Realmark



Buyers Guide 29B Frobisher Avenue, Sorrento

Ian Masterson

0402 311 370

imasterson@realmark.com.au

08 9246 0050

northcoastal.realmark.com.au

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29B Frobisher Avenue, Sorrento

Offers

Property & Suburb Information

3 2 2

Year Built:	1990
Title:	Strata Plan
Council:	City of Joondalup
Local School Intake Areas: We recommend contacting schools directly regarding zoning and admissions.	Sorrento Primary School Duncraig Senior High School

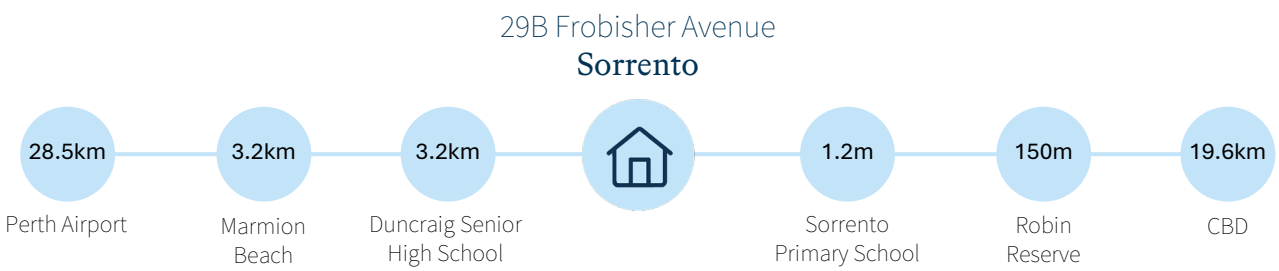
Rental Assessment

Floor Plan

Certificate of Title

Dial Before you Dig

Strata Disclosures



Council Rates: ~$2,420 /yr **Water Rates:** ~$1,445 /yr

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

12th Oct 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 29B Frobisher Ave Sorrento

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.

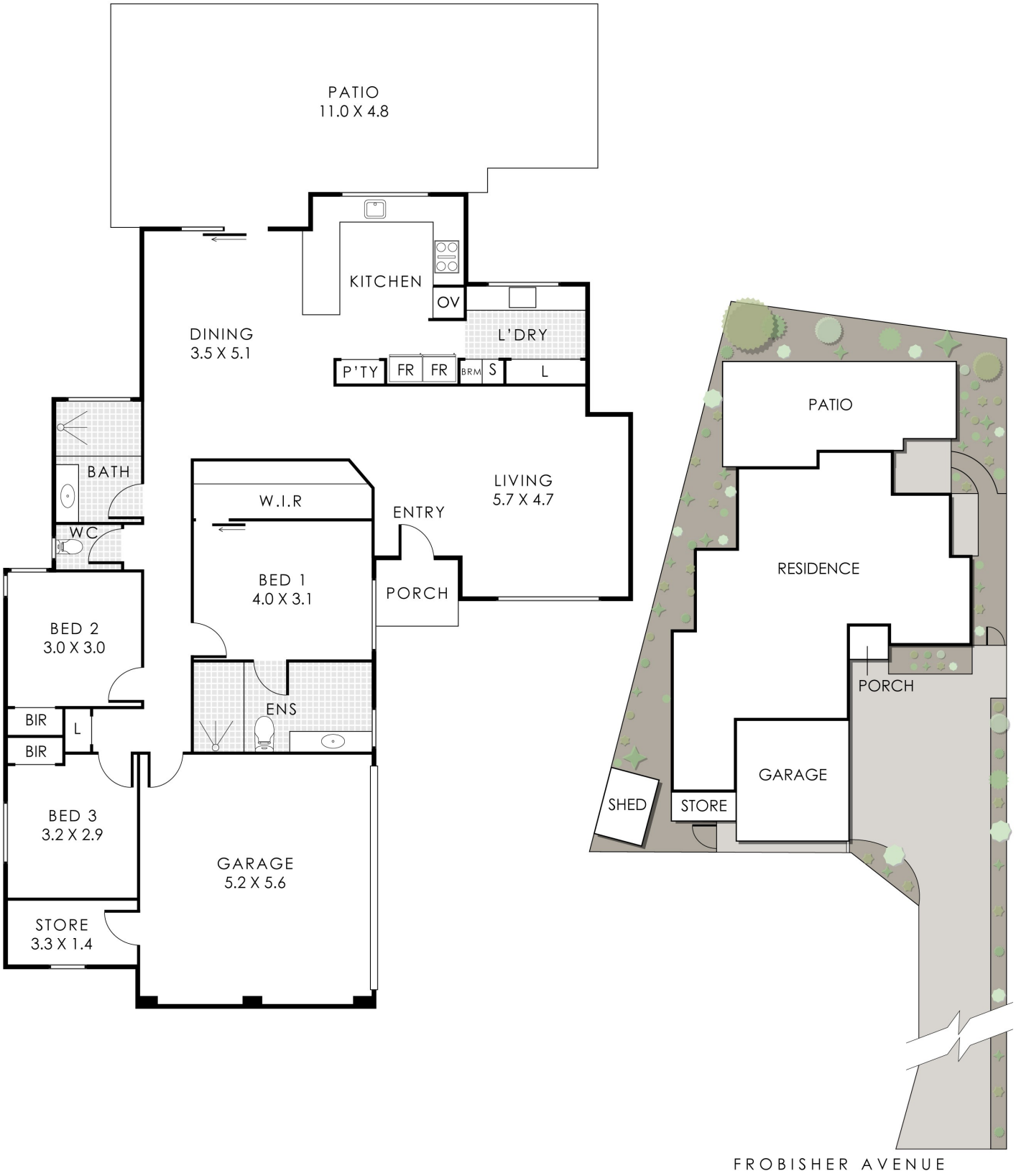
Based on this analysis, we estimate your property would achieve a rental range of approximately **$850 - $950 per week.**

