

VALUATION & ADVISORY REPORT

11/5 LOUISE STREET, ROCKINGHAM, WA, 6168

Lot: 6, SP: 012070, Volume: 1671, Folio: 153

PREPARED FOR: Caron Passmore

DATE OF VALUATION: 19/08/2021

CARON PASSMORE

CBRE

VALUATION SUMMARY

- Residential Property:** ■ 11/5 Louise Street, Rockingham, WA, 6168
- Legal Description:** ■ Lot: 6, SP: 012070, Volume: 1671, Folio: 153
- Instructed By:** ■ Caron Passmore
- Registered Owner:** ■ A & C PASSMORE PROPERTY PTY LTD
- Purpose of Valuation:** ■ Stamp Duty Assessment Purposes
- Brief Description:** ■ The property consists of a attached single storey unit, constructed approximately 1984. Accommodation consists of 2 bedrooms, 1 bathroom, entry, kitchen, family, meals, laundry (standard), porch and patio.
- Valuation Approach:** ■ Direct Comparison
- Date of Inspection:** ■ 19 August 2021
- Date of Valuation:** ■ 19 August 2021
- Valuation:** ■ *Current market value: \$230,000 (Two Hundred and Thirty Thousand Dollars) GST Free Supply*
- Assumptions, Disclaimers, Limitations & Qualifications:** ■ This valuation report is provided subject to the assumptions, disclaimers, limitations and qualifications detailed both throughout this report and within the Assumptions, Disclaimers, Limitations & Qualifications section of this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
- Capped Liability Scheme:** ■ Liability Limited under a scheme approved under Professional Standards Legislation
- Prepared By:** ■ CBRE Residential Valuations Pty Ltd.



Valuer:
Will Phillips
AAPI CPV
QLD Reg.No.3629MR
WA Reg No. 45117
API No.79685

Co-Signatory:
Anthony Germano
Valuation Manager
AAPI CPV
WA Reg.No.583
API No.64700

In accordance with our internal Quality Assurance procedures, the co-signatory certifies that he has reviewed the valuation methodology and calculations with the prime signatory, however the opinion of value expressed herein has been arrived at by the prime signatory alone. The co-signatory has not inspected the subject property.

ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Important Warning Regarding Purpose Of Valuation:

This "Residential Valuation Assessment" has been prepared for the instructing party for the stated purpose and **HAS NOT** been prepared for mortgage security purposes.

This confidential document is for the sole use of persons directly provided with it by CBRE. Use by, or reliance upon this document by anyone other than our instructing party for the stated purpose is not authorised by CBRE and CBRE is not liable for any loss arising from such unauthorised use or reliance. This document should not be reproduced without our prior written authority.

Valuation Subject To Change: **Premise 1** - Real estate values vary from time to time in response to changing market circumstances and it should, therefore, be noted that this valuation is based on available information as at the date of valuation. No warranty can be given as to the maintenance of this value into the future. It is, therefore, recommended that the valuation be reviewed periodically.

Our Investigations: **Premise 2** - The valuation is conducted on the basis that we are not engaged to carry out all possible investigations in relation to the property. Where in our report we identify certain limitations to our investigations, this is to enable you to instruct further investigations if you consider this appropriate or we recommend as necessary to allow us to complete the valuation. CBRE is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions: **Premise 3** - Assumptions are a necessary part of undertaking valuations/the valuation. CBRE adopts assumptions for the purpose of providing its valuation advice because some matters are not capable of accurate calculation or fall outside the scope of our expertise, or our instructions. The person or entity to whom the report is addressed acknowledges and accepts that the valuation contains certain specific assumptions and as such the person or entity to whom this report is addressed acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied By Others: **Premise 4** - The valuation contains information which is derived from other sources. Unless otherwise specifically instructed by you and/or stated in the valuation, we have not independently verified that information, nor adopted it as our own, or accepted its reliability. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information/advice provided by others and referred to in the valuation is incorrect, then this may have an effect on the valuation.

Future Matters & GST: **Premise 5** - To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to CBRE at the date of this document. CBRE does not warrant that such statements are accurate or correct. Issues concerning GST continue to arise which impact on market values. Where relevant, the valuation is based on the assumptions relating to GST set out in the Valuation Rationale section of this document. If any of the assumptions are found to be incorrect, or if the party on whose instructions this valuation is provided wishes our valuation to be based on different assumptions, this valuation should be referred back to CBRE for comment and, in appropriate cases, amendment.

Site Details: **Premise 6** - A current survey has not been provided. The valuation is made on the basis that there are no encroachments by or upon the property and the person or entity relying upon the valuation should confirm this by obtaining a current survey report and/or advice from a registered surveyor. If any encroachments are noted by the survey report, that person or entity must not rely upon the valuation, before first consulting CBRE to reassess any effect on the value stated in the valuation.

Property Title: **Premise 7** - We caution that we may not have conducted a title search and may not have perused the original Crown Grant documentation. We have assumed that there are no restrictions, easements or onerous encumbrances not disclosed which may affect market value. However, in the event that a comprehensive title search is undertaken by the person or entity relying upon the valuation, which reveals further easements or encumbrances, that person or entity must not rely upon the valuation, before first consulting CBRE to reassess any effect on the valuation.

Environmental Conditions: **Premise 8** - In the absence of an environmental site assessment relating to the subject property, we have assumed that the site is free of elevated levels of contaminants. Our visual inspections of the subject property and immediately surrounding properties revealed no obvious signs of site contamination. Furthermore, we have made no allowance in our valuation for site remediation works. However, it is important to point out that our visual inspection is an inconclusive indicator of the actual condition of the site. We make no representation as to the actual environmental status of the subject property. If a test is undertaken at some time in the future to assess the degree, if any, of contamination of the site and this is found to be positive, we reserve the right to review our valuation assessed herein, should we deem it to be necessary.

Town Planning: **Premise 9** - The zoning/instrument stated in this report is based on information sourced from the relevant Town Plan (for the subject locality) or RP Data. We advise that we have not undertaken a formal Town Planning Search for the subject property. Should a formal Town Planning Search reveal that the actual zoning/instrument for the subject property differ in intent from that which is contained within this report, then we reserve the right to amend our assessment.

Inclusions & Exclusions: **Premise 10** - Our valuation includes those items that form (or will form) part of the building service installations such as heating and cooling equipment, lighting, etc., that would normally pass with the sale of the property, but excludes all items of furniture and other such items which are removable.

Floor Areas: **Premise 11** - We have calculated the floor areas in accordance with the standard survey practice and they are a little more or less. In the event that there is a material variance in areas, we reserve the right to review our valuation as assessed herein.

Side Agreement: **Premise 12** - Our valuation assumes that there are no side agreements that would have an adverse effect on the market value of the property.

Condition & Repair: **Premise 13** - We have inspected the building, however we have not carried out a structural survey nor tested any of the services or facilities and are therefore unable to state that the building is free from defect. We advise that we have not inspected unexposed or inaccessible portions of the building and are therefore unable to state that these are free from rot, infestation, asbestos or other hazardous and/or contaminated material. Unless otherwise stated in the valuation report, our valuation is based upon the assumption that the building does not have any defects requiring any significant expenditure. Also unless otherwise stated in the valuation report, the valuation assumes that the building complies with all relevant statutory requirements in respect of matters such as health, building and fire safety regulations. If the person or entity relying on the report becomes aware of any information contrary to these assumptions, then they must not rely upon the valuation and that information should be referred to CBRE for consideration and possible review of the valuation, and no reliance should be placed on this valuation until such time as that review has been completed and provided to the person or entity to whom responsibility is accepted for this advice.

