



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

3 Orion Avenue McKail 6330

property information for use by agents



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000011499661



SELLER'S NAME: [REDACTED]

Address: [REDACTED]

Post Code: [REDACTED] ("the Seller")

Tel: [REDACTED]

Fax: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

SELLER:

- ☒ is the Owner
☐ has given Power of Attorney to [REDACTED]
☐ is a Mortgagee in Possession
☐ is an Executor/Administrator

ADDRESS OF PROPERTY TO BE SOLD

3 Orion Avenue McKail 6330

Whole Lot 686 on Deposited/Diagram/Survey/Strata/Plan No. 52711

Whole Volume: 2653 Folio: 513 ("the Property")

LISTING PRICE\$ Offers over \$735,000 Auction ☐

\$ [REDACTED] to \$ [REDACTED]

Listing Rep: Honi Benson

Agency Expires: 05/11/2025

LISTING PRICE AMENDMENTS

\$ [REDACTED] \$ [REDACTED] \$ [REDACTED]

Date [REDACTED] Date [REDACTED] Date [REDACTED]

TENANCY DETAILS

Rent / week \$ N/A

Fixed Term Expiry [REDACTED] / [REDACTED] / [REDACTED] Periodic ☐

Rent can be reviewed: [REDACTED] / [REDACTED] / [REDACTED]

Managing Agent Honi Benson

Tenant [REDACTED] Phone [REDACTED]

STRATA

Strata Scheme Name N/A

Name and Address of Secretary of Strata Company

or Strata Company Manager [REDACTED]

Strata Administration Levy \$ [REDACTED] Frequency [REDACTED]

Special Reserve Levy \$ [REDACTED] Frequency [REDACTED]

Additional By Laws ☐ Management Statement ☐ Special Rights ☐

Issues [REDACTED]

Encumbrances/ Property Interests: NBN Cable left hand side of the property.

Right of Way ☐ Drainage Right ☐ Easement ☐ Caveat ☐ Memorial ☐ Restrictive Covenant ☐ Heritage ☐ Contaminants ☐HOUSE ☒ DUPLEX ☐ UNIT ☐ VILLA ☐ APARTMENT ☐ TOWNHOUSE ☐ VACANT LAND ☐ RURAL ☐

Year Built 2008 Walls Hardiplan Roof C/bond Rates 2,637.22 Water 1,335.26

RESIDENTIAL

No. Bedrooms	4	Alfresco Kitchen	<input checked="" type="checkbox"/>	Insulation	<input checked="" type="checkbox"/>	Solar HWS	<input type="checkbox"/>
No. Bathrooms (Inc. ensuite)	2	Kitchen/Dining	<input checked="" type="checkbox"/>	Air Cond	<input checked="" type="checkbox"/>	Elec HWS	<input type="checkbox"/>
No. WCS	2	Family	<input type="checkbox"/>	Swim Pool-Above	<input type="checkbox"/>	Gas Passes	<input type="checkbox"/>
Storeys 1,2,3,4, S/L	1	Games Room	<input type="checkbox"/>	Swim Pool-Below	<input type="checkbox"/>	Gas Connected	<input checked="" type="checkbox"/>
Lounge	<input type="checkbox"/>	Study	<input type="checkbox"/>	Bore	<input type="checkbox"/>	Sewer Passes	<input type="checkbox"/>
Lounge/Dining	<input checked="" type="checkbox"/>	Sleepout	<input type="checkbox"/>	Retic	<input checked="" type="checkbox"/>	Sewer Connected	<input checked="" type="checkbox"/>
Theatre	<input checked="" type="checkbox"/>	Patio/Pergola	<input type="checkbox"/>	Garage No. of cars	2 <input checked="" type="checkbox"/>	Septic	<input type="checkbox"/>
Dining	<input type="checkbox"/>	Verandah	<input type="checkbox"/>	Carport No. of cars	<input type="checkbox"/>	Scheme Drinking Water	<input checked="" type="checkbox"/>
		Entrance Hall	<input checked="" type="checkbox"/>	Gas Bottles	<input type="checkbox"/>	Smoke Alarms	<input checked="" type="checkbox"/>
		Laundry	<input checked="" type="checkbox"/>	Gas HWS	<input checked="" type="checkbox"/>	RCDs	<input checked="" type="checkbox"/>

Zoning

RES(111)

Separate Title not issued (3) ☐

Land Frontage (not Strata)

18.5m

Land Area (not Strata)

685sqm

Items not to be sold: N/A

Items included in sale: Dishwasher and Reverse Cycle Aircon x1, Wheelie Bins x 3.

Items not in working order: N/A

Illegal Structures: N/A

Other features: N/A

NOTES

This information is correct at the date of signing. The Agent is authorised to pass this information on to prospective buyers. The Buyer may rely upon this information in any action against the Seller if the information is incorrect or misleading

Seller's Signature

DocuSigned by:

[Signature]

3/6/2025

Seller's Signature

DocuSigned by:

[Signature]

3/6/2025

3 ORION AVENUE, MCKAIL, WA 6330



Appraisal Price

This market analysis has been prepared on 13/06/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$720pw to \$740pw

Contact your agent for further information:

Name: Honi B Realty
Mobile:
Office: Honi B Realty
Office Phone: 0409935947
Email: honib@honibrealty.com.au

seller's disclosure statement



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SELLER'S NAME: [REDACTED] ("the Seller")

Address: [REDACTED] Post Code: [REDACTED]

Tel: [REDACTED] Mobile: [REDACTED]

Email: [REDACTED]

SELLER'S NAME: [REDACTED] ("the Seller")

Address: [REDACTED] Post Code: [REDACTED]

Tel: [REDACTED] Mobile: [REDACTED]

Email: [REDACTED]

SELLER:

- ☒ is the Owner
☐ has given Power of Attorney
 to [REDACTED]
☐ is a Mortgagee in Possession
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ADDRESS OF PROPERTY TO BE SOLD

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Lot: 686 on Deposited/Diagram/Survey/Strata/Plan No. 52711

Volume: 2653 Folio: 513 ("the Property")

LISTING PRICE

\$ Offers over \$735,000 Auction ☐

\$ [REDACTED] to \$ [REDACTED]

YES NO UNKNOWN

Question 1 through 15 are a reflection of the representations and warranties that the Seller makes to a Buyer in a contract for the sale of all land or strata title pursuant to the 2022 General Conditions

