

Realmark®



Auction Buyers Guide

14 Camelot Street, Carine

Frances Goncalves



0414 136 151



fgoncalves@realmark.com.au



08 9246 0050



northcoastal.realmark.com.au



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14 Camelot Street, Carine

Auction | Saturday 19th September @ 11:00am

Property & Suburb Information

 5

 3

 1.5

 745sqm





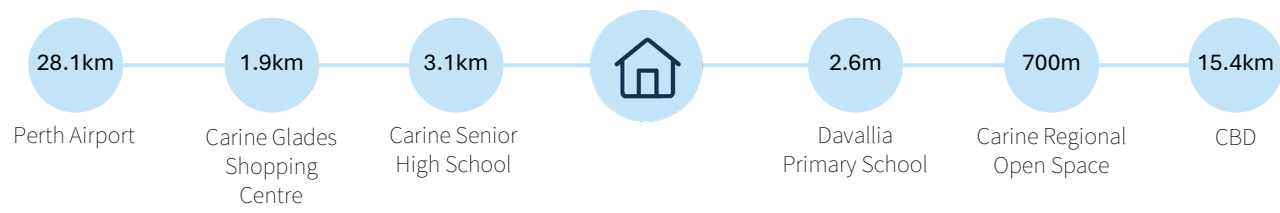
Year Built:	1986
Title:	Green Title
Council:	City of Stirling
Local School Intake Areas:	Davallia Primary School Carine Senior High School

We recommend contacting schools directly regarding zoning and admissions.

Basic Terms of Auction:

Auction Date:	Saturday 19 September @ 11:00am
Deposit Terms:	\$50,000 (at the fall of the hammer)
Settlement Terms:	45 days from Auction

14 Camelot Street
Carine



Council Rates: ~\$3,265 /yr

Water Rates: ~\$2,050/yr

14 Camelot Street, Carine

Attached:

Draft Auction Particulars & Condition of Sale

Certificate of Title

Dial Before you Dig

Floor Plan

Recent Sales

Rental Assessment

Structural Report

REIWA Auction code of conduct

Auction Process

Electrical Safety Certificate

Bidders Registration

auCTION PARTICULARS AND CONDITIONS OF SALE OF FREEHOLD PROPERTY



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AUCTION PARTICULARS AND CONDITIONS OF SALE OF FREEHOLD PROPERTY

SITUATED AT

14 Camelot Street
CARINE WA
6020

TO BE OFFERED FOR SALE BY PUBLIC AUCTION

BY
North Coastal Pty Ltd T/as Realmark North Coastal Ph 9246 0050 | ACN: 158 950 255 | ABN: 25 158 950 255 TC: 64748
9/8 Burragah Way, DUNCRAIG WA 6023

("Seller's Agent")

at 11 am / ~~noon~~ on the 19th day of September 2026

at the Property/or

under instructions from

Anne-Marie Caldwell & Mark Alexander Caldwell
14 Camelot Street
CARINE WA 6020

("Seller")

PARTICULARS

1. PROPERTY

Lot 235 on Deposited/Survey/Strata/Diagram/Plan 11284 and

being the whole/part of the land in Certificate of Title Volume 1468 Folio 826 together with

all buildings and other fixed improvements erected upon the Land ("Property") together also with the following Chattels, being fixtures & fittings and plant & equipment including

Fixed floor coverings, window treatments, light fittings, dishwasher, pool cleaning equipment

("Chattels")

2. ENCUMBRANCES

The Property is sold subject to the following Specified Encumbrances rights or interests (registered or unregistered as indicated).

3. ZONING AND PRESENT USE

The zoning of the Property is R20

and the present use is residential

4. LEASES

The Property is sold with vacant possession, unless the Leases (if any) are specified:

5. SETTLEMENT DATE

The Settlement Date will be the 45 days from contract day of 2026

6. DEPOSIT

The Deposit will be percentage of the Purchase Price or \$50,000

(whichever is completed)

7. GST WITHHOLDING

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

auction particulars and conditions of sale of freehold property



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NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the Contract.

NOTICE: From 1 July 2026 a Seller Agent or Buyer Agent must each undertake customer due diligence of both the Seller and the Buyer to comply with the *Anti Money Laundering and Counter Terrorism Financing Act 2006* (CTH) ("AML Act").

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.

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.

GENERAL CONDITIONS OF AUCTION

1. The Property is offered for sale subject to a reserve price set by the Seller ("Reserve Price") and the highest bidder accepted by the Auctioneer will be the Buyer with the Auctioneer having the right to refuse any bid, which in the Auctioneer's opinion, is not in the best interests of the Seller.
2. A bidder will be the Buyer unless prior to the commencement of the bidding a written authority to bid for and on behalf of another entity has been obtained by the bidder.
3. The amount of the advance of each bid will be regulated by the Auctioneer and no person can retract their bid or advance a lesser sum than that which may be named or accepted by the Auctioneer.
4. The Seller reserves the following rights:
 - (a) to bid personally or by the Seller's Agent or the Auctioneer up to the Reserve Price by not more than ten (10) bids;
 - (b) without disclosing any Reserve Price, to withdraw the Property from sale at any time before it has been sold whether or not the sale has commenced.
5. If any dispute arises as to any bid, the Auctioneer may immediately either determine the dispute or resume the bidding at the stipulated last undisputed bid.
6. Immediately on the fall of the hammer, the Buyer must sign the Contract and pay to the Seller's Agent, the Deposit as set out in the Particulars. The Auctioneer may re-open the bidding or may re-submit the Property to bidding if the highest bidder is unable or unwilling to pay the Deposit or to sign the Contract. The Auctioneer's decision is final.
7. The balance of the Purchase Price must be paid on the Settlement Date set out in the Particulars.
8. All moneys paid by the Buyer on account of the Purchase Price to the Seller's Agent or Representative will be held as a Deposit Holder, pending Settlement. If prior to Settlement, the Seller and the Buyer jointly authorise the Deposit Holder to account to either of them or a third party for the purposes of Settlement or delivery of possession, the Seller's Agent is entitled to retain from moneys held, the Agent's Selling Fee, and all agreed expenses pending Settlement.
9.
 - (a) The Chattels described in the Particulars are sold as inspected and the Seller warrants they own those Chattels and that they are free from any lien, charge, Encumbrance or other interest of any third party (except as stated in the Special Conditions).
 - (b) Where Chattels are included in the sale, the Purchase Price will be allocated or apportioned as set out in the Contract (if applicable).
10. The Property is sold free from all Encumbrances except as stated in the Particulars.
11. The Property is zoned as specified in the Particulars.
12. The Buyer is entitled to vacant possession of the Property upon Settlement unless existing Leases are referred to in the Particulars.
13. **STRATA/SURVEY STRATA PROPERTY ACKNOWLEDGEMENTS**

If the Property being auctioned is a Strata/Survey Strata Lot and the sale is to be in accordance with the terms of the Strata Titles Act, 1985, the Buyer will be given and will be required to acknowledge before signing the Contract, receipt of the following documents: receipt of the information incorporated in the Precontractual Disclosure Statement and any attachments to that Statement.
14. The GST Withholding provisions set out in the Particulars apply to this Contract.
15. The Buyer and Seller 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.
16. 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.
17. Words not defined in the Contract have the same meaning as those defined in the 2022 General Conditions.
18. The Buyer and Seller agree to provide their customer due diligence information to the Seller Agent and Buyer Agent when requested, in order to comply with the AML Act. The Buyer and Seller each authorise their Representative to provide their customer due diligence information to the Seller Agent and Buyer Agent.