Valuation Methodology: **Premise 14** - The primary valuation methodology used by CBRE in valuing the subject property is the direct comparison approach with sales. The result is the best estimate of value CBRE can produce, but it is an estimate and not a guarantee of value. Our valuation is fully dependent upon the accuracy of information provided to us and to market derived assumptions obtained from analysed transactions. The most relevant transactions are detailed in this report. Where reliance has been placed upon external sources of information in applying the direct comparison methodology, CBRE has not independently verified that information and CBRE does not adopt that information and/or advice nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey: **Premise 15** - We state that this is a valuation report, and not a Structural Survey.

Director's Clause: **Premise 16** - Under required circumstances, this report may have been co-signed by a Director of CBRE. In accordance with our internal Quality Assurance procedures, the co-signing Director certifies that he has discussed the valuation methodology and calculations with the prime signatory, however the opinion of value expressed herein has been arrived at by the prime signatory alone. The co-signing Director has not inspected the subject property.

1 INTRODUCTION

1.1 Instructions

We refer to written instructions received from Caron Passmore to assess the market value of the subject property for Stamp Duty Assessment Purposes. We enclose herewith a copy of the Letter of Instruction (refer Appendices).

We confirm that we have inspected the subject property on 19th August 2021 and carried out various investigations as evidence of value for Stamp Duty Assessment Purposes.

1.2 Extension of Liability & Confidentiality

This report may only be relied upon by Caron Passmore for Stamp Duty Assessment Purposes. This confidential document is for the sole use of persons directly provided with it by CBRE. Use by, or reliance upon this document by anyone other than Caron Passmore is not authorised by CBRE and CBRE is not liable for any loss arising from such unauthorised use or reliance. This document should not be reproduced without our prior written authority.

1.3 Valuer's Interest

We hereby certify that the principal valuer is suitably qualified and authorised to practice as a valuer; does not have a pecuniary interest, financial or otherwise, that could conflict with the proper valuation of the property; and accepts instructions to value the property only from the Responsible Entity.

1.4 Market Value Definitions

Market Value

The Australian Property Institute (API) has adopted the international definition of Market Value, namely: Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

1.5 Market Movement

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movement or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation report is relied upon after the expiration of 90 days from the date of valuation.

1.6 GST

Valuations of residential property are undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a 'new residential premises' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable. Should the parties be registered for GST then our assessment herein can be considered on a GST inclusive basis.

1.7 Qualifications

This valuation report is provided subject to the assumptions, disclaimers, limitations and qualifications detailed throughout this report and to those included within the Assumptions, Disclaimers, Limitations & Qualifications section of this report.

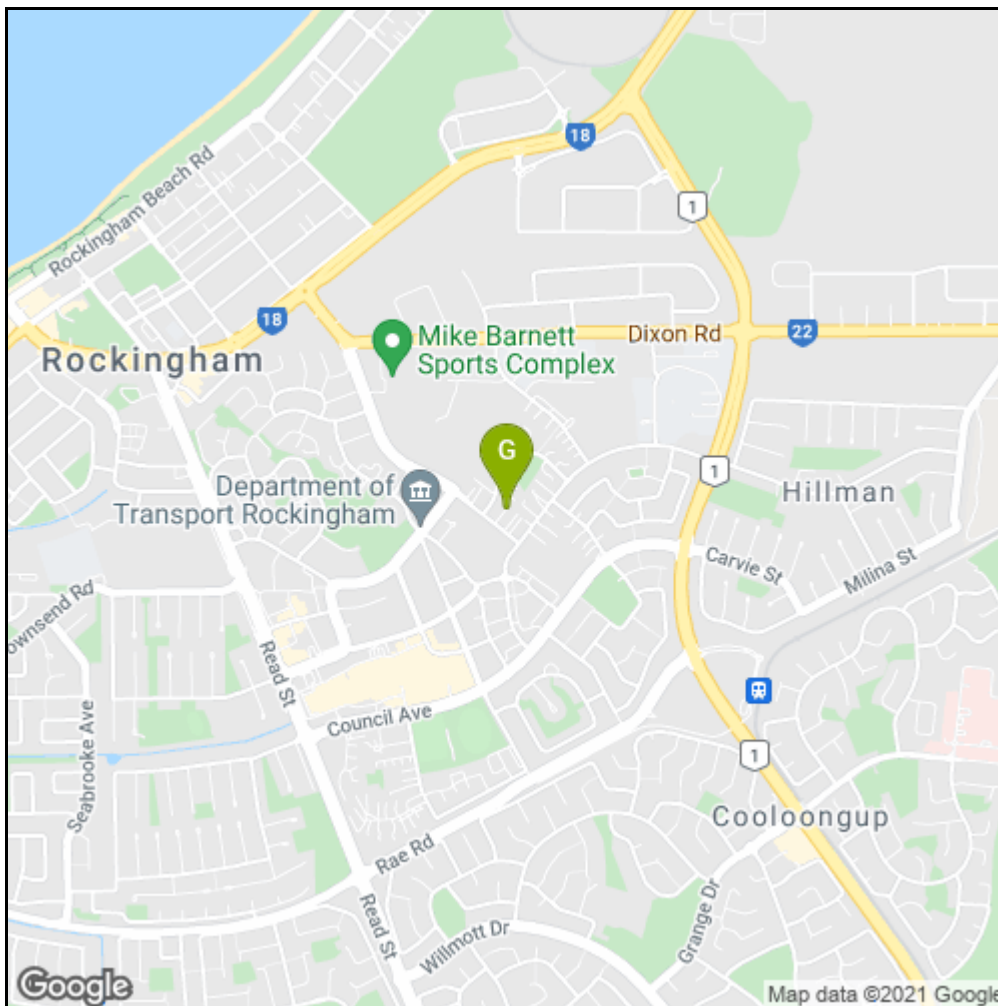
1.8 Location

- Suburb** ■ Rockingham
- Location** ■ Rockingham is an established coastal residential suburb situated some 37 kilometers south of the Perth CBD. Shopping, recreational and education facilities are available within a 2 kilometre radius, including Murdoch University campus, TAFE and both primary and secondary schools. The major transport routes of Patterson Road and public transport are available within the suburb. Features of the suburb include its established infrastructure and facilities.
- Surrounds** ■ Surrounding development primarily comprises residential units of a comparable nature.

Located approximately 1km by road to the south is Rockingham Centre which provides a full range of shopping amenities.

Public transport is available by way of bus with a bus stop located 200m to the north on Louise Street.

The following map indicates the location of the subject property within Rockingham:



1.9 Site & Services

Refer to Premise 6, Premise 7, Premise 8, Premise 9, Premise 12, Premise 13, Premise 16.

- | | |
|-------------------------|--|
| Site Description | ■ An irregular shaped inside allotment at road level with a slight slope. Easy access is available from Louise Street which carries a low volume of traffic. |
| Site Dimensions | ■ Strata property, refer to registered plan |
| Services | ■ Mains electricity, mains water, mains gas, mains sewerage, telephone, sealed road, kerbing and guttering |

1.10 Legal Details

Real Property Description (Fee Simple Vacant Possession)

Lot: 6, SP: 012070, Volume: 1671, Folio: 153

We have positively identified the subject property by reference and comparison with the Cadastral Map, Owner, Street Address, Zoning map.

Registered Owner

A & C PASSMORE PROPERTY PTY LTD

Easements & Encumbrances

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.