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

Yours sincerely,



Colleen Laverty
Investment Manager
0407 832 235



29B Frobisher Avenue, Sorrento

Residence 148m² | Garage 29m² | Store 5m² | Porch 3m² | Patio 49m²

Total Area 234m² | Total Lot Size 547m²

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

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1893	**362**

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.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 2 ON STRATA PLAN 20287
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

INTUITIVE PROPERTY WA PTY LTD OF 12 FERRER PLACE WOODLANDS WA 6018
(T Q906464) REGISTERED 16/6/2026

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. Q906465 MORTGAGE TO WYNN PROPERTY DEVELOPMENTS PTY LTD OF 8 WICKLOW ROAD HALLS HEAD WA 6210, IN 237593/537593 SHARE, OZCHIN PTY LTD OF 8 TIA PLACE WILLETTON WA 6155, IN 300000/537593 SHARE, AS TENANTS IN COMMON REGISTERED 16/6/2026.

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:	SP20287
PREVIOUS TITLE:	SP20287
PROPERTY STREET ADDRESS:	29B FROBISHER AV, SORRENTO.
LOCAL GOVERNMENT AUTHORITY:	CITY OF JOONDALUP

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STRATA PLAN 20287

PLAN OF LOT 72 OF SWAN LOCATION 1315 ON PLAN 6872(2)

CERTIFICATE OF TITLE VOLUME 1832 FOLIO 316

LOCAL AUTHORITY CITY OF WANNEROO

LOCALITY SORRENTO INDEX PLAN PERTH 2000 07.38

NAME OF BUILDING 29 FROBISHER AVENUE, SORRENTO.

NAME OF BODY CORPORATE

(IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)

ADDRESS FOR SERVING OF NOTICES ON COMPANY 29 FROBISHER AVENUE, SORRENTO, W.A., 6020.

PURPOSE

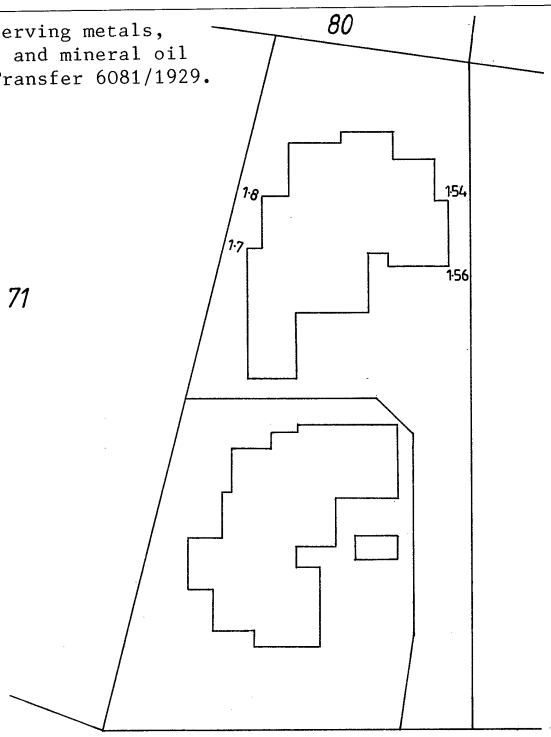
LODGED 6.9.90 6223

EXAMINED 11.9.90

REGISTERED 18-1-90 App. E530046

REGISTRAR OF TITLES

Except and reserving metals, minerals, gems and mineral oil specified in Transfer 6081/1929.



Scale 1 : 400

CARLTON SURVEYS
Licensed Surveyors
SUITE 4, 160 BURSWOOD ROAD,
VICTORIA PARK 6100
TELEPHONE 361 5358. A/Hrs. 457 5037

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL. FOL.
1	50	1893-361
2	50	1893-362
AGGREGATE	100	

CERTIFICATE OF LICENSED VALUER

I, MARIUS DUTRY being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

20-8-1990
Date

Signed

E66747/1/89—2M—S/7652

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CA 3

STRATA PLAN No. 20287

DESCRIPTION OF PARCEL AND BUILDING

THE BUILDING SUBJECTS OF THIS PLAN ARE TWO SINGLE STOREY BRICK AND TILE DWELLINGS SITUATED ON LOT 72 OF SWAN LOCATION 1315 ON PLAN 6872(2) CERTIFICATE OF TITLE VOLUME 1832 FOLIO 316 AND BEING KNOWN AS 29 FROBISHER AVENUE, SORRENTO.

