Buyers Guide

10 Birmingham Way, Darch

Mandie Cubeddu

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Follow us.

10 Birmingham Way, Darch

Set Date Sale | Wednesday 28th January 2026 @ 9:00am

Property & Suburb Information

4 | 2 | 2 | 1 | 1 | 675sqm | 342sqm

Year Built:	2007
Title:	Green Title
Council:	City of Wanneroo
Local School Intake Areas:	Ashdale Secondary College
	Ashdale Primary School
Attached:	Set Date Sale Buyers Guide
	Recent Sales
	Floor Plan
	Rental Assessment
	Certificate of Title

10 Birmingham Way, Darch

27.6km	1.1km	0.97km		1.02km	1.6km	23km
Perth Airport	Kingsway Bar & Bistro	Ashdale Primary School		Ashdale Secondary College	Kingsway Christian College	CBD

Council Rates: ~$2,775.04 /yr

Water Rates: ~$1476.40/yr

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Realmark Set Date Sale Buyer Guide

Set Date Sale provides you the opportunity to consider this property and put forward your offer with the confidence that the agent is compelled to present it for the seller's formal consideration.

Set Date Sale is about making it easier, fairer and more comfortable for you to make the offer you want to make (on price and conditions)…

So make your offer now it's that simple!

How does it work?

On the Set Date the seller will consider your offer and any others tabled at the time.

Informed with all the offers that have been received at the one time the seller may:

- Accept any one of these offers,
- Make a counter offer (for that buyer to accept, reject or counter back),
- Consult all buyers (through the agent) prior to dealing with any offer, or
- Choose to reject all offers.

How do I make my offer?

Simply have the Realmark agent complete a standard offer and acceptance contract with standard Set Date annexure. Your offer must provide a deposit which is payable within 2 business days of acceptance.

Do I have to make a cash (not subject to finance approval) unconditional offer?

No you can make the offer at your price offering and on the terms and conditions you want.

Can I negotiate on any offer?

Yes just as per normal practice you can on the Set Date, deal with one offer and make a seller's counter offer to the buyer.

Will my offer actually be considered by the seller?

Yes the agent will inform the seller of all written offers as they are received. The seller reserves the right to accept an offer prior to the Set Date Sale without notice. The agent will not 'vet' or 'hold back' any offers.

When will I know if my offer has been accepted?

The seller will be presented all offers and the agent will respond to the successful buyer first and other buyers thereafter. All this will be done ASAP after the nominated Set Date. Should your offer not be accepted, you will receive a copy of the offer stating 'sighted and rejected' date, time, and sellers initials via post or email. (See special conditions on the property brochure).

Do I have to wait until the Set Date to place my offer?

No, submit your offer now or at any time prior to the Set Date. Furthermore, if you wish to withdraw your offer prior to the Set Date you can do this at any time through the selling agent in writing. It's that easy.

For more information or if you require assistance refer to your Realmark representative.

Realmark guides are intended to provide commentary and general information. They should not be relied upon as legal advice. Formal legal advice should be sought in particular transactions or on matters of interest arising from this guide.

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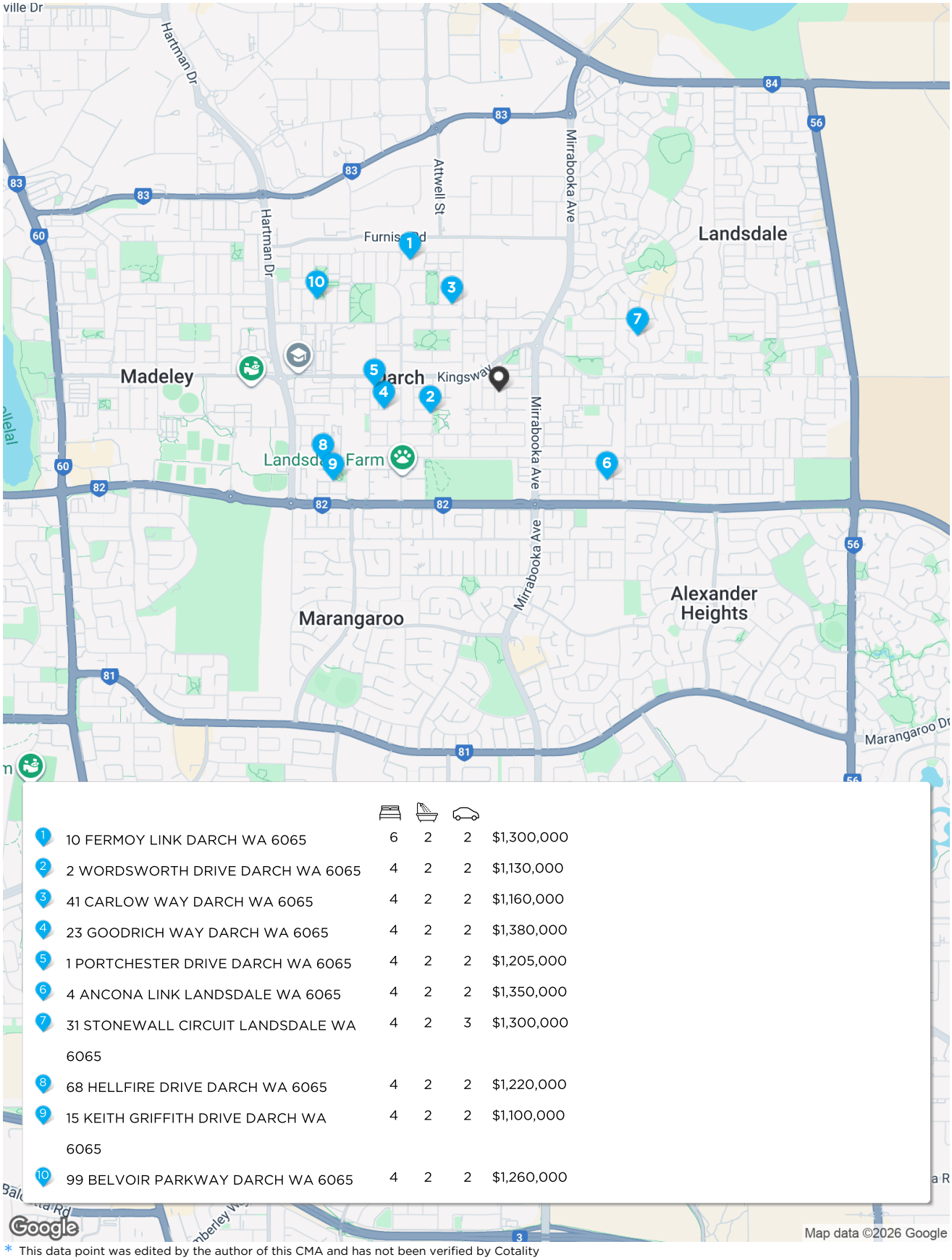
Comparables Map: Sales



