REIWA
REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA

Approved Form 2022-938
Effective for use from: 07/01/2022

5/10 Dover Road, Scarborough, WA

Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

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

Instruction for the seller

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

Information for the buyer

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

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

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

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

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

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

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

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

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

Buyer's avoidance rights

Avoidance rights for failure to give precontractual information to the buyer

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

Precontractual information is given **BEFORE** contract is signed by the buyer.	No avoidance right
Precontractual information substantially complying is given **AFTER** contract is signed by the buyer and before the settlement date of the contract.	If the buyer **IS NOT** materially prejudiced by the information, buyer **MAY NOT** avoid the contract
	If the buyer **IS** materially prejudiced by the information, buyer **MAY** avoid the contract by giving written notice to the seller within 15 working days of being given the seller's notice.
Precontractual information **NOT** given, **and if the seller were to give the information, the buyer would receive information or a document that would disclose material prejudice to the buyer**	Buyer **MAY** avoid the contract before settlement by giving written notice to the seller. The notice must include the grounds on which the contract is avoided, including details of the material prejudice.

Avoidance rights for notifiable variations

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

Type 1 and Type 2 notifiable variations are as follows:

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

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

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

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

Seller **GIVES** buyer notice of notifiable variation within:

10 working days of variation

OR

If within 15 working days of settlement, as soon as practicable

For both type 1 and type 2 variations, the buyer may avoid the contract within 15 working days of notification provided the buyer:

1) Has not already agreed to the notifiable variation in the contract

AND

2) The buyer is materially prejudiced by the notifiable variation

Seller **DOES NOT GIVE** the buyer notice of notifiable variation

Type 1 Notifiable variation

Buyer may avoid the contract at any time before settlement (no need to prove material prejudice))

Type 2 Notifiable variation

Buyer may avoid the contract any time before settlement provided buyer is materially prejudiced by the notifiable variation.

If notice of the notifiable variation is **GIVEN LATE**

Type 1 Notifiable variation

Buyer may avoid the contract within 15 working days of receiving notice

Type 2 Notifiable variation

Buyer may avoid the contract within 15 working days of receiving notice, provided buyer is materially prejudiced by the notifiable variation

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

Buyer's right to postpone settlement

The buyer has a right to postpone settlement date of the contract for the sale and purchase of the lot, by providing written notice to the seller, if the seller has not complied with their obligation to provide pre-contractual information or particulars of a notifiable variation to the buyer. The buyer may postpone settlement date by no more than 15 working days after the latest date that the seller complies with the relevant disclosure requirement.

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

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

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Precontractual Disclosure Statement to the Buyer

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

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

Personal information

The seller(s)

Name Anthony Paul Clarke & Thomas Evan Fyfield

Address 5/10 Dover Road, Scarborough, WA, 6019

Telephone/mobile ______________ Email ______________

Name ______________

Address ______________

Telephone/mobile ______________ Email ______________

Scheme Information

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

Scheme Details

Scheme name	10-12 Dover Road "Verdo Place", Scarborough, WA, 6019
Name of the strata company	N/A
Address for service of the strata company (taken from scheme notice)	N/A
Name of Strata Manager	Oakfield
Address of Strata Manager	1/1050 Hay Street, West Perth, WA, 6005
Telephone/Mobile	08 6355 5225
Email	admin@oakfield.com.au

The status of the scheme is:

- ☐ proposed
- ☑ registered

The scheme type is:

- ☑ strata
- ☐ survey-strata

The tenure type is

- ☑ freehold
- ☐ leasehold

For leasehold only:

The scheme has a term of _____ years _____ months _____ days commencing on registration of the scheme ______________________________

If there is a registered scheme notice, the expiry day for the leasehold scheme is ______________

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

Scheme Documents (must be attached)

	Att.
Schemes created on or after 1/5/2020 must provide a copy of the scheme notice (Schemes created before 1/5/2020 only have to provide a scheme notice if a change of scheme name or address was registered on or after 1 May 2020).	YES
A copy of the scheme plan showing the exact location and definition of the lot	YES
A copy of the scheme by-laws	YES
A copy of the scheme by-laws made but not yet registered by the Registrar of Titles at Landgate	
Do the scheme by-laws include staged subdivision by-laws ☑ no ☐ yes	
☐ If yes, they are included with this form	
☐ If yes, they are not included but a notice concerning staged subdivision by-laws that are spent has been provided	
A copy of the schedule of unit entitlements showing the unit entitlement of the lot AND sum of unit entitlements of all the lots in the scheme	YES
If this is a leasehold lot, a copy of the strata lease for the lot	