SPECIAL CONDITIONS OF AUCTION

The property is being sold "as is where is"

The seller & buyer both accept & consent to all details relating to this contract & their contact details being shared by Realmark with its associated entities & ancillary service providers, with whom Realmark may have a beneficial business & financial relationship.

DRAFT

Realmark

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1468

826

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 235 ON PLAN 11284

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ANNE-MARIE CALDWELL
MARK ALEXANDER CALDWELL
BOTH OF 14 CAMELOT STREET, CARINE
AS JOINT TENANTS

(T K571789) REGISTERED 21/4/2008

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

1. M285009 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 27/5/2013.

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: 1468-826 (235/P11284)
PREVIOUS TITLE: 1468-788
PROPERTY STREET ADDRESS: 14 CAMELOT ST, CARINE.
LOCAL GOVERNMENT AUTHORITY: CITY OF STIRLING





Application B344191

WESTERN

AUSTRALIA



Volume 1468 Folio 788



1468 826

CERTIFICATE OF TITLE

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

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 27th May, 1977

Limbrough
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location K and being Lot 235 on Plan 11284, delineated and coloured green on the map in the Third Schedule hereto.

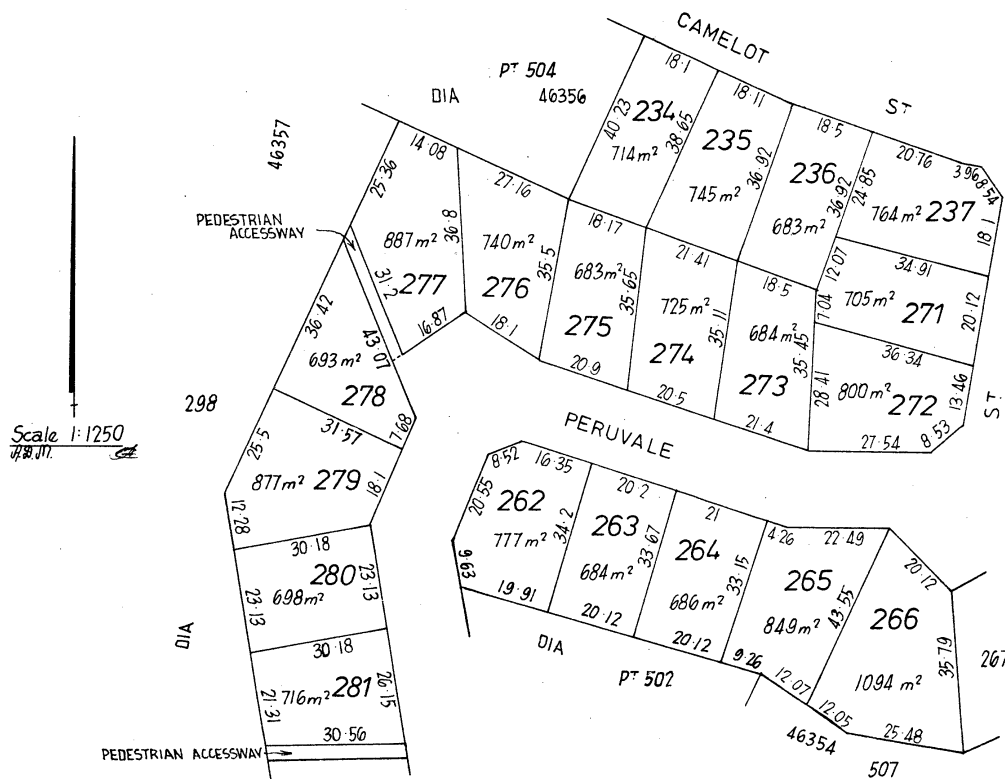
FIRST SCHEDULE (continued overleaf)

Kenmay Construction Pty. Ltd. of care of R.C. Slater & Co., 78 Mill Point Road, South Perth

SECOND SCHEDULE (continued overleaf)

NIL

Limbrough
REGISTRAR OF TITLES

THIRD SCHEDULE

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

53083/12/75-20M-S/2860

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

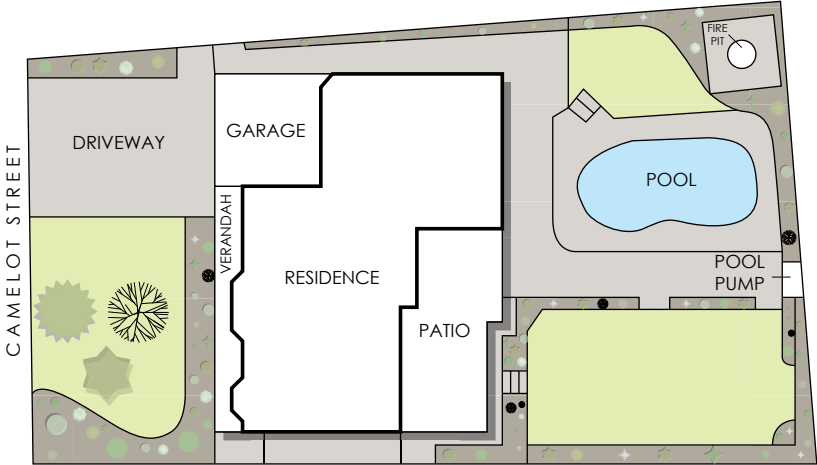
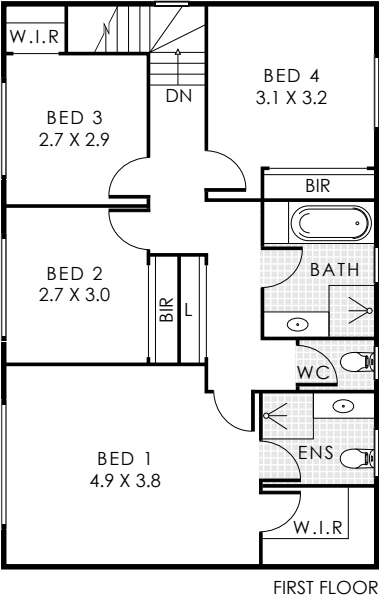
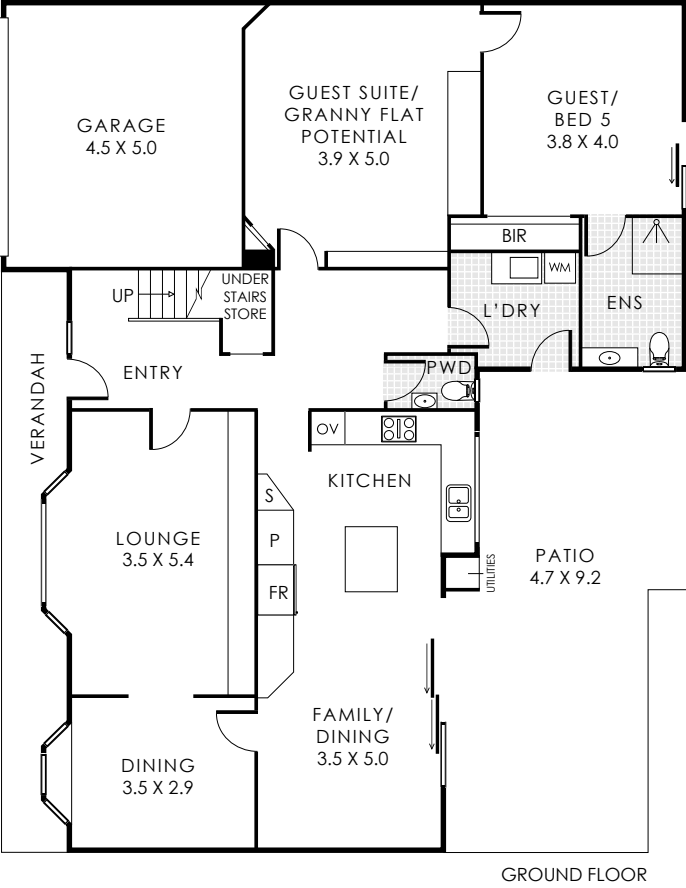
Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1468 826
VOL. FOL.