1.11 Town Planning

- | | |
|--|--|
| Local Government Authority | ■ City of Rockingham |
| Classification | ■ Primary Centre Urban Living |
| Local Plan | ■ Town Planning Scheme No. 2 |
| Zoning Effect | ■ Permitted development and use with council approval. |
| Development Approvals/Applications | ■ Not known |
| Perceived Impact on Marketability and Value | ■ Not applicable |
| Proposed Zoning Changes | ■ Not known |
| Existing Use Rights | ■ N/A |
| Registered Lease on Title | ■ No |
| Current Use | ■ Unit |

2 IMPROVEMENTS

2.1 Property Description

The property consists of a attached single storey unit, constructed approximately 1984. Accommodation consists of 2 bedrooms, 1 bathroom, entry, kitchen, family, meals, laundry (standard), porch and patio.

Refer to Premise 10, Premise 11.

2.2 Construction

Floors	■ Concrete slab
Windows	■ Aluminium
External Walls	■ Brick
Internal Linings	■ Rendered brick, face brick
Roof	■ Tile
PC Fittings	■ Kitchen: Semi-modern style of satisfactory presentation equipped with a exhaust fan, upright electric stove, single bowl sink, laminate cabinets and laminate benchtops. Bathroom: Semi-modern style of satisfactory condition equipped with a separate toilet, shower over spa bath, exhaust fan and single bowl vanity unit with moulded top and ceramic floor tiles.
Fixtures and Fittings	■ Two built in robes, curtains, hot water system, insect screens, linen cupboard, security screens, skylights, smoke detectors and split system air conditioning. Floor Coverings: Tiles and carpets.
Car Accommodation	■ Single carport attached
Other Improvements	■ Solar panels. Mixed fencing, plain concrete driveway and average landscaping

2.3 Floor Areas

The property's gross building areas based on the current configuration are:

Living Area	■ 67 square metres
Car Accommodation	■ 14 square metres
Outdoor (patio)	■ 19 square metres

Floor areas within this report are approximate only.

2.4 Condition & Repair

- External Condition ■ Satisfactory
- Internal Condition ■ Satisfactory

3 MARKET COMMENTARY

3.1 General Market Overview

The Perth residential property market has continued to experience improved market conditions after the initial uncertainty caused by COVID with the second half of 2020 experiencing a strengthening market primarily due to an improving local economy, record low interest rates and affordability.

In addition, WA has been able to effectively manage the COVID-19 pandemic during the past 12 months. This has enabled the local economy to recover at a faster rate than initially anticipated with major local industries such as mining operating at strong levels throughout the COVID-19 pandemic.

WA has witnessed many expats return from interstate and overseas together with fly in fly out workers remaining in the state resulting in a positive net interstate migration for the first time in seven years. WA has been viewed as a safe haven throughout the COVID-19 pandemic. This has led to increased demand for both accommodation available for sale and lease.

The recovery of the residential market was initially at the higher end of the market, however has extended to the greater Perth market with many properties receiving multiple offers and significantly reduced selling days.

Rental vacancy remains below 1% being at levels not seen since 2007 and significantly below its 6.6% peak in 2016. Due to limited stock available to rent and the expiry of the Federal Governments' Covid-19 Rent Laws, rental levels throughout Perth are showing significant price increases.

As a result of the State and Federal government building bonus grants, demand for vacant land had been brought forward that resulted in a 102% increase in land sales from June 2020 to March 2021 with REIWA reporting 13,515 lots to 6,703 for the same period in 2020.

The apartment market has shown improved sales activity since bottoming in June 2020 with 1114 sales at a median price of \$375,000 to \$387,500 as at March 2021 with a significant increase of 2049 units sold.

As at the 30th May 2021, the Real Estate Institute of Western Australia (REIWA) reported there were 9,212 properties (houses, units and vacant allotments) for sale in Perth which is 21% lower than levels seen a year ago. There were 2,843 properties (houses and units) for rent in Perth at the time of valuation, which is 39% lower than the previous year.

3.2 Local Market Overview

The Rockingham market has continued to receive strong buyer interest through 2021 to date with agents reporting higher than average groups viewing properties, multiple offer situations and many properties selling after the first open for inspection. According to REIWA statistics, Rockingham is currently showing 16% growth over the last 12 months and 4.5% year to date quarter. In addition dwelling sales volumes have increased from 180 in 2020 to 273 to date in 2021. The median house price has grown from \$361,250 in 2020 to \$420,000 year to date in 2021. Properties being marketed for sale are regularly selling for the advertised price and in many circumstances above the advertised price.

Demand for units has also improved with sales volumes increasing from 113 in 2020 to 185 in 2021 year to date. The median unit price has increased from \$225,000 to \$280,000, an increase of 24%. Demand has typically been from investors looking for entry level prices and good rental yields.

3.3 Additional Comments

The subject property comprises a conventionally styled, semi-modern residence with average quality fixtures and fittings throughout which afford an average internal standard of presentation. Externally the residence is set in established gardens and improved with an attached patio.

The property is situated within the suburb of Rockingham with surrounding properties comprising predominantly single storey, brick residences of varying types of accommodation of differing style and finish. A full complement of community facilities is provided within the surrounds.

BODY CORPORATE ASSUMPTIONS

This assessment is made without any knowledge of orders issued on the Body Corporate to repair the Common Property, if any, nor what sums are held in the Sinking Fund or Administration Fund. We have assumed no detriment to value arising from these matters. If the contrary applies, we retain the right to vary our assessment.

POSITION WITHIN THE DEVELOPMENT

The subject property is situated towards the rear of a 6 unit development with a south-east aspect.

3.4 Sales Evidence

The following sales evidence has been researched by us and used as a guide in making this assessment:

15/105 Simpson Avenue Rockingham WA 6168

Sale Price: \$205,000
Sale Date: 09/06/2021
Living Area: 65.0 m²
Year Built: 1985



Description: Attached Single storey Unit, c1985, Brick construction, 2 bedrooms, 1 bathroom, dated interior in fair condition, Single carport attached, Living Area: 65m², 19 unit development. Settled Sale, Source: Third Party Database

Comparability: Similar location, accommodation, size and age. Inferior quality of fit-out and market appeal. Sale is considered to be inferior overall.

4/94 SIMPSON Avenue Rockingham WA 6168, "ST PATRICK'S VILLAS"

Sale Price: \$225,000
Sale Date: 09/06/2021
Living Area: 64.0 m²
Year Built: 1989

Description: Attached Single storey Unit, c1989, Brick construction, 2 bedrooms, 1 bathroom, Single carport, Living Area: 64m², 26 unit development. Settled Sale, Source: Third Party Database

Comparability: Superior outdoor area. Similar location, accommodation, size, quality of fit-out, market appeal and age. Inferior ancillary improvements. Sale is considered to be inferior overall.

8/98 SIMPSON Avenue Rockingham WA 6168, "MURDOCH VILLAS"

Sale Price: \$236,000
Sale Date: 14/05/2021
Living Area: 64.0 m²
Year Built: 1989

Description: Attached Single storey Unit, c1989, Double Brick construction, 2 bedrooms, 1 bathroom, fully renovated, well presented, Single carport attached, Living Area: 64m², 18 unit development.

Settled Sale, Source: THIRDPARTYDATABASE

Comparability: Inferior size and ancillary improvements. Similar location, accommodation and age although superior quality of fit-out, market appeal and presentation. Sale is considered to be superior overall.

8/15-17 Ashford Avenue Rockingham WA 6168

Sale Price: \$255,000
Sale Date: 06/04/2021
Living Area: 85.0 m²
Year Built: 1989

Description: Attached Single storey Unit, c1989, Brick construction, 3 bedrooms, 1 bathroom, Single carport under main roof with roller door, Living Area: 85m², 44 unit development.

Settled Sale, Source: THIRDPARTYDATABASE

Comparability: Inferior ancillary improvements. Similar location and age although superior accommodation, size, car accommodation and market appeal. Sale is considered to be superior overall.