1 10 FERMOY LINK DARCH WA 6065	6	2	2	$1,300,000
2 2 WORDSWORTH DRIVE DARCH WA 6065	4	2	2	$1,130,000
3 41 CARLOW WAY DARCH WA 6065	4	2	2	$1,160,000
4 23 GOODRICH WAY DARCH WA 6065	4	2	2	$1,380,000
5 1 PORTCHESTER DRIVE DARCH WA 6065	4	2	2	$1,205,000
6 4 ANCONA LINK LANDSDALE WA 6065	4	2	2	$1,350,000
7 31 STONEWALL CIRCUIT LANDSDALE WA 6065	4	2	3	$1,300,000
8 68 HELLFIRE DRIVE DARCH WA 6065	4	2	2	$1,220,000
9 15 KEITH GRIFFITH DRIVE DARCH WA 6065	4	2	2	$1,100,000
10 99 BELVOIR PARKWAY DARCH WA 6065	4	2	2	$1,260,000

* This data point was edited by the author of this CMA and has not been verified by Cotality

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Comparable Sales

1 10 FERMOY LINK DARCH WA 6065

Sold $1,300,000

6 | 2 | 2 | 640m² | 273m²

Year Built	2007	DOM	22
Sold Date	04-Oct-25	Distance	1.06km
First Listing	Auction 4th of October 2025		
Last Listing	Auction 4th of October 2025		

2 2 WORDSWORTH DRIVE DARCH WA 6065

Sold $1,130,000

4 | 2 | 2 | 601m² | 172m²

Year Built	2002	DOM	28
Sold Date	25-Nov-25	Distance	0.49km
First Listing	Offers closing 27th November		
Last Listing	UNDER OFFER		

3 41 CARLOW WAY DARCH WA 6065

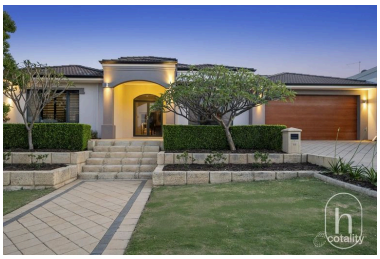
Sold $1,160,000

4 | 2 | 2 | 600m² | 234m²

Year Built	2003	DOM	24
Sold Date	03-Sep-25	Distance	0.66km
First Listing	Offers		
Last Listing	UNDER OFFER		

4 23 GOODRICH WAY DARCH WA 6065

Sold RS $1,380,000



4 | 2 | 2 | 604m² | 257m²

Year Built	2005	DOM	9
Sold Date	20-Nov-25	Distance	0.78km
First Listing	Offers closing 26th November		
Last Listing	UNDER OFFER		

5 1 PORTCHESTER DRIVE DARCH WA 6065

Sold $1,205,000

4 | 2 | 2 | 629m² | 254m²

Year Built	2005	DOM	15
Sold Date	31-Jul-25	Distance	0.84km
First Listing	Offers Closing 5th August		
Last Listing	UNDER OFFER!		

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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Comparable Sales

6 4 ANCONA LINK LANDSDALE WA 6065

Sold $1,350,000

4 | 2 | 2 | 709m² | 254m²

Year Built	2007	DOM	57
Sold Date	17-Sep-25	Distance	0.94km
First Listing	THE OPPORTUNITY - Offers Guide: $1.25M-$1.35M		
Last Listing	THE OPPORTUNITY U/O		

7 31 STONEWALL CIRCUIT LANDSDALE WA 6065

Sold $1,300,000

4 | 2 | 3 | 761m² | 247m²

Year Built	2003	DOM	9
Sold Date	01-Sep-25	Distance	1km
First Listing	High $1,200,000s		
Last Listing	High $1,200,000s		

8 68 HELLFIRE DRIVE DARCH WA 6065

Sold $1,220,000

4 | 2 | 2 | 631m² | 214m²

Year Built	2003	DOM	58
Sold Date	27-Aug-25	Distance	1.27km
First Listing	THE OPPORTUNITY		
Last Listing	THE OPPORTUNITY U/O		

9 15 KEITH GRIFFITH DRIVE DARCH WA 6065

Sold $1,100,000

4 | 2 | 2 | 451m² | 190m²

Year Built	2005	DOM	15
Sold Date	26-Sep-25	Distance	1.27km
First Listing	Sneak Peek Thursday 5.00pm		
Last Listing	Under Offer		

10 99 BELVOIR PARKWAY DARCH WA 6065

Sold $1,260,000

4 | 2 | 2 | 524m² | 227m²

Year Built	2007	DOM	114
Sold Date	27-Aug-25	Distance	1.37km
First Listing	Expressions of Interest		
Last Listing	From $1,295,000		

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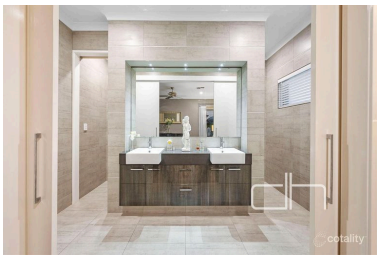
Comparable Sales

11 2 BOTTICELLI WAY LANDSDALE WA 6065

Sold $1,550,000



4 | 2 | 3 | 606m² | 297m²

Year Built	2017	DOM	65
Sold Date	08-Oct-25	Distance	1.63km
First Listing	THE OPPORTUNITY		
Last Listing	THE OPPORTUNITY U/O		

12 9 ROUSHAM ROAD LANDSDALE WA 6065

Sold $1,231,000

4 | 2 | 2 | 480m² | 184m²

Year Built	2012	DOM	59
Sold Date	19-Nov-25	Distance	1.68km
First Listing	THE OPPORTUNITY		
Last Listing	THE OPPORTUNITY U/O		

13 27 MICHELANGELO DRIVE LANDSDALE WA 6065

Sold $1,330,000

4 | 2 | 2 | 545m² | 211m²

Year Built	2014	DOM	60
Sold Date	26-Nov-25	Distance	1.71km
First Listing	THE OPPORTUNITY		
Last Listing	THE OPPORTUNITY U/O		