CERTIFICATE OF SURVEYOR

I GARY CARLTON, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

(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 referred to above 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 thereto, 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 registered as an appurtenance of the parcel.

15-8-1990
Date

Gary Carlton
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF WANNEROO, the local authority hereby certifies that—

(1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; or

(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification; AR

(2) the building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;

(3) where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local authority does not object to the encroachment; AR

(4) *(a) any conditions imposed by the State Planning Commission have been complied with; AR

*(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.

- 4 SEP 1990
Date

a/ Town/Shire Clerk

*Delete whichever is inapplicable

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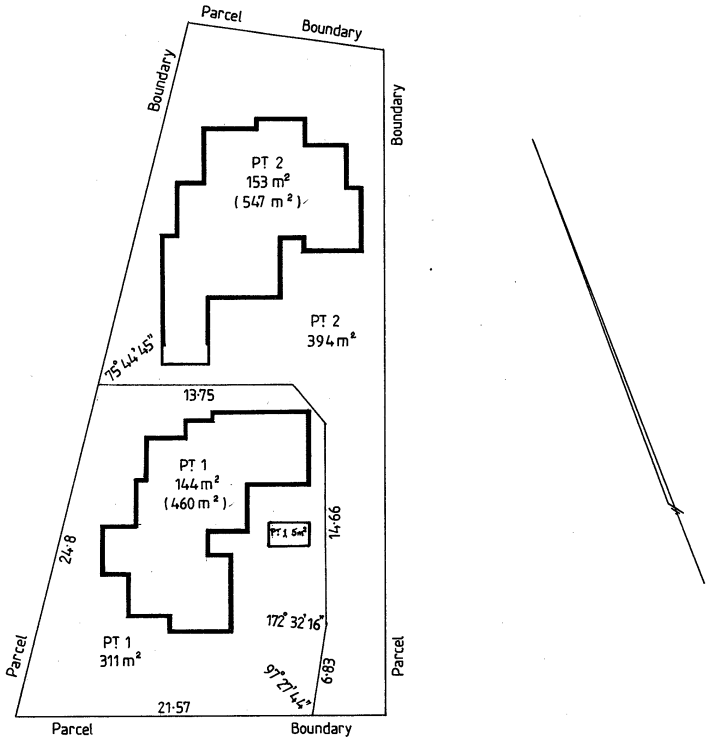
SHEET No. 1 OF 1 SHEETS CA5

STRATA PLAN No. 20287

GROUND FLOOR

CI



STRATA OF THE LOTS EXTENDS BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE BUILDING ON THAT LOT.
EXTERNAL FACES OF THE WALLS ARE THE BOUNDARIES OF THE LOTS COMPRISING THE BUILDINGS.

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the *Strata Titles Act 1985*;

The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985*;

The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

Scale 1 : 400

41445/6/85—1M—S/7658

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CA6

ANNEXURE A **OF STRATA PLAN No.** 20287 **REGISTRAR OF TITLES**

SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR	INSTRUMENT			SIGNATURE OF REGISTRAR of TITLES
	NATURE	NUMBER	REGIST'D	

SCHEDULE OF ENCUMBRANCES, ETC.

INSTRUMENT		PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR of TITLES	CANCELLATION			
NATURE	NUMBER							

41446/6/85—1M—S/7659

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED



Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	54448710
Sequence No.:	280666089
Print Date:	09 Oct 2026

N

Water

WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED

Apply for approval to work near our assets at:

Working near assets (watercorporation.com.au)

Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

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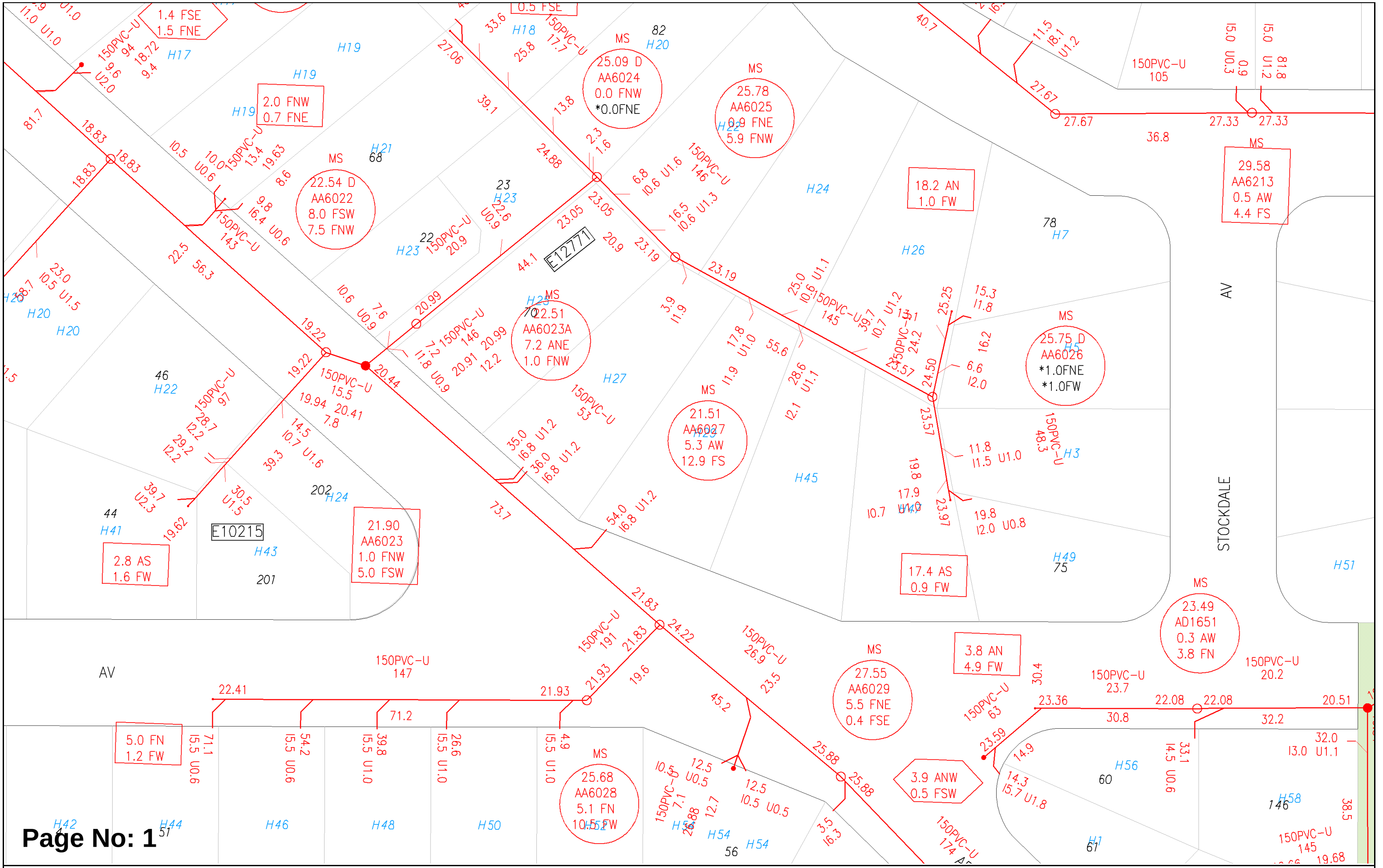

Page No: 1

WATER CORPORATION

Scale:	1:750
Job No.:	54448710
Sequence No.:	280666089
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Sewer

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Approved Form 2020-27581

Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

This information applies to a lot in a strata scheme or survey-strata scheme (scheme), which is subject to the *Strata Titles Act 1985* (the Act). Section 156 of the Act sets out that the seller of a strata lot or survey-strata lot (lot) must give the buyer certain information before the buyer signs the contract of sale.

Instruction for the seller

The seller must give the information incorporated in this document to a buyer before the buyer signs a contract for the sale and purchase of a lot in a scheme. Failure to do so may give the buyer the right to avoid the contract and/or delay the proposed settlement date.

Information for the buyer

The buyer should keep this document including any attachments in a safe place as it contains important information which might be needed at a later date.

It is strongly recommended that the buyer read all the information provided by the seller before signing the contract. The buyer should consider obtaining independent professional legal advice before signing the contract.

There are different rights, restrictions and obligations that apply in relation to a lot in a scheme than those that apply to a 'green title' lot. Those rights, restrictions and obligations can be found in the Act, the *Strata Titles (General) Regulations 2019* (regulations), scheme by-laws, the certificate of title, the strata / survey-strata plan for the lot and, if the scheme is a leasehold scheme, the strata lease for the lot. Your right to deal with the lot and to use the common property is restricted by these, as well as by any resolutions and decisions made by the strata company. You will not be able to build on the lot or make any alterations to (including removal of) a building on the lot without the approval of the strata company, except in certain circumstances.

As an owner of a lot, you will also have a share in any common property in the scheme. You will be a member of the strata company, along with all of the other lot owners, and have a right to participate in managing the scheme.

Each lot owner has to abide by the rules of the strata company, known as by-laws. By-laws can be different for each strata scheme and you should understand which by-laws apply to your scheme. The seller must give you the current by-laws before you sign the contract for sale. A strata company can make, amend or repeal by-laws by voting on them, and registering them with the Registrar of Titles at Landgate within 3 months.

As the owner of a lot, you will be liable to pay a strata levy or contribution to the strata company for expenses including for maintenance, repair and insurance of the common property unless the lot is in a scheme of 2 to 5 lots which may be exempt from these requirements. Be aware that if the unpaid amounts for the lot are not paid by the seller before you complete the purchase (settle), you as the new owner will have to pay the strata company these unpaid amounts.