11/25 Ashford Avenue Rockingham WA 6168

Sale Price: \$260,000
Sale Date: 19/05/2021
Living Area: 87.0 m²
Year Built: 1989

Description: Attached Single storey Unit, c1989, brick construction, 3 bedrooms, 1 bathroom, Single carport, Living Area: 87m², 14 unit development.

Settled Sale, Source: Third Party Database

Comparability: Inferior ancillary improvements. Similar location, quality of fit-out and age. Superior accommodation, size and market appeal.

4 VALUATION RATIONALE

4.1 Introduction

- In arriving at our opinion of value, we have considered relevant general and economic factors and in particular have investigated recent sales of comparable properties.

4.2 Valuation Approach

- The primary method in assessing the market value of the subject property is by the Direct Comparison approach.

In determining the market value of the subject property, we have taken the following factors carefully into consideration:

- Location and surrounding development.
- The age, condition, design and utility of the improvements.
- Recent sales for similar residential property.
- Value level and likely buyer profile.
- Current market conditions.

4.3 Valuation Assessment

- After taking all factors carefully into consideration, we have assessed the current market value of the property to be \$230,000 (Two Hundred and Thirty Thousand Dollars) GST Free Supply.

4.4 Rental Assessment

- We have assessed the current market rental value to be in the vicinity of \$280 per week.

4.5 Reasonable Selling Period

- Having regard to all characteristics of the subject property and the prevailing market conditions, we would envisage a likely selling period for the subject property of 0 - 6 months to be appropriate, assuming the implementation of a professional marketing campaign by real estate sales operatives active and experienced in the sale of property similar to the subject in the locality.

4.6 Insurance Replacement Cost

- Insurance is the Responsibility of the Body Corporate

5 CONTACT DETAILS

- Will Phillips AAPI CPV/QLD Reg.No.3629MR/WA Reg No. 45117/API No.79685
T 0402 529 019
E Will.Phillips1@cbre.com

CBRE Residential Valuations Pty Ltd.
Perth
QV1, Level 25,
250 St Georges Terrace, Perth, WA 6000
www.cbre.com.au

APPENDICES

Appendix I

Photographs









Terms of Engagement

Reference number:2463135 Property: 11/5 Louise Street Rockingham WA 6168

Return completed form to either:

national.resvals@cbre.com.au

Facsimile 1300 301 966

17 August 2021

Caron Passmore
Via Email: caron.passmore@icloud.com

Dear Caron

Residential Valuation Report Property: 11/5 Louise Street Rockingham WA 6168

Thank you for your recent request for a quote to value the above property. We outline below our fees and standard terms.

VALUATION BRIEF

The valuation provided will be the current market value of the property at the date of valuation on a single residential basis.

The valuation will be prepared strictly and only for the use of the Reliant Party and for the Purpose specifically stated, which we understand to be:

- Caron Passmore for the purpose of Stamp Duty only.

The report must not be assigned without our written consent and then such assignment will only be permitted on the basis of the above terms. **We stress that the report cannot be used for mortgage security purposes.**

We do not assume any responsibility or accept any liability in circumstances where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if the Reliant Party becomes aware of any factors that may have an effect on the valuation.

CONFLICT OF INTEREST

You acknowledge that CBRE is a large, multi-national company providing a variety of services to clients. If either party becomes aware of an actual or potential conflict of interest, it will notify the other party as soon as is reasonably practicable thereafter, and the parties will work together to attempt to resolve any such actual or potential conflict.

MARKET VOLATILITY AND UNCERTAINTY

Under International Valuation Standards (IVS 103), it is necessary for the Valuer to disclose circumstances of significant uncertainty that directly affect the valuation. To this end, both the Australia Property Institute (API) and Royal Institute of Chartered Surveyors (RICS) have recommended statements in regard to the significant valuation uncertainty resulting from the current coronavirus pandemic. As such, the following disclosure statement will be inserted into our report that incorporates the key aspects of the API and RICS recommendations.

Terms of Engagement

Reference number:2463135 Property: 11/5 Louise Street Rockingham WA 6168

"SIGNIFICANT VALUATION UNCERTAINTY

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is significant market uncertainty resulting in significant valuation uncertainty. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically."

FEE PROPOSAL

Fee*:	\$500.00	+	\$50.00 GST	=	\$550.00
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* 0.89% credit card fee where payment is made by credit card (Visa/Mastercard)

Our fee quote is valid for a period of **7 days** from the above date.

TERMS OF PAYMENT

Upon acceptance of these Terms of Engagement, our invoice for 100% fee must be paid in full before the valuation will be initiated. The valuation report will not be commenced nor issued until receipt of payment has been confirmed. Payment is by Credit Card or Direct Deposit. If you choose to pay by Credit Card, a 0.89% surcharge will apply. Should the above terms be acceptable to you please fill out the method of payment form attached to this letter (Attachment 4). If paying by Direct deposit, please forward a copy of the receipt issued by your bank (for internal accounting purposes) with this signed and completed document. Please use the Reference Number (listed on the top of the page) as your direct deposit reference number.

We require a minimum period of **5 business days** ("Minimum Time Frame") from the date of instruction/receipt of all information and signed instruction, to complete our valuation. The Minimum Time Frame is subject to your co-operation to provide all requested information in a timely manner. Any delay in providing the information may necessitate re-inspection of the property and relevant sales evidence (to be determined at our sole discretion) and will be subject to the Additional Fee rate, unless otherwise agreed in writing.

CANCELLATION POLICY

If you decide for whatever reason to cancel the valuation brief, the following cancellation fees will apply:

- After property inspection: 100% Base Fee

CBRE is to provide the services as set out in accordance with the Terms of Engagement. Notwithstanding anything else contained in the Terms of Engagement, CBRE reserves its right to terminate the engagement in its absolute discretion where it considers that:

- a conflict of interest arises (notwithstanding the clause 'Conflict of Interest', above);
- any terms are changed by the Instructing Party or Reliant Party that CBRE considers substantially changes the engagement; or
- any other reason that CBRE is unable to continue carrying out the engagement.

Such termination will be notified in writing to the Instructing Party (or any other party as necessary) and will be without recourse.

The valuation and valuation service are provided subject to:

1. All issues, assumptions, disclaimers, qualifications and recommendations as outlined in the advice/report provided. Examples are provided in Attachment 1 and may differ in the report.

Terms of Engagement

Reference number:2463135 Property: 11/5 Louise Street Rockingham WA 6168

2. The "CBRE Valuation & Advisory Services Terms and Conditions" set out in Attachment 2.
3. Completing the "Authority to complete valuation report" in Attachment 3.
4. Completing the payment details form in Attachment 4.

To accept our quote proposal, please complete and return the forms in Attachment 3 and Attachment 4 as acknowledgement and acceptance of the Terms of Engagement.

We thank you for the opportunity of providing you with a quotation for our services.

Yours sincerely
CBRE Residential Valuations Pty Ltd



Jamie van Burgel
Associate Director - Residential Valuation Services

Liability limited by a scheme approved under Professional Standards Legislation.