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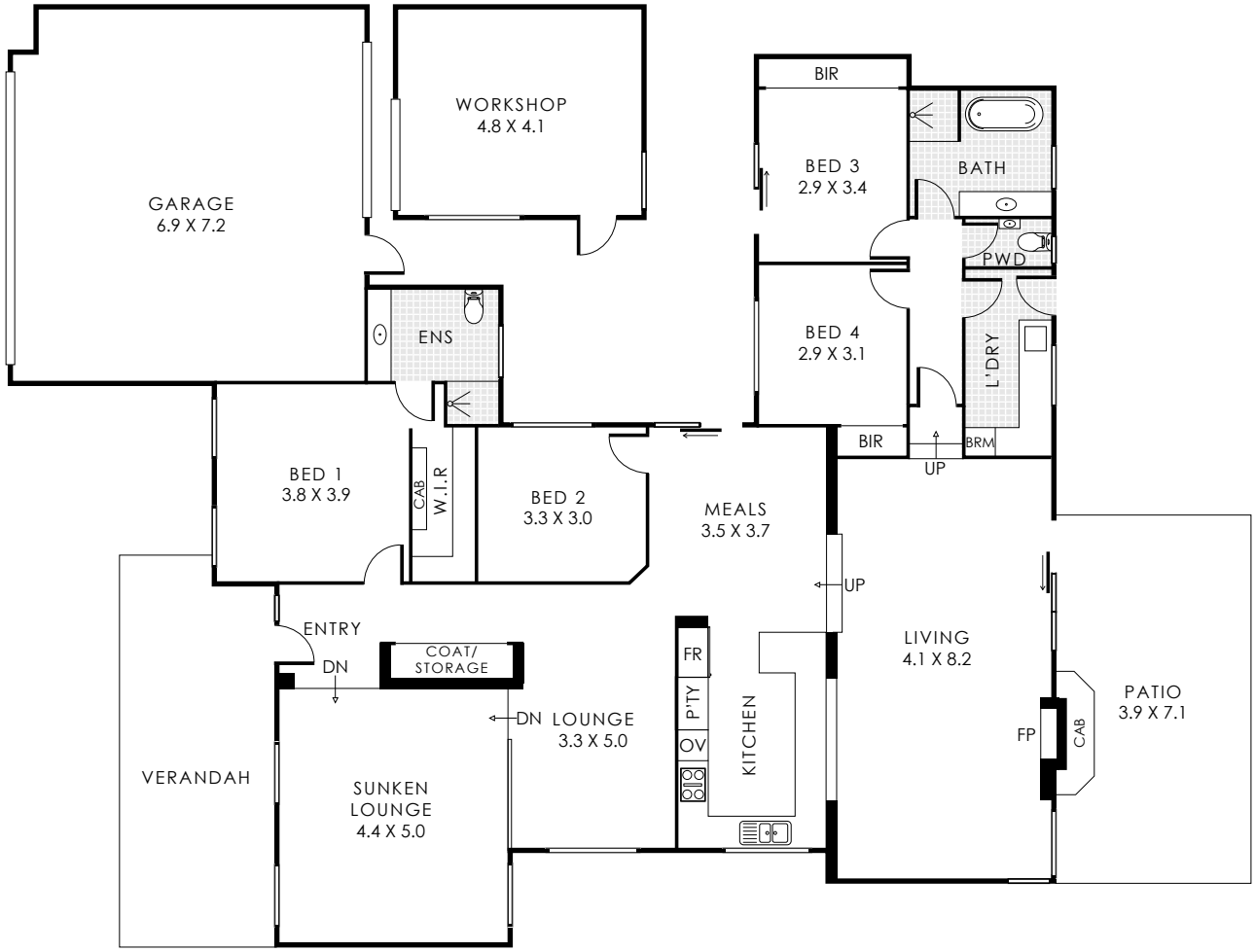


4 Mahonia Place, Duncraig

Residence 198m² | Garage 52m² | Verandah 24m² | Patio 28m² | Workshop 20m²

Total Area 322m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.cribcreative.com.au

Realmark

Licensee North Coastal Pty Ltd
T/as Realmark North Coastal
Licensed Real Estate Agent
ABN 25 158 950 255 ACN 158 950 253 TC 64748
9/8 Burragah Way, Duncraig, WA 6023
(08) 9246 0050
northcoastal.realmark.com.au

15th January 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for **10 Birmingham Way Darch WA 6065.**

When it comes to property investment, we understand it's about more than simply collecting rent. The key drivers of long-term success are strong rental yield, asset protection and effective risk management.

Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

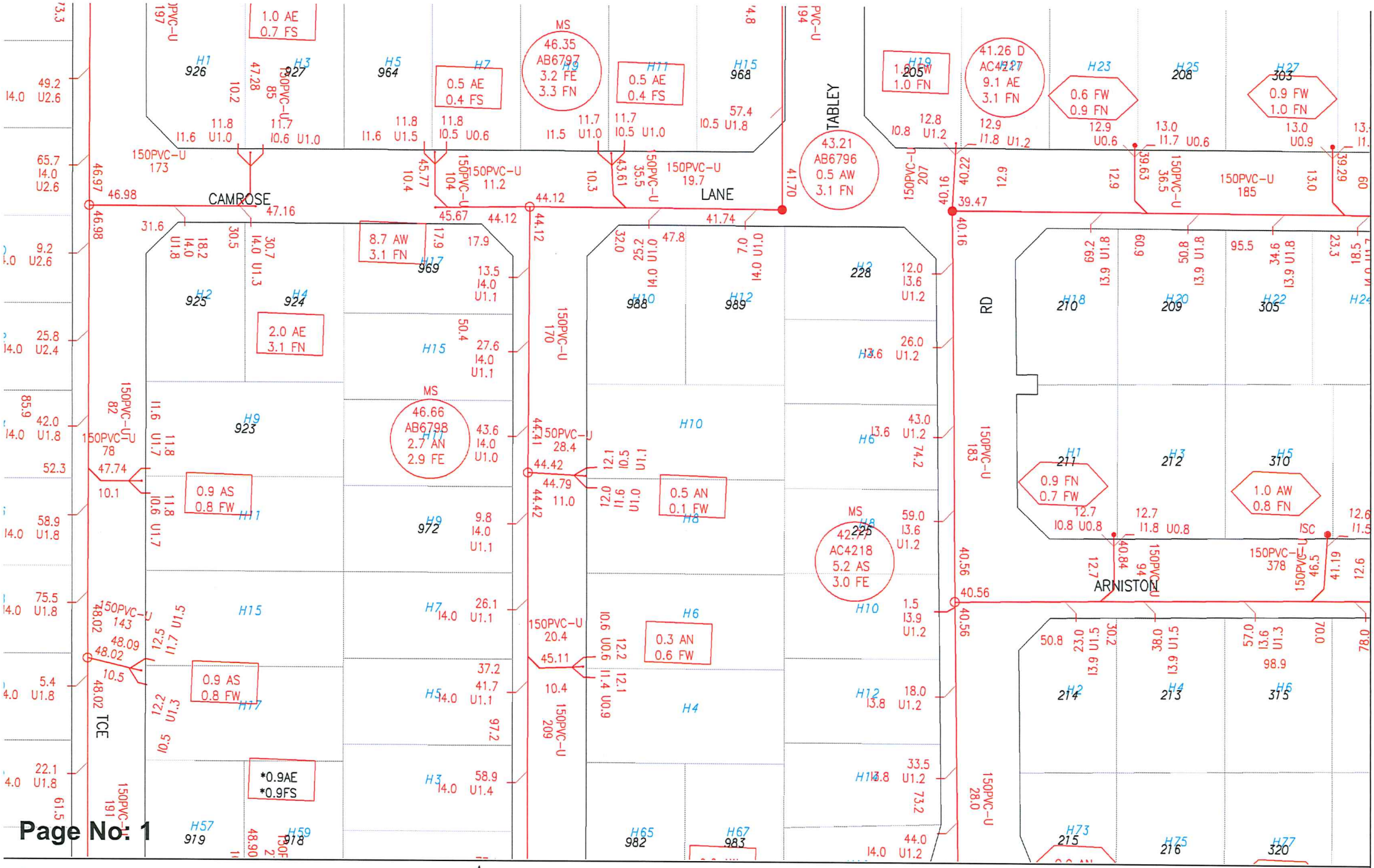
Our rental value research considers the property's features, location, and current market conditions, ensuring you can make informed and confident decisions.

