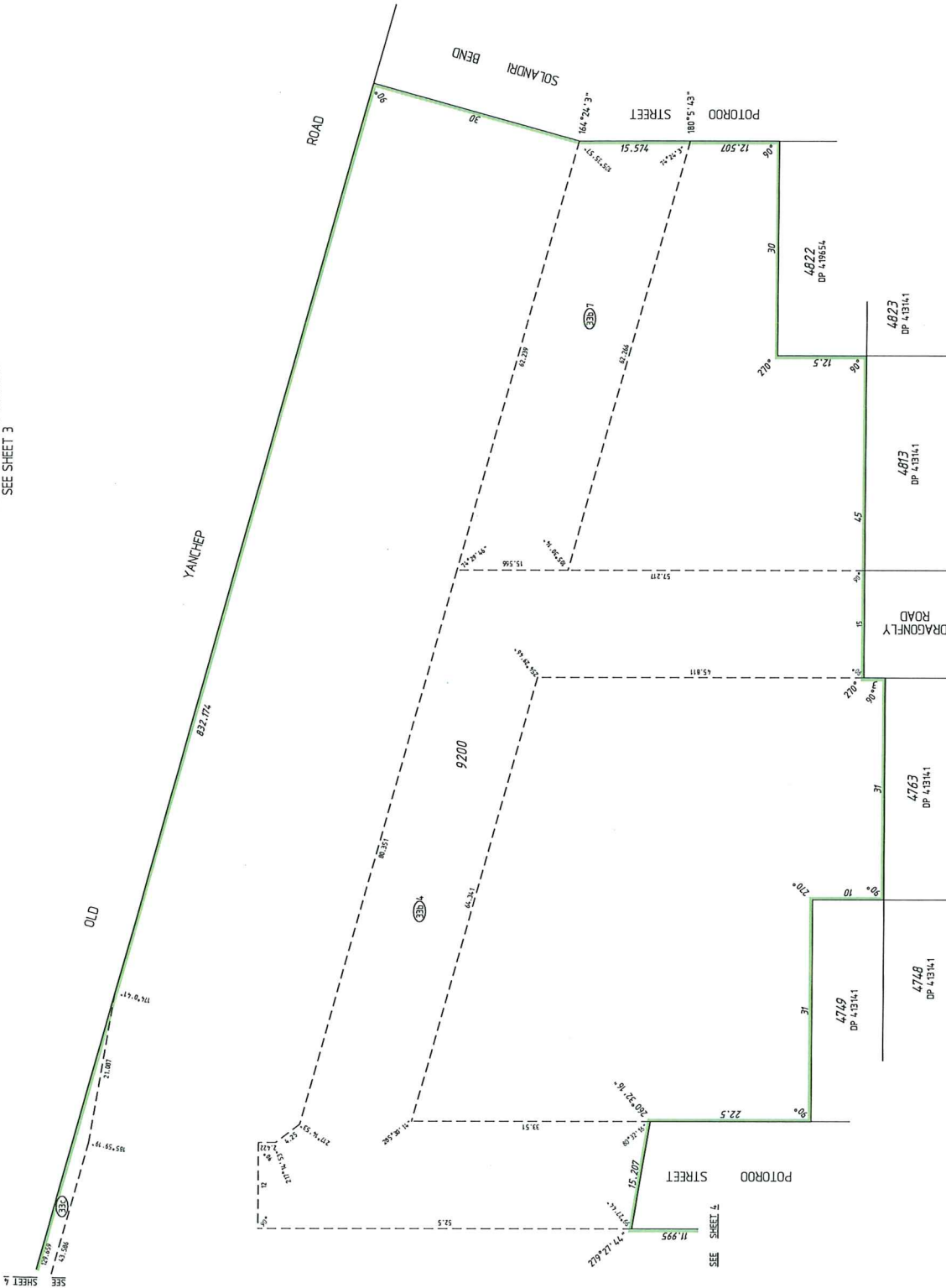
VERSION 1

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
33D-1, 33D-5	EASEMENT (Sewerage)	SEC 167 OF THE P. & D. ACT REG 33 (d)	DP 407382	LOT 9200	WATER CORPORATION	
33D-6	EASEMENT (Water Supply)	SEC 167 OF THE P. & D. ACT REG 33 (b)	DP 407382	LOT 9200	WATER CORPORATION	
33D-7	EASEMENT (Electricity Supply)	SEC 167 OF THE P. & D. ACT REG 33 (c)	DP 407382	LOT 9200	ELECTRICITY NETWORKS CORPORATION	
33D-7	EASEMENT (Sewerage)	SEC 167 OF THE P. & D. ACT REG 33 (d)	DP 408537	LOT 9200	WATER CORPORATION	
33D-2	EASEMENT (Electricity Supply)	SEC 167 OF THE P. & D. ACT REG 33 (c)	DP 403913	LOT 9200	ELECTRICITY NETWORKS CORPORATION	
②	NOTIFICATION	SEC 70A OF THE T.L.A.	DOC N480326	LOT 1247		(NOISE COMPLAINT)
③	NOTIFICATION	SEC 70A OF THE T.L.A.	DOC N480326	LOT 1248		(NOISE COMPLAINT)
33D-3	EASEMENT (Drainage)	SEC 167 OF THE P. & D. ACT REG 33 (a)	DP 404808	LOT 9200	CITY OF MANNEROO	
33D-5	EASEMENT (Electricity Supply)	SEC 167 OF THE P. & D. ACT REG 33 (c)	DP 413141	LOT 9200	ELECTRICITY NETWORKS CORPORATION	
