

Realmark



Buyers Guide

10/6 Argyll place, Duncraig

Frances Goncalves

Ian Masterson

 0423 470 600

 0402 311 370

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 imasterson@realmark.com.au

   Follow us.

10/6 Argyll Place, Duncraig

Set Date Sale | Offers Close Tuesday 10th November @ 6pm

Property & Suburb Information

 2

 2

 1

Year Built:	2018
Title:	Strata Plan
Council:	City of Joondalup
Local School Intake Areas:	Davallia Primary School
We recommend contacting schools directly regarding zoning and admissions.	Carine Senior High School
Attached:	Set Date Sale Buyers Guide
	Local Sales
	Rental Assessment
	Certificate of Title

10/6 Argyll Place,
Duncraig



Council Rates: \$2,015 /yr **Water Rates:** \$1,520 /yr
Strata Admin: \$268.21 /month

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.

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.

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!

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).

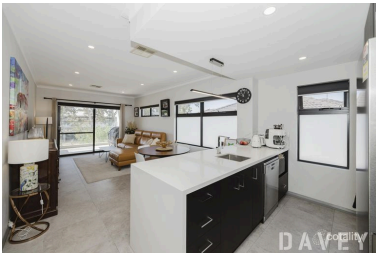
Do I have to wait until the Set Date to place my offer?

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.

Recent Sales

1	6/17 METHUEN WAY DUNCRAIG WA 6023		 2  2  2  122m ²  79m ²	Sold	\$865,000
			Year Built 2019	DOM 67	
			Sold Date 03-Mar-26	Distance 0.22km	
			First Listing From \$750,000		
			Last Listing UNDER OFFER		
2	5/6 ARGYLL PLACE DUNCRAIG WA 6023		 2  2  1  96m ²  62m ²	Sold	\$780,000
			Year Built 2018	DOM 28	
			Sold Date 10-Feb-26	Distance 0km	
			First Listing SET DATE SALE		
			Last Listing Set Date Sale. From Mid \$700s		
3	4/17 METHUEN WAY DUNCRAIG WA 6023		 2  2  2  113m ²  71m ²	Sold	\$870,000
			Year Built 2019	DOM 55	
			Sold Date 03-Mar-26	Distance 0.22km	
			First Listing END DATE SALE: FROM \$775K		
			Last Listing UNDER OFFER		
4	7/4 FARNE CLOSE WARWICK WA 6024		 2  1  1  96m ²  72m ²	Sold	\$751,000
			Year Built 2020	DOM 24	
			Sold Date 24-Mar-26	Distance 0.26km	
			First Listing Offers From \$695,000		
			Last Listing Offers From \$695,000		
5	8/34 MARRI ROAD DUNCRAIG WA 6023		 2  2  1  121m ²  70m ²	Sold	\$880,000
			Year Built 2017	DOM 78	
			Sold Date 09-Feb-26	Distance 2.82km	
			First Listing \$850,000		
			Last Listing \$850,000		