- ☐ ☒ 1. Are there any demands, orders, requisitions or requirements of any Authority relating to or proposed to the Property, including sewer connections, swimming pool safety barriers, residual current devices ("RCDs") or smoke alarms? **[9.1(a)(1)]**
 Details [REDACTED]
- ☐ ☒ 2. Are there any proposals for the re-alignment, widening, or alteration of the level of any road adjoining the Land by any Authority that would materially affect the Land or the use of the Land? **[9.1(a)(2)]**
 Details [REDACTED]
- ☐ ☒ 3. Is there any money owing to any Authority in respect of works performed or to be performed or any expenses incurred by any Authority in respect of the Land? **[9.1(a)(3)]**
 Details [REDACTED]
- ☐ ☐ 4. Excluding strata lots, are there any sewers, drains, pipes cables or other installations passing through the Land providing services to other land? **[9.1(a)(4)]**
 Details [REDACTED]
- ☐ ☒ 5. Is there any outstanding or impending notice, demand, or liability to join in or contribute to the construction or repair of a dividing fence between the Land and any adjoining land under the Dividing Fences Act 1961 or otherwise? **[9.1(a)(5)]**
 Details [REDACTED]
- ☐ ☒ 6. Is there any encroachment onto the Land by a building or other structure from the adjoining land? **[9.1(a)(6)]**
 Details [REDACTED]
- ☐ ☒ 7. Does a building or structure on the Land encroach on adjoining land? **[9.1(b)]**
 Details [REDACTED]
- ☒ ☐ 8. Are each dividing fence and boundary wall on the boundary of the Land? **[9.1(c)]**
 Details [REDACTED]
- ☒ ☐ 9. Do you have good title to the chattels included in the sale, and will you at settlement be the sole owner free from any encumbrance? If not, these need to be stated in the contract for the sale of the Land. **[9.1(d) & (e)]**
 Details [REDACTED]
- ☐ ☒ 10. Is there any reason why the Property won't be in the same state and condition at settlement? **[9.1(f)]**
 Details [REDACTED]
- ☐ ☒ 11. Are there any public rights of way or easements that have been acquired by enjoyment or use? **[9.1(g)]**
 Details [REDACTED]
- ☐ ☒ 12. Has anyone made a claim by way of adverse possession? **[9.1(g)]**
 Details [REDACTED]
- ☐ ☒ 13. Are there any mining leases or licences in respect of the Land? **[9.1(g)]**
 Details [REDACTED]
- ☐ ☒ 14. Have you received a notice of any resumption or intended resumption of the Property, or any part of the Property by any authority? **[9.2(a)]**
 Details [REDACTED]
- ☒ ☐ 15. Is the use of the Property lawful? **[9.2(b)]**
 Details [REDACTED]

seller's disclosure statement

YES NO UNKNOWN

The following are other questions often asked about a property.

16. (a) ☐ ☒ Is there a bore on the property?
 (b) ☐ ☐ Is it in working order?
 (c) ☐ ☐ Is it shared with a neighbour?
 (d) ☐ ☐ If shared with a neighbour, is there a written agreement about running costs?
 (e) ☐ ☐ If more than one bore, then give details.
 Details
17. (a) ☒ ☐ Is the sewage from the Property connected to a Water Corporation sewer?
 If the answer is NO, then
 (b) ☐ ☐ Does a Water Corporation sewer pass the Property?
 (c) ☐ ☐ Have you received a notice requiring the sewage from the Property to be connected to a Water Corporation Sewer.
18. (a) ☐ ☒ Is there any septic system connected to the dwelling(s)/building(s)?
 If the answer is NO then-
 (a) ☐ ☒ Are there any disused septic tanks underground?
 (b) ☐ ☐ Have the septic tanks being decommissioned (removed or bases broken up and backfilled)?
 Details
19. (a) ☐ ☒ Is there an Aerobic Treatment Unit (ATU)?
 (b) ☐ ☐ If so, is the ATU maintained in accordance with the protocol set down in the Code of Practice for the Design, Manufacture, Installation and Operations of ATU's?
 Details
20. (a) ☐ ☒ Is there a swimming pool or outside spa ("Swimming Pool")?
 If the answer is NO, then-
 (a) ☐ ☒ has any Swimming Pool been filled in?
 If there is a Swimming Pool
 (b) ☐ ☐ Is the cleaning and filtration equipment included in the sale price of the Property?
 (c) ☐ ☐ Is the cleaning and filtration equipment in good working order?
 (d) ☐ ☐ Do the safety barriers comply with current legal requirements?
 Details
21. (a) ☐ ☒ All light fitting, fixed floor coverings and window treatments will be included in the purchase price of the Property together with but not limited to items that are nailed, screwed or otherwise fixed e.g. mirrors, shelves, dishwasher, ceiling fans, or built-in furniture. (garden sheds and television aerials are generally included in the purchase price)
 (b) ☐ ☒ Are there any such items not included in the purchase price? For example a leased alarm system)
 (c) ☐ ☐ If so, give details of items not included
22. (a) ☐ ☒ Is there or has there been a termite/ timber pest problem on the Property during the last five years?
 Details
 (b) ☐ ☐ When was the Property last inspected for termites/timber pests?
 Details
23. (a) ☐ ☐ Are there any locks that do not have keys? e.g window locks or doors
 Details
24. (a) ☐ ☒ Are there any tenancies, licences, occupancies, or leases which affect the Property?
 Details
25. (a) ☐ ☒ Are there any known structural defects in the Property?
 Details
26. (a) ☒ ☐ During the term of the Seller's ownership have all the buildings, improvements and fences been constructed in accordance with, and with approval of all relevant authorities?
 If NO then Details
 (b) ☐ ☒ During the term of the Seller's ownership have you or any other person caused to be made any additions or alterations to the Property or connections or installations in relation to water, sewage, gas, or electricity supplies?
 Details
27. (a) ☐ ☐ Are there any leases, licences, rights of way, interests, estates, easements, mortgages, encumbrances, restrictive covenants or claims affecting the Property and not referred to in the certificate of title?
 Details