33D-2	EASEMENT (Sewerage)	SEC 167 OF THE P. & D. ACT REG 33 (d)	DP 416765	LOT 9200	WATER CORPORATION	
33D-1	EASEMENT (Electricity Supply)	SEC 167 OF THE P. & D. ACT REG 33 (c)	DP 416765	LOT 9200	ELECTRICITY NETWORKS CORPORATION	
33D-3	EASEMENT (Sewerage)	SEC 167 OF THE P. & D. ACT REG 33 (d)	THIS PLAN	LOT 9200	WATER CORPORATION	
	RESTRICTIVE COVENANT	SEC 13A(3) OF THE T.L.A.	THIS PLAN & DOC O488320	ALL LOTS EXCEPT 9200	ALL LOTS EXCEPT 9200	
	NOTIFICATION	SEC 165 OF THE P. & D. ACT	DOC O488328	LOT 2206, 2207, 4073, 4097-4100, 4247-4249, 4275		FIRE MANAGEMENT PLAN
	NOTIFICATION	SEC 165 OF THE P. & D. ACT	DOC O488327	ALL LOTS EXCEPT 9200		NOISE - LOCATED WITHIN 500M OF SAND EXTRACTION

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 3



SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION
USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
THE TRUE POSITION OF ANY INTEREST OR
MARKS PLACED PERTAINING TO THIS PLAN.