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

Recent Sales

6

4/3 BARNSBURY ROAD WARWICK WA 6024



2

1

1

94m²

Year Built

2019

Sold Date

12-May-26

First Listing

End Date Process

Last Listing

\$740,000

63m²

DOM

12

Distance

0.92km

Sold

\$740,000

7

3/31 GREEN ROAD HILLARYS WA 6025



2

2

2

106m²

Year Built

2018

Sold Date

03-Apr-26

First Listing

Offers

Last Listing

UNDER OFFER

64m²

DOM

50

Distance

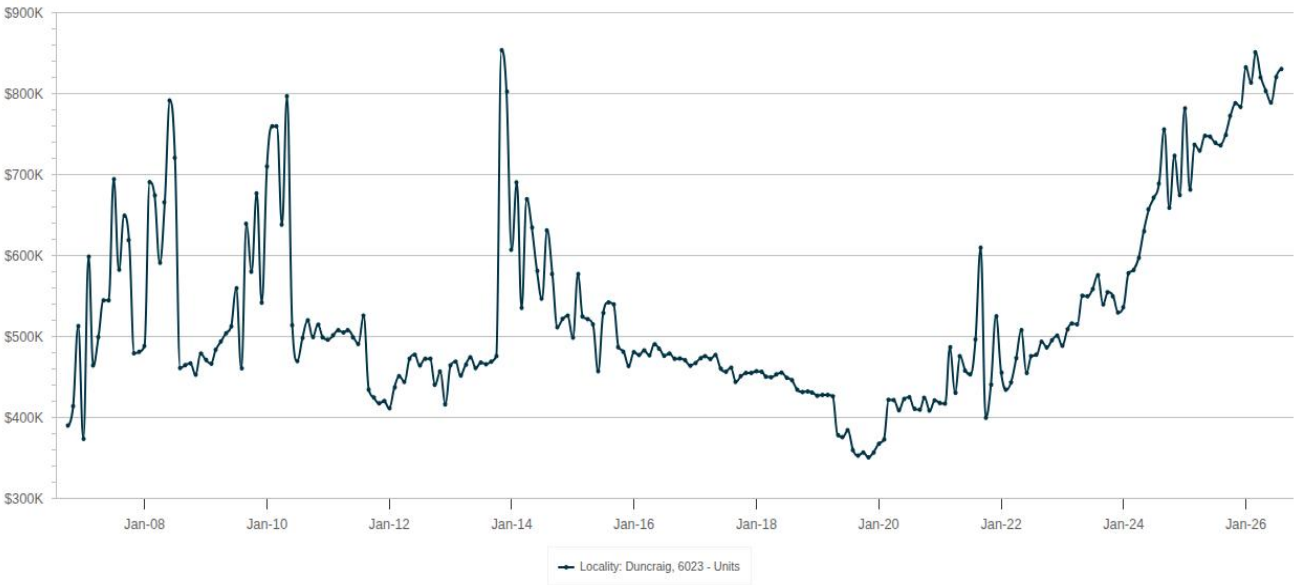
6.46km

Sold

\$750,000

Long Term Market Trends

Median Value - 20 Years



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	10	\$829,551	12.8% ▲	-	23	\$720
2025	11	\$735,434	6.9% ▲	13	11	\$680
2024	16	\$688,211	19.7% ▲	-	17	\$620
2023	11	\$575,039	20.7% ▲	16	18	\$545
2022	6	\$476,609	-3.8% ▼	-	10	\$500
2021	20	\$495,543	20.9% ▲	-	25	\$450
2020	22	\$409,840	14.2% ▲	70	23	\$400
2019	14	\$358,996	-19.4% ▼	-	16	\$375
2018	10	\$445,454	-3.3% ▼	-	13	\$395
2017	2	\$460,810	-3.7% ▼	-	14	-
2016	5	\$478,323	-11.7% ▼	-	9	-
2015	3	\$541,502	-14.1% ▼	-	4	-
2014	1	\$630,407	35.5% ▲	-	3	-
2013	-	\$465,108	-1.4% ▼	-	2	-
2012	-	\$471,889	-10.1% ▼	-	5	-
2011	-	\$524,841	5.5% ▲	-	1	-
2010	-	\$497,572	8.1% ▲	-	3	-
2009	1	\$460,177	-0.0%	-	3	-
2008	3	\$460,362	-20.9% ▼	-	7	-
2007	2	\$581,636	89.7% ▲	-	5	-

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26th Oct 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 10/6 Argyll Place Duncraig WA 6023

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 your property would achieve a rental range of approximately
\$750 - \$795 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 Lavery
Investment Manager
0407 832 235



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2947 818

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

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.

BC Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 10 ON STRATA PLAN 78229
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

STATE OF WESTERN AUSTRALIA

(MF Q952064) REGISTERED 24/7/2026

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. N641516 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 7/6/2017.

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.

-----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: SP78229
PREVIOUS TITLE: 2922-362
PROPERTY STREET ADDRESS: UNIT 10 6 ARGYLL PL, DUNCRAIG.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP
RESPONSIBLE AGENCY: DIRECTOR OF PUBLIC PROSECUTIONS FOR WESTERN AUSTRALIA

NOTE 1: Q952064 DIRECTOR OF PUBLIC PROSECUTIONS HAS CONTROL AND MANAGEMENT OF THE
LAND - SECTION 89 CRIMINAL PROPERTY CONFISCATION ACT 2000.