FIRST SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.				
REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
	NATURE	NUMBER				
<u>Comitia Pty. Ltd., of 155 Adelaide Terrace, Perth.</u> Anthony Paul Fuller, Carpenter and Carol Jennifer Fuller, Married Woman, both of 26 Muir Street, Inmaloo, as joint tenants. The correct address of the registered proprietors is now <u>415 North Beach Road, Carine.</u>	Transfer	C801120	27.6.84	11.33		
	Transfer	D178291	8.1.86	3.22		
	By	D285641	16.7.86	9.22		

SECOND SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.				
INSTRUMENT	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION
Mortgage	to <u>General Credits Limited.</u>	11.3.81	12.10			Discharged
Mortgage	to <u>Australia & New Zealand Savings Bank Ltd.</u>	16.7.86	9.22			

CERTIFICATE OF TITLE VOL. 1468 826



14 Camelot Street, Carine

Residence	218m ²	Verandah	19m ²	Garage	23m ²	Patio	37m ²
Total Area	297m²						

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

Recent Sales

1	34 WALDORF STREET CARINE WA 6020		4 2 1 769m ² 205m ²	Sold	\$1,900,000
			Year Built 1971 DOM 52		
			Sold Date 23-Apr-26 Distance 1.43km		
			First Listing OFFERS		
			Last Listing UNDER OFFER		
2	36 SHARON DRIVE CARINE WA 6020		4 2 1 751m ² 170m ²	Sold	\$1,700,000
			Year Built 1972 DOM 113		
			Sold Date 20-Jul-26 Distance 0.46km		
			First Listing 735000		
			Last Listing 684500		
3	17 OKELY ROAD CARINE WA 6020		4 2 3 802m ² 242m ²	Sold	\$1,900,000
			Year Built 1980 DOM 36		
			Sold Date 01-Apr-26 Distance 1.29km		
			First Listing Offers		
			Last Listing UNDER OFFER		
4	1 ODELL COURT CARINE WA 6020		4 2 2 712m ² 240m ²	Sold	\$1,905,000
			Year Built 1977 DOM 71		
			Sold Date 06-Jun-26 Distance 1.42km		
			First Listing OFFERS		
			Last Listing UNDER OFFER		
5	17 SUIZA PLACE CARINE WA 6020		4 2 2 890m ² 122m ²	Sold	\$1,835,000
			Year Built 1977 DOM 69		
			Sold Date 22-May-26 Distance 1.46km		
			First Listing New to Market! Contact for price.		
			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

Recent Sales

6	48 EDLASTON ROAD CARINE WA 6020		4 2 2 2 728m ² 185m ²	Sold \$2,000,000
7	26 ALMADINE DRIVE CARINE WA 6020		4 2 2 2 751m ² 205m ²	Sold \$1,800,000
8	2 WHITTINGTON AVENUE CARINE WA 6020		5 3 2 2 771m ² 195m ²	Sold \$2,005,000
9	10 WESSEX STREET CARINE WA 6020		4 2 2 2 653m ² 281m ²	Sold \$2,205,000

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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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

27th August 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 14 Camelot Street, Carine WA 6020.

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 **\$1350-\$1450 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,



Erin Schmidt
Investment Manager
0407 832 235



Property Inspection Report



PO Box 124, Hillarys, WA, 6923
www.inspectionagency.com.au

Email: nick@inspectionagency.com.au
Phone: 0437 956 260



14 Camelot Street, Carine, 6020

Inspection prepared for: Annie Caldwell
Date of Inspection: 11/8/2026 Time: 12:45 PM
Weather: Sunny 16C
Inspector: Nick Jacques

Details of a Pre Purchase Building Inspection

The purpose of a pre purchase building inspection: To provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the building elements and services as set out in Australian Standard AS4349.1-2007 Appendix A.

The scope of a pre purchase building inspection: The inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and therefore does not form part of this inspection report.

If the property being inspected is part of a strata or company title, the inspection is limited to the interior and the immediate exterior of the particular residence being inspected. It does not cover common property.

Acceptance criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability. An Inspection Report shall contain sufficient data to enable a similarly suitably qualified inspector, who was not involved in the inspection, to check the report and independently verify the conclusions reached by the original inspector.

Changes to the inspection agreement: It is acknowledged that above purpose, scope, acceptance criteria and the terms and conditions at the end of this report and as published on The Inspection Agency's web site make up the inspection agreement and that no changes have been made to this agreement unless agreed in writing by both parties.

Properties being inspected do not "Pass" or "Fail." - The report is based on an inspection of the visible portion of the structure. Important - Please Read Carefully. You will note in the report there is set of boxes next to each section with the following written options across the top: MAINT - PREV - MONIT - DEFR - **DEFIC**

These are the definitions of these terms which may be selected:

MAINT - MAINTENANCE: A system or component other than a primary structural member requiring maintenance would benefit from minor repair, service, attention or improvement at this time. This may include but not limited to patching, trimming, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREV - PREVENTATIVE: Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

MONIT - MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

DEFR - DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

DEFIC - DEFICIENT: A system or primary structural component marked as deficient is one that requires the attention by the purchaser, seller or agent. This would be the discovery of a deficiency on the Property, as outlined in the report. This section should be seen as an alert that further action is required.

Disclaimers

Asbestos

No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection material containing asbestos happened to be noticed then this may be noted. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roofing, eaves and fencing that contains asbestos. These products should be fully sealed. for further information about asbestos in the home refer to: <http://www.australianasbestosnetwork.org.au/asbestos-todays>

Electrical

Inspection of power points, lights, RCD's and infrastructure cabling is explicitly excluded from this inspection and report. The Electrical Safety regulations Section 19.1 states that any evaluation, testing or comment, on such items must be that of a licensed electrical contractor. If you have in any doubt about the electrical infrastructure of the home then we can arrange an independent electrical inspection for you at an additional cost.

Wood destroying insects and pests

In this report, no inspection for rodents, pests, termites or other wood destroying insects or organisms or the possibility of hidden damage or potential health hazards caused by the presence of these pests and wood destroying insects was carried out at the property and no report on the presence or absence of pests and wood destroying insects is provided. We recommend that you have your home inspected by a qualified pest inspection professional to provide a pest inspection in accordance with the latest revision of AS 4349.3

Methamphetamine or other residual drugs

No inspection for residual methamphetamine (ice) or other illicit drug residue was carried out as part of this inspection. If you have any concerns about the previous use, or residual presence of such we can offer a service of swab tests at an additional cost even after settlement has taken place.