seller's disclosure statement

YES NO UNKNOWN

- ☐ ☐ ☒ 28. Are there any soil or drainage defects in the Property?
Details
- ☐ ☒ ☐ 29. Are there any prohibitions or restrictions on the use of the Property by virtue of statute, proclamation or by-law, development order or planning scheme? e.g. special zoning, heritage.
Details
- ☐ ☒ ☐ 30. Are there any hazardous substances (including but not limited to, asbestos or lead based paints) in or about the Property?
Details
- ☐ ☐ ☐ 31. (a) If practice of completion of any residential building works for more than \$20,000.00 have been done by a builder in the last six (6) years, has the statutory Home Indemnity insurance been taken out by the builder?
(b) Provide details:
Builder
Insurer
Policy Number
- ☐ ☐ ☐ 32. Does the Property have insulation? If so, what sort and where?
Details
- ☒ ☐ ☐ 33. Does the Property have air-conditioning? If so, what sort and where?
Details
- ☐ ☒ ☐ 34. (a) Was the Property built, or plumbing renovations undertaken, between mid-2017 and mid-2022?
(b) If so, who was the builder?
Details
- ☐ ☒ ☐ (c) Does the Property contain Iplex Pro-fit Typlex 1050 resin Polybutylene plumbing pipes?
- ☐ ☒ ☐ (d) Have there been any leaks of Iplex Pro-fit Typlex 1050 resin Polybutylene plumbing pipes in the Property?
- ☐ ☒ ☐ (e) Does the Property have a leak detection unit installed?
- ☐ ☒ ☐ (f) Has a legal or insurance claim been made and compensation, settlement, judgement, or another remedy been received in relation to previous leaks?
Details

The following questions relate to the sale of a Strata or Community property only. These questions are a reflection of the representations and warranties that the Seller makes to a Buyer in a contract for the sale of all Strata or Community property pursuant to condition 10.2 of the 2022 General Conditions.

- ☐ ☐ 35. Has the Seller paid:
(a) each Scheme Contribution levied by the Strata Corporation in respect of the Scheme Lot?
If not, then give details
- ☐ ☐ (b) all other money due to the Strata Corporation in respect of the Scheme Lot?
- ☐ ☐ (c) all interest due to the Strata Corporation on any such money?
- ☐ ☐ 36. Has an administrator been appointed for the Strata Corporation?
Details
- ☐ ☐ 37. Do you know of anything which will materially affect the Buyer's use or enjoyment of the Scheme Lot or of the common property comprised in the Strata/Community Scheme?
If yes then give details
- ☐ ☐ 38. Do you know of any proposal or application to terminate the Strata/Community Scheme?
Details
- ☐ ☐ 39. Is there a current, proposed or pending proceeding or application or unsatisfied orders or judgement in relation to the Strata/Community Scheme, Scheme Company, or Scheme Lot in a court or tribunal?
Details
- ☐ ☐ 40. Is there any judgment or order of the State Administrative Tribunal, a court, tribunal or judicial or administrative body in respect to the Strata Corporation, Strata/Community Scheme, or Scheme Lot which has not been satisfied or complied with?
Details
- ☐ ☐ 41. Is there any money owing to the Strata Corporation for work carried out by the Strata Corporation in relation to the Scheme Lot?
Details
- ☐ ☐ 42. (a) Is there any proposed change to the by-laws of the Strata Corporation other than changes recorded on the Strata/Community Scheme?
(b) Other than changes recorded on the Scheme Plan are there any changes to the Strata Corporation by-laws that have been voted on by the Strata Corporation or ordered by a court or tribunal?
Details

seller's disclosure statement

YES
NO
UNKNOWN

- ☐ ☐ ☐ 43. Do you know of any action taken or any proposal to:
- (a) vary the schedule of unit entitlement recorded on the Scheme Plan; or
 - (b) grant, vary or surrender any easement or restrictive covenant affecting the Scheme Lot or any other part of the parcel; or
 - (c) transfer, lease, licence or resume any part of the Scheme Lot or the common property; or
 - (d) obtain or take a lease of land outside the parcel; or
 - (e) vary or surrender a lease of land outside the parcel; or
 - (f) obtain an expenditure approval under section 102(6)(b) of the Strata Titles Act?
- Details
- ☐ ☐ 44. Do you know of any proposal by the Strata Corporation to pass any resolution which will adversely affect the use and enjoyment by the buyer of the Scheme Lot or of the common property or increase the outgoings in respect to the Scheme Lot?
- Details
- ☐ ☐ 45. Are you aware of any fact or circumstance which may result in court proceedings; or proceedings before a Court or State Administrative Tribunal, being instituted against the registered proprietor of the Scheme Lot in respect to any matter relating to the common property, the Scheme Lot, or any action or liability?
- Details
- ☐ ☐ ☐ 46. Can residents keep pets on the Scheme Lot?
- Details
- ☐ ☐ ☐ 47. (a) Is there a strata corporation bank account?
(b) The balance of the strata corporation bank account is \$ on / /
- ☐ ☐ 48. What are the Strata contributions
- (a) Administrative fund Contribution \$ frequency
 - (b) Reserve Fund Contribution \$ frequency
 - (c) Reserve Fund Contributions passed but not yet payable
- Details
- ☐ ☐ ☐ (d) Is the Strata Corporation considering any works that will result in an additional levy?
- Details
- ☐ ☐ 49. Does the Scheme Lot have its own
- (a) water meter
 - (b) electricity meter
 - (c) hot water system (i.e. not shared)
 - (d) parking
- Details
- ☐ ☐ 50. Does any person other than lot owners have access and usage rights to the common property. For example swimming pool, tennis courts.
- Details
- ☐ ☐ 51. Is there a caretaker? Details
- ☐ ☐ 52. Visitor Parking
- (a) Is there visitor parking?
- Details
- (b) Do lot owners have access to visitor parking?
- Details
- (c) How long can visitor parking be used by lot owners and/or visitors?
- Details

Owner Builder Questions

- ☐ ☒ 53. (a) Was the residence or any alterations or additions to the residence done by an "owner-builder" within the seven (7) years preceding the proposed date of the contract to sell? (An owner builder is a person who is not a builder and has been issued a Local Authority building permit to build a building, or work, for themselves).
- (b) If the answer is "YES" then -
- (i) has the "owner-builder" taken out a policy of insurance that complies with the Home Building Contracts Act 1991 as amended;
 - (ii) the "owner-builder" must give the buyer of the Property a valid Home Indemnity insurance certificate, that evidences the taking out of the policy for the remainder of the seven (7) year period from when the building permit was issued, prior to finalising any contract to sell or otherwise disposing of the Property.
- Do you have this certificate?
- Details

Smoke Alarms

- ☒ ☐ 54. Does the Property have hard wired smoke alarms?
- Details

seller's disclosure statement

YES
NO
UNKNOWN**Residual Current devices (RCDs)**

- ☒ ☐ 55. Are the RCDs required by law (usually a minimum of 2) installed to the residential premises?
Details
- ☒ ☐ 56. Do the RCDs protect all power point and lighting final subcircuits to comply with the Electricity Regulations?
Details
- ☐ ☐ ☐ 57. If the Property is a Strata Lot, then does the Common Property have the RCDs required by law?
Details