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As part of this disclosure you must receive the strata or survey-strata plan (the plan) which includes the lot you are proposing to buy. This plan will show all of the lots and the common property in the scheme. The common property is all the land within the scheme boundary that is not a lot. In a strata plan each lot is clearly identified, but the common property is not; it is everything that is not a lot. In comparison, in a survey-strata plan common property areas are clearly identified as common property. It is important to understand what is your lot, as you will be responsible for repairing and maintaining it, whereas the strata company will generally be responsible for the common property, unless there are by-laws which set out something different.

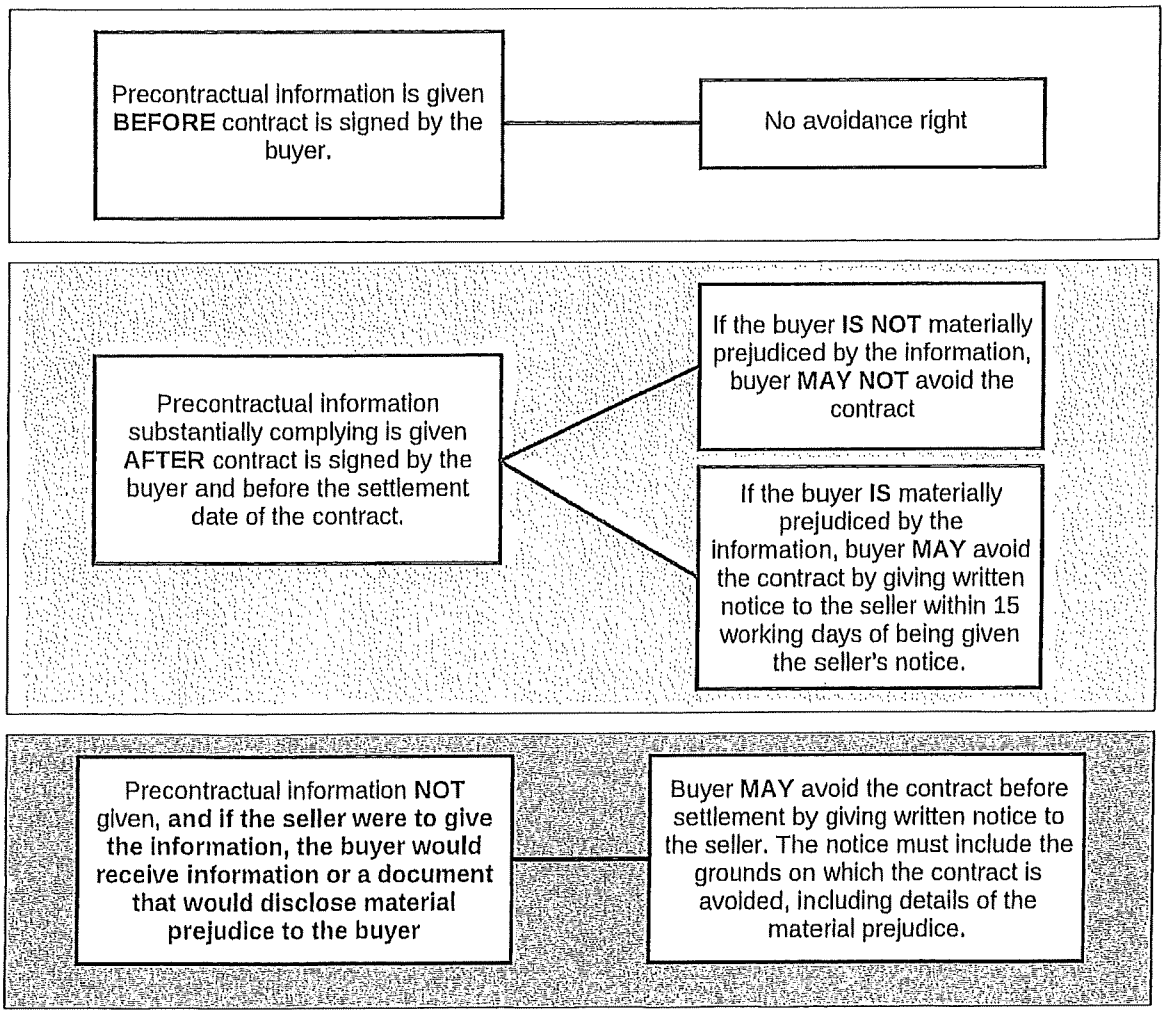
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

The buyer should consider reading Landgate's publication *A Guide to Strata Titles* as this provides extra information about schemes.

Buyer's avoidance and other rights

Avoidance for failure to give precontractual information to the buyer

The buyer's right to avoid the contract for precontractual information is as follows:



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Buyer's right to delay settlement

The buyer has a right to postpone settlement by written notice if the seller does not give the buyer this disclosure statement, or gives it late. If this disclosure document is not provided until after the contract has been signed, the buyer can postpone settlement for up to 15 working days.

Avoidance rights for notifiable variations

After the buyer has signed the contract, it is possible a particular type of event known as a type 1 or type 2 notifiable variation may occur. If this happens, the seller must provide written notice of the variation to the buyer before the proposed settlement date.