VER.	AMENDMENT	AUTHORISED BY	DATE	HELD BY LANDGATE IN DIGITAL FORMAT ONLY																												
SURVEY-STRATA PLAN 78229 SHEET 1 OF 3 SHEETS				LOCATION PLAN																												
PLAN OF LOT 111 ON PLAN 11184 CERTIFICATE OF TITLE VOL. 2922 FOL. 362 LOCAL GOVERNMENT CITY OF JOONDALUP FIELD RECORD 143610																																
NAME OF SCHEME 6 ARGYLL PLACE, DUNCRAIG ADDRESS OF PARCEL 6 ARGYLL PLACE, DUNCRAIG WA 6023																																
MANAGEMENT STATEMENT YES- NO 1 SURVEYOR'S CERTIFICATE - REG 54 CRAIG MILLER I hereby certify that this plan is accurate and is a correct representation of the - (a) "survey; and/or records, (b) "calculations from measurements recorded in the field and" (c) "delete if inapplicable" I have prepared this plan and that it complies with the relevant written law(s) in relation to which it is lodged. 2018.03.14 16:30:21 Craig Miller 498707																																
LICENSED SURVEYOR LODGED 15 Mar 2018 \$993.00 387083 DATE FEE PAID ASSESS NO. SG EXAMINED 29-Mar-18 DATE WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985																																
Delegated under S.16 P&D Act 2005 PLAN APPROVED 18.4.2018 DATE INSPECTOR OF PLANS AND SURVEYS (S.18 Licensed Surveyors Act 1909) IN ORDER FOR DEALINGS SUBJECT TO																																
FOR REGISTRAR OF TITLES 18.4.2018 DATE N878403 REGISTERED APPLICATION 19.04.2018 DATE REGISTRAR OF TITLES SEAL  																																
<table border="1"> <thead> <tr> <th colspan="6">INTERESTS & NOTIFICATIONS</th> </tr> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td></td> <td>MINERAL RESERVATION NOTIFICATION</td> <td>SEC 70A OF THE TLA</td> <td>DOC. T6081/1929</td> <td>ALL LOTS & COMMON PROPERTY</td> <td></td> <td>TRANSPORT NOISE</td> </tr> <tr> <td></td> <td></td> <td></td> <td>DOC. N641516</td> <td>ALL LOTS & COMMON PROPERTY</td> <td></td> <td></td> </tr> </tbody> </table>						INTERESTS & NOTIFICATIONS						SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS		MINERAL RESERVATION NOTIFICATION	SEC 70A OF THE TLA	DOC. T6081/1929	ALL LOTS & COMMON PROPERTY		TRANSPORT NOISE				DOC. N641516	ALL LOTS & COMMON PROPERTY		
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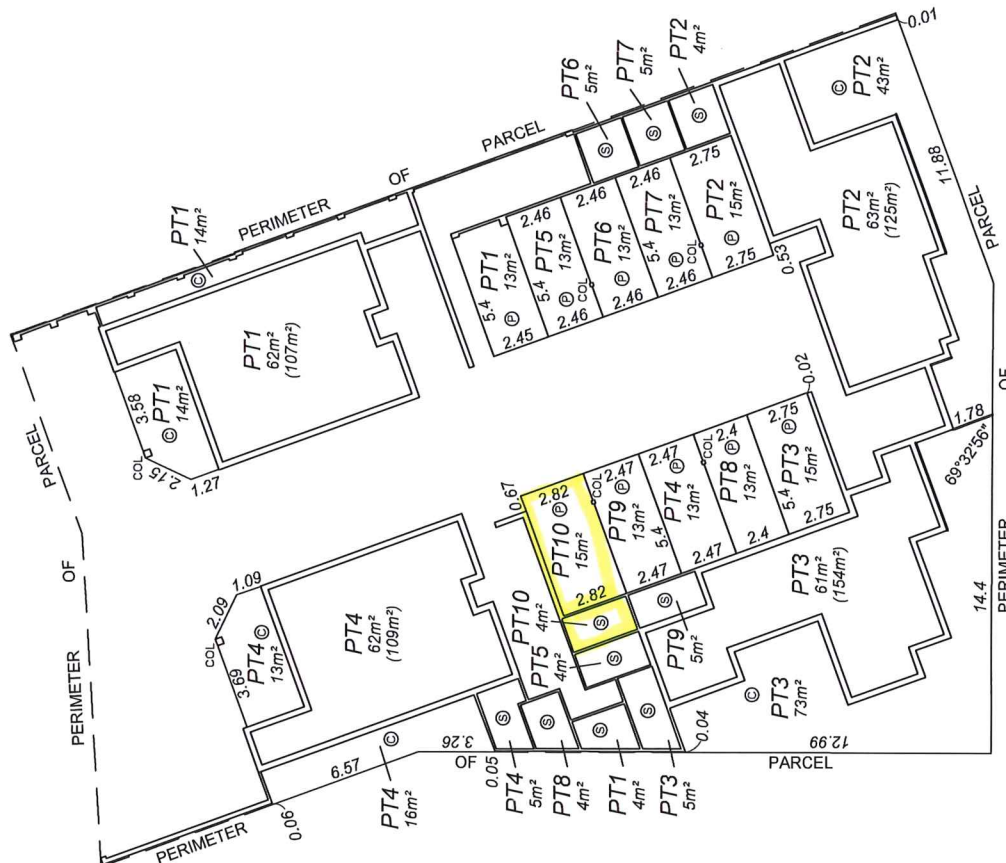
SCALE: 1:250 @ A3
ALL DISTANCES ARE IN METRES