Working Order

- ☐ ☒ 58. Is the Seller aware of anything on the Property that is not in working order?
Details

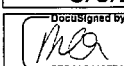
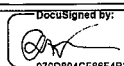
National Broadband Network

- ☒ ☐ ☐ 59. Is NBN connected to the Property?
- ☒ ☐ 60. If Yes: Fibre to the Premises or
☐ ☒ Fibre to the distribution point or
☐ ☒ Fibre to the curb

General

- ☐ ☒ 61. Is there anything a buyer would want to know about the Property, the neighbours or the area?
Details

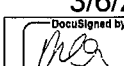
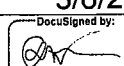
These disclosures by the Seller are correct as at the date of signing

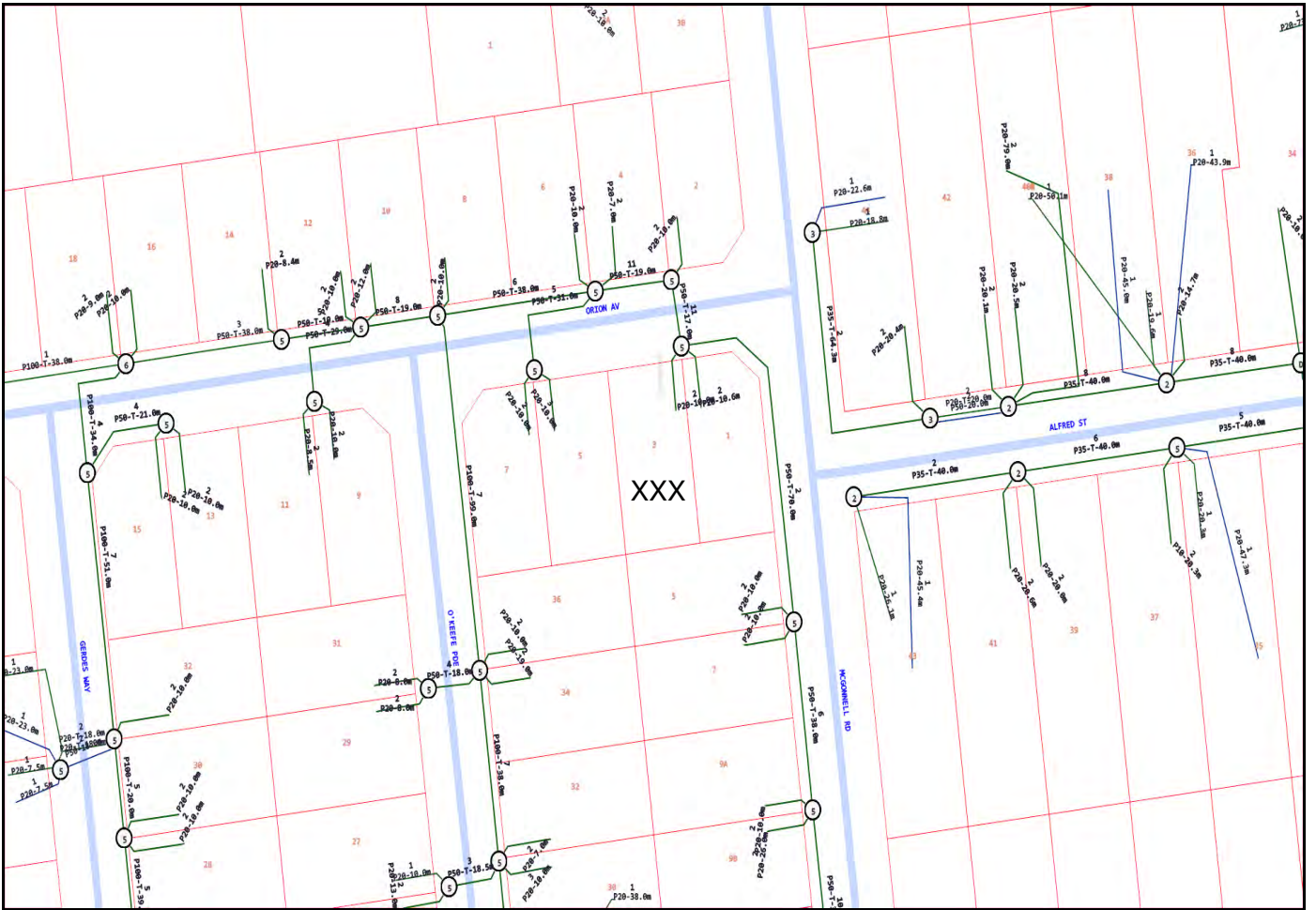
Dated	<input type="text" value="3/6/2025"/>	<input type="text" value="3/6/2025"/>
Seller's Signature	<div>DocuSigned by:  2E03A0449F7A4EE...</div>	<div>DocuSigned by:  070D804CE88E4B2...</div>

OPTIONAL

The Seller(s) authorises the agent to pass this Seller's Disclosure Statement on to prospective buyers.

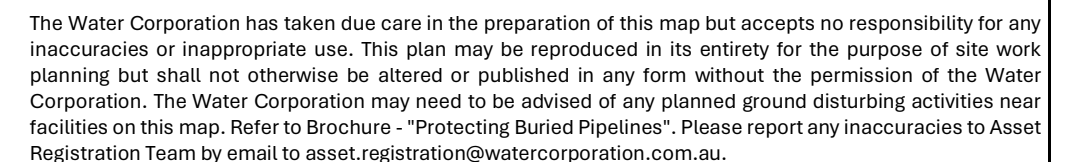
Warning- The Buyer may rely upon these disclosures made by the seller in any action against the seller if any of the disclosures are incorrect or misleading.