Type 1 and Type 2 notifiable variations are as follows:

Type 1 Notifiable Variation	Type 2 Notifiable Variation
• The area or size of the lot/proposed lot is reduced by 5% or more from the area or size notified to the buyer before the buyer entered into the contract. • The proportion that the unit entitlement, or a reasonable estimate of the unit entitlement of the lot bears to the sum of the unit entitlements of all the lots is increased/decreased by 5% or more in comparison to that which was notified to the buyer before the buyer entered into the contract. • Anything relating to a proposal for the termination of the strata titles scheme is served on the seller by the strata company. • Any other event classified by the regulations as a type 1 notifiable variation.	• The current/proposed scheme plan or amendment of the scheme plan for the scheme is modified in a way that affects the lot or the common property (that is not a type 1 notifiable variation). • The current/proposed schedule of unit entitlements or amendment of the schedule of unit entitlements for the scheme is modified in a way that affects the lot (that is not a type 1 variation). • The strata company or a scheme developer- (i) enters into a contract for the provision of services or amenities to the strata company or to members of the strata company or a contract that is otherwise likely to affect the rights of the buyer; OR (ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer • The current/proposed scheme by-laws are modified. • A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied. • Any other event classified by the regulations as a type 2 notifiable variation.

See section 161 and 162 of the Act for further details.

Regulation 106 describes when certain notifiable variations are deemed to have occurred.

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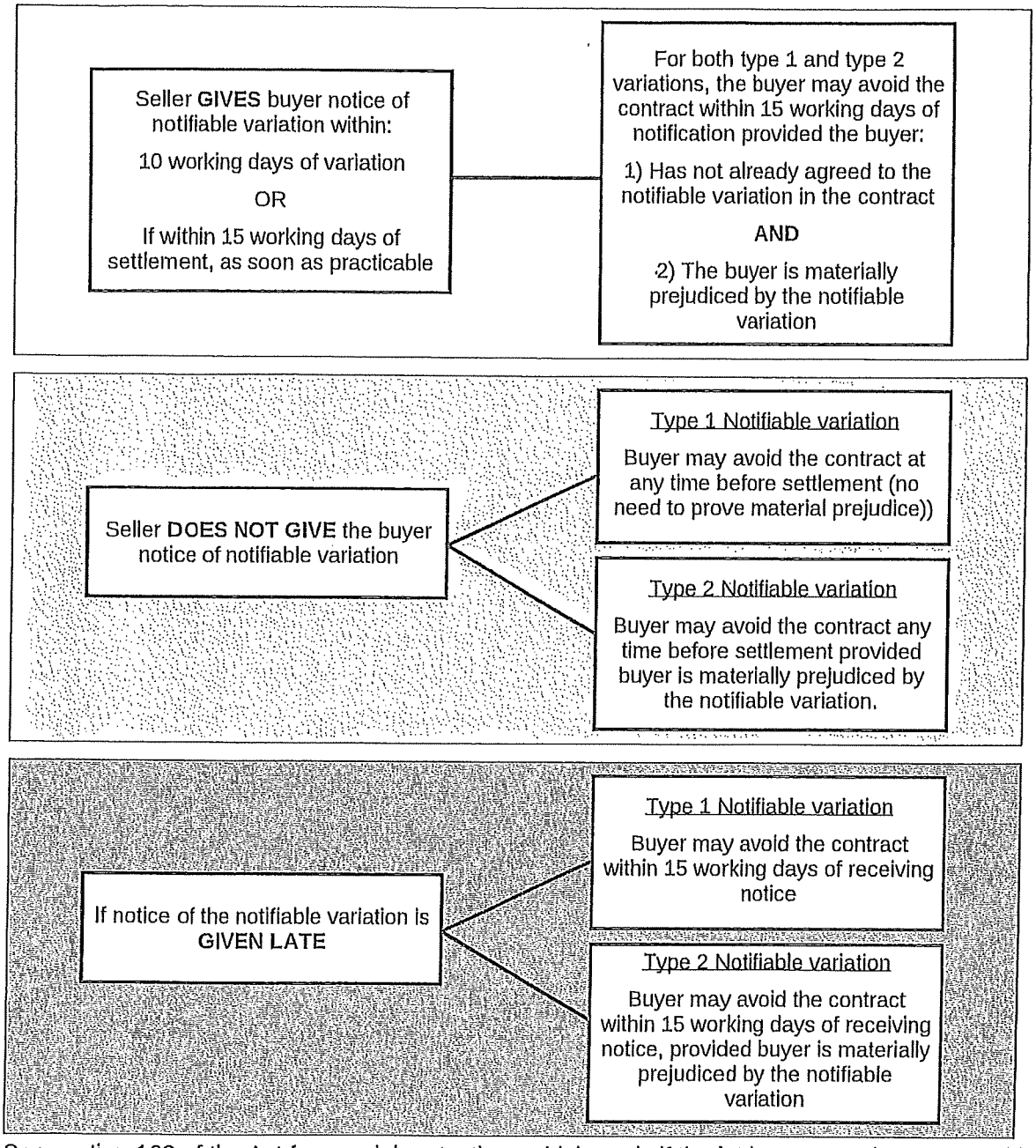
The buyer's right to avoid the contract for notifiable variations is as follows:



See section 163 of the Act for special protections which apply if the lot has not yet been created by the registration of the scheme or an amendment of the scheme - that is, an 'off the plan' sale.