Mould (Mildew and non wood decay fungi)

No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided. Mildew and non wood decay fungi is commonly known as mould. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. If in the course of this inspection mould is noticed then this may be noted in the comments section of the appropriate item within this report. If mould is noted or if you are worried about the possibility of mould be present you should seek the advice of a suitably qualified professional. We can recommend moisture proofing services however we have no affiliation nor offer any warranties to those third party services. Your local council, State or Commonwealth Health Departments can also provide you with assistance.

Swimming Pools

As per AS 4349.1-200, Swimming Pools/Spas are not part of this building report. We recommend a pool expert should be consulted to examine the pool barrier and the general condition of the pool, equipment and plumbing. We do offer a pool safety inspection which covers the standard for pool fencing however we do not provide a pool barrier compliance certificate. Only your local council can provide this certification. This inspection can be booked on our web site.

Septic Tanks and Treatment Plants

All septic tank sewer systems and treatment plants should be inspected by a licensed plumber as this is not reported on in this Inspection Report.

Typlex Polybutylene Water Pipes

The identification and examination of Typlex Polybutylene Pipes is excluded from all Inspections. If you have doubts about the existence of such piping in homes built Circa 2017-2022 then you should request that the seller contact the builder of the home or engage a licenced plumber to examine and report.

Summary Of Major Defects And Safety Hazards

The summary below consists of significant defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

If there are no items listed below, it indicates that there are no items which require attention.

.....

Summary

Structural Summary

MAINT	PREV	MONIT	DEFR	DEFIC

- As requested, The Inspection Agency has conducted a visual pre purchase structural inspection of the residence named on the front of this report. The inspection and this report have been undertaken in accordance with the Terms and conditions within this report which were also provided to you at the time of confirmation of the booking.

THE INCIDENCE OF MAJOR DEFECTS:

No major structural defects to primary structural elements were sighted at the time of the inspection.

THE INCIDENCE OF MINOR DEFECTS:

The incidence of minor defects (maintenance items) in this residential building as compared with similar buildings is considered within the Average.

THE OVERALL CONDITION OF THIS DWELLING:

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is within the Average.

Please Note: This is a general appraisal only and cannot be relied upon on its own. Read the report in its entirety.

Rectification Work:

- 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

Vendor Inspection

Notice to Prospective Purchaser

Materials:

- Vendor Inspection - This independent inspection report has been prepared on behalf of the owner of the home to provides information to prospective buyers in relation to the property.

The report is not a guarantee in relation to the property. It is a limited opinion of condition of the inspected home at the time of inspection. The inspection and report is undertaken for the client named on the report. No responsibility is accepted to any third party.

Rights relating to this report cannot be assigned to a third party unless expressly approved by The Inspection Agency. Such assignment will be at an additional cost to the buyer.

Inspection Details

In attendance

- Seller present.

Inspected Components

A visual inspection was carried out on the following structural and electrical components to the Australian Standards AS4349.1-2007 Appendix A:

- Foundations.
- Internal walls.
- External walls.
- Ceiling structure.
- Internal roof structure.
- Ceilings.
- Roof covering ground floor.
- External structures.
- Presence of Residual Current Devices (RCD's).
- Presence of 240v hard wired smoke alarms.
- Observations of what was visible to the inspector only at the time of the inspection.

Components not inspected

The following items were not inspected:

- Plumbing, internal and external.
- Fixed plumbing and electrical and gas appliances.
- General electrical.

Restricted Access

- Roof Void has restricted access due to pitch and/or air conditioning ducting and insulation.
- Access to some items such as doors, windows, wall and floor surfaces, appliances and cabinet interiors may be restricted by furniture or personal belongings. These items are excluded from this inspection report.

Occupancy

Occupancy:

- The home is still occupied and furnished

Property Information

This report is not a certificate of compliance for council regulations, or correct boundary placement. It does not detect, or report on illegal or unauthorised building, plumbing or electrical work. The inspector always assumes that work had been undertaken to current approvals, rules and regulations at that time.

Type

- Basic - Structural condition inspection to AS4349.1-2007 Appendix A

Reason

- Pre-listing Inspection

Property Information

MAINT PREV MONIT DEFR DEFIC

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General Comments:

- There have been changes and additions carried out to the original property. The inspection agency does not warrant against there being council approval nor compliance to individual council regulations, which may differ.

Deferred Items:

- A pool / spa was noted. This was not included as part of the inspection process. You should have the seller provide you with instructions on the use of the pool and accessories at your final inspection.

Wall type

Materials:

- The construction is a double storey double brick.

Roof type

Materials:

- The roof covering material cement tile.

Home Orientation

Observation:

- The front of the home is facing North East.

Interior Areas

Interior areas consist of all internal rooms. The inspection is a visual inspection of all exposed walls, ceilings and floors. Doors and windows will also be investigated for damage and normal operation. This inspection will report on visible damage, and moisture problems if seen. Personal items in the rooms may prevent the inspector from viewing all areas, as the inspector will not move personal items including furniture, linen or cupboard contents, carpet and rugs. Wall surfaces are hand made as well as painting and there will always be minor discrepancies that are to be expected and are acceptable.

Wall Observations

MAINT PREV MONIT DEFR DEFIC

X				
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Materials:

- Plastered walls appear to be in a generally satisfactory condition.

Observations:

- Photos are indicative only and not limited.
- Due to normal movement within the property or foundations as they settle, cracks have appeared at various locations within the home. These cracks do not appear to have affected the overall structural integrity of the property and are within acceptable tolerances. Generally patching and painting will suffice.
- There is evidence of dampness in the wall adjacent to the ground floor shower recess. This is most likely due to the tile joints (grout) becoming porous, or small cracks occurring. We recommend that the shower recess is re sealed. This does not appear to have affected the structural integrity of the masonry walls in any way. Repairs to wall surfaces can be carried out as general maintenance.



Ceiling Observations

MAINT	PREV	MONIT	DEFR	DEFIC
X				

Observations:

- Photos are indicative only and not limited.
- Some of the plaster ceiling sheets have deflected causing the joints between the ceiling sheets to become visually prominent and cracks to form in the underside of some sheets. This does not appear to have affected the structural integrity of the ceilings but may require some maintenance in the future.
- There is a stain to the ground floor bedroom ceiling which tested damp at the time of the inspection. The visual inspection from the roof top and restricted inspection from the internal roof space could not identify the cause of the moisture. Recommend monitoring during wet weather.





Doors

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☐	☐

Materials:

- The interior doors function satisfactorily.
- The exterior doors function satisfactorily.

Window Observations

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☐	☐

Materials:

- UPVC framed windows appeared to be in a generally satisfactory condition.

Wardrobe Observations

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☐	☐

Materials:

- The wardrobes were in serviceable condition.

Stair Observations

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☐	☐

Materials:

- Stairs and railings appear to be in a satisfactory condition.



Bathroom and Toilets

Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

- Cabinets appeared to be in satisfactory condition.
- Shower walls - See "Internal Areas" "Wall Observations" for further details.

Recommendations:

- As a preventative measure, we always recommend sealing tile grout and joints to prevent water infiltration into walls. Grout should be resealed every 5 years.





Kitchen

Building inspectors are not licensed plumbers or electricians and any comments made are of observation at the time of the inspection. Any testing that is done on plumbing electrical and gas items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring or plumbing of these items. We recommend that a qualified contractor be engaged to make comment on any anomaly to do with electrical plumbing and gas that is raised in this report.

Observations

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:
• Cabinets appeared to be in satisfactory condition.