Based on this analysis, we estimate the property would achieve a rental range of approximately **$950 to $980** per week.

We will be in touch shortly to discuss how we would manage your property investment and add value at every stage.

Yours sincerely,

Colleen Laverty
Investment Manager
0407 832 235



Page No: 1

WATER CORPORATION

Scale: 1:750
Job No.: 52084330
Sequence No.: 266524069
Print Date: 12 Jan 2026

N

Sewer

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Page No: 1

WATER CORPORATION

Scale: 1:750
Job No.: 52084330
Sequence No.: 266524069
Print Date: 12 Jan 2026

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Water

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TITLE NUMBER	
Volume	Folio
2618	128

WESTERN AUSTRALIA

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 987 ON DEPOSITED PLAN 48874

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRADLEY WILLIAM DAWSON
PETRINA MARIE THOMPSON
BOTH OF 10 BIRMINGHAM WAY, DARCH
AS JOINT TENANTS

(T L630303) REGISTERED 18/5/2011

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

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 428/1908.
2. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 48874 AND INSTRUMENT J647761
3. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 48874 AND INSTRUMENT J647761
4. J647762 NOTIFICATION. TOWN PLANNING AND DEVELOPMENT ACT 1928 REGISTERED 7/3/2006.

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.

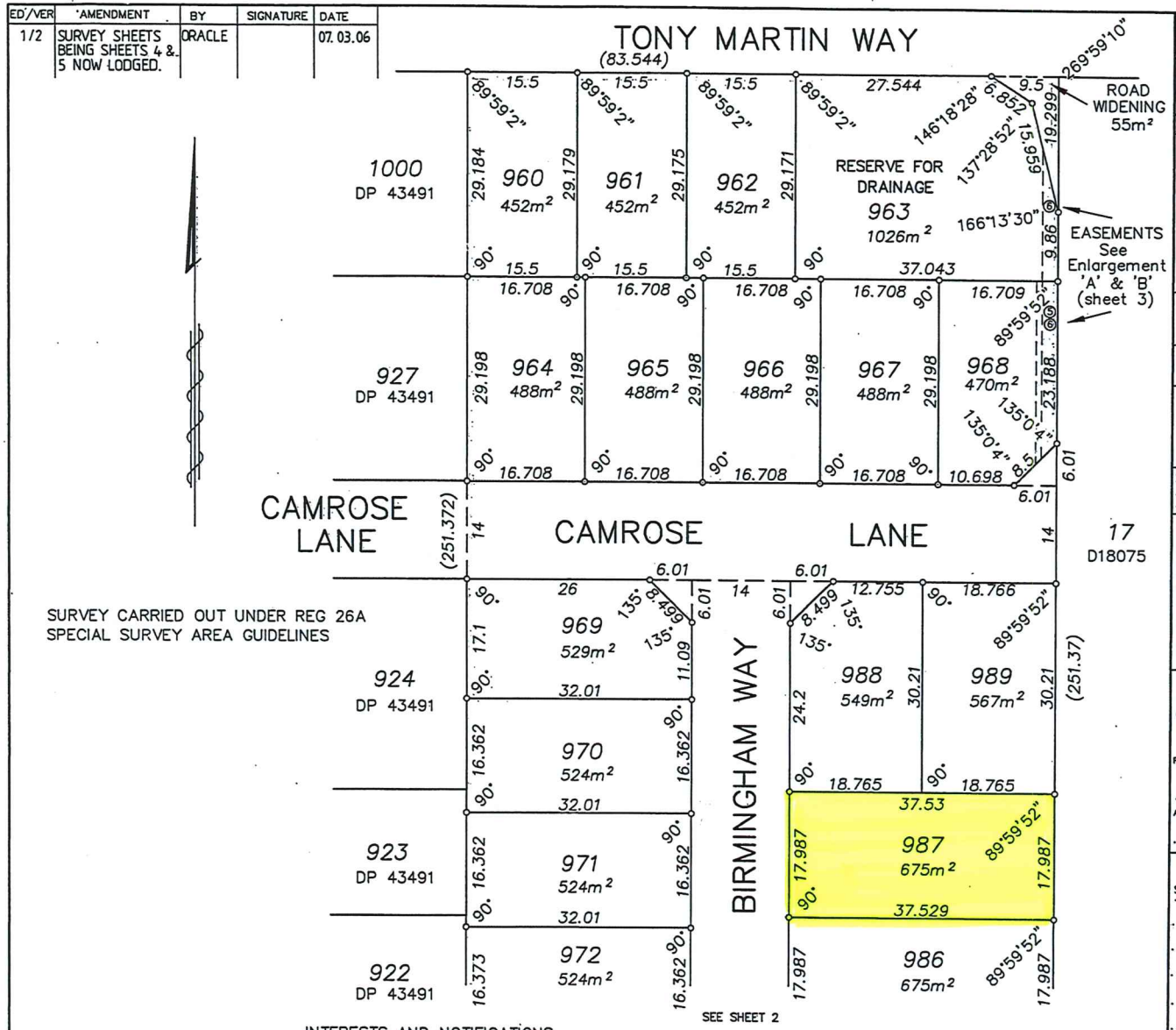
----------END OF CERTIFICATE OF TITLE----------

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:	DP48874
PREVIOUS TITLE:	1906-583
PROPERTY STREET ADDRESS:	10 BIRMINGHAM WAY, DARCH.
LOCAL GOVERNMENT AUTHORITY:	CITY OF WANNEROO

ED/VER	AMENDMENT	BY	SIGNATURE	DATE
1/2	SURVEY SHEETS BEING SHEETS 4 & 5 NOW LODGED.	ORACLE		07.03.06



INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑤	EASEMENT (Drainage)	Section 27A of the TP & D Act Regulation 5.	THIS PLAN.	LOT 968.	CITY OF WANNEROO.	
⑥	EASEMENT (Sewerage)	Section 27A of the TP & D Act Regulation 6.	THIS PLAN.	LOTS 963,968 & 977	WATER CORPORATION.	
	RESTRICTIVE COVENANT	Section 136D of the T.L.A.	THIS PLAN & Doc. J 647761	All lots except 963	All lots except 963	EXPIRES 31/12/2010.
LOT 963	RESERVE FOR DRAINAGE	Vests in the Crown under section 20A of the TP & D Act.	THIS PLAN.			
	NOTIFICATION	Section 12A of the TP & D Act.	DOC. J 647762	ALL LOTS.		LAND IS IN VICINITY OF MARKET GARDEN.