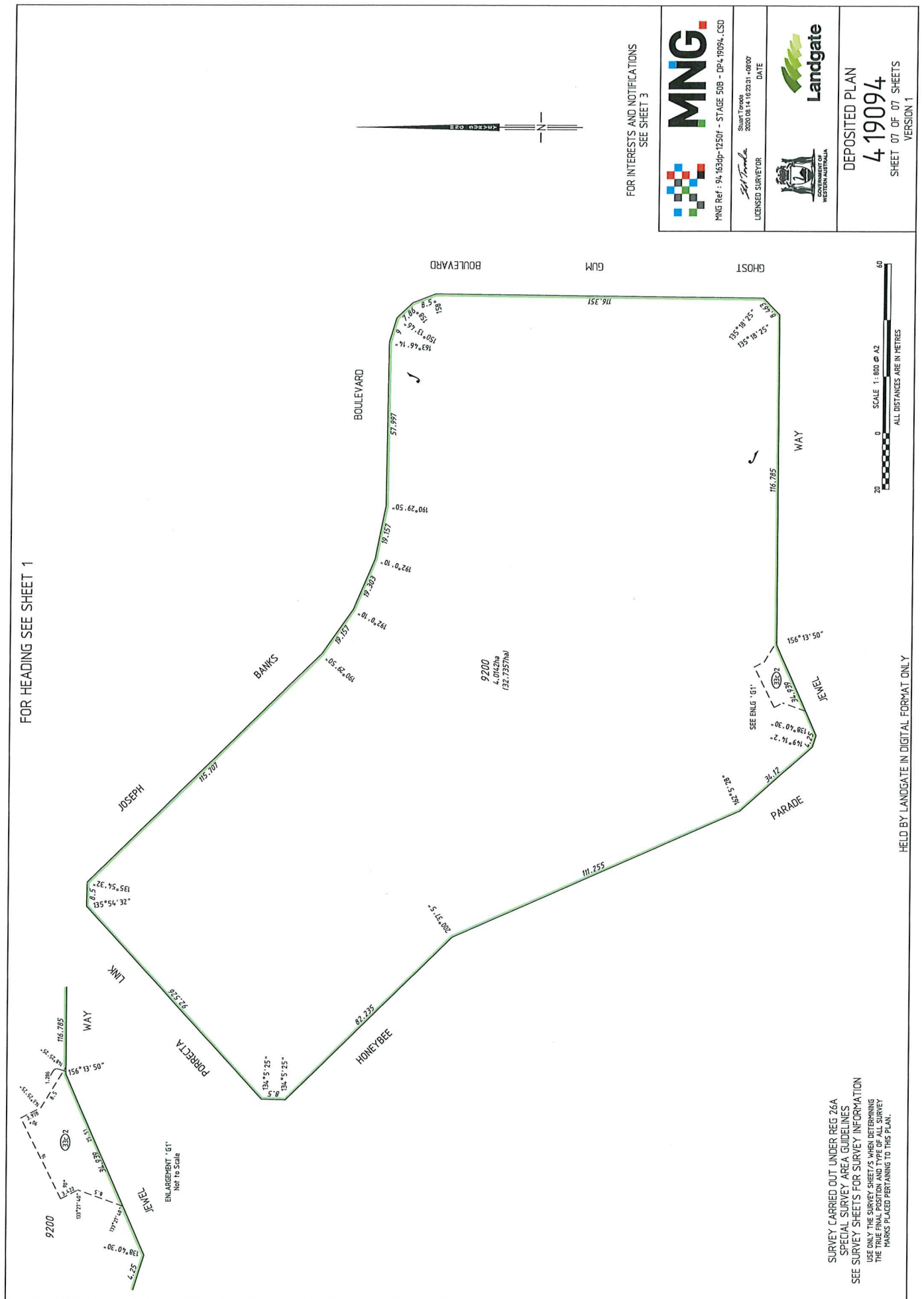
HELD BY LANDGATE IN DIGITAL FORMAT ONLY



Shant Tordella
2020.08.14.16:23:14 +08:00
DATE
LICENSED SURVEYOR



DEPOSITED PLAN
4 19094
SHEET 05 OF 07 SHEETS
VERSION 1



SURVEYOR'S CERTIFICATE - REG 54

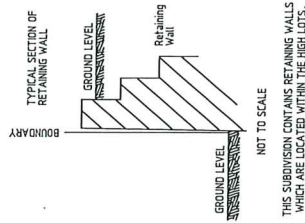
I, Stuart L.A. TORODE
hereby certify that this plan is accurate and
is a correct representation of the -
(a) "survey, and/or
(b) "calculations from measurements
recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan
and that it complies with the relevant
written laws in relation to which it is
lodged.

The marks shown on these plans of survey
were in place on 26/10/2020

Stuart Torode
2020.11.06 16:14:09
+0800

DATE _____

9200



NOT TO SCALE

THIS SUBDIVISION CONTAINS RETAINING WALLS WHICH ARE LOCATED WITHIN THE HIGH LOTS.



MING Ref: 94163ss-1307a - EFB153403.CSD



Landgate

DEPOSITED PLAN
419094
SURVEY SHEET B
VERSION 1

LEGEND

	Standard Survey Mark (SSM)
	Permanent Survey Mark (PSM)
	Permanent Control Mark (PCM)
	Temporary Control Mark (TCM)
	Peg unless stated otherwise
	Nail in wall
	Nail and Plate in Wall
	Rivet
	Spoke
	Drill Hole in Concrete Path
	Deck Spike
	Deck Spike and Plate