	<input type="text" value="3/6/2025"/>	<input type="text" value="3/6/2025"/>
Seller's Signature	<div>DocuSigned by:  2E03A0449F7A4EE...</div>	<div>DocuSigned by:  070D804CE88E4B2...</div>



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



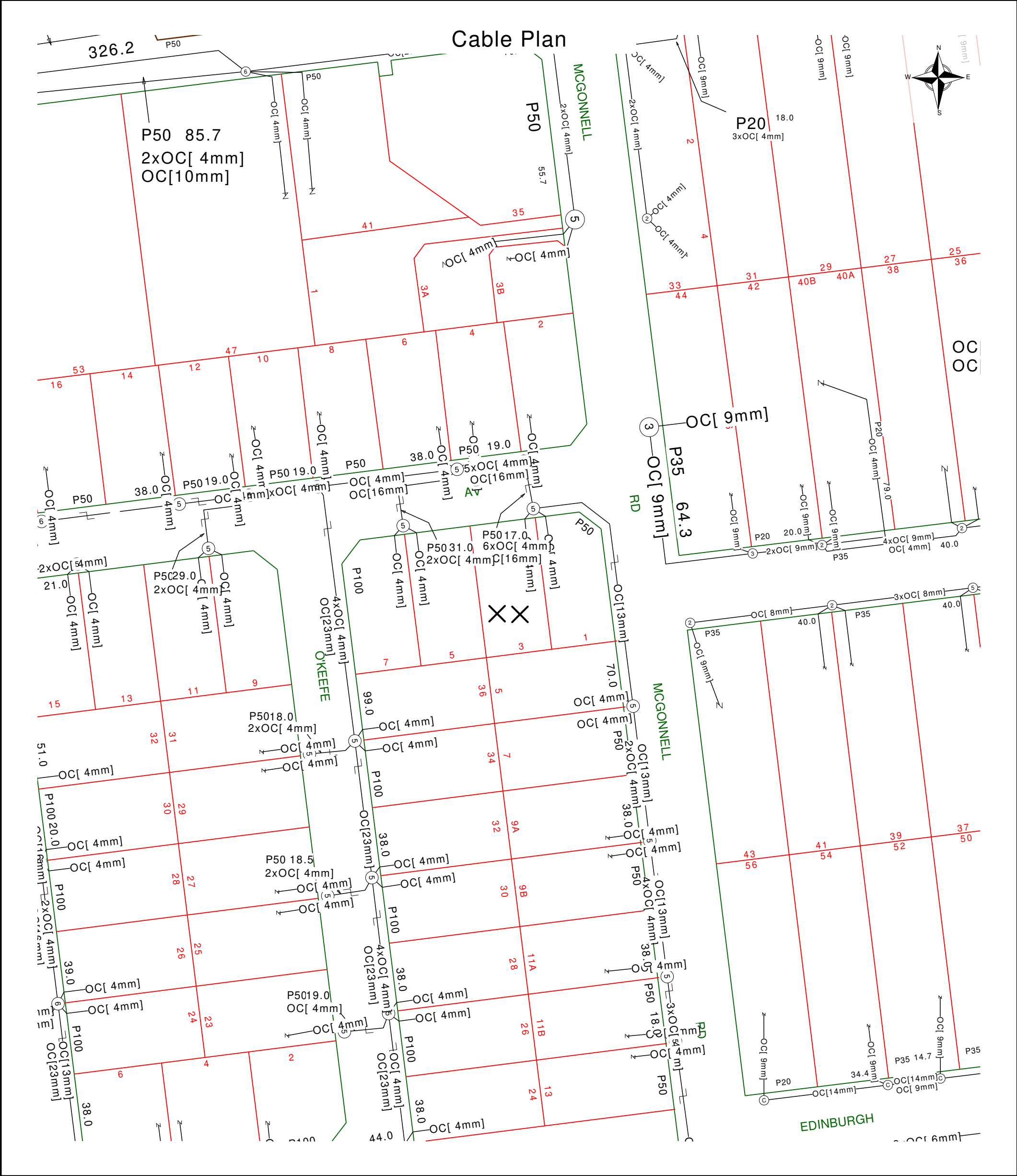



WARNING Refer to Cover Sheet for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs

Please refer to Symbols Sheet
for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.



	<p>Report Damage https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 255981247</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781</p> <p>Generated On 05/06/2025 16:11:40</p>		<p>Please read Duty of Care prior to any excavating</p>

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2653

513

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 686 ON DEPOSITED PLAN 52711

REGISTERED PROPRIETOR: (FIRST SCHEDULE)



(T K462987) REGISTERED 2/1/2008

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

1. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR DRAINAGE PURPOSES - SEE DEPOSITED PLAN 52711
2. K462988 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 2/1/2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP52711
PREVIOUS TITLE: 2565-375
PROPERTY STREET ADDRESS: 3 ORION AV, MCKAIL.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Deposited Plan 52711

Lot	Certificate of Title	Lot Status	Part Lot
674	2653/501	Registered	
675	2653/502	Registered	
676	2653/503	Registered	
677	2653/504	Registered	
678	2653/505	Registered	
679	2653/506	Registered	
680	2653/507	Registered	
681	2653/508	Registered	
682	2653/509	Registered	
683	2653/510	Registered	
684	2653/511	Registered	
685	2653/512	Registered	
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695	2653/522	Registered	
696	2653/523	Registered	
699	2653/524	Registered	
700	2653/525	Registered	
701	2653/526	Registered	
702	2653/527	Registered	
703	2653/528	Registered	
704	2653/529	Registered	
760	2653/530	Registered	
761	2653/531	Registered	
762	2653/532	Registered	
763	2653/533	Registered	
764	2653/534	Registered	
765	2653/535	Registered	
3000	LR3145/635	Registered	
3003	LR3145/636	Registered	
9101	2653/536 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Registered	

ED/VER		AMENDMENT	BY	SIGNATURE	DATE	TYPE	FREEHOLD
1/2		DEFERRED FINAL MARKING NOTE ADDED	HSC	<i>[Signature]</i>		PURPOSE	SUBDIVISION
1/3		SURVEY SHEET BEING SHEET 5 NOW LODGED			11/11/07	PLAN D/F	