DP 48874 (01)

TYPE FREEHOLD

PURPOSE SUBDIVISION

PLAN OF

LOTS 960 – 989 (inc), EASEMENTS, ROADS, ROAD WIDENING & RESTRICTIVE COVENANT.

SSA yes/no

DISTRICT SWAN FILE

TOWNSITE

LOCALITY– DARCH

LOCAL AUTHORITY– CITY OF WANNEROO

FORMER TENURE	ON	FIELD BOOK
LOT 16 D18075 C/T 1906–583	INDEX BG 34 (2) 12.40 PUBLIC	93040 & 97564

SCALE: 1: 600
ALL DISTANCE ARE IN METRES 0 10 20 30 40 50

SURVEYOR'S CERTIFICATE – Reg 54

I GLENN GALVIN hereby certify that this is a correct representation of the survey and / or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor 21/10/05 Date

SURVEY FIRM

ORACLE SURVEYS
Surveying and Land Development Solutions

Licensed & Engineering Surveyors
Land Development Consultants
Project Managers
TEL 1300 SURVEY FAX 9221 3066
PO BOX 711 MT LAWLEY WA 6929

LODGED	TYPE OF VALIDATION
DATE 16.11.05	FULL AUDIT
FEE PAID $1618	LEGAL COMPONENT MJR
	DOCKET PLAN / DIAGRAM 1685-2005
ASSESS No. 195691	CERTIFIED CORRECT 15.2.06
	F.S.C. 563-2005

APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 127021

FOR CHAIRMAN Jeannine Tothill

DATE 3/3/2006

IN ORDER FOR DEALINGS

SUBJECT TO

Sec 295(5) of LGA, Sec 12A, Sec 20A, Sec 27A & Sec 28(3) of T.P.&D Act, Sec 136D of TLA.

J. Chernouski 7.3.06

FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER DATE

GOVERNMENT OF WESTERN AUSTRALIA
Department of Land Information

APPROVED REG 26A (4)

Approved. 7.03.06

INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER DATE

DEPOSITED PLAN

48874

SHEET 1 OF 5

EDITION 1 VERSION ~~1~~ 2

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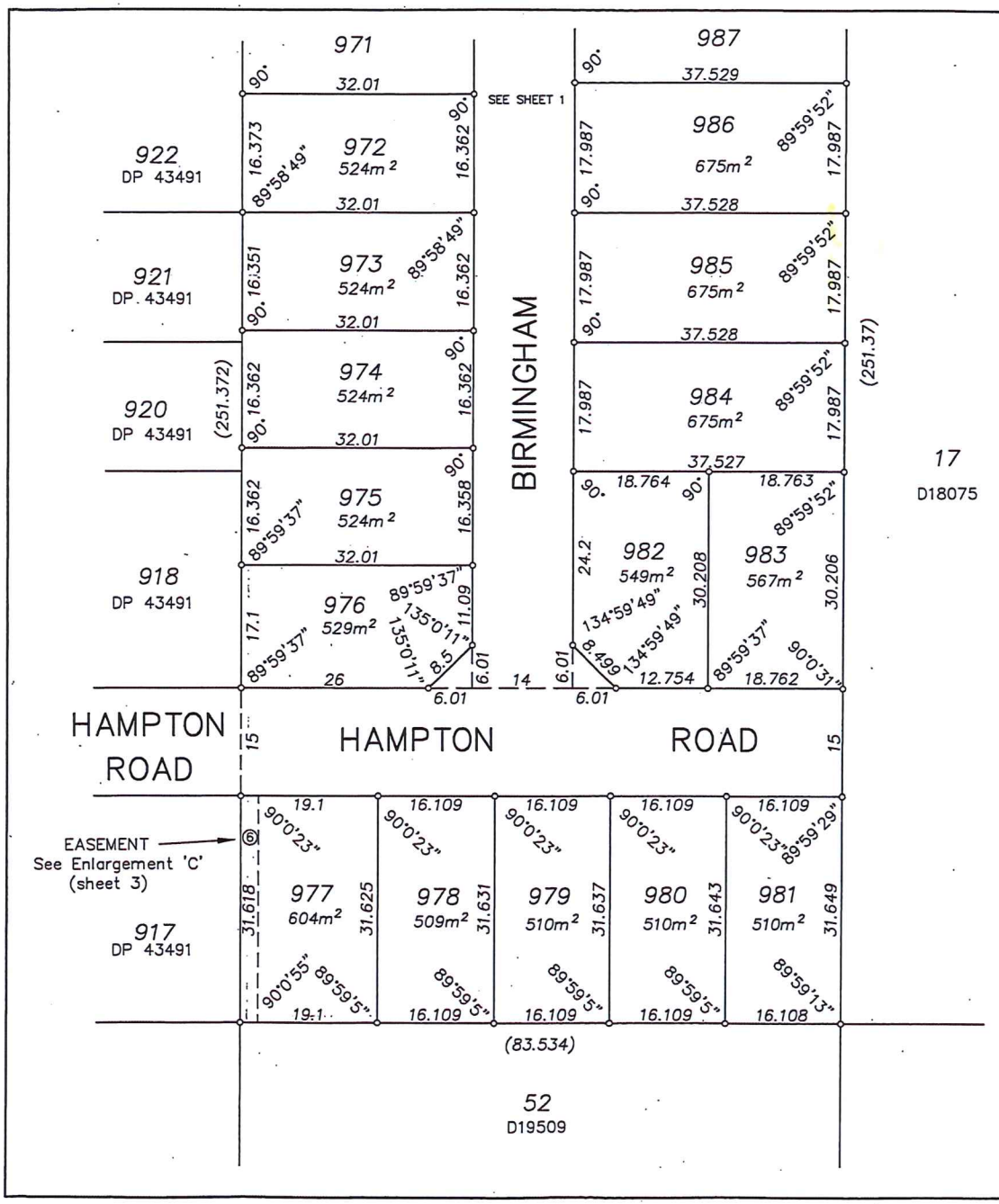