Laundry

Observations

MAINT	PREV	MONIT	DEFR	DEFIC

• Cabinets appeared to be in satisfactory condition.



Garage

Garage and Shed

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The attached carport has been enclosed with stud walls and cladding and appears structurally sound.
- The vendor advised that repairs were carried out following termite damage to the original carport. Due to access restrictions the internal roof space inspection was limited to what was visible from the manhole in the laundry.



Electrical Safety

With electrical it should be noted that we are not licensed electricians and any comments made are not that of an electrician. Any testing that is done on electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring these items. Infrastructure wiring is expressly excluded from this inspection. We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or not when dealing with electrical matters.

RCD's

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- There are at least two RCD's covering the power and lighting circuits.



Smoke Alarms

MAINT	PREV	MONIT	DEFR	DEFIC

- There are hardwired smoke alarms installed in the bedroom hallway areas - Not tested.
- Ground floor hallway: There is a 10 year lithium battery smoke alarm installed - Not tested.



Expiry date 2035.



Expiry date 2034.



Expiry date 2034.

Foundations

Foundation Perimeter

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- Sections of the concrete slab that were visible to the inspector appeared satisfactory.
- Due to the fact that the concrete slab is usually covered by floor coverings, most areas of the concrete slab are not visible. Common cracking of the concrete slab is usual as part of the curing process and general settlement. Reinforced steel (REO) is within the concrete slab to maintains the integrity.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Suspended Floor

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- There is a suspended concrete slab for the second story which appears to be performing satisfactorily.

Internal Roof Space

Inspection of the roof space is limited to areas accessible to the inspector. Some areas that are visually restricted but not limited to the eaves due to the low pitch, Areas covered by Insulation and or air conditioner duct work etc. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Our inspection does not warrant or guarantee the roof against leakage.

Roof Observations

MAINT	PREV	MONIT	DEFR	DEFIC
			X	

Comments:

- Access was available through two manholes.
- Access to ground floor manhole was partially obstructed by laundry cabinets. Due to access restrictions the inspection of the ground floor internal roof space was undertaken from the manhole.
- Limited visibility and access due to insulation, pitch and ducting.

Insulation

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- Fibreglass batts insulation noted in the accessible ceiling space.

Ceiling Structure

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The timber ceiling joist structure appeared satisfactory. Inspection was limited and based on what was visually accessible inside the roof and scanning the ceilings throughout the home. The placement of insulation on the ceiling can be a restriction.

Roof

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine if a roof is watertight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

Roof Structure

MAINT	PREV	MONIT	DEFR	DEFIC

The inspection covered the unobstructed and readily accessible areas of the roof space, where the minimum area of accessibility was not less than 600 mm high by 600 mm wide (or where this clearance was not available, areas within the inspector's unobstructed line of sight and within arm's length).

- The timber roof structure appeared satisfactory.



Roof Covering

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☐	☐

Condition:

- The tiled roofing material appeared to be in satisfactory condition for age.
- The top storey roof was not walked upon for the inspection due to inaccessibility and height restrictions.
- Inspected from within the roof space.
- Inspected from ground level from various locations with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.
- Ground floor inspected at various locations around the home from a ladder.



Flashing

MAINT	PREV	MONIT	DEFR	DEFIC
☐	☐	☐	☐	☐

Condition:

- Flashing is an impervious material (usually galvanised sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.
- Appears to be in satisfactory condition.

Roof Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- Dry conditions prevented a full examination of the gutters and drainage however there were no major functional concerns noted.

Exterior Surfaces

Inspection of the exterior walls is limited to areas accessible to the inspector. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Some items that may restrict access but not limited to are vegetation and stored items etc

Eaves and Fascia

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The eaves are in satisfactory condition.
- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

Walls

MAINT	PREV	MONIT	DEFR	DEFIC

Materials:

- The brick wall covering is in a satisfactory condition.

Grounds

Driveway and Paths

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- Pathways in reasonable shape for age and wear. No major deficiencies observed.
- Driveway in reasonable shape for age and wear. No major deficiencies observed.

Lot Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC

Observations:

- The site appears to be adequately drained.

Fence

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- The perimeter fence appeared functional.
- Steel

Deck/Stairs

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- Decking was examined and appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

Patio & Pergola

MAINT	PREV	MONIT	DEFR	DEFIC

Condition:

- Porch and Alfresco appears in satisfactory and functional condition. Appears to be structurally sound.



Thank You for the opportunity to undertake this inspection for you.



Nick Jacques

Dip. Building and Construction

The Inspection Agency

Builders Reg. BC104190

Inspection Terms and conditions - 2023

SPECIAL CONDITIONS

1. The Building Consultant reserves the right to reject any request for inspection at the consultant's absolute discretion. In this event, any fees, deposit or other monies paid by the client will be refunded.
2. The Building Consultant shall not be liable for failure to perform any duty or obligation that the consultant may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, inevitable accident, inability to obtain labour or transportation, or any cause outside the reasonable control of the consultant.
3. The Inspection Agency has partnered with Austoria Pty Ltd (APL) as a sub-contractor to conduct building structural and timber pest or termite inspections when booked. APL has independent Professional Indemnity Insurance. The client acknowledges that The Inspection Agency is indemnified from any claim made as a result of the structural or timber pest inspections carried out by APL, and any dispute will be handled by APL and their representatives.

SERVICE - STRUCTURAL

As requested by the Client; the inspection carried out by the Building Consultant (the Consultant) is a "Standard Property Report" (the Report).

PURPOSE OF INSPECTION The purpose of the inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION The Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage, any Major Defect in the condition of Secondary Elements and Finishing Elements, collective (but not individual) Minor Defects, and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence inspected. Common property is not inspected.

ACCEPTANCE CRITERIA The building is to be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

The Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint, and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) and (b) are excluded from consideration in the Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in the Report.

The Client acknowledges:

1. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. The Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a special-purpose inspection report, which is adequately specified (see Exclusions below).
3. The Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covers the Readily Accessible Areas of the property. The inspection does not include areas, which are inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.1-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future
6. The Report is to be produced for the use of the Client. The Consultant is not liable for any reliance placed on the Report by any third party.
7. If during the course of the inspection the consultant utilises an RPA (remote piloted aircraft), this does not replace any physical inspection of the area. Photographic reference from an RPA is provided as a general overview of an area that may not readily accessible and cannot be considered to be a report on the condition or structural adequacy of the area in question.

EXCLUSIONS

The Client acknowledges that unless agreed in writing prior to the inspection, the Report does not cover or deal with:

- (i) any individual Minor Defect
- (ii) solving or providing costs for any rectification or repair work
- (iii) the structural design or adequacy of any element of construction
- (iv) detection of wood destroying insects such as termites and wood borers
- (v) the operation of fireplaces and chimneys
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical
- (vii) lighting or energy efficiency
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like
- (ix) any appliances such as dishwashers, ovens, stoves and ducted vacuum systems
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead-based paints
- (xi) a review of environmental or health or biological risks such as toxic mould
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone, and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

DEFINITIONS

Client means the person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

Building Consultant means a person, business or company who is qualified and experienced to undertake a prepurchase inspection in accordance with Australian Standard AS 4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections –Residential Buildings. The consultant must also meet any Government licensing requirement, where applicable.

Building and Site means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof

spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing

the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

Structure means the load bearing part of the building, comprising the Primary Elements.

Primary Elements means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, load bearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including those that provide a level of personal protection such as handrails, floor to floor access such as stairways, and the structural flooring of the building such as floorboards.