Attachment 1. Sample of Assumptions, Disclaimers, Limitations, Qualifications

Important Warning Regarding Purpose of Valuation:

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Assumptions	Assumptions are a necessary part of undertaking valuations. CBRE adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of our expertise, or our instructions. Assumptions adopted by CBRE will be formulated on the basis that they could reasonably be expected from a professional and experienced valuer. The Reliant Party accepts that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.
Flooding Caution	The quality, completeness and accuracy of flood mapping varies widely between localities and Councils. We have not verified, and make no representation as to the appropriateness, accuracy, reliability or currency of the flood mapping reviewed. The Reliant Party may wish to confirm the flood mapping information by obtaining an expert hydrologist's report. If further flooding data is obtained, we reserve the right to review and if necessary amend the valuation.
Site Survey Not Provided	We do not commission site surveys and a site survey has not been provided to us. We have assumed there are no encroachments by or on the property, and the Reliant Party should confirm this status by obtaining a current survey report and/or advice from a registered surveyor.
Site Conditions	We do not commission site investigations to determine the suitability of ground conditions and services, nor do we undertake environmental or geotechnical surveys. We have assumed that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas or other noxious substances. In the case of property which may have redevelopment potential, we proceed on the basis that the site has load bearing capacity suitable for the anticipated form of redevelopment without the need for additional and expensive foundations or drainage systems (unless stated otherwise). Include last sentence if property has future redevelopment potential.
We Are Not Contamination Experts	Unless otherwise stated, we have assumed that the site is free of subsoil asbestos or any elevated levels of contaminants. We have made no allowance in our valuation for site remediation works. Our visual inspection is an inconclusive indicator of the actual condition of the site. We make no representation as to the actual environmental status of the subject property. If any testing is undertaken to assess the degree, if any, of contamination of the site and this is found to be positive, this valuation must not be relied upon before first consulting CBRE to reassess any effect on the valuation.
We Are Not Hazardous Material Experts	Unless otherwise noted, we have assumed that the improvements are free of asbestos and hazardous materials, or should these materials be present then they do not pose significant risk to human health, nor require immediate removal. We have made no allowances in our valuation for site remediation works. Our visual inspection is an inconclusive indicator of the actual condition/presence of asbestos/hazardous materials within the property. We make no representation as to the actual status of the subject property. If any testing is undertaken and the presence of any asbestos/hazardous materials on site is found to be positive, this valuation must not be relied upon before first consulting CBRE to reassess the valuation.
Liens	We have disregarded the presence of any mortgage or other financial liens pertaining to the property.
Title/Unregistered Interests	We have assumed that there are no further easements, unregistered interests or encumbrances not disclosed by this brief title search which may affect market value. However, in the event that a future title search is undertaken which reveals additional easements or encumbrances, CBRE should be consulted to reassess any effect on the value stated herein.
Planning Information	We assume information provided by the relevant responsible authority is current and accurate. We do not commission formal investigations to verify information provided to us.
Measurement of Lettable Areas	We have assumed that the floor areas provided have been calculated in accordance with the Property Council of Australia (PCA) Method of Measurement or as specifically instructed by the Instructing Party. Should the Reliant Party obtain a survey that reveals a variance in areas, then this valuation must not be relied upon before first consulting CBRE to reassess any effect on the valuation.
Valuation Analyses	In arriving at our opinion of value, we have employed industry recognised valuation methodologies. We have considered relevant general and economic factors and in particular have investigated recent sales and leasing transactions of comparable properties (as previously detailed).

Terms of Engagement

Reference number:2463135 Property: 11/5 Louise Street Rockingham WA 6168

Extent of Our Investigations

We are not engaged to carry out all possible investigations in relation to the property. Where in our report we identify certain limitations to our investigations, this is to enable the Reliant Party to instruct further investigations where considered appropriate or where we recommend as necessary prior to Reliance. CBRE is not liable for any loss occasioned by a decision not to conduct further investigations.

Information Supplied by Others

This document contains information which is derived from other sources. Where this information is provided by experts and experienced professionals, we have relied upon the expertise of such experts and by necessity we have relied upon the information provided being accurate, whether prepared specifically for valuation purposes or not. Unless otherwise specifically instructed by you, we have not independently verified that information, nor adopted it as our own. Notwithstanding the above, we have reviewed the provided information to the extent that such a review would be reasonably expected from a professional and experienced valuer having regard to normal industry practice undertaking a similar valuation/consultancy service. The Reliant Party acknowledges that the valuer is not a specialist in the areas from which the expert information is derived and accepts the risk that if any of the information/advice provided by others and referred to in the valuation is incorrect, then this may have an effect on the valuation.

Attachment 2. CBRE Valuation & Advisory Services – Terms & Conditions

These conditions form part of the Terms of Engagement provided by CBRE which confirms the scope of Services, the personnel providing those Services and the Company's charges for those Services.

Instructing Party's Obligation to Assist	<p>The Instructing Party agrees to provide all reasonable assistance to the Company to allow the Company to complete this instruction including all relevant documents and/or information the Instructing Party knows or ought reasonably to know will so assist the Company, at its own cost and in a timely fashion, including but not limited to:</p> <ul style="list-style-type: none">▪ all information which the Company requests from time to time for the performance of the Services;▪ reasonable access to the property/properties and to the Instructing Party's premises (if relevant) for the purpose of providing the Services.
Matters Which Affect or May Affect the Valuation	<p>If the Instructing Party and/or Reliant Party become aware of any matters which affect or may affect the valuation, then the Company must be advised of those matters. Reliance will not be placed on the valuation, under any circumstance, unless all such matters are disclosed to the Company.</p>
CBRE Does Not Assign Valuations	<p>The Company does not assign valuations. If the Instructing Party has not determined the Reliant Party and Purpose details by the time of report finalisation, the report will be addressed and issued to the Instructing Party for Financial Reporting purposes in PDF format only. Once the Reliant Party and Purpose details have been advised to us, the report will be re-addressed and issued to the Reliant Party. This additional service may incur an additional fee (refer to Fee Quote). No responsibility will be accepted or assumed to any third party who may use or rely on the whole or any part of the content of our valuation.</p>
Confidentiality	<p>Any valuation service is confidential as between the Company and the Reliant Party as specifically stated in the valuation advice/report. Neither the whole of the report, nor any part of it, may be published in any document, statement, circular or otherwise by any party other than the Company, nor in any communication with any third parties, without the prior written approval of the Company of the form and context in which it is to appear.</p>
Future Change in Value	<p>All valuations are current as at the date of valuation only. The value assessed may in the future change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property or particular property sector). The Company does not accept liability for losses arising from changes in value after the date of the valuation.</p>
Lending Practices	<p>Where our valuation is prepared for First Mortgage Security purposes, it will be provided on the basis that any associated the lending must comply with the Banking Act 1959; follow prudent finance industry lending practices and credit risk for any potential borrower including the borrower's ability to service and repay any mortgage loan; and follow prudent loan to value ratio guidelines. No responsibility is accepted where these requirements are not strictly observed.</p>
Fees & Disbursements	<p>All disbursements, including travelling and other reasonable expenses incurred by the Company in the provision of the Services are fully recoverable from the Instructing Party as and when incurred.</p> <p>All invoices are payable within 14 days of the date of invoice, unless otherwise stated in the Terms of Engagement. A late payment fee of 2% per month (or part thereof) for any overdue amount may be charged by the Company.</p> <p>All legal and debt recovery costs which the Company may incur in recovering overdue account balances from the Instructing Party shall be fully recoverable from the Instructing Party as and when incurred.</p>
Suspension of Services	<p>The Company has the right to suspend its engagement where the Instructing Party fails to pay any invoiced fees and disbursements within the required time frame, by giving the Instructing Party seven days' notice in writing. Should the engagement be suspended by the Company, all obligations by the Company to the Instructing Party cease and, furthermore, all documents that the Company receives from the Instructing Party prior to the engagement being suspended becomes the property of the Company and, unless otherwise agreed, the Company shall be free to use this information and to value the Property for any other party.</p> <p>Once all outstanding invoices have been paid, the Company will at the request of Instructing Party, return documents owned by the Instructing Party within a reasonable time.</p>
Dispute Resolution	<p>If a dispute arises out of or in any way relates to this engagement or the breach, validity or subject matter thereof ('the dispute'), the aggrieved party shall, within 7 days of becoming aware of the dispute, by notice in writing notify the other party/parties that the dispute exists.</p>

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The parties agree to first endeavour to settle the dispute by mediation conducted in accordance with the Australian Dispute Centre (ADC) mediation guidelines and administered by the ADC or as otherwise agreed by the parties.