Additional comments: ______________________________

Minutes (choose one option)

	Att.
☑ A copy of the minutes of the most recent annual general meeting and any subsequent extraordinary general meeting(s)	YES
☐ A statement that the strata company does not keep minutes of its meetings*	
☐ A statement of why the seller has been unable to obtain the minutes	

Additional comments: not needed

Statement of accounts (choose one option)

	Att.
☑ The statement of accounts last prepared by the strata company	YES
☐ A statement that the strata company does not prepare a statement of accounts*	
☐ A statement of why the seller has been unable to obtain a statement of accounts	

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

Additional comments: not needed

Termination proposal

Has the seller received a copy of any notice from the strata company in relation to any current termination proposal for the scheme? ☑ no ☐ yes ______

If yes, attach a copy.

Lot information (choose all that apply) **Att.**

☐ This lot is on a registered scheme plan

☐ This lot has not yet been created

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

Street address of the lot (if known)

____

Lot _______ on scheme plan no. _______

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

Voting right restrictions

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

If yes, describe the restriction ______________________________

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

Exclusive use by-laws

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

If yes, please give details ______________________________ ______

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

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

☐ Contributions that have been determined within the previous 12 months

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

	Actual ($)	**OR**	**Estimated ($) 12 months after the proposed settlement date**
Administrative fund:	02,818.75		______
Reserve fund:	250		______
Other levy (attach details)	0		______

☑ Actual ☐ Estimated total contribution for the lot $ 3,068.75

Payable ☐ annually ☐ bi-annually ☑ quarterly ☐ other: ________

Due dates	$701.48	on 1st Feb 2026 (Paid)	$789.09	on	1st Aug 2026 (Paid)
	$789.10	on 1st May 2026 (Paid)	$789.08	on	1st Nov 2026

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is $ 0

If the seller has a debt owed to a utility company, the total amount owing is $ 0

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

Additional comments: ______________________________

Scheme developer specific information

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

The scheme developer is defined as:

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

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

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

Statement of estimated income and expenditure

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

Additional comments: ______________________________

Agreements for amenity or service

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

If yes, attach details including terms and conditions, the consideration and estimated costs to members of the strata company _____

Additional comments: ______________________________

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

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

If yes, attach details including terms and conditions. _____

Additional comments: ______________________________

Section 79 Disclosure of remuneration and other benefits

Has the scheme developer and/or their associate received or reasonably expects to receive remuneration or other benefit arising out of a contract for the provision of services or amenities described above, any other contract that binds the strata company or a lease or licence of the common property in the strata titles scheme? ☐ no ☐ yes

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

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

Additional comments: ____

Acknowledgement by seller and buyer

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

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

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

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

Signature ____________________ ____________________

Name ____________________ ____________________

Date ____________________ ____________________

Signature ____________________ ____________________

Name ____________________ ____________________

Date ____________________ ____________________

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

☐ **I** / ☐ **We**[1], the buyer/s, acknowledge that ☐ **I** / ☐ **we**[1] received Part A and Part B of the required precontractual disclosures before ☐ **I** / ☐ **We**[1] signed the contract of sale.
☐ **I** / ☐ **We**[1] understand that the disclosures given by the seller(s) or by the seller's representative are not an offer or a contract to purchase a lot (though they may be included in such contract) but only provide information to ☐ **me** / ☐ **us**[1].

Signature ____________________ ____________________

Name ____________________ ____________________

Date ____________________ ____________________

Signature ____________________ ____________________

Name ____________________ ____________________

Date ____________________ ____________________

[1] Select one.