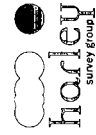
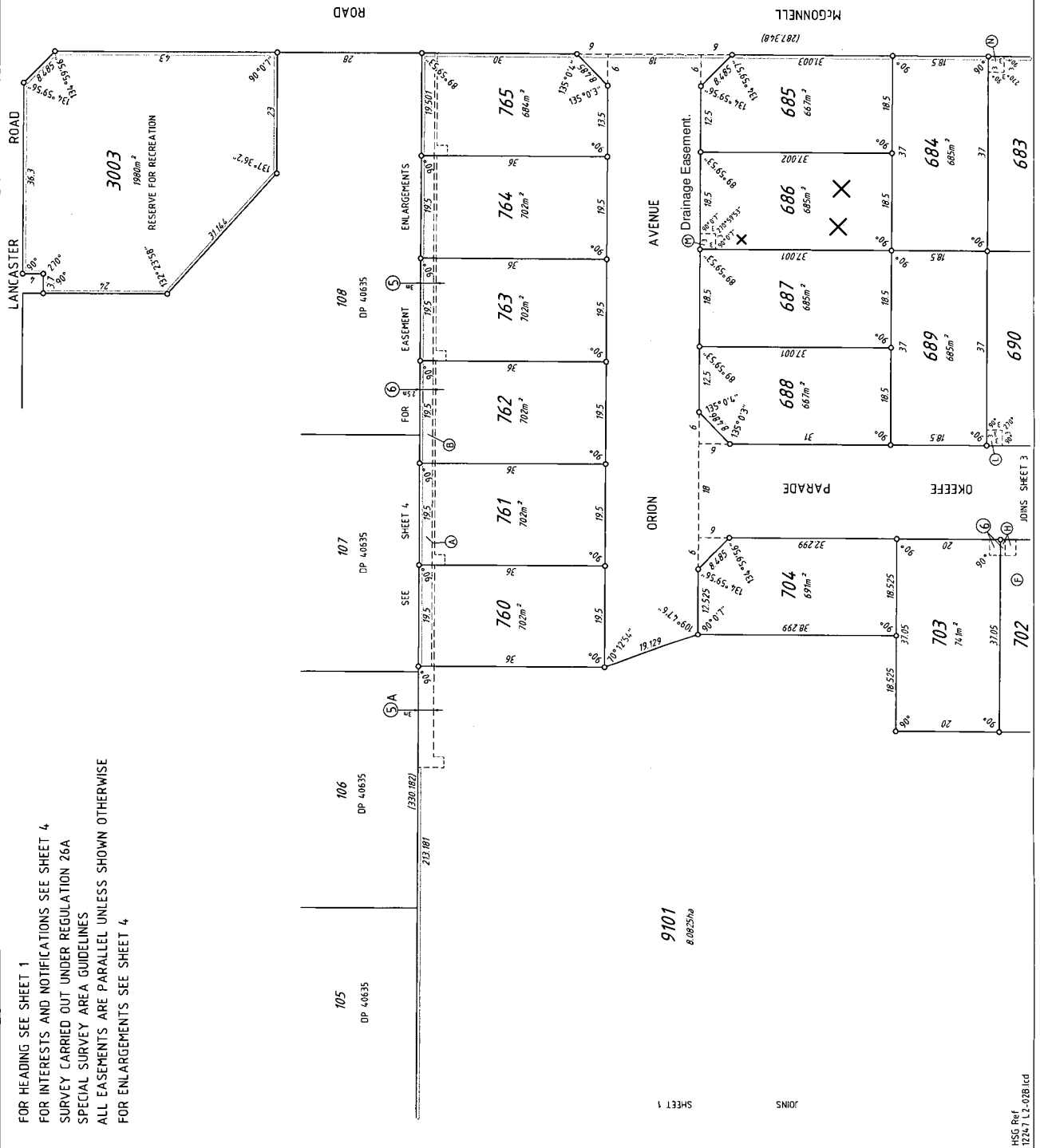
SPECIAL SURVEY AREA SUBDIVISION

DP 52711 (02)



FOR HEADING SEE SHEET 1

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 4
 SURVEY CARRIED OUT UNDER REGULATION 26A
 SPECIAL SURVEY AREA GUIDELINES
 ALL EASEMENTS ARE PARALLEL UNLESS SHOWN OTHERWISE
 FOR ENLARGEMENTS SEE SHEET 4



SCALE AT A2 IS 1 : 500
 ALL DISTANCES ARE IN METRES

A.W. CALDWELL
 Licensed Surveyor

APPROVED BY
 WESTERN AUSTRALIAN PLANNING COMMISSION

FILE
 122583

DATE
 17-5-2007

EDITION
 1

VERSION
 X3

DEPOSITED PLAN

52711
 ORIGINAL

DP 52711 (03)