The costs of the mediation shall be borne equally by the parties.

In the event that:

- (a) the parties have not agreed upon a mediation or have not requested the ADC to appoint a mediator within twenty-eight (28) days (or other such time period as agreed to in writing between the parties) after the notification of the dispute; or
- (b) the dispute has not settled at mediation or otherwise within twenty-eight (28) days (or such time period as agreed to in writing between the parties) after the mediation,

the parties have liberty to commence proceedings in respect of the dispute in a court of competent jurisdiction subject to compliance with the Governing Law clause in this Terms of Engagement.

Electronic Communication

If the Instructing Party asks the Company to send any documents by email, the Instructing Party will be deemed to have accepted the risk of (and the Company will have no responsibility for) the message being intercepted, not being received or not being viewed by the recipient.

If the Instructing Party asks the Company to provide the Instructing Party with a copy of a document by email or disk, the Company will do so on the basis that the Company does not warrant that the disk or email communication will be virus or defect free and on the basis that:

- the Company will not be responsible for any loss or damage sustained by the computer system which reads the disk or email; and
- precautions will be taken by the Instructing Party to ensure that the disk or email does not cause any loss or damage.

Copyright

Copyright in any written work, drawing, compilation, table, graph and similar works created by or on behalf of the Company remains with the Company.

Offshore Data

- a) CBRE may store data outside of Australia or New Zealand.
- b) CBRE may also use outsourced third-party companies located inside and outside of Australia for data hosting and related services.
- c) CBRE may also utilise the services of CBRE owned and operated offices in the Philippines to provide administrative services.
- d) CBRE will ensure compliance with Australian Privacy Principles in accordance with CBRE's Privacy Policy.

Privacy

The Instructing Party acknowledges that the Company will collect certain personal information within the meaning of that term in the Privacy Act 1988 (Cth) ("Personal Information") from or about the Instructing Party to perform its obligations hereunder, including promoting its services.

Subject to clause (c) below:

- (a) the Company will only collect, store, use and disclose Personal Information in accordance with the Company's privacy policy as it applies from time-to-time located at <https://www.cbre.com.au/about/australia-privacy-policy> ("Privacy Policy") and as permitted under the Privacy Act 1988 (Cth) in order to perform its duties under this Terms of Engagement and achieve the purposes specified in clause above; and
- (b) the Instructing Party warrants that it has read and understood the Company's privacy policy and consents to the Company handling the Personal Information in the manner specified in this clause. Without limiting the foregoing, the Instructing Party specifically consents to the disclosure of the Personal Information on the internet and to third parties such as advisors, suppliers, property data service providers, government and statutory bodies and financial institutions.
- (c) Where the Instructing Party has indicated in writing that the Personal Information is confidential, the Company will only disclose the Personal Information to a third party (other than a related body corporate of the Company) with the Instructing Party's written consent or as required by law, an order of the court or request by a government authority, or otherwise for the purposes of obtaining financial or legal advice. The obligation of confidence by the Company will end upon the confidential information becoming publicly available other than by a breach of this obligation of confidence by the Company.
- (d) The Instructing Party must not provide the Company with Personal Information of any other individual unless it has the express consent of that individual to do so. The Instructing Party warrants that it has that individual's consent to provide their Personal Information to the Company.

Limitation of Liability

1. Application of clause

Terms of Engagement

Reference number:2463135 Property: 11/5 Louise Street Rockingham WA 6168

Nothing in this clause operates to exclude, restrict or modify the application of any implied condition or warranty, the exercise of any right or remedy or the imposition of any liability, implied or conferred under the Australian Consumer Law or any other law, the exclusion, restriction or modification of which would contravene that law or cause any term of this engagement to be void ("Non-Excludable Obligations").

2. Exclusion of implied obligations

Except in relation to the Non-Excludable Obligations, all conditions, warranties, guarantees, rights, remedies, liabilities and other terms implied or conferred by law that impose any liability or obligation on the Company are expressly excluded under this engagement.

3. Limitation of liability

- (a) The Company's liability is limited by a scheme approved under Professional Standards Legislation.
- (b) Notwithstanding the clause 3(a) and subject to clause 3(c), to the fullest extent permitted by law, the Company's maximum aggregate liability to the Instructing Party and its personnel under or arising out of this Terms of Engagement or any law is capped at the value of the fee.
- (c) Except for services of a kind ordinarily acquired for personal, domestic or household use or consumption, the Company's liability to the Instructing Party for a failure to comply with any Non-Excludable Obligation is limited to (at the Company's election):
 - (i) supplying the relevant Service again; or
 - (ii) paying the Instructing Party the cost of having the relevant Service supplied again.
- (d) To the fullest extent permitted by law, neither party will have any liability to the other or its personnel (whether arising in contract, tort (including negligence), statute, equity or otherwise) for any of the following types of loss under or arising out of this Terms of Engagement:
 - (i) loss of revenue, use, production, goodwill, profit, business, contract or anticipated savings;
 - (ii) financing costs or increase in operating costs; or
 - (iii) other financial or economic loss or any other special or indirect loss or damage.

CBRE Staff	You agree that you will not bring any claim relating to this appointment (in contract, tort, negligence or otherwise) against any CBRE officer, director, employee, member or consultant in their personal capacity.
Indemnity	The Instructing Party indemnifies the Company from and against any losses, liabilities, damages, costs, claims and expenses (including legal fees on a full indemnity basis) suffered or incurred by or awarded against the Company as a result of any use of, or reliance upon, the information contained in the full valuation advice/report issued by the Company to the Instructing Party, by any party other than the Instructing Party.
Entirety of Terms of Engagement	<p>These terms of engagement, subject to any qualifications, conditions, assumptions, and reservations set out in any report or opinion furnished to you:</p> <ul style="list-style-type: none">▪ Constitutes the entire understanding and agreement of the parties relating to the matters dealt within in;▪ Supersedes and extinguishes all prior agreements, statements, representations and understandings whether verbal or written between us relating to the matters dealt with in this Terms of Engagement; and▪ May be varied at any time by mutual agreement in writing.
Governing Law	This Terms of Engagement is governed by the laws of the state or territory in which the subject property is located and each party submits to the non-exclusive jurisdiction of the courts of that state or territory.
Survival	Any provision of this Terms of Engagement which contemplates performance or observance subsequent to any termination or expiration of this engagement shall survive any termination or expiration of this engagement and continue in full force and effect including, but not limited to, clauses regarding intellectual property, confidentiality, reliance, and limitation of liability.
Avoidance of Doubt	For the avoidance of doubt, nothing in our Report will constitute any legal recommendation or advice in relation to investment, or an offer or solicitation for the purpose of or for sale of any securities, financial instrument or products or other services. CBRE are not liable to any purchasers and/or investors in their own decisions in relation to any purchasing or investments from the services provided.

Terms of Engagement

Reference number: 2463135 Property: 11/5 Louise Street Rockingham WA 6168

Attachment 3. Authority to complete valuation report

We are unable to commence the valuation until Attachment 3 and Attachment 4 (Payment details) have been returned.

Please complete the details below and return either by facsimile 1300 301 966 or email national.resvals@cbre.com.au as acknowledgement and acceptance of the full Terms of Engagement.