HELU BY LANGUAGE IN DIGITAL FORMAT ONLY

10 0 SCALE 1:500 @ A2

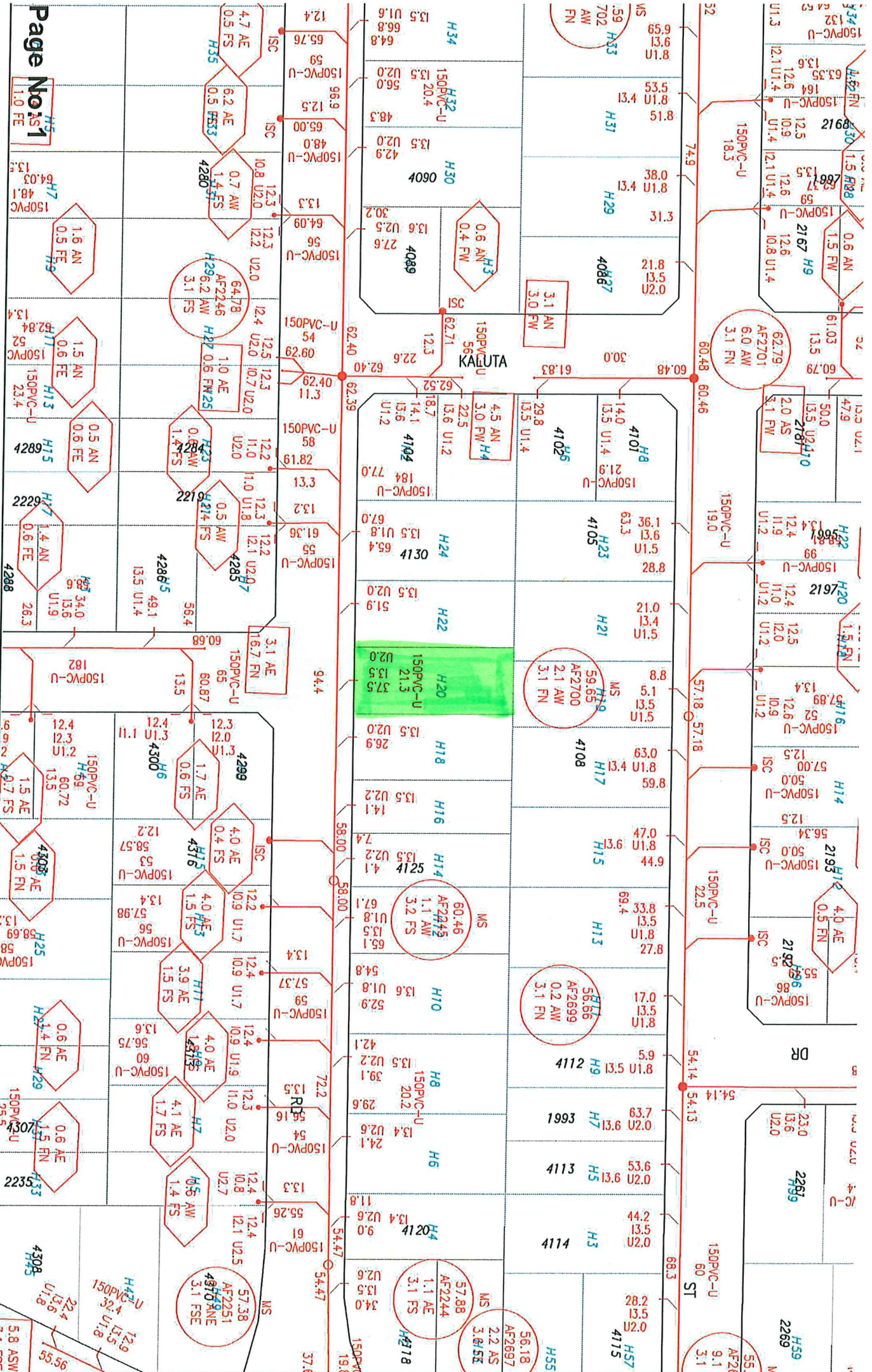
ALL DISTANCES ARE IN METRES

4.0

SURVEY SHEET PROCESSED
DATE: 5/02/2021 S.M.



Sewer





O488327 NO

04 Sep 2020 09:22:38 ACCPP3



NOTIFICATION

LODGED BY

ADDRESS

HOUSING AUTHORITY
5 NEWMAN COURT,
FREMANTLE WA 6160

PHONE NO.

PH: 6551 8585 FAX: 6154 6468

FAX NO.

LANDGATE BOX 158L

REFERENCE NO.

2020/07981

ISSUING BOX NO.

PREPARED BY MNG

ADDRESS PO Box 3526

Success WA 6964

PHONE NO. (08) 6436 1599

FAX NO. (08) 6436 1500

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

2
4

TITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

1. _____	Received items
2. _____	Nos.
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk

ENDORISING INSTRUCTIONS

EXAMINED

Registered 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 Book

Initials of
signing
officer

REGISTRAR OF TITLES



TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 165 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
ALL LOTS EXCEPT 9200 ON DEPOSITED PLAN 419094	WHOLE		

REGISTERED PROPRIETOR OF LAND

HOUSING AUTHORITY OF 5 NEWMAN COURT FREMANTLE WA 6160

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

THIS LOT IS LOCATED WITHIN 500 METERS OF A PRIORITY RESOURCE LOCATION FOR SAND EXTRACTION AND HAS THE POTENTIAL TO BE ADVERSELY AFFECTED BY VIRTUE OF NOISE, DUST AND/OR LIGHT EMISSIONS FROM THAT LAND USE.

Dated this 20 day of August 2020

Western Australian Planning Commission


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

For: WESTERN AUSTRALIAN PLANNING COMMISSION

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [O488327] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

22/9/2020 11:58:26

See letter dated 1/9/2020 authorising to amend the date to that of the In Order for Dealing date.