SCALE AT A2 IS 1 : 500
ALL DISTANCES ARE IN METRES

0 5 10 15 20 25



Landgate
Western Australian Land Information Authority

DEPOSITED PLAN

52711
ORIGINAL

APPROVED BY
A.W. CALDWELL
2007.03.08 12:28:00 (0007)
Licensed Surveyor

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 122583

DELIVERED TO THE REGISTRAR
DATE 17-5-2007

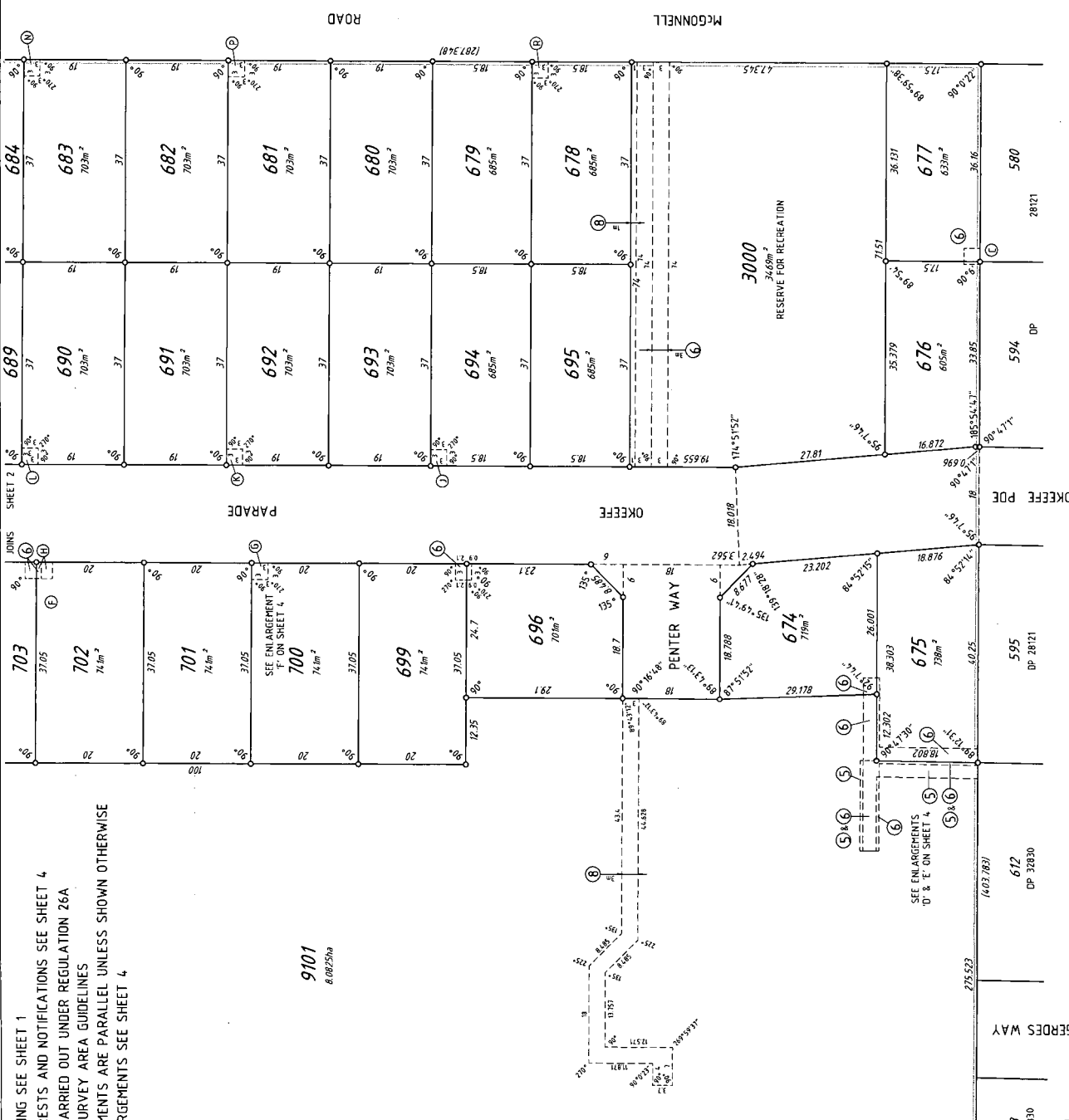
SHEET 3 OF 5

EDITION 1 VERSION 2.3

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 4
SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES
ALL EASEMENTS ARE PARALLEL UNLESS SHOWN OTHERWISE
FOR ENLARGEMENTS SEE SHEET 4

9101
8.0825ha

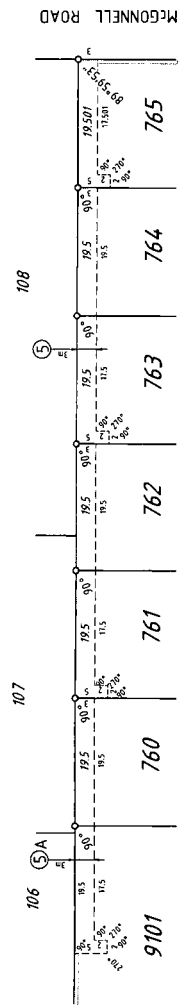
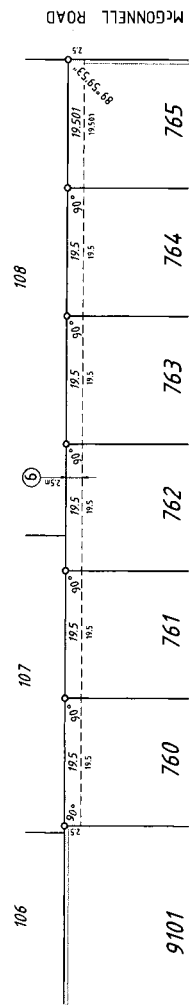
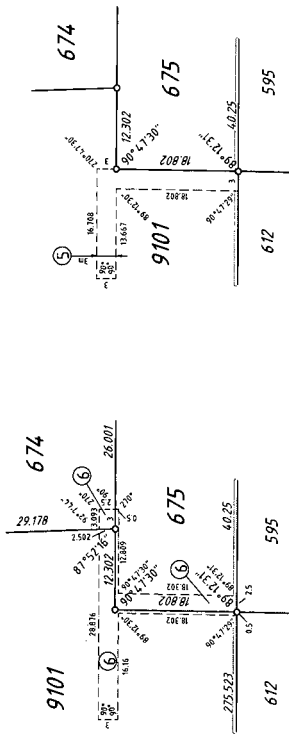
JOINS SHEET 1



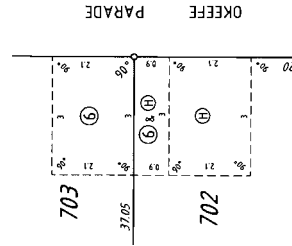
DP 52711 (04)



FOR HEADING SEE SHEET 1

ENLARGEMENT AT 'A'
NOT TO SCALEENLARGEMENT AT 'C'
NOT TO SCALEENLARGEMENT AT 'B'
NOT TO SCALEENLARGEMENT AT 'D'
NOT TO SCALEENLARGEMENT AT 'E'
NOT TO SCALE