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1609	**558**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893 AND THE

STRATA TITLES ACT OF 1985

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

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 5 ON STRATA PLAN 10069
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANTHONY PAUL CLARKE
IN 1/2 SHARE
THOMAS EVAN FYFIELD
IN 1/2 SHARE
BOTH OF UNIT 5 10 DOVER ROAD SCARBOROUGH WA 6019
AS TENANTS IN COMMON

(T P071457) REGISTERED 11/3/2022

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. P071458 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 11/3/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

--END OF CERTIFICATE OF TITLE--

STATEMENTS:

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

SKETCH OF LAND:	SP10069
PREVIOUS TITLE:	SP10069
PROPERTY STREET ADDRESS:	UNIT 5 10 DOVER RD, SCARBOROUGH.
LOCAL GOVERNMENT AUTHORITY:	CITY OF STIRLING

FORM I

STRATA PLAN 10069

Ca. I

PARCEL OF LAND PORTION OF SWAN LOCATION 1294 AND BEING LOT 5 ON DIAGRAM 59447

CERTIFICATE OF TITLE : VOL. 1574 FOLIO 196

LOCAL AUTHORITY CITY OF STIRLING

LOCALITY SCARBOROUGH INDEX PLAN PERTH 2000 0730

NAME OF BUILDING 10-12 DOVER ROAD, "VERDO PLACE" SCARBOROUGH. 6019

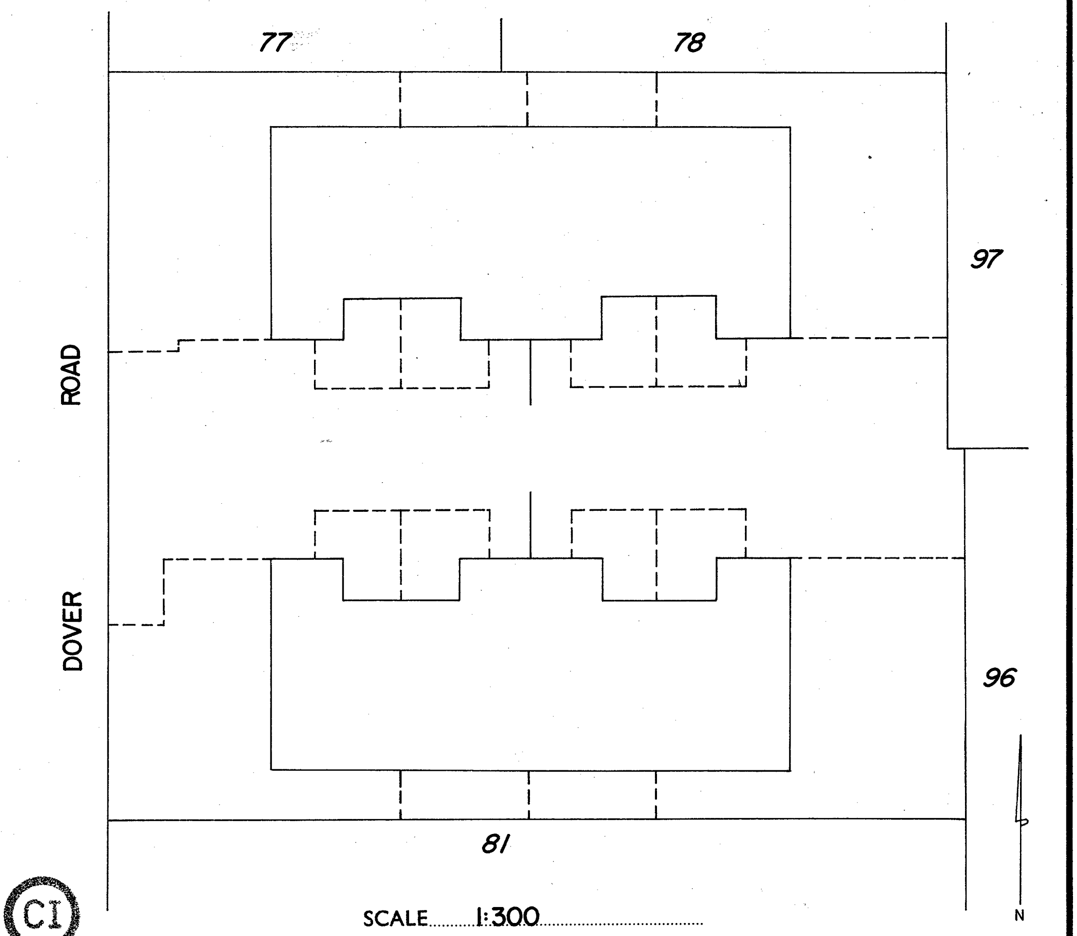
ADDRESS FOR SERVING OF NOTICES ON COMPANY WILFRED INVESTMENTS PTY. LTD, 64 KINGS PARK ROAD, WEST PERTH 6005

LODGED 16-12-81 50377

EXAMINED 18-12

REGISTERED 20-1-82 APP C289823

REGISTRAR OF TITLES



SCALE 1:300

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	1	1609-554	
2	1	1609-555	
3	1	1609-556	
4	1	1609-557	
5	1	1609-558	
6	1	1609-559	
7	1	1609-560	
8	1	1609-561	
AGGREGATE	8		

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 those 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.~~

DATE 3rd. JAN. 1981. LICENSED SURVEYOR. 53408

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

DATE 15 DEC 1981 CHAIRMAN.