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 persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. 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

O488329 RC

04 Sep 2020 09:22:38 ACCPP3



LODGED BY

Lavan

ADDRESS

Level 19
1 William Street
PERTH WA 6000

PHONE No.

9288 6000

FAX No.

9288 6001

REFERENCE No.

2020/07981/86
3449-0023-4000-1098023, v.1
ISSUING BOX No. 99A 158L

PREPARED BY

Lavan

ADDRESS

Level 19
1 William Street
PERTH WA 6000

PHONE NO. 9288 6000 FAX NO. 9288 6001

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

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

- | | | |
|----|-------|----------------|
| 1. | _____ | Received items |
| 2. | _____ | Nos. |
| 3. | _____ | |
| 4. | _____ | |
| 5. | _____ | Receiving |
| 6. | _____ | Clerk |

Registered 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.

Dated this

14

day of

August

2020

EXECUTED as a Deed

The Common Seal of the
Housing Authority
was hereunto affixed in accordance
with the *Housing Act 1980* (WA)
in the presence of:



Signature

JESSICA LOUISE WALKER

Name

CONVEYANCING MANAGER

Position

Signature

anp-

ALLAN PEREIRA

Name

MANAGER
SECURITIES &
CONVEYANCING

Position

roof profile of the Dwelling.

- 2.2.18 Install any clothes hoists, washing lines and rain water tanks unless they are visually unobtrusive or screened from public view and not visible from the street, public open space or pedestrian access ways.
- 2.2.19 Install any television aerial unless it is not visible from public view and the street, public open space or pedestrian access ways.
- 2.2.20 Permit the landscaping to the front of the Dwelling to remain uncompleted 3 months after practical completion of the Dwelling.
- 2.2.21 Carry out, or permit to be carried out, on the Lot any repairs or restore any motor vehicle, boat, trailer, aircraft or any other vehicle on the Lot unless screened from public view at all times.
- 2.2.22 Use the completed Dwelling for display purposes without the written approval of the Housing Authority.
- 2.2.23 Permit any rubbish disposal containers (bins) on the Lot to be visible from any public street or thoroughfare except on days allocated by the local authority for rubbish collection from the Lots.
- 2.2.24 Park or permit to be parked, any commercial vehicles including trucks, buses and tractors on the Lot greater than 3 tonnes or longer than 4 metres, unless within a garage or parked behind the Dwelling on the Lot and screened from public view such that it is not visible from the street or public open space or when used during the normal course of business by a visiting tradesman.
- 2.2.25 Store or permit to be stored, any boats, caravans and camper trailers on the Lot unless in accordance with the provisions of the relevant town planning scheme and stored in the rear yard.

2.3 Planning Scheme

The Restrictive Covenants only apply to the extent that they are not inconsistent with any applicable planning scheme or the requirements of any authority.

3 AUTHORITY

The Housing Authority authorises Lavan of 1 William Street, Perth, Western Australia to comply with any requisitions issued by the Registrar of Titles and within this general authority and power to make any minor alterations which may be necessary to effect registration of this deed.

elevation; or

- (4) an alternative façade design, providing that it contains a distinctive architectural feature and has been approved by the Housing Authority.

- 2.2.5 Construct, erect or install, or permit to be constructed, erected or installed any boundary fencing, including corner side Lots facing the secondary street unless constructed of either:
- (a) "Colorbond" capped and painted on both sides; or
 - (b) natural finished timber, brushwood, masonry or brick.
- 2.2.6 Install boundary fencing between adjoining Lots less than 1500mm high.
- 2.2.7 Construct fencing forward of the "building line" on a Lot unless it is a corner Lot.
- 2.2.8 Fail to insure all fencing under the owner's household insurance policy.
- 2.2.9 Fail to complete all fencing on the Lot prior to occupation of the Dwelling.
- 2.2.10 Alter estate walling to a Lot boundary provided by the Housing Authority in any way, except in the event of damage, where the owner shall repair the wall in the same style and colour as provided by the Housing Authority.
- 2.2.11 Construct or permit to be constructed or bring on to the Lots any outbuildings that are greater than 20 square metres unless constructed in materials to match the main building.
- 2.2.12 Construct or permit to be constructed or bring on to the Lots any sheds and other outbuildings with a floor area of less than 20 square metres unless shown on plans approved by the Housing Authority and constructed in non-reflective finishes which complement the residence with respect to material and appearance.
- 2.2.13 Remove or damage any street tree or to allow the removal or damage of any street tree within the estate of which the Lot forms part, unless the Housing Authority has given approval before any action is taken.
- 2.2.14 Alter the general level of a Lot.
- 2.2.15 Raise the finished site level of any part of a Lot by more than 0.3m by either earthworks or imported fill or construct or permit to be constructed any boundary retaining walls necessitated by such alterations of levels otherwise than in compliance with the requirements of the R Codes, the Building Code of Australia or the bylaws and policies of the relevant local authority and at the owner's cost.
- 2.2.16 Install air conditioning units that protrude significantly above the ridgeline of the Dwelling and that are not of similar colour to the roof.
- 2.2.17 Install any solar hot water units that are not integrated with, and matching, the