SURVEY CARRIED OUT UNDER REGULATION 26A
SPECIAL SURVEY AREA GUIDELINES
ALL EASEMENTS ARE PARALLEL UNLESS SHOWN OTHERWISE

ENLARGEMENT AT 'F'
NOT TO SCALE

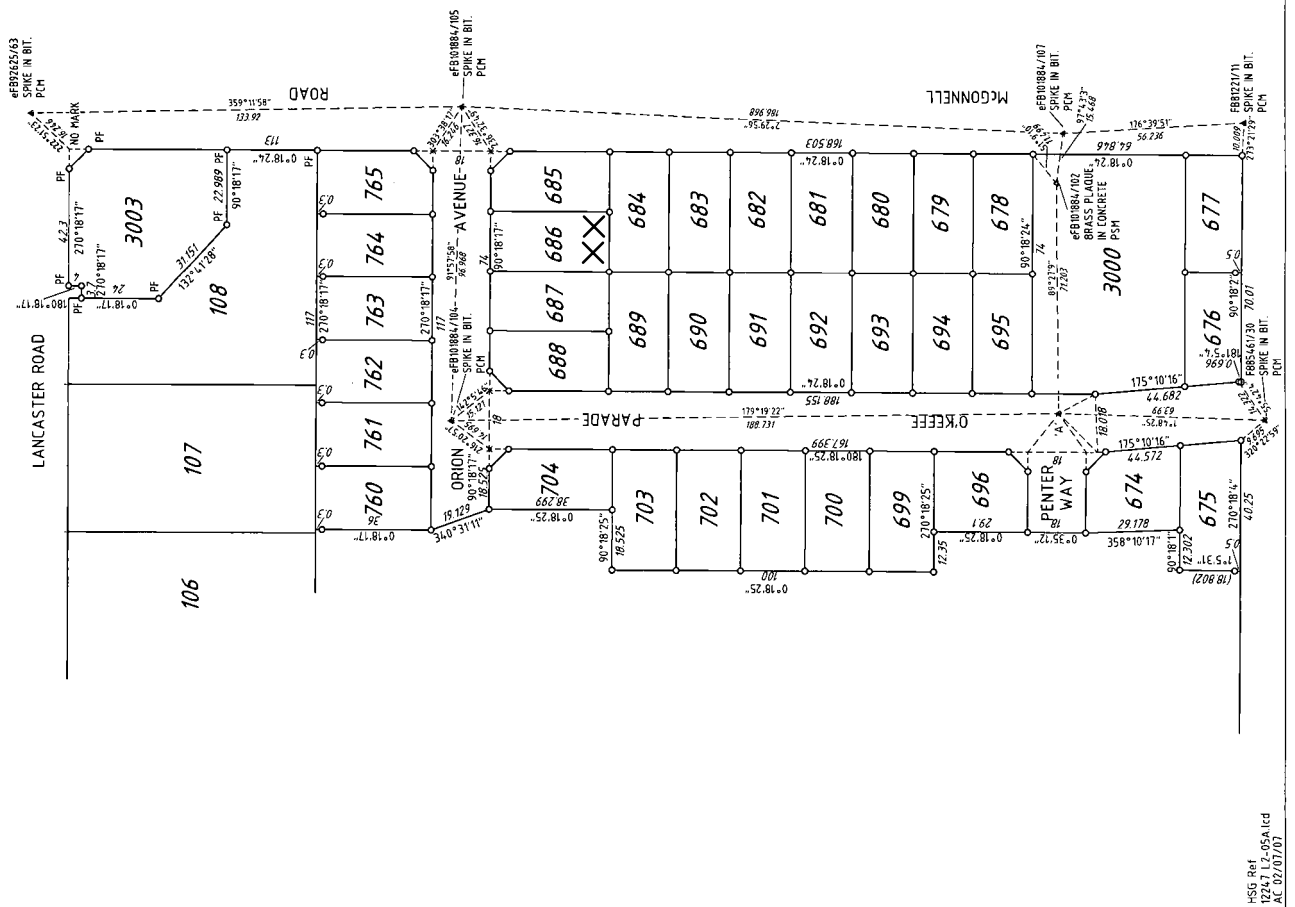
INTERESTS AND NOTIFICATIONS

INTERESTS AND UTILITIES						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
5	EASEMENT (BURDENED)	SEC 87 OF THE P & D ACT, REG 5	THIS PLAN	LOTS 760-765 AND 766	CITY OF ALBANY	
5A	EASEMENT (BURDENED)	SEC 87 OF THE P & D ACT, REG 5	THIS PLAN	LOT 760	CITY OF ALBANY	
6	EASEMENT (BURDENED)	SEC 87 OF THE P & D ACT, REG 6	THIS PLAN	LOTS 674, 675, 706-716, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		
8	EASEMENT UNDERGROUND ELECTRIC	SEC 87 OF THE P & D ACT, REG 8	THIS PLAN	LOTS 3000 & 3001	ELECTRICITY NETWORKS CORPORATION	
9	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 700		
10	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 702		
11	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 694		
12	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 692		
13	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 690		
14	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 688		
15	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 686		
16	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 683		
17	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 681		
18	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 678		
19	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 676		
20	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 674		
21	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 672		
22	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 670		
23	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 668		
24	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 666		
25	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 663		
26	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 661		
27	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 658		
28	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 656		
29	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 654		
30	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 652		
31	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 650		
32	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 648		
33	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 646		
34	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 644		
35	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 642		
36	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 640		
37	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 638		
38	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 636		
39	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 634		
40	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 632		
41	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 630		
42	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 628		
43	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 626		
44	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 624		
45	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 622		
46	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 620		
47	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 618		
48	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 616		
49	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 614		
50	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 612		
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54	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 604		
55	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 602		
56	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 600		
57	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 598		
58	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 596		
59	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 594		
60	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 592		
61	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 590		
62	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 588		
63	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 586		
64	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 584		
65	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 582		
66	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 580		
67	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 578		
68	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 576		
69	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 574		
70	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 572		
71	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 570		
72	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 568		
73	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 566		
74	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 564		
75	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 562		
76	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 560		
77	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 558		
78	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 556		
79	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 554		
80	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 552		
81	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 550		
82	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 548		
83	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 546		
84	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 544		
85	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 542		
86	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 540		
87	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 538		
88	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 536		
89	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 534		
90	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 532		
91	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 530		
92	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 528		
93	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 526		
94	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 524		
95	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 522		
96	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 520		
97	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 518		
98	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 516		
99	EASEMENT (BURDENED)	SEC 136C OF THE TLA	THIS PLAN	LOT 514		
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HSG Ref
T2247 L2-0481dSCALE AT A2 IS NOT TO SCALE
ALL DISTANCES ARE IN METRESA.W. CALDWELL
2007/03/08 12:28:35 490907
Licensed SurveyorAPPROVED BY
122583
WESTERN AUSTRALIAN PLANNING COMMISSIONDEPOSITED PLAN
52711
ORIGINALSHEET 4 OF 5
DATE 17-5-2007
EDITION 1 VERSION 2.3

DP 52711 (05)

SURVEY INFORMATION ONLY
FOR HEADING SEE SHEET 1
FINAL SURVEY SHEET
NON STANDARD MARKING



SURVEY SHEET AUDITED
DATE: 28. 8. 08
DOCKET: 3452 - 2005 / 3

ALL BEARINGS AND DISTANCES ON THIS SHEET
ARE THE RESULT OF LEAST SQUARES ADJUSTMENTS
CARRIED OUT ON RAW FIELD OBSERVATIONS
SURVEY CARRIED OUT UNDER REGULATION 26A(4)
SPECIAL SURVEY AREA GUIDELINES
THE ASSUMED GRID DATUM FOR
THIS SHEET IS ALBANY GRID 1994

LEGEND
▲ PERMANENT SURVEY MARK (PSM)
▲ PERMANENT CONTROL MARK (PCM)
X SPIKE PUT 0.30

horley
survey group

SCALE AT A2 IS 1 : 1000 ALL DISTANCES ARE IN METRES	A.W. CALDWELL Licenced Surveyor 2002/08/18/2017	Landgate Western Australian Land Information Authority
APPROVED BY FILE 172583	DATE 28/08/2008	DEPOSITED PLAN 52711 ORIGINAL
SHEET 5 OF 5 EDITION 1 VERSION 13		

HSG Ref
1224.7 L2-05A (cd
AC 02/07/07)