Confirmation of Property Address: 11.5 Louise st Rockingham WA 6168
Report to be Addressed to: Name: Caron Passmore Address: 19 Hertley Way Warrbro WA 6169
Invoice to be Addressed to: Name: Caron Passmore (A & C Passmore Pty Ltd) Address: 19 Hertley way Warrbro WA 6169
Contact Details for Access to the Property: Name: Caron Passmore Phone No: _____ Mobile No: 0403 000 600
Please Tick the Box Below Indicating How You Would Like Your Valuation Report Delivered: <input type="checkbox"/> Facsimile - fax number: _____ <input checked="" type="checkbox"/> Email - email address: _____ <input type="checkbox"/> Post - postal address: _____
1 Caron Passmore of 19 Hertley way (Print name) Warrbro (Print address) WA 6169
Confirm the above details are correct and request CBRE Residential Valuations Pty Ltd to value the above property Dated 18/8/2021 Signed <i>Caron Passmore</i>

WESTERN



AUSTRALIA

REGISTER NUMBER 6/SP12070	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 22/7/2019

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

VOLUME 1671 FOLIO 153

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 6 ON STRATA PLAN 12070
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

A & C PASSMORE PROPERTY PTY LTD OF 19 HERLIHY WAY, WARNBRO
(T M320697) REGISTERED 26/6/2013

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.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----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: SP12070
PREVIOUS TITLE: SP12070
PROPERTY STREET ADDRESS: LOUISE VILLAS, UNIT 11, GROUND 5 LOUISE ST, ROCKINGHAM.
LOCAL GOVERNMENT AUTHORITY: CITY OF ROCKINGHAM

FORM 1

STRATA PLAN 12070

Ca. 1

PARCEL OF LAND..... PORTION OF COCKBURN SOUND
 LOCATION 16 AND BEING LOT 64 ON DIAGRAM 65068
 CERTIFICATE OF TITLE : VOL. 1662 FOL. 991
 LOCAL AUTHORITY..... SHIRE OF ROCKINGHAM
 LOCALITY ROCKINGHAM..... INDEX PLAN ^{Peel} 2000 07.27
 NAME OF BUILDING LOUISE VILLAS



LODGED 13-4-84 65730

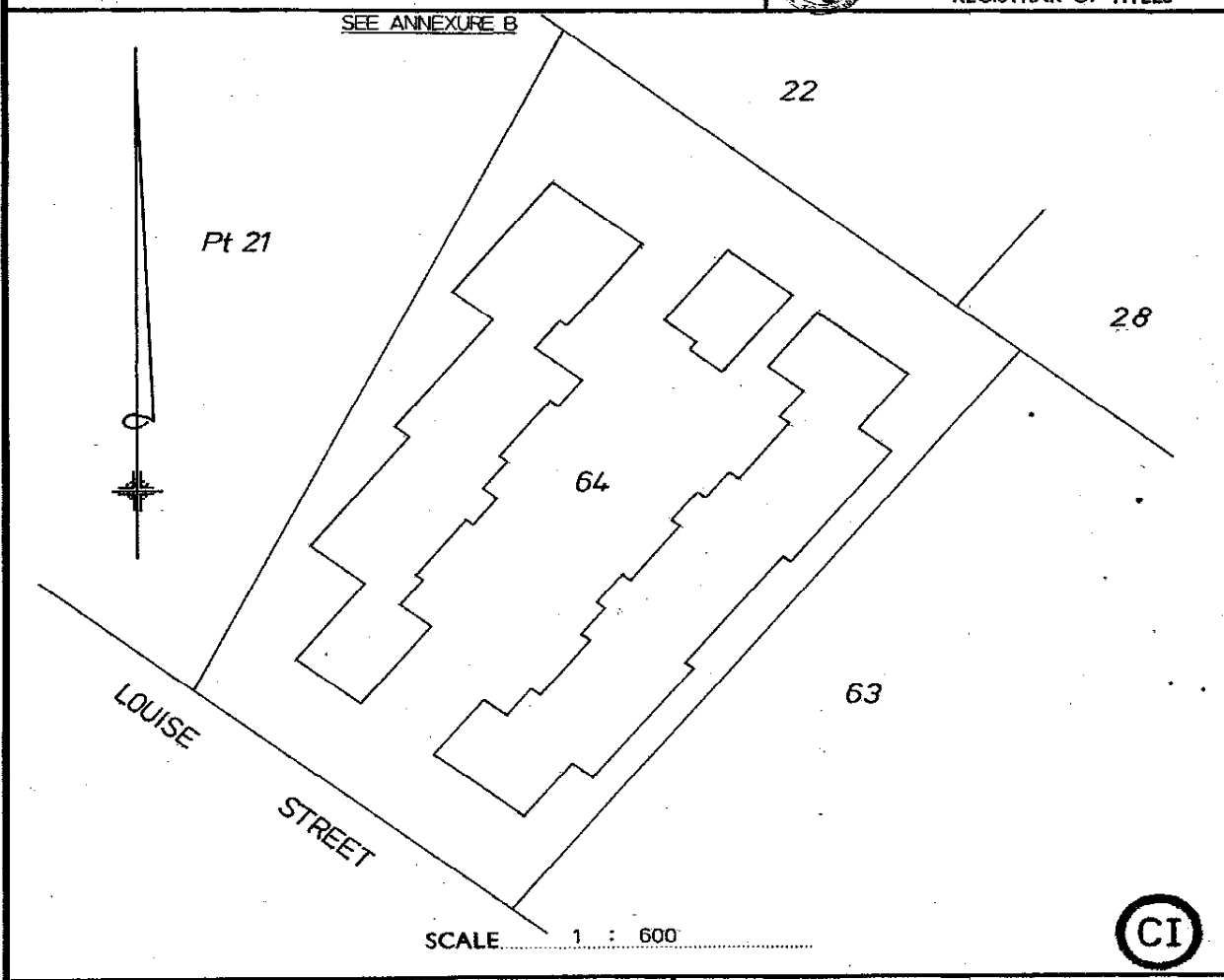
EXAMINED 17-4-84

REGISTERED 26.6.84 App. CB00074

ADDRESS FOR SERVING OF NOTICES ON COMPANY
 5 LOUISE STREET
 ROCKINGHAM 6168 W.A.



H. J. Smyth
 REGISTRAR OF TITLES



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
SEE	ANNEXURE		
AGGREGATE			

SURVEYOR'S CERTIFICATE

I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and ~~where eaves or guttering project beyond these boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto.~~

Dennis W. Hayes
 DATE 8/11/83... LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD
 FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

10 APR 1984 *L. A. Pugh*
 DATE..... CHAIRMAN.

77241/6/78-2M-MS/893

ANNEXURE A OF STRATA PLAN No. 12070

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	1	1671-	148				
2	1	1671-	149				
3	1	1671-	150				
4	1	1671-	151				
5	1	1671-	152				
6	1	1671-	153				
7	1	1671-	154				
8	1	1671-	155				
9	1	1671-	156				
10	1	1671-	157				
11	1	1671-	158				
12	1	1671-	159				
13	1	1671-	160				
14	1	1671-	161				
15	1	1671-	162				
16	1	1671-	163				
AGG	16						

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

<p>TOWN PLANNING BOARD</p> <p><i>[Signature]</i></p> <p>Date: 10 APR 1984</p> <p style="text-align: right;">CHAIRMAN.</p>	<p>LOCAL AUTHORITY SHIRE OF ROCKINGHAM</p> <p style="text-align: right;"><i>[Signature]</i></p> <p style="text-align: center;">- 3 FEB 1984</p> <p>Date: _____</p> <p style="text-align: right;">SHIRE/TOWN CLERK.</p>
--	--

FORM 3

STRATA PLAN No. 12070

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

.....THE SHIRE OF ROCKINGHAM....., THE LOCAL AUTHORITY,**HEREBY CERTIFIES THAT:—**

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (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, 1966.