the Lot a Dwelling other than a Dwelling:

- (a) Oriented to face the principal road, with the exception of a group dwelling as defined in the R Codes and a Dwelling on a corner Lot.
- (b) With a maximum 6.0m (in width) driveway and crossover to be completed at the same time as the Dwelling before occupation.
- (c) With all driveways comprised of brick paving, coloured limestone, coloured or textured concrete or coloured bitumen unless approved to be of other material by the Housing Authority.
- (d) With a minimum roof pitch of 25 degrees, unless a lesser slope is required over a veranda area. The Housing Authority's written approval may be sought for alternative roof pitches provided the alternative roof is not a flat roof.
- (e) That incorporates a minimum of a double carport or double garage, unless in accordance with the requirements of the R Codes, built in the same materials as the Dwelling and, in the case of a carport, integrated with the design of the Dwelling. The Housing Authority's written approval may be sought for a single carport or single garage where parking for an additional vehicle is available within the Lot.
- (f) With all garages or carports built of the same materials as the Dwelling and constructed with a remote sectional door integrated with the design of the dwelling prior to occupation.
- (g) With external walls constructed in concrete, clay bricks, limestone or other masonry materials, finished in fair face or appropriately coloured render, unless otherwise approved.
- (h) With clay or concrete tiles, "Zincalume" or "Colorbond" metal roofing.
- (i) With a balanced combination of materials in the primary facade facing the street, which may include timber, "Hardiflex", "Colorbond" and non-reflective "Zincalume" to the satisfaction of the Housing Authority.
- (j) With a distinctive front façade and a minimum of two different wall materials or wall colours.
- (k) With one or more of the following features:
 - (1) at least one gable or gablet on the street elevation;
 - (2) an arch of any appropriate shape on the front façade of the Dwelling. This feature may be to part of a veranda, balcony or portico and should be supported by corbels or well proportioned columns;
 - (3) timber or weatherboard to be stained or painted and comprise no less than 10% of the wall area of the front

- (l) Easement for electricity supply purposes in favour of the Electricity Networks Corporation pursuant to s 167 of the *Planning and Development Act 2005* as created on Deposited Plan 416765.

WAPC means the Western Australian Planning Commission.

1.2 Interpretation

In this document unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing any gender include the other genders;
- (c) references to persons include corporations;
- (d) references to a party hereto or to any other person include the legal personal representatives, successors and permitted assigns of that party or person;
- (e) if a word or phrase is defined like words and phrases have corresponding definitions;
- (f) an obligation incurred by two or more parties shall bind them jointly and severally and an obligation incurred in favour of two or more parties shall be enforceable by them jointly and severally; and
- (g) the schedules and annexures form part of this document.

1.3 Headings

Headings shall be ignored in construing this document.

RESTRICTIVE COVENANTS

2.1 Burden and benefit

The burden of the Restrictive Covenants shall run with each of the Lots for the benefit of each of the other Lots. The Restrictive Covenants shall be enforceable against the registered proprietor of a Lot by the Housing Authority and every subsequent registered proprietor of each other Lot.

2.2 Restrictive Covenants

The registered proprietors for the time being of all of the Lots must **not do** any of the following in respect of a Lot:

- 2.2.1 Develop the Lot without the plans and specifications for that development having been approved in writing by the Housing Authority.
- 2.2.2 Develop the Lot otherwise than in accordance with the Agreed Local Structure Plan and Local Development Plan.
- 2.2.3 Develop the Lot with setbacks otherwise than in accordance with the Agreed Local Structure Plan and Local Development Plan or otherwise than in accordance with the provisions of the R Codes, the Building Code of Australia or the bylaws and policies of the local authority that apply to the Lot.
- 2.2.4 Construct, erect or install, or permit to be constructed, erected or installed on

Lots means all Lots on the Plan, except Lot 9200.

Plan means Deposited Plan 419094.

R Codes means the relevant residential design codes prepared by the WAPC applicable to the Lots which may include the R-MD codes.