Vision surveys
CONSULTING
TEL (08) 6144 0000 FAX (08) 6144 0099
39 SCARBOROUGH ROAD,
SCARBOROUGH WA 6019
Email: info@visionsurveys.com.au
www.visionsurveys.com.au

SURVEY STRATA PLAN
78229
SHEET 2 OF 3 SHEETS

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS
FOR OTHER PARTS OF LOTS 5-10 SEE SHEET 3

GROUND FLOOR PLAN



SCALE: 1:200 @ A3
ALL DISTANCES ARE IN METRES

Vision surveys
CONSULTING

TEL (08) 5144 0000 FAX (08) 5144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsurveys.com.au
www.visionsurveys.com.au

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

LEGEND

C - COURTYARD
P - CARBAY
COL - COLUMN
S - STORE ROOM

ALL DISTANCES SHOWN ARE FROM THE EXTERNAL SURFACES
OF THE WALLS UNLESS STATED OTHERWISE.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE
BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF
THEIR WALLS UNLESS STATED OTHERWISE. THE BOUNDARIES OF THE
SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (A) OF THE
STRATA TITLES ACT 1985.

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS (C) ARE
THE EXTERNAL SURFACES OF THE BUILDING WALLS, AND AS OTHERWISE
DEFINED.

THE STRATUM OF THE COURTYARDS (C) EXTENDS FROM THE UPPER
SURFACE OF THEIR COURTYARD FLOOR TO THE PROLONGATION OF THE
UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT,
EXCEPT WHERE COVERED THEN THE STRATUM EXTENDS TO THE UNDER
SURFACE OF THE CEILING.

THE STRATUM OF THE CARBAYS (P) EXTENDS FROM THE UPPER SURFACE OF
THEIR FLOOR TO 3.0 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR,
EXCEPT WHERE COVERED THEN THE STRATUM EXTENDS TO THE UNDER
SURFACE OF THE CEILING.

EXCLUDING PERIMETER OF PARCEL. ALL ANGLES ARE MULTIPLES OF 45°
UNLESS STATED OTHERWISE.

ALL STRUCTURES THAT ARE COLUMNS (COL) ARE COMMON PROPERTY.
ALL WALLS EXTERNAL TO THE PART LOTS ARE COMMON PROPERTY.

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS
 FOR OTHER PARTS OF LOTS 5-10 SEE SHEET 2

FIRST FLOOR PLAN



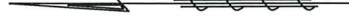
LEGEND
 B - BALCONY

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (A) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE THE OUTER SURFACE OF THE BUILDING WALLS AND THE EDGES OF THE CONCRETE SLAB.

THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED THEN THE STRATUM EXTENDS TO THE UNDER SURFACE OF THE CEILING.