DESCRIPTION OF BUILDING:—

BRICK AND TILE HOME UNITS WHOLLY CONTAINED WITHIN
THE EXTERNAL BOUNDARIES OF PORTION OF COCKBURN
SOUND LOCATION 16 AND BEING LOT 64 ON DIAGRAM 65068.

DATE - 3 FEB 1984

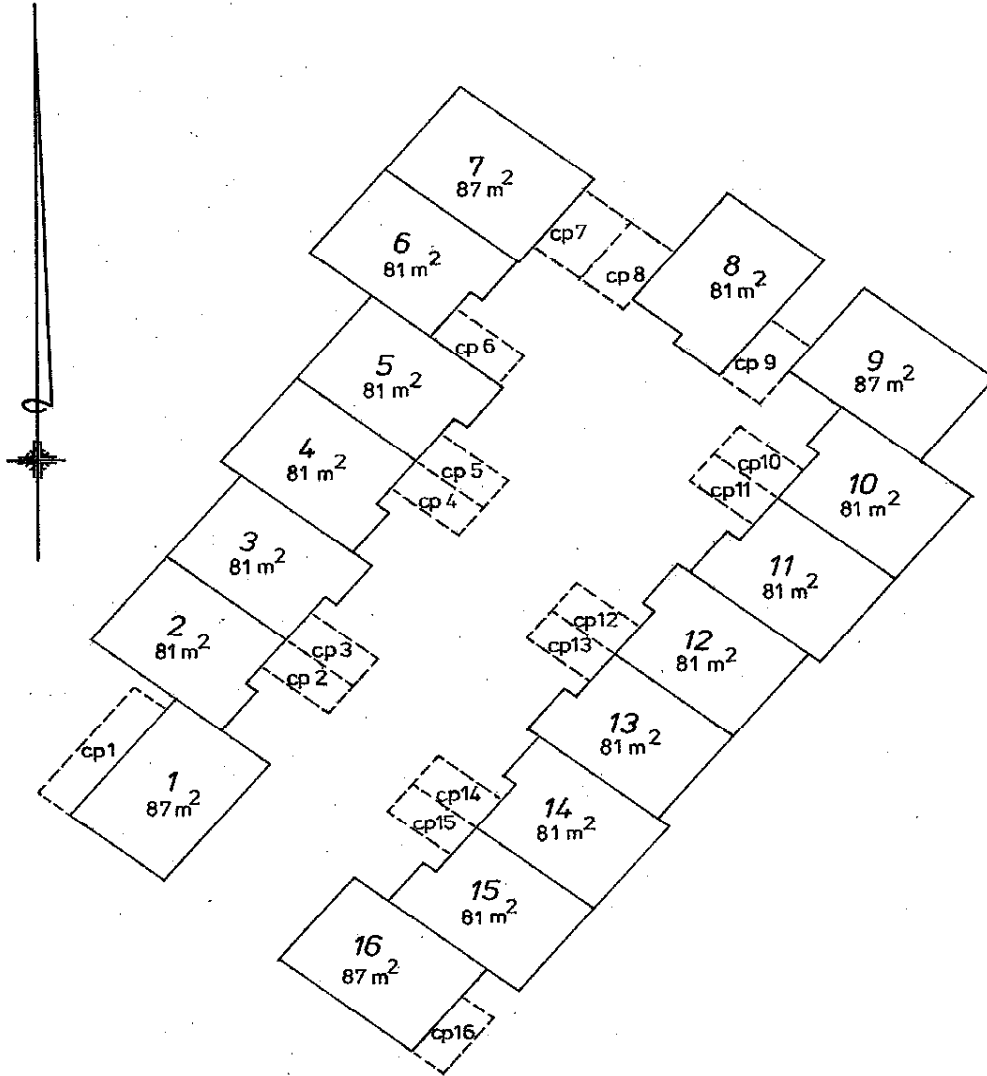

Arthur
SHIRE / TOWN CLERK

C.A. 4

SHEET No. 1 OF 1 SHEETS

STRATA PLAN No. 12070

GROUND FLOOR



NOTE

A carport for the exclusive use of an individual Lot is indicated by cp suffixed by the users Lot number

SCALE 1 : 400

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD

[Signature]

DATE 10 APR 1984

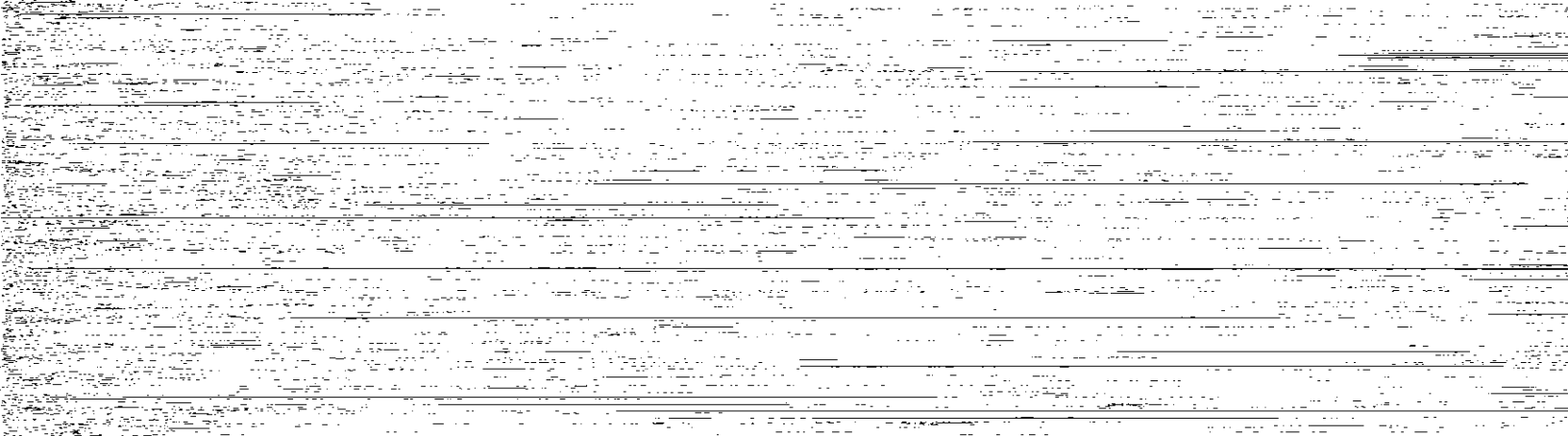
CHAIRMAN

LOCAL AUTHORITY SHIRE OF ROCKINGHAM

[Signature]

DATE - 3 FEB 1984

SHIRE TOWN CLERK



S12070

<u>Lot Number</u>	<u>Part Register Number</u>	<u>Unit</u>	<u>Entitlement</u>	<u>Lot Number</u>	<u>Part Register Number</u>	<u>Unit</u>	<u>Entitlement</u>
1	1671/148	1	1	2	1671/149	1	1
3	1671/150	1	1	4	1671/151	1	1
5	1671/152	1	1	6	1671/153	1	1
7	1671/154	1	1	8	1671/155	1	1
9	1671/156	1	1	10	1671/157	1	1
11	1671/158	1	1	12	1671/159	1	1
13	1671/160	1	1	14	1671/161	1	1
15	1671/162	1	1	16	1671/163	1	1