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

MARKEY, CAMPBELL and THOMSON (AUST.)
Consultants in Surveying, Mapping and Cartography

C.A. 3

FORM 3

STRATA PLAN No. 10069

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

CITY OF STIRLING, 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:– A BRICK AND TILE SINGLE STOREY DWELLING COMPRISING 8 UNITS SITUATED ON PORTION OF SWAN LOCATION 1294 AND BEING LOT 5 ON DIAGRAM 59447

POSTAL ADDRESS BEING: 10-12 DOVER ROAD, SCARBOROUGH. 6019

DATE 7/12/81

ACTING ~~SHIRE~~/TOWN CLERK

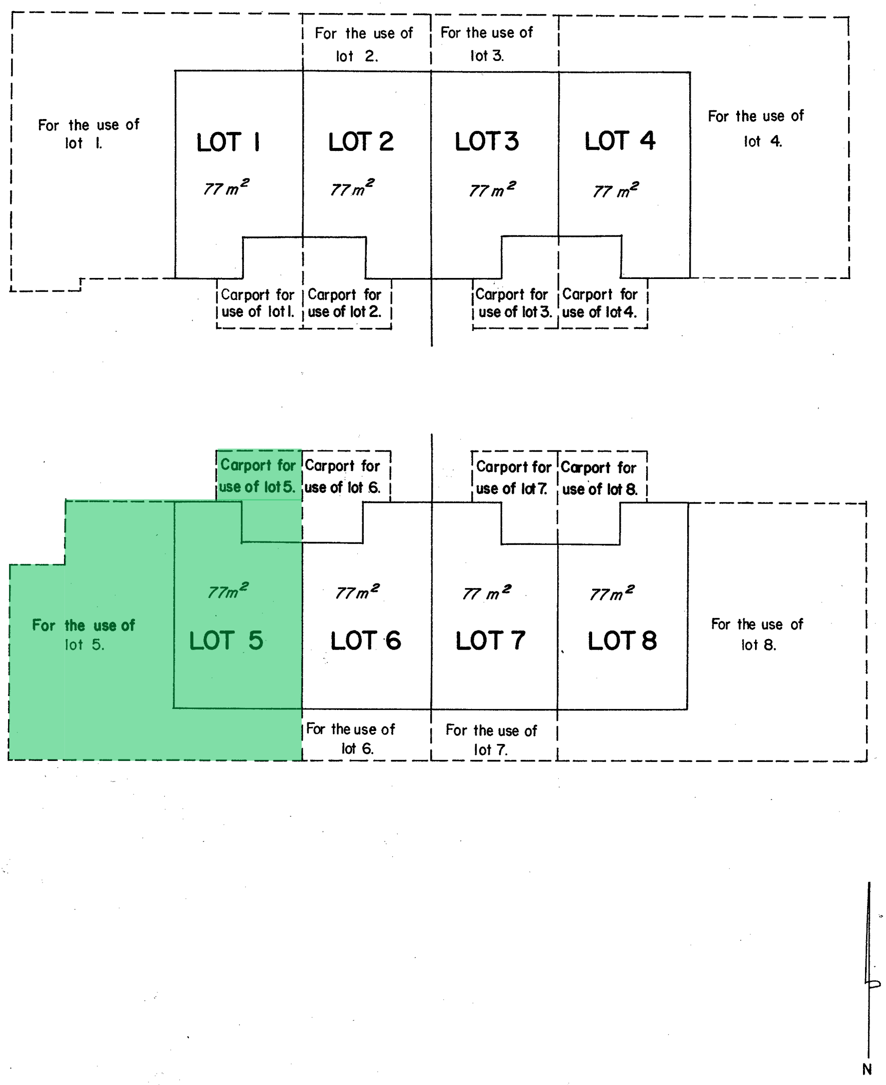
76962/6/78–2M–F802

C.A. 4

SHEET No. 1 OF 1 SHEETS

STRATA PLAN No. 10069

GROUND FLOOR



SCALE 1: 300

APPROVED

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

TOWN PLANNING BOARD	LOCAL AUTHORITY CITY OF STIRLING
DATE 15 DEC 1981 ACT CHAIRMAN	DATE 7/12/81 ACTING ~~SHIRE~~/TOWN CLERK