Structural Damage means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement –major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation –an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness –the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage –structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification fungal decay, wood borers, and termites.

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Secondary Elements means those parts of the building not providing load bearing capacity to the Structure, or those nonessential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Finishing Elements means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term Finishing Elements' does not include furniture or soft floor coverings such as carpet and vinyl.

Major Defect means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect means a defect other than a Major Defect.

Serious Safety Hazard means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Tests means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems.

Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster, then the inspection was based on the general knowledge and experience of the Consultant.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) &(b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of this Report.



ELECTRICAL SAFETY CERTIFICATE

Electricity (Licensing) Regulations 1991, Regulation 52B

This certificate warrants that the electrical installing work described below is safe and complies with the *Electricity (Licensing) Regulations 1991*.

This Electrical Safety Certificate is the certificate of compliance referred to in Regulation 52B of the *Electricity (Licensing) Regulations 1991*. This regulation requires that the electrical contractor/authorised¹ electrician completing electrical installing work must, with 28 days of completing the work, provide a certificate of compliance in respect to the work to the person for whom the work was carried out.

Installation Details

Owner/Occupier Name Mark Caldwell (0466519433, markycaldwell@gmail.com) Meter No. 0520035619
Builder/Client Name
Address 14 Camelot Street Carine 6020

Alteration/Addition

Date of Completion 03/08/2026

Details of work completed (indicate a number/rating where relevant)

Replace smoke alarms x 3.
Check RCD's x 5
RCDs - 5
Smoke Alarms - 3

Details of RCD Protection

All the socket outlet and lighting final subcircuits of the installation are protected by at least two RCDs? Yes

If NO, what circuits are not protected:

Details of any defects observed (alterations and additions only)

Certification by authorised¹ electrician

I certify that the electrical installing work that is subject of this certificate has been completed, checked and tested and, at the time of testing, met the requirements of the *Electricity (Licensing) Regulations 1991* and is safe.

Name	STEPHEN CARTER
Licence No.	EW144681

Details of electrical contractor

Licence No.	EC7865
Business Name	STEPHEN CARTER ELECTRICAL
Business Address	26 TANNING WAY WOODVALE WA 6026
Phone No.	+61424622268, 08 9309 3885
Facsimile No.	(08) 9309 3885
Email Address	scelectrical@bigpond.com

Date	03/08/2026
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¹ Authorised pursuant to Regulation 52B(5) of the *Electricity (Licensing) Regulations 1991*

Auction Code of Conduct

1. OBJECT OF CODE

1.1 The objects of this Code are to:

- (a)** Regulate and standardise the procedures of members of REIWA when conducting auctions.
- (b)** Provide consumer protection for both sellers and buyers in the auction process.

1.2 The objects of this Code set out in clause 1.1 above shall be achieved by:

- (a)** Real Estate Agents, Real Estate Sales Representatives and Auctioneers adhering to the terms of this Code of Conduct.
- (b)** REIWA enforcing this Code of Conduct with respect to the actions of its members.
- (c)** REIWA providing education to its members regarding this Code of Conduct and, in particular, compliance with its terms.
- (d)** REIWA promoting to the public the existence of this Code of Conduct, its terms and the method by which consumers may lodge complaints with REIWA regarding any breaches of the Code by members of REIWA.
- (e)** REIWA reviewing on a regular basis the efficacy of this Code of Conduct in providing consumer protection in the auction process and, where necessary, amending the terms of the Code to enhance the effectiveness by which the Code meets its stipulated objects.

2. INTERPRETATION

In this Code:

- "agent"** means a person representing another and/or acting on that other person's behalf.
- "auction"** means the selling of any property of any kind or description whatsoever by any mode whereby the highest, lowest, or any bidder is the purchaser, or whereby the first who claims the property submitted for sale at a certain price named by the person acting as Auctioneer is the purchaser, or whereby there is a competition for the purchase of any property in any way commonly known and understood to be by way of auction.
- "Auctioneer"** means any person who:
- (a)** sells or attempts to sell or offers for sale or resale any property, whether the property of the Auctioneer or of any other person, by way of auction; and
 - (b)** is licensed as an Auctioneer pursuant to section 6 of the Auction Sales Act, 1973.



“Person”	includes a public body, company or association or body of persons, corporate or unincorporate.
“the public”	means the general community considered as a whole including, but not limited to, buyers and sellers of property at auctions.
“Real Estate Agent”	means a person licensed as a Real Estate Agent pursuant to the terms of the Real Estate and Business Agents Act, 1978 and who has been appointed by a seller to sell a particular property at auction.
“Real Estate Sales Representative”	means a person registered as a Real Estate Sales Representative pursuant to the terms of the Real Estate and Business Agents Act, 1978.
“Seller”	is the person who is selling a property the subject of an auction.

3. GENERAL CONDUCT OF REAL ESTATE AGENTS, REAL ESTATE SALES REPRESENTATIVES AND AUCTIONEERS

- 3.** In addition to the obligations placed upon Real Estate Agents, Real Estate Sales Representatives and Auctioneers pursuant to the provisions of the REIWA Members’ Codes of Practice, as set out in clause 7 below:

Real Estate Agents, Real Estate Sales Representatives and Auctioneers acting in relation to auctions must at all times act with honesty and fairness when dealing with members of the public.

Real Estate Agents, Real Estate Sales Representatives and Auctioneers acting in relation to auctions must at no time:

- (a)** act in an unconscionable manner;
- (b)** unduly harass or coerce any member of the Public; or
- (c)** apply sales pressure to any member of the Public that, in all the circumstances, is unfair.

4. BEFORE THE AUCTION

- 4.1** Real Estate Agents shall not advertise a property as being for sale by auction unless there is intended to be a genuine auction and unless a legally valid written authority to auction form has been duly executed by or on behalf of the Seller.
- 4.2** Prior to any auction the Real Estate Agent appointed by a Seller to sell the particular property by auction shall make available for inspection to any person who so requests the terms and conditions under which the sale of the property by auction will be undertaken.
- 4.3** If applicable, the Real Estate Agent shall specify in the terms and conditions of sale referred to in clause 4.2 above that the Seller reserves the right to bid for the property either personally or through an agent and shall identify the number of those reserved bids.



- 4.4** The Real Estate Agent shall make this Code of Conduct available for inspection prior to the auction by providing copies of this Code to any person to whom the Real Estate Agent gives a copy of the terms and conditions of the auction.
- 4.5** If the seller so instructs, the Real Estate Agent must inform the Public in all advertising devised by the Real Estate Agent with respect to the property that offers for the property may be considered prior to the Auction.