Disputes about avoidance rights to be heard in the State Administrative Tribunal

If the buyer or seller has a dispute about a right to avoid or whether a seller has provided the notifiable information / notifiable variations as required and within the time required, the buyer and or seller may apply to the State Administrative Tribunal for orders to resolve the dispute.

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Approved Form 2020-27581

Precontractual Disclosure Statement to the Buyer

Part B | Information specific to the sale of the strata lot

This form sets out the information requirements in section 156 of the *Strata Titles Act 1985* (the Act), that the seller must give the buyer. It is the information designated as information specific to the sale of a strata lot. which, if included in the contract, must be included in a prominent position (such as the first page). The term 'lot' includes strata and survey-strata lot.

Personal information

The seller(s)

Name Intuitive Property Pty Ltd.

Address C/- Realmark North Coastal

Telephone/mobile (08) 9246 0050 Email northcoastal@realmark.com.au.

Name _____

Address _____

Telephone/mobile _____ Email _____

Scheme Information

The term 'scheme' includes strata and survey-strata schemes

Scheme Details

Scheme name 29 Frobisher Avenue Serrento.

Name of the strata company n/a.

Address for service of the strata company (taken from scheme notice) n/a.

The status of the scheme is:

☐ proposed

☑ registered

The scheme type is:

☑ strata

☐ survey-strata

The tenure type is

☑ freehold

☐ leasehold

For leasehold only:

The scheme has a term of n/a years n/a months n/a days commencing on registration of the scheme n/a.

If there is a registered scheme notice, the expiry day for the leasehold scheme is n/a.

For any attachments, please include the attachment number in the column titled 'Att.' on the right-hand side of this document. Att.

Scheme Documents (must be attached)

A copy of the scheme notice n/a.
Schemes created on or after 1/5/2020 must provide a copy of the scheme notice. Schemes created before 1/5/2020 only have to provide a scheme notice if a change of scheme name or address was registered on or after 1 May 2020.

A copy of the scheme plan showing the exact location and definition of the lot Y.

A copy of the scheme by-laws Y.

A copy of the scheme by-laws made but not yet registered by the Registrar of Titles at Landgate n/a.

Do the scheme by-laws include staged subdivision by-laws ☑ no ☐ yes

☐ If yes, they are included with this form n/a.

☐ If yes, they are not included but a notice concerning staged subdivision by-laws that are spent has been provided

A copy of the schedule of unit entitlements showing the unit entitlement of the lot AND sum of unit entitlements of all the lots in the scheme Y.

If this is a leasehold lot, a copy of the strata lease for the lot n/a.

Minutes (choose one option)

☐ A copy of the minutes of the most recent annual general meeting and any subsequent extraordinary general meeting(s) n/a.

☑ A statement that the strata company does not keep minutes of its meetings* Y

☐ A statement of why the seller has been unable to obtain the minutes n/a.

Statement of accounts (choose one option)

☐ The statement of accounts last prepared by the strata company n/a.

☑ A statement that the strata company does not prepare a statement of accounts* Y

☐ A statement of why the seller has been unable to obtain a statement of accounts n/a.

** Note that section 140(1) sets out that 2-lot schemes are not required to keep minutes or statements of account, and section 140(3) provides that 3, 4 and 5-lot schemes are allowed to have a by-law exempting them from these requirements. If this applies to the scheme, write that down in these fields.*

Termination proposal

Has the seller received a copy of any notice from the strata company in relation to any current termination proposal for the scheme? ☑ no ☐ yes n/a.
If yes, attach a copy.

Lot information (choose all that apply) Att.

☑ This lot is on a registered scheme plan

☐ This lot has not yet been created

☐ This lot is a leasehold strata expiring on n/a.
(being the expiry day of the scheme set out in the scheme notice)

Street address of the lot (if known)
29B Frobisher Avenue Sorrento.

Lot 2 on scheme plan no. 20287.

(The lot owner will also own a share in the common property of the scheme)

Voting right restrictions

Does the contract contain any voting right restriction which has the meaning in regulation 103 of the *Strata Titles (General) Regulations 2019*? * ☑ no ☐ yes

If yes, describe the restriction n/a.

** A voting right restriction includes if the contract requires the buyer to grant an enduring proxy or power of attorney to the seller.*

Exclusive use by-laws

This lot is a 'special lot', subject to exclusive use by-laws giving exclusive use of an area of common property ☑ no ☐ yes

If yes, please give details n/a.

Strata levy/contributions for the lot (choose one option)

(Local government rates are payable by the lot owner in addition to the strata levy/contributions)

☐ Contributions that have been determined within the previous 12 months

☐ If not determined, estimated contributions for 12 months after proposed settlement date

	Actual ($)	**OR**	**Estimated ($) 12 months after the proposed settlement date**
Administrative fund:	N		
Reserve fund:			
Other levy (attach details)			0

n/a.