FOR HEADING SEE SHEET 1

FOR INTERESTS & NOTIFICATIONS SCHEDULE SEE SHEET 1

ORACLE SURVEYS
Licensed & Engineering Surveyors
Land Development Consultants
Project Managers
TEL 1300 SURVEY FAX 9221 3066
PO BOX 711 MT LAWLEY WA 6929

SCALE: 1: 600
ALL DISTANCE ARE IN METRES
0 10 20 30 40 50

21/10/05
Licensed Surveyor Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION

FILE 127021

FOR CHAIRMAN

DATE 3/3/2006

SHEET 2 OF 5
EDITION 1 VERSION ~~1~~ 2

Government of Western Australia
Department of Land Information

DEPOSITED PLAN
48874

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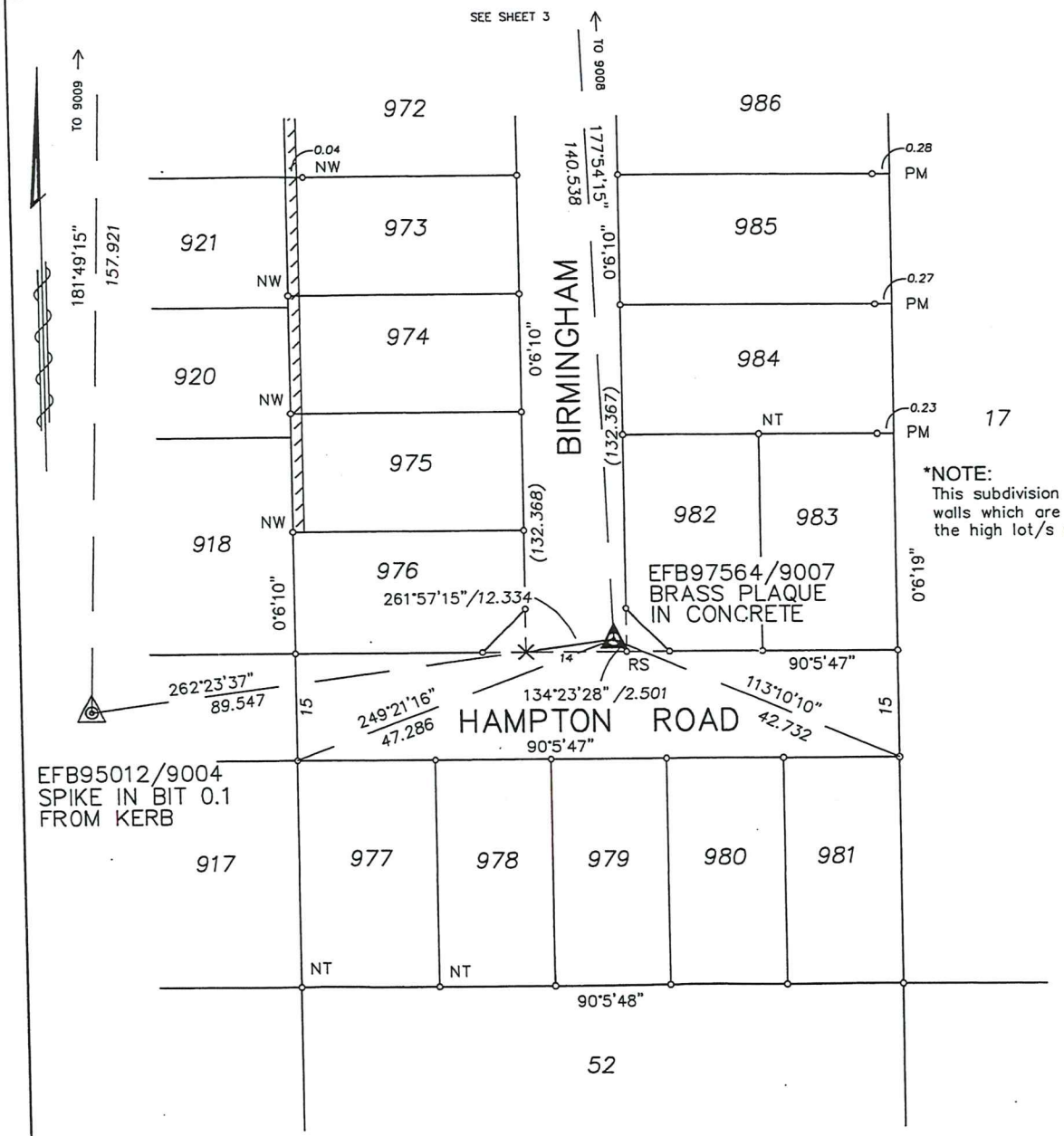
DP 48874 (05)

SURVEY INFORMATION ONLY

FINAL SURVEY SHEET
FOR HEADING SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS SCHEDULE SEE SHEET 1

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES

SURVEY SHEET AUDITED
DATE: 30.6.11
DOCKET: 04283-11



*NOTE:
This subdivision contains retaining walls which are all located within the high lot/s unless shown otherwise.

- Denotes Standard Survey Mark
- Denotes Permanent Survey Mark
- Denotes Permanent Control Mark
- Denotes Temporary Control Mark
- Denotes Peg unless otherwise shown
- Denotes Spike
- Limestone Retaining Wall (not shown to scale).

DS – Deck Spike in Bitumen
NT – Nail & Plate Top of Wall
NW – Nail & Plate in Face of Wall
PM – Pen Mark on Fence
RS – Ramset Nail

ORACLE SURVEYS
Licensed & Engineering Surveyors
Land Development Consultants
Project Managers
TEL 1300 SURVEY FAX 9221 3066
PO BOX 711 MT LAWLEY WA 6929

SCALE: 1: 600
ALL DISTANCE ARE IN METRES
0 10 20 30 40 50

SURVEYOR'S CERTIFICATE – Reg 54

I GLENN GALVIN
hereby certify that this is a correct representation of the survey and / or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor — Date 21/10/05