5. AT THE AUCTION

- 5.1** The terms and conditions of any auction sale shall be on display and available for inspection together with this Code at the auction. Any portion of the terms and conditions relating to the description of the property shall be read aloud by the Auctioneer appointed to conduct the auction of the property at the commencement of that auction.
- 5.2** Before commencement of the bidding for a property, the Auctioneer shall announce whether the Seller is selling with a reserve price. It shall not be necessary for that reserve price to be disclosed to bidders.
- 5.3** If the Seller has reserved the right to bid for the property either personally or through an agent:
- (a)** the Auctioneer shall announce prior to the commencement of the bidding that the Seller has so reserved the right to bid and shall at that time specify whether the Auctioneer, the seller or some other person on behalf of the seller will be making those bids;
 - (b)** where the Auctioneer has been appointed to bid on behalf of the Seller all bids made on behalf of the Seller shall be so made by the Auctioneer and notice of that fact shall be given prior to the commencement of the bidding for the property;
 - (c)** where the Seller or some person other than the Auctioneer shall be bidding on behalf of the Seller the Auctioneer shall identify that person prior to the commencement of the bidding for the property;
 - (d)** the Auctioneer shall announce prior to the commencement of bidding for the property the maximum number of bids which will or may be made during the auction by the Seller or by any person on behalf of the Seller;
 - (e)** the Auctioneer shall announce, contemporaneously with any bid being made by or on behalf of a seller the fact that the bid has been so made by or on behalf of the seller;
 - (f)** neither the Real Estate Agent nor any salesperson engaged by the Real Estate Agent shall make or assist any other person to make any bid on behalf of the Seller in contravention of any announcement by the Auctioneer under clause 5.3.
- 5.4** If a property is to be sold at an auction without reserve no bid shall be made by or on behalf of the Seller and no Real Estate Agent or Auctioneer may in any way encourage or be a party to such a bid at the auction provided that this clause shall not apply to any auction where a Court has ordered to the effect that the particular auction shall take place without reserve.
- 5.5** The Auctioneer shall ensure that the amount of any bid is clearly stated.



- 5.6** The Auctioneer shall resolve any disputed bid in accordance with the terms and conditions of sale governing the auction.
- 5.7** When any person asks the Auctioneer whether the current bid was a bid made by or on behalf of the Seller, the Auctioneer **MUST** respond by advising whether or not the bid was made by or on behalf of the Seller.
- 5.8** Under no circumstances may a bid made on behalf of the Seller by an Auctioneer or a Real Estate Agent be at or in excess of any Seller's reserve price.
- 5.9** The Auctioneer shall always clearly announce when the property is about to be sold under the hammer.

6. DUMMY BIDDING

- 6.1** Dummy bidding is fictitious or false bidding at an auction by non-genuine bidders in the audience with no real intention to buy the property and any Auctioneer or Real Estate Agent who encourages or is a party to such bidding is in breach of this Code PROVIDED that nothing in this clause prevents an Auctioneer or agent from encouraging or being a party to bidding by or on behalf of a Seller as provided for in this code.

7. CONSUMER/INDUSTRY AWARENESS AND REVIEW OF THE TERMS OF THIS CODE

- 7.1** REIWA shall promote the terms of this Code of Conduct to consumers and its members, and REIWA shall collect data with respect to the Code in accordance with procedures set out in its Part IV of the Trade Practices Act and Auction Code of Conduct Compliance Programme Manual.
- 7.2** REIWA shall review the terms of this Code of Conduct and the efficacy of its terms in providing consumer protection in accordance with the procedures set out in its Part IV of the Trade Practices Act and Auction Code of Conduct Compliance Programme.
- 7.3** Consumers and members of REIWA may access the Part IV of the Trade Practices Act and Auction Code of Conduct Compliance Programme by making written contact with the Personal Assistant to the Chief Executive Officer of REIWA or by visiting the REIWA internet site at www.reiwa.com.au.

8. THE REIWA MEMBERS' CODES OF PRACTICE

The following provisions are reproduced from clause 10 of the REIWA Members' Codes of Practice:

- 8.1** In any agency relationship, a member must act in the best interests of his or her principal except where it would be unreasonable or improper to do so.
- 8.2** In any agency relationship, a member must act in accordance with the instructions of his or her principal, except where it would be unreasonable to do so.
- 8.3** A member must act fairly and honestly.
- 8.4** A member must not knowingly engage in any misleading or deceptive conduct.
- 8.5** A member must not engage in any harsh or unconscionable conduct.
- 8.6** A member must act so as to exercise due skill, care and diligence.



9. BREACHES OF THIS CODE

9.1 Consumers and members of the real estate industry may lodge complaints with REIWA if they believe that a member of REIWA has breached any term of this Code of Conduct or the REIWA Member's Codes of Practice. Upon receipt of such a complaint REIWA will deal with that complaint in accordance with the terms of Article 41 of REIWA's Articles.

9.2 Extracts from Article 41 of REIWA's Articles are set out below:

"EXPULSION AND SUSPENSION OF MEMBERSHIP AND DISCIPLINING OF MEMBERS

41. 41.1 A member may be expelled or suspended from the Institute should the Council or Executive Committee determine that:

- (a)** ...
- (b)** ...
- (c)** ...
- (d)** the member has breached one or more of the rules, articles, codes, regulations or by-laws of the Institute.

41.2 Should:

- (a)** the Institute receive a complaint from a member of the Institute, the Chief Executive Officer of the Institute, an agent who is not a member of the Institute or a member of the public that any of the events referred to in Article 41.1 has or may have occurred; or
- (b)** the Council or the Executive Committee of their own complaint consider that any of the events referred to in Article 41.1 has or may have occurred
- (c)** the Council or the Executive Committee must refer the matter to a Professional Standards Tribunal for hearing.

41.3 41.3.1 Professional Standards Tribunals shall be established from time to time by the Council or the Executive Committee and shall be made up of persons stipulated and selected by the Council:



41.3.2 Upon the hearing of a matter referred to a Professional Standards Tribunal pursuant to Article 41.2 the Tribunal shall have the power to:

- (a) impose the penalties prescribed in any articles, rules, codes, regulations or by-laws of the Institute in respect to any breaches thereof;
- (b) impose monetary penalties of not more than \$10,000 for any breach of any articles, rules, codes, regulations or by-laws of the Institute;
- (c) impose a reprimand;
- (d) dismiss the matter without penalty and without recommendation of further action;
- (e) recommend that the member be expelled or suspended from membership of the Institute; and/or
- (f) order the restitution of any monies held or received by the member the subject of the hearing to the persons determined to be entitled to those monies.

4.1.3.3 ...

41.4 41.4.1 Should a Professional Standards Tribunal recommend in accordance with Articles 41.3.2 that a member be expelled or suspended from membership of the Institute the matter shall be referred back to the Council or the Executive Committee for determination.

41.4.2 ...

41.4.3 ...

41.5 ...

41.6 Any member who is expelled or suspended from membership of the Institute by the Council or the Executive Committee pursuant to Article 41 or who is penalised by a Professional Standards Tribunal pursuant to Articles 41.3.2(1), (b), (c) or (f) shall have a right of appeal against that expulsion, suspension or penalty in accordance with the provisions of Article 45 PROVIDED THAT if a member has been expelled or suspended the member shall remain under suspension until the determination of the appeal.

41.7 Expulsion of a member pursuant to Article 41 shall be deemed to not take effect until:

- (a) the date upon which any time given to appeal against the decision to expel expires pursuant to Article 45; or
- (b) the date that notice of the determination of any such appeal is given to the member whichever is the later."

Buyer guide – Auction.

An auction is a transparent public sales process that allows people to make offers (known as bids) for a property. Auction proceedings are governed by law and the REIWA Auction Code of Practice.

Auctions are straightforward means to allow buyers to offer a bid at a price where they see value in a property.

There is a set time and date of sale and all terms and conditions are outlined in advance. The auction contract is a cash unconditional contract where both buyers and sellers are bound to the transaction terms and conditions.



How do I prepare myself for the auction?

If required, organize finance from an authorized lending institution or preferred bank prior to auction day.

The settlement date will be disclosed by the Agent and is traditionally between 30-60 days. A buyers deposit is payable on the “fall of the hammer” and execution of the sale contract.