57295/6/76-2M-C397

Ca. 5

ANNEXURE A OF STRATA PLAN No. 10069 REGISTRAR OF TITLES

SCHEDULE OF REGISTERED PROPRIETORS

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

SCHEDULE OF ENCUMBRANCES, ETC.

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

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

63673/10/69-500-G472

Annual General Meeting Minutes

For Strata SP 10069
10-12 Dover Road, SCARBOROUGH WA 6019, Australia
Held AT Time: 03:30 PM, on 13 April 2026
At, Venue: Unit 4, 10-12 Dover Road, SCARBOROUGH, WA, 6019
Via Zoom Online Web Conference with Link https://zoom.us/j/6355522504

CONFIRMATION OF ATTENDANCE, APOLOGIES & PROXIES

Lots Owners in Attendance

Lot 1	Janet (Janni) Stone	Electronic vote
Lot 4	Josephine Langford	Owner present
Lot 5	Anton Clarke & Thomas Fyfield	Owners present
Lot 8	Ben Boot	Owner present

Additional Attendees

Zachary Haymann from Oakfield

Proxies

Apologies

Chairperson

Zachary Haymann from Oakfield.

Quorum

It was confirmed that a quorum was achieved

1. QUORUM

Noting of Attendances, Proxies, Apologies and determination of a quorum.

2. CHAIRPERSON

ORDINARY RESOLUTION

By ordinary resolution to appoint a chairperson to chair the meeting.

Passed by Simple Majority

3. MINUTES OF PREVIOUS MEETING

ORDINARY RESOLUTION

By ordinary resolution that the minutes of the previous Annual General Meeting are accepted as a true and correct record.

Passed by Simple Majority

4. FINANCIAL STATEMENTS & BALANCE SHEET

ORDINARY RESOLUTION

By ordinary resolution that the financial statements for the previous Annual Period 1st of February 2025 - 31st of January 2026 are accepted.

Closing Balance

Administration Fund	$12,577.51
Reserve Fund	$11,511.03

Passed by Simple Majority

5. ELECTION OF COUNCIL OF OWNERS

5.1. NOMINATION FOR COUNCIL OF OWNERS

ORDINARY RESOLUTION

By ordinary resolution that the chairperson is to receive nominations from the floor and read out any nominations received prior to the meeting.

Passed by Simple Majority

5.2. NUMBER OF COUNCIL OF OWNER MEMBERS

ORDINARY RESOLUTION

By ordinary resolution to determine the number of COO members between 3 and 7

Passed by Simple Majority

6. COUNCIL OF OWNER ELECTION

No Ballot Required

Election of Council Members

Council of 3 formed of:

Lot 4 - Josephine Langford
Lot 5 - Thomas Fyfield
Lot 8 – Ben Boot

oakfield
EXPERTS IN STRATA

7. BUILDING INSURANCE

7.1. BUILDING INSURANCE

Details of the current building property insurance held by the Strata Company which have been provided within the table below and within the provided insurance schedule.

Policy Number	Underwriter	Current To	Risk Type	Coverage	Excess
WRSC19006331	Strata Community Insurance Agencies	31 Dec 2026	Building Cover	$2,450,000.00	
			Catastrophe	Not included	
			Contents	Not included	
			Fidelity guarantee	$100,000.00	
			Legal Expenses	$50,000.00	
			Loss of rent	$367,500.00	
			Lot owners fixtures & improvements	$300,000.00	
			Machinery breakdown	Not included	
			Office bearers liability	$250,000.00	
			Public liability	$20,000,000.00	
TOTAL PREMIUM: $6,736.17					

7.2. INSURANCE VALUATION

ORDINARY RESOLUTION

By ordinary resolution that the Council of Owners be given authority to obtain a valuation for Insurance purposes as required.