Government of Western Australia
Department of Land Information

DEPOSITED PLAN
48874

SHEET 5 OF 5
EDITION 1 VERSION ~~1~~ 2

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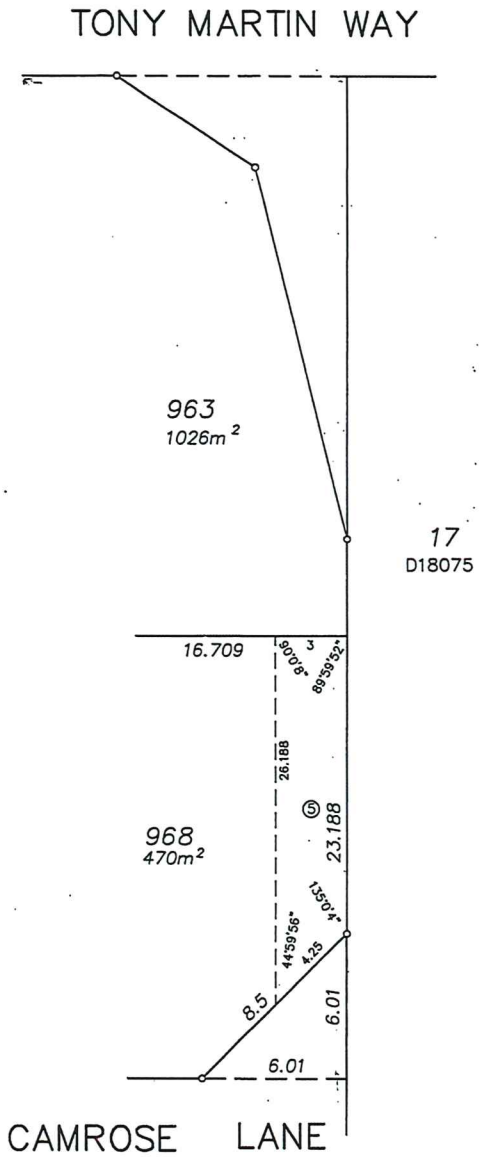
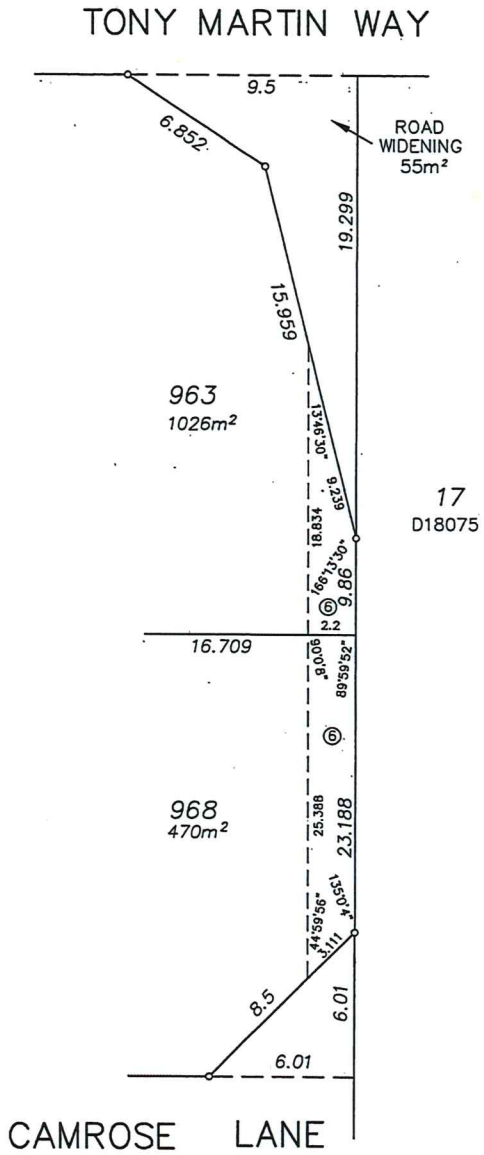
DP 48874 (03)

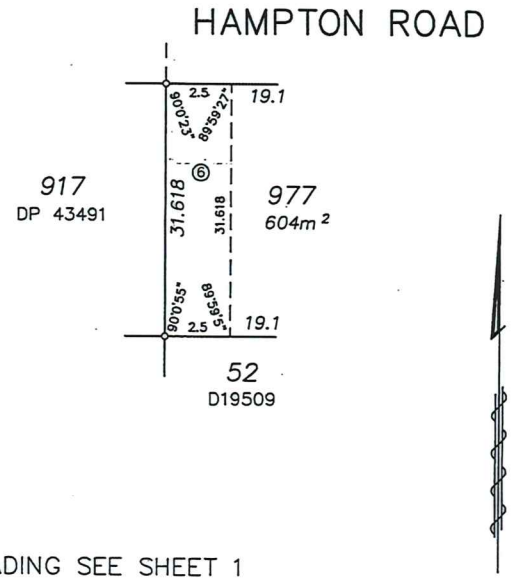
Enlargement 'A'
not to scale



Enlargement 'B'
not to scale



Enlargement 'C'
not to scale



FOR HEADING SEE SHEET 1

FOR INTERESTS & NOTIFICATIONS SCHEDULE SEE SHEET 1

ORACLE SURVEYS
Surveying and Land Development Solutions
Licensed & Engineering Surveyors
Land Development Consultants
Project Managers
TEL 1300 SURVEY FAX 9221 3066
PO BOX 711 MT LAWLEY WA 6929

SCALE: 1: 600
ALL DISTANCE ARE IN METRES
0 10 20 30 40 50

21/10/05
Licensed Surveyor Date

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 127021
Jennie Tothill
FOR CHAIRMAN
DATE 3/3/2006