ALL WALLS EXTERNAL TO THE PART LOTS ARE COMMON PROPERTY.



SCALE: 1:200 @ A3
 ALL DISTANCES ARE IN METRES
 0 5 10

visionsurveys
 CONSULTING

TEL (08) 8144 0000 FAX (08) 8144 0099
 59 SCARBOROUGH ROAD
 SCARBOROUGH WA 6019
 Email: info@visionsurveys.com.au
 www.visionsurveys.com.au

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FORM 3

STRATA PLAN No.				78229			
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	98						
2	100						
3	103						
4	102						
5	98						
6	98						
7	98						
8	101						
9	101						
10	101						
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

A two storey rendered brick and metal building comprising 10 Residential Units situated on Lot 111 on Plan 11184. The address is 6 Argyll Place, Duncraig, WA, 6023.

**CERTIFICATE OF LICENSED VALUER
STRATA**

Darren Starcevich
I, ..., being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

21-Feb-2018
Date

Digitally signed by
Darren Starcevich
AAPI Licensed Valuer
No. 44415
Signed

FORM 5

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 78229

DESCRIPTION OF PARCEL & BUILDING

A two storey rendered brick and metal building
comprising 10 Residential Units situated on Lot 111 on Plan 11184.

The address is 6 Argyll Place, Duncraig, WA, 6023.

CERTIFICATE OF LICENSED SURVEYOR

I, CRAIG MILLER, being a licensed surveyor registered under the
Licensed Surveyors Act 1909 certify that in respect of the strata plan which relates to
the parcel and building described above (in this certificate called "the plan"): —

- (a) each lot that is not wholly within a building shown on the plan is within the
external surface boundaries of the parcel; and either
- *(b) each building shown on the plan is within the external surface boundaries of the
parcel; or

~~*(c) in a case where a part of a wall or building, or material attached to a wall or
building, encroaches beyond the external surface boundaries of the parcel —~~

- ~~(i) all lots shown on the plan are within the external surface
boundaries of the parcel;~~
- ~~(ii) the plan clearly indicates the existence of the encroachment and
its nature and extent; and~~
- ~~(iii) where the encroachment is not on to a public road, street or way,
that an appropriate easement has been granted and will be lodged
with the Registrar of Titles to enable it to be registered as an
appurtenance of the parcel; and~~

~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s)
.....
on Strata Plan No. registered in respect of (name of scheme) or
sufficiently complies with that/those by-law(s) in a way that is allowed by
regulation 36 of the *Strata Titles General Regulations 1996*.~~



Digitally signed by Craig Miller
Date: 2018.03.15 16:32:54 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Permit number

OP18/0024

This form is for the purposes of the *Building Act 2011*, s.50 and the *Strata Titles Act 1985*, s.5B(2)(a) & 8A(f)(i)

1. Details of building or structure

Certificate of Title	Volume 2922	Folio 362
Lot on survey	111	
Strata Plan Number	78229	Land being re-subdivided (if applicable)
Property street address	6 Argyll Place DUNCRAIG WA 6023	
Description of building	Two (2) Storey Masonry Wall & Metal Deck Apartment Building with Carpark, Stores & Screen Walls	
Main BCA class of the building	2	Secondary BCA class (for multi-purpose buildings) 7a, 10a 10b
Use(s) of building	Residential Apartment Building	Each restriction on use (if applicable)

2. Permit Details

This occupancy permit is for: ☒ Whole of building ☐ Part of building

Details: Two (2) Storey Masonry Wall & Metal Deck Apartment Building with Carpark, Stores & Screen Walls

Western Australian Planning Commission approval required ☐ Yes ☒ No

All requirements including those for encroachments under s.76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

	Name: (print)	Signature:	Date:
	Reed Hartley		22/03/2018
Issuing officer			
Title	Senior Building Surveyor		
Permit authority	City of Joondalup		

Occupancy Permit - Strata

*Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4*

OFFICE USE ONLY

Permit number

OP18/0024

FORM 26

WAPC Ref. N/A

STRATA PLAN NO 78229

Strata Titles Act 1985

Sections 25(1), 25(4)

CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING
COMMISSION TO STRATA PLAN