Restrictive Covenants means each of the restrictive covenants set out in this document.

Specified Encumbrances means:

- (a) Easement for sewerage purposes in favour of the Water Corporation pursuant to s167 of the *Planning and Development Act 2005* as created on Deposited Plan 407382;
- (b) Easement for water supply purposes in favour of the Water Corporation pursuant to s167 of the *Planning and Development Act 2005* as created on Deposited Plan 407382;
- (c) Easement for electricity supply purposes in favour of the Electricity Networks Corporation pursuant to s167 of the *Planning and Development Act 2005* as created on Deposited Plan 407382;
- (d) Easement for sewerage purposes in favour of the Water Corporation pursuant to s167 of the *Planning and Development Act 2005* as created on Deposited Plan 408537;
- (e) Easement for electricity supply purposes in favour of the Electricity Networks Corporation pursuant to s167 of the *Planning and Development Act 2005* as created on Deposited Plan 403913;
- (f) Notification N480326 as to portion only;
- (g) Notification N480326 as to portion only;
- (h) Easement for drainage purposes in favour of the City of Wanneroo pursuant to s167 of the *Planning and Development Act 2005* as created on Deposited Plan 404808;
- (i) Easement for sewerage purposes in favour of the Water Corporation pursuant to s167 of the *Planning and Development Act 2005* as created on Deposited Plan 413141;
- (j) Easement for electricity supply purposes in favour of the Electricity Networks Corporation pursuant to s167 of the *Planning and Development Act 2005* as created on Deposited Plan 413141;
- (k) Easement for sewerage purposes in favour of the Water Corporation pursuant to s 167 of the *Planning and Development Act 2005* as created on Deposited Plan 416765;

FORM B2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT
under Section 136D of the TLA

(Note 1)

BY

HOUSING AUTHORITY of 5 Newman Court, Fremantle, Western Australia (**Housing Authority**).

RECITALS

- A The Housing Authority is the registered proprietor of the Land.
- B The Land is subject to the Specified Encumbrances but is otherwise free of all encumbrances.
- C The Housing Authority intends to subdivide the Land in the manner shown on the Plan, incorporate portions of closed road to be amalgamated with the Land and has obtained the approval of the WAPC for the subdivision.
- D In accordance with section 136D of the Act, the Housing Authority requires the Lots to be encumbered by the Restrictive Covenants so that the Restrictive Covenants will be noted on the Plan and when the separate certificates of title issue for the Lots, the burden of the Restrictive Covenants will be noted on each such certificate of title.

OPERATIVE PART

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this document the following words and expressions shall have the following meanings:

Act means the *Transfer of Land Act 1893* (WA) as amended.

Agreed Local Structure Plan means the relevant local structure plan as amended or varied from time to time, in relation to the subdivision of which the Lots form part.

Building Code of Australia means the building code produced by the Australian Building Codes Board and adopted in Western Australia pursuant to the *Building Regulations 1989* (WA).

Dwelling means a permanent non-transportable residential dwelling.

Land means Lot 9201 on Deposited Plan 419654.

Local Development Plan means the local development plan approved by the City of Wanneroo, as amended or varied from time to time, in relation to the subdivision of which the Lots form part.

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [O488329] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

22/9/2020 11:58:42

See letter dated 1/9/2020 authorising to amend the date to that of the In Order for Dealing date.

Realmark

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Licensed Real Estate Agent
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23rd September 2025

Dear Investor

Thank you for the opportunity to provide you with an appraisal at 20 Crusader Road Banksia Grove WA 6031

When it comes to your property investment, we know it's all about three key considerations –rental yield, asset protection and risk minimisation - not just a focus on collecting rent.

To assist our clients in achieving the maximum return in their investment, we have instilled our years of experience to the following approach:



Our Rental Value Research takes into consideration a range of factors including the property's features, location and market conditions, so you can make an informed decision.

This research indicates the rent for your property would achieve approximately \$650 - \$695 per week.

We will be in touch shortly to share with you how we would approach managing your property investment to achieve the maximum return for you.

Yours Sincerely

Colleen Laverty
Investment Manager
0407 832 235



NB: This opinion has been prepared solely for your information and not for any third party. Every care has been taken in arriving at the above figure. We stress that this is a market opinion only and NOT sworn valuation.