☐ Actual ☐ Estimated total contribution $ _____ for the lot

Payable ☐ annually ☐ bi-annually ☐ quarterly ☐ other: _____

Due dates _____ on _____ _____ on _____

_____ on _____ _____ on _____

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is $ n/a.

If the seller has a debt owed to a utility company, the total amount owing is $ n/a.

Details of who is owed, how the debt arose, date on which it arose and the amount outstanding is attached. n/a.

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Scheme developer specific information

Information specific to the sale of a strata lot - only to be **completed if the seller of the lot is a scheme developer** Att.

The scheme developer is defined as:

- The registered owner(s) of a lot(s) before it is subdivided by a strata titles scheme
- The registered owner/s of a lot in a staged strata development that is to be subdivided by the registration of an amendment of scheme to which staged subdivision by-laws apply

This part applies where the seller of the lot is a scheme developer in any of the following circumstances:

- The scheme has not been registered
- The first annual general meeting of the strata company has not been held
- The scheme developer owns 50% or more of the lots
- The scheme developer owns lots with an aggregate unit entitlement of 50% or more of the sum of the unit entitlements of all lots in the scheme

Statement of estimated income and expenditure

A statement of the estimated income and expenditure of the strata company for the 12 months after the proposed settlement date is attached. N/a.

Agreements for amenity or service

Are there any current or proposed contracts for the provision of any amenity or service to the proposed strata company/strata company or members of the strata company entered into or arranged by the scheme developer? ☑ no ☐ yes

If yes, attach details including terms and conditions, the consideration and estimated costs to members of the strata company N/a.

Lease, licence, exclusive right or use and enjoyment or special privilege over common property

Are there any current or proposed leases, licences, right of exclusive use and enjoyment, restricted right of use and enjoyment, or special privilege over common property? ☑ no ☐ yes

If yes, attach details including terms and conditions. N/a.

Section 79 Disclosure of remuneration and other benefits

Has the scheme developer and/or their associate received or reasonably expects to receive remuneration or other benefit? ☑ no ☐ yes

Is there any other direct or indirect pecuniary interest the scheme developer and/or their associate has in the contract, lease or licence other than as a member of the strata company? ☑ no ☐ yes

If yes, attach details of any remuneration, other benefit and/or pecuniary interest disclosed in accordance with s.79 of the Act, including its value. N/a.

Approved Form 2020-27581

Acknowledgement by seller and buyer

The statements by the seller and buyer relate to the following precontractual disclosures:

- **Part A, general information about strata titles schemes.** This information can be included in a form that is separate from the rest of the contract; and
- **Part B, information specific to the sale of a strata lot.** This information can be included in a separate form, or within the contract in a prominent position.
  Both the Part A and Part B disclosures can be provided electronically if the buyer has consented to this.

Statement by the seller(s) / seller's representative

☐ **I** / ☑ **We**[1], hereby certify that Part A and Part B of the required precontractual disclosures were given to the buyer before the buyer signed the contract of sale.

Signature — Signed by: Lexi Meeke 2A77A0BE84F043C...

Name — Lexi Meeke

Date — 7/10/2026

Signature — DocuSigned by: Daniel Robert Rowland DA7AC128DEE84A5...

Name — Daniel Robert Rowland

Date — 7/10/2026

Statement by the buyer(s) / buyer's representative

☐ **I** / ☐ **We**[1], the buyer/s, acknowledge that ☐ **I** / ☐ **we**[1] received Part A and Part B of the required precontractual disclosures before ☐ **I** / ☐ **We**[1] signed the contract of sale.

☐ **I** / ☐ **We**[1] understand that the disclosures given by the seller(s) or by the seller's representative are not an offer or a contract to purchase a lot (though they may be included in such contract) but only provide information to ☐ **me** / ☐ **us**[1].

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

[1] Select one.

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Precontractual Disclosure Statement to the Buyer

REIWA Realmark

Statements relevant to Part B

Scheme name 29 Frobisher Avenue Sorrento.

Lot 2 on scheme plan number 20287.

Minutes

The Strata Company does not keep minutes because:

- [x] The Scheme is a two lot scheme and is not required to keep minutes
- [ ] The Scheme is 3, or 4, or 5 lots and a by-law has been passed that exempts the Strata Company from keeping minutes
- [ ] The Seller has been unable to obtain the minutes because

Statement of Accounts

The Strata Company does not keep statement of accounts because:

- [x] The Scheme is a two lot scheme and is not required to keep accounts
- [ ] The Scheme is 3, or 4, or 5 lots and a by-law has been passed that exempts the Strata Company from keeping accounts
- [ ] The Seller has been unable to obtain the statement of accounts because

Seller

Signature	Signed by: Lexi Meeke 2A77A0BE84F043C...	DocuSigned by: Daniel Robert Rowland DA7AC128DEE84A5...
Name	Lexi Meeke	Daniel Robert Rowland
Date	7/10/2026	7/10/2026
Signature		
Name		
Date		