You may want to seek independent advice on the potential value of a property and even appoint a person to bid on your behalf. This gives you a feel as to how the process works and the type of bidding that can occur. It may also make you more comfortable when it comes to bidding.

Do I need to pre-register?

At our Realmark auctions, there is no formal need to pre-register before bidding at an auction. However if you are considering bidding on the day of the auction, please convey your interest to the agent in order to be kept informed.

We recommend as part of your due diligence that you have a copy of the Auction Particulars and Conditions of sale, the Joint form of General Conditions of Sale 2011 and the REIWA Auction Code of Conduct. It is also recommended you advise the agent of any special conditions or any variations you may require (in writing) prior to bidding.

How does the process work?

At an auction the Auctioneer will usually:

- Describe the auction contract and the terms of auction (copies will be available on day of auction);
- Summaries the benefits of the property;
- Call for an opening bid;
- Sell the property to the highest bidder, once the reserve price is met.

Feel welcome to ask the Auctioneer or the Agent any questions about the proceedings prior to the auction commencing.

The bidding process

You need to bid in order to buy. It is only by bidding that you can indicate your interest in the property.

The Auctioneer may start with an opening bid. To bid, simply attract the attention of the Auctioneer by raising your hand, paddle or calling out a figure, or nodding your head when you make eye contact with the Auctioneer. The Auctioneer is there to encourage and assist you in bidding, and usually nominates the incremental amount to be advanced.

Some buyers prefer to bid quickly to indicate their intent. Others will hold back and only come in later in the proceedings – there is no right or wrong approach.

If you are going to wait, then don't wait until the Auctioneer's "third and final call" as you may risk missing out by doing this.

What is a reserve price and how do I know the property is about to sell?

A reserve is a nominated price under which the seller will not sell the property. The seller sets the reserve price with the Auctioneer and it is generally established using price feedback throughout the campaign together with the most recent comparable sales. The reserve is not disclosed to the bidders. When bidding reaches the reserve, the property is then to be sold. The auctioneer may indicate this using phrases such as 'it's on the market' or 'we are selling now' or similar. The Auctioneer will announce "first call, second call, third and FINAL call...SOLD!"

What is seller bidding?

The Auctioneer has the discretionary right to place bids on behalf of the seller. This may occur if you and other bidders choose not to commence bidding. If required, seller bidding will only take place under a figure that the seller is willing to accept. Seller bids provide buyers an indication of the seller's price expectation and should simply be seen as a "counter offer" on price. The Auctioneer is the only person allowed to bid on behalf of the seller and all seller bids will be declared and clearly announced as such.

However all Realmark sellers have given a written undertaking that they will not bid or have another party bid on their behalf at the auction. So you can participate with total confidence!

Bidding on behalf of another person and remote bidding

If you are acting as a buyer's representative and/or nominee, you will be required to produce a signed agency form (along with valid identification) notifying you as the buyer's nominee. Your Realmark agent will gladly provide the relevant REIWA form. If you don't have this document it is assumed you are buying the property in your own right. The agent can also pre-arrange for a telephone bidding form should you not be able to be at the auction on-site and choose to bid by telephone. To always protect yourself, it is wise to have the relevant Realmark forms signed off in advance and in turn, the Agent will advise the seller and Auctioneer.

“Unless sold prior” versus “Will not be sold prior” – What does this mean?

In some instances, due to the nature of the property or circumstances of the Seller, Public Trust or Solicitor instructions, the property will be advertised: “Will not be sold prior to Auction” day. This means it will track through to Auction Day. Nobody can submit a Pre-Auction offer.

In other circumstances, a property can be sold prior to auction day.

This means a buyer can offer a pre-auction offer. The Agent will seek to contact other interested parties. So, interested buyers should make sure they have registered their interest and provided contact details. The seller reserves the right to sell prior or proceed to Auction Day. There is no negotiations prior to auction. A pre-auction offer should be cash unconditional on auction terms.

What happens if the property doesn’t sell at auction?

If the highest bid offered to the seller at auction is not accepted then the property will be “set aside” and the auction concluded. Traditionally, the Auctioneer (and Agent) will “treat” with the highest bidder who will be given the chance to negotiate for the property just after the auction. This provides the highest bidder a further opportunity to buy before the property ahead of other interested buyers, including those that were not able to bid at the auction event.

It is generally accepted that bidding confidently gives a person the best chance of winning the auction. Go to the auction with a price in mind but allow a certain ‘flexibility’ should it be required at the business end of proceedings as the auction bids provide an indication of market value.

What contract do I sign?

You will be signing an Auction Particulars and Conditions of Sale Contract along with a copy of the Joint Form of General Conditions of Sale 2011. You should always examine the contract prior to attending the auction. In addition, there will be copies on display prior to the commencement of the auction. All terms and conditions will be outlined, such as warranties (if any), deposit, chattels, and settlement date.

Realmark Auctioneers are available to talk to you if you require any further clarification. Otherwise, if you have any questions, please contact the Realmark appointed Agent.

Yes it’s that simple. 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.

BIDDING REGISTRATION FORM



NOTICE: From 1 July 2026 a Seller Agent or Buyer Agent must each undertake customer due diligence of both the Seller and the Buyer to comply with the Anti Money Laundering and Counter Terrorism Financing Act 2006 (CTH) ("AML Act")

BIDDER'S SURNAME

GIVEN NAMES

ENTITY COMPANY
OR TRUST DETAILS

ABN

BIDDER'S ADDRESS

TELEPHONE

MOBILE

EMAIL

DRIVERS LICENSE NO.

PADDLE NO.

ADDRESS OF PROPERTY 14 Camelot Street, Carine

DATE OF AUCTION Saturday 19th September 2026 @ 11:00am

I have read and I understand and I agree to be bound by the conditions of sale and terms of this auction (or the conditions of my/our variations if accepted by the seller's in advance, in writing) and I will compete the purchase of this property if I am the successful bidder pursuant to the terms and conditions of sale and auction terms. I am over 18 and an Australian Citizen and/or Permanent Resident and I am entitled to bid. If I am a Foreign National and require Foreign Investment Review Board approval to purchase the property then I warrant that I have such approval prior to the auction.

Initial. _____

VARIATION OF TERMS & CONDITIONS (DEPOSIT OR SETTLEMENT ONLY – TO BE REQUESTED & APPROVED PRIOR TO AUCTION)

Any approved variations to the terms and conditions of the auction will be announced at auction.
All bidders can bid under these variations.

REQUEST:

BIDDER INITIAL

APPROVED BY SELLER INITIAL

PRIVACY STATEMENT

The Agent/Auctioneer uses this information collected from you to perform its obligations as Agent/Auctioneer. Information will not be disclosed to any other party unless required by law and unless otherwise allowed under the Privacy Act 1988 and in relation to the sale and purchase of property.

BIDDING FOR A THIRD PARTY

Please advise the Auctioneer prior to bidding if bidding for a third party that the contract must be executed by you as purchaser. Evidence of the authority and/or agent will be required otherwise you are bound as the purchaser.

OFFICE USE ONLY

AGENT REALMARK NORTH COASTAL

AUCTIONEER Michael Harries SALES ASSOCIATE Frances Goncalves

SIGNED

DATE

SIGNED

DATE

Realmark North Coastal
Shop 9, 8 Burragah Way, Duncraig WA 6023
08 9246 0050 | fgoncalves@realmark.com.au