GOVERNMENT OF WESTERN AUSTRALIA
Department of Land Information

DEPOSITED PLAN
48874

SHEET 3 OF 5
EDITION 1 VERSION ~~1~~ 2

LASER PRINTED BY ORACLE SURVEYS

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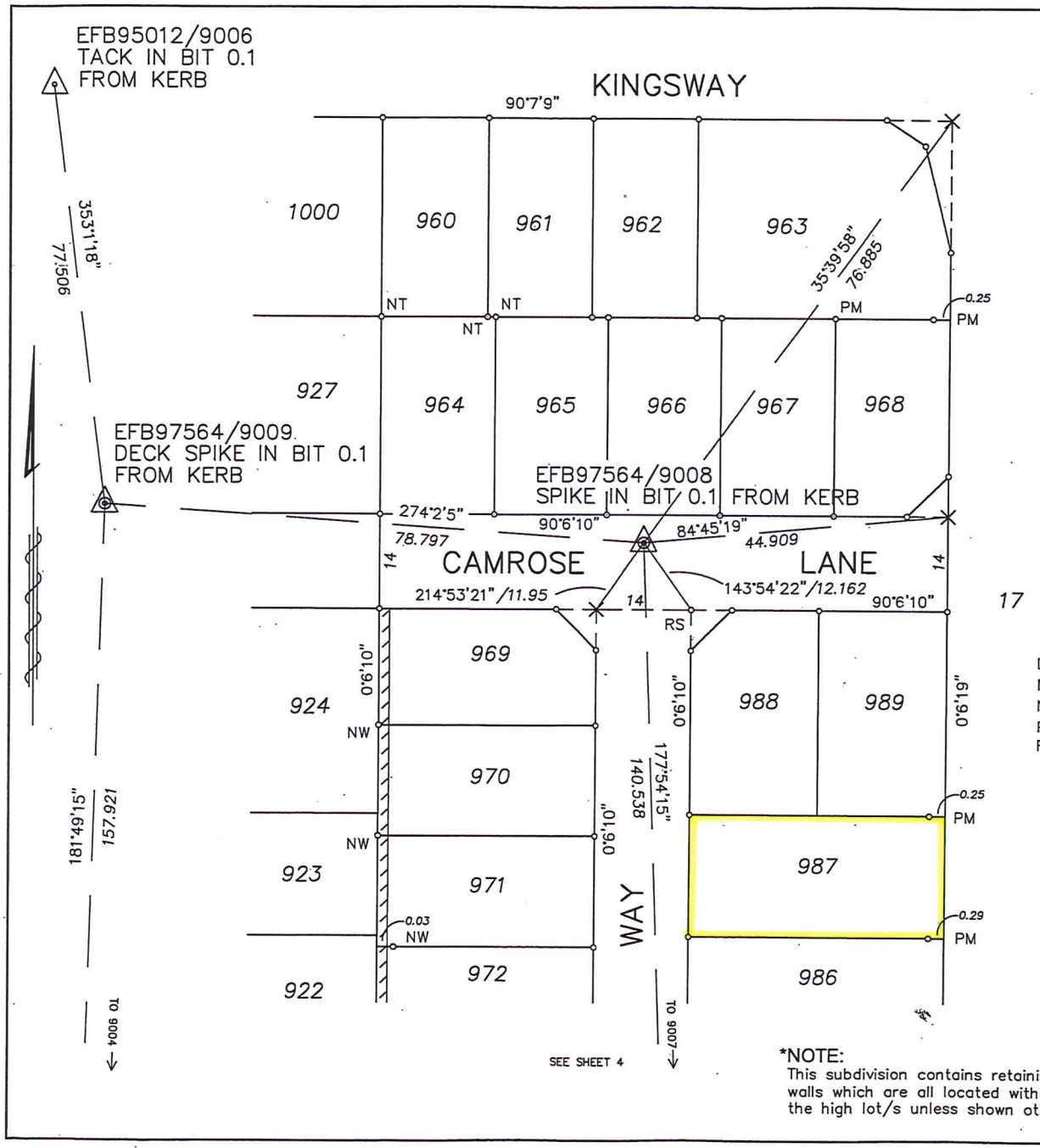
DP 48874 (04)



SURVEY INFORMATION ONLY

FINAL SURVEY SHEET
FOR HEADING SEE SHEET 1
FOR INTERESTS & NOTIFICATIONS
SCHEDULE SEE SHEET 1

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES

- Denotes Standard Survey Mark
- Denotes Permanent Survey Mark
- Denotes Permanent Control Mark
- Denotes Temporary Control Mark
- Denotes Peg unless otherwise shown
- Denotes Spike
- Limestone Retaining Wall (not shown to scale).

DS – Deck Spike in Bitumen
NT – Nail & Plate Top of Wall
NW – Nail & Plate in Face of Wall
PM – Pen Mark on Fence
RS – Ramset Nail

*NOTE:
This subdivision contains retaining walls which are all located within the high lot/s unless shown otherwise.

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PO BOX 711 MT LAWLEY WA 6929

SCALE: 1: 600
ALL DISTANCE ARE IN METRES
0 10 20 30 40 50

SURVEYOR'S CERTIFICATE – Reg 54

I GLENN GALVIN
hereby certify that this is a correct representation of the survey and / or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

21/10/05
Licensed Surveyor Date

GOVERNMENT OF WESTERN AUSTRALIA
Department of Land Information

DEPOSITED PLAN
48874

SHEET 4 OF 5
EDITION 1 VERSION ~~1~~ 2

LASER PRINTED BY ORACLE SURVEYS

Deposited Plan 48874

Lot	Certificate of Title	Lot Status	Part Lot
960	2618/101	Registered	
961	2618/102	Registered	
962	2618/103	Registered	
963	2618/104 (Cancelled)	Registered	
963	LR3138/425	Registered	
964	2618/105	Registered	
965	2618/106	Registered	
966	2618/107	Registered	
967	2618/108	Registered	
968	2618/109	Registered	
969	2618/110	Registered	
970	2618/111	Registered	
971	2618/112	Registered	
972	2618/113	Registered	
973	2618/114	Registered	
974	2618/115	Registered	
975	2618/116	Registered	
976	2618/117	Registered	
977	2618/118	Registered	
978	2618/119	Registered	
979	2618/120	Registered	
980	2618/121	Registered	
981	2618/122	Registered	
982	2618/123	Registered	
983	2618/124	Registered	
984	2618/125	Registered	
985	2618/126	Registered	
986	2618/127	Registered	
987	2618/128	Registered	
988	2618/129	Registered	
989	2618/130	Registered	
0	N/A	Registered	
0	N/A	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	

INSTRUCTIONS

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

NOTES

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

Department of Land Information
Government of Western Australia

EXAMINED

J647762 NO
07 Mar 2006 11:28:27 Midland
REG $ 80.00

NOTIFICATION

LODGED BY Cornerstone Legal

ADDRESS 1/300 Vahland Avenue
Willetton WA 6155

PHONE No. 08 9259 5811

FAX No. 08 9259 5866

REFERENCE No. TH:186

ISSUING BOX No. 999

PREPARED BY Cornerstone Legal

ADDRESS 1/300 Vahland Avenue
Willetton WA 6155

PHONE No. 08 9259 5811 FAX No. 08 9259 5866

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

(5) 6

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.
2.
3.
4.
5.
6.

Received Items
Nos.

Receiving Clerk

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

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Landgate
www.landgate.wa.gov.au

FORM
APPROVAL
B3582

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS

PURSUANT TO THE
TOWN PLANNING AND DEVELOPMENT ACT 1928 - SECTION 12A

NOTIFICATION

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lots 960-989 on Deposited Plan 48874, formerly Lot 16 on Diagram 18075 being that land contained in Certificate of Title Volume 1906 Folio 583	whole	2618	101 E 130 inc.

REGISTERED PROPRIETOR (Note 2)

Miluc Pty Ltd (ACN 084 459 987) of 35 Ash Grove, Duncraig WA 6023

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

Western Australian Planning Commission of Albert Facey House, 469 -489 Wellington Street, Perth WA 6000

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

"This lot is located within 300 metres of operating market gardens and has the potential to be affected by odours, noise, spray drift and dust that are associated with the continued operation of a market garden"

Dated this 22ND day of FEBRUARY Year 2006

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

For: Trish Lawrence
WESTERN AUSTRALIAN PLANNING COMMISSION

In the presence of:

Witness Signature:
Witness Name: Public Servant
Witness Address: Department for Planning and Infrastructure
Witness Occupation: Perth WA 6000

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

THE COMMON SEAL of)
Miluc Pty Ltd (ACN 084 459 987))
was hereunto affixed)
In the presence of:)

DIRECTOR - Michael Roland Gosatti

DIRECTOR - Lucy Gosatti

MILUC PTY LTD COMMON SEAL A.C.N. 084 459 987

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