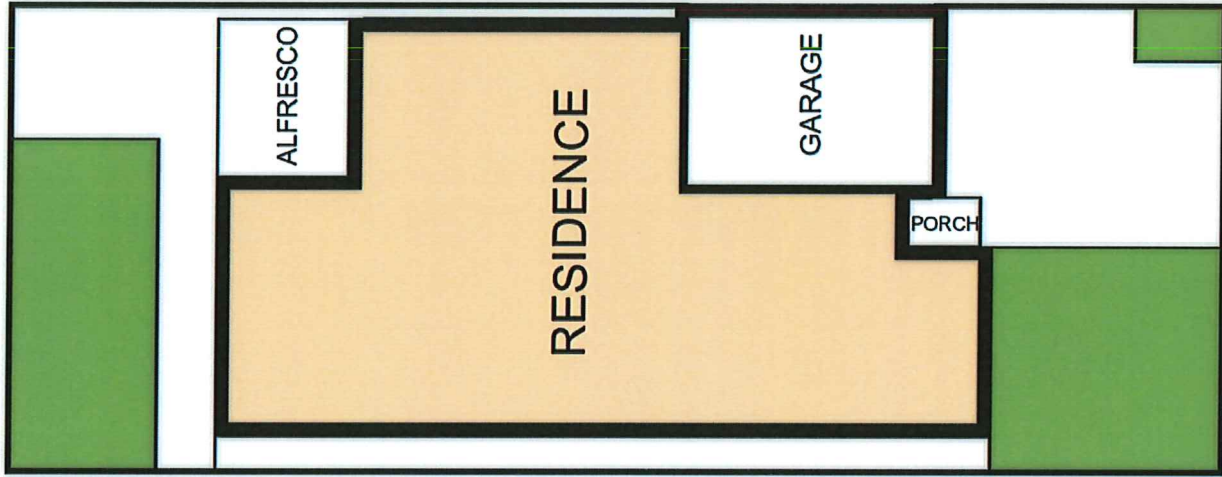
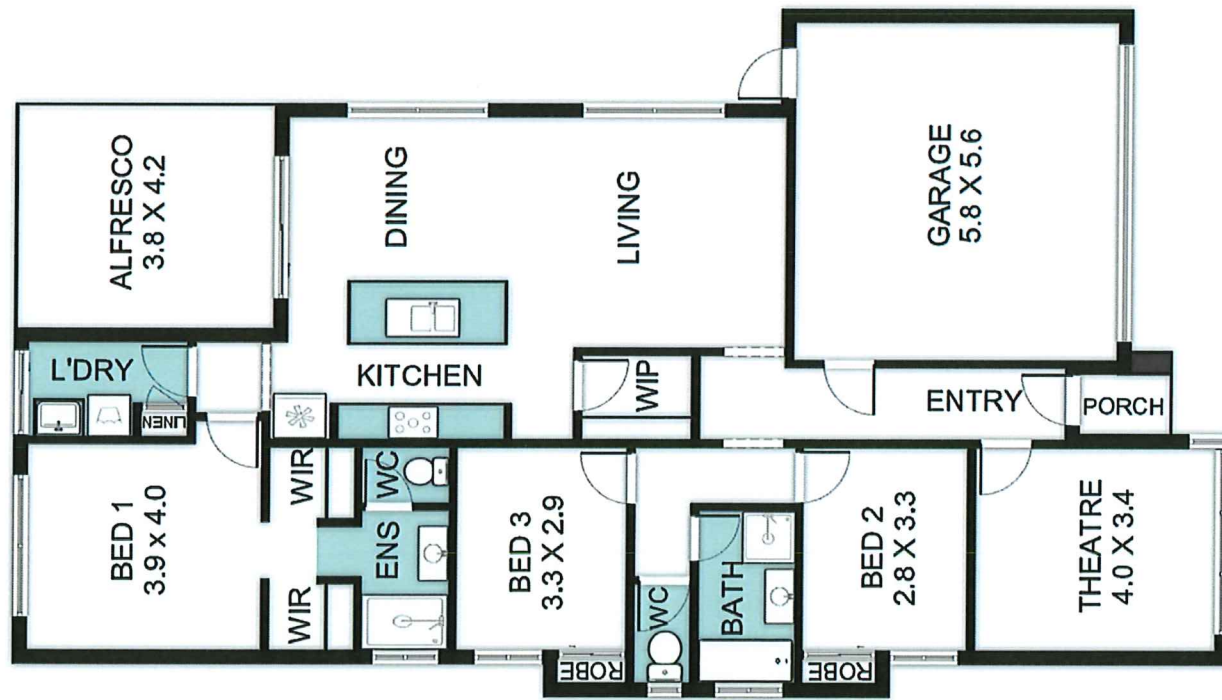


20 Crusader Road Banksia Grove WA 6031



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20 Crusader Rd, Banksia Grove WA 6031

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.