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1985* to —

~~*(i) the *Strata Plan/plan of re-subdivision/plan of consolidation submitted on~~
26 March 2018 and relating to the property
described below;

~~*(ii) the sketch submitted on of the~~
~~proposed *subdivision of the property described below into lots on a Strata~~
~~Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below,~~
~~subject to the following conditions —~~

Property Description: Lot (or Strata Plan) No.
SP78229
Location
6 Argyll Place, Duncraig
Locality
Duncraig
Local Government
City of Joondalup

Lodged by: VISION SURVEYS

Date: 26 March 2018



TIM THORNTON
A/Senior Urban Planner
Planning Services

For Chairman, Western Australian
Planning Commission

13 April 2018

Date

(*To be deleted as appropriate.)

Note: Entries may be affected by subsequent endorsements.

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 initiated 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 full name, address and occupation of the witness must be stated.

N641516 NR

07 Jun 2017 12:45:02 Perth



LODGED BY: *Robert Zupomarch*

ADDRESS: *4/116 Mounts Bay Road, Perth*

PHONE NO: *0412 088 812*

FAX NO:

REFERENCE NO:

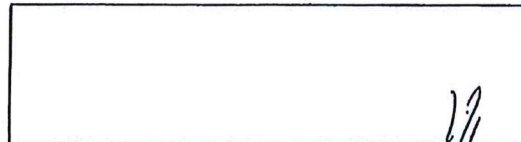
PREPARED BY: CLASS 2 PTY LTD

ADDRESS: UNIT 4 / 110 MOUNTS BAY ROAD
PERTH WA 6000

PHONE NO: 0412 088 812
Email: robert@zeqna.nol.au

FAX NO:

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



TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

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

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

EXAMINED

Accept execution by reg. proprietor

Robert Shevhi

7/6/17 Assistant Registrar of Titles

OFFICE USE ONLY

FORM N1

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

**NOTIFICATION
UNDER SECTION 70A**

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 111 ON PLAN 11184	WHOLE	2922	362

REGISTERED PROPRIETOR (Note 2)

CLASS 2 PTY LTD ACN 615 072 074
OF UNIT 4 116 MOUNTS BAY ROAD PERTH WA 6000

LOCAL GOVERNMENT/PUBLIC AUTHORITY (Note 3)

CITY OF JOONDALUP

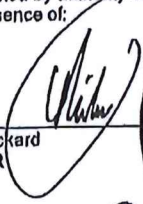
FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

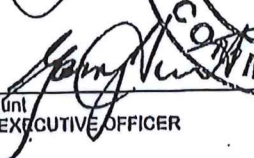
THIS LOT IS SITUATED IN THE VICINITY OF A TRANSPORT CORRIDOR AND IS CURRENTLY AFFECTED, OR MAY IN THE FUTURE BE AFFECTED, BY TRANSPORT NOISE.
TRANSPORTATION NOISE CONTROLS AND QUIET HOUSE DESIGN STRATEGIES AT POTENTIAL COST TO THE OWNER MAY BE REQUIRED TO ACHIEVE AN ACCEPTABLE LEVEL OF NOISE REDUCTION.

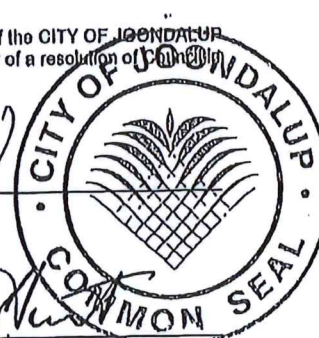
Dated this 7th day of June 2017.

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The COMMON SEAL of the CITY OF JOONDALUP was affixed by authority of a resolution of Council in the presence of:

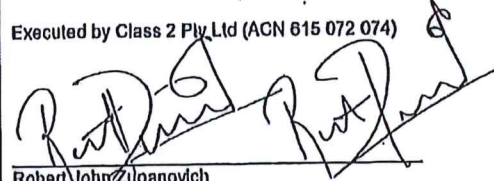

Troy Plockard
MAYOR


Gerry Hunt
CHIEF EXECUTIVE OFFICER



REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Executed by Class 2 Pty Ltd (ACN 615 072 074)


Robert John Zupanovich
Sole Director and sole secretary.