Passed by Simple Majority

7.3. RENEWAL INSTRUCTIONS

ORDINARY RESOLUTION

By ordinary resolution that the Strata Manager will present quotations to the Council for review and instruction and that the Council of Owners has the authority to renew the policy based on the insurer's suggestion or the insurance valuation recommendation. If no instructions are received from the Council before the policy expires, Oakfield will proceed with renewing coverage with the current insurer to avoid any lapse in insurance for the Strata Company.

Passed by Simple Majority

8. BUDGET

8.1. ANNUAL EXPENDITURE BUDGET – ADMINISTRATIVE FUND

ORDINARY RESOLUTION

By ordinary resolution the Strata Company resolve to receive and accept the proposed Administrative Fund expenditure budget prepared and provided for the meeting for the financial year from 1st of February 2026 to 31st of January 2027

The approved expenditure budget amounts for the above noted financial year are as follows:

Administration Fund:	$22,550.00

Passed by Simple Majority

8.2. LEVY CONTRIBUTIONS – ADMINISTRATIVE FUND

ORDINARY RESOLUTION

By ordinary resolution that the Strata Company resolve to raise approved levy amounts for this financial year as follows:

Administrative Contribution:	$22,550.00

From	To	Due	Admin Fund	Per Lot Entitlement
01 Feb 2026	30 Apr 2026	01 Feb 2026	$5,211.84	$651.48
01 May 2026	31 Jul 2026	01 May 2026	$5,779.38	$722.43
01 Aug 2026	31 Oct 2026	01 Aug 2026	$5,779.39	$722.42
01 Nov 2026	31 Jan 2027	01 Nov 2026	$5,779.39	$722.42
01 Feb 2026	**31 Jan 2027**		**$22,550.00**	**$2,818.75**

And further that subsequent levies will be continued on a **quarterly** basis until otherwise determined by the Strata Company at a general meeting.

Interim Periods

From	To	Due	Admin Fund	Per Lot Entitlement
01 Feb 2027	30 Apr 2027	01 Feb 2027	$5,637.50	$704.69
01 Feb 2027	**30 Apr 2027**		**$5,637.50**	**$704.69**

Passed by Simple Majority

oakfield
EXPERTS IN STRATA

8.3. ANNUAL EXPENDITURE BUDGET – RESERVE FUND

ORDINARY RESOLUTION

By ordinary resolution that the Strata Company resolve to receive and accept the proposed Reserve Fund expenditure budget prepared and provided for the meeting for the financial year from 1st of February 2026 to 31st of January 2027

The approved budget amounts for the above noted financial year are as follows:

Reserve Fund:	$4000.00

Passed by Simple Majority

8.4. LEVY CONTRIBUTIONS – RESERVE FUND

ORDINARY RESOLUTION

By ordinary resolution that the Strata Company resolve to raise approved levy amounts for this financial year as follows:

Reserve Contribution:	$2,000.00

From	To	Due	Reserve Fund	Per Lot Entitlement
01 Feb 2026	30 Apr 2026	01 Feb 2026	$400.00	$50.00
01 May 2026	31 Jul 2026	01 May 2026	$533.34	$66.67
01 Aug 2026	31 Oct 2026	01 Aug 2026	$533.33	$66.67
01 Nov 2026	31 Jan 2027	01 Nov 2026	$533.33	$66.66
01 Feb 2026	**31 Jan 2027**		**$2,000.00**	**$250.00**

And further that subsequent levies will be continued on a **quarterly** basis until otherwise determined by the Strata Company at a general meeting.

Interim Periods

From	To	Due	Reserve Fund	Per Lot Entitlement
01 Feb 2027	30 Apr 2027	01 Feb 2027	$500.00	$62.50
01 Feb 2027	**30 Apr 2027**		**$400.00**	**$50.00**

Passed by Simple Majority

8.5. EXPENDITURE BEYOND CURRENT PERIOD

ORDINARY RESOLUTION

By ordinary resolution the Strata Company resolve that the Council of Owners are authorised to spend at a rate that is consistent with the spend rate for the Current Period until next budget is approved at a general meeting.

Passed by Simple Majority

9. DEBT RECOVERY PROCEDURE

ORDINARY RESOLUTION

By ordinary resolution the Strata Company resolve to adopt the Debt Recovery procedure provided and attached.

Passed by Simple Majority

10. EXECUTION OF DOCUMENTS AND USE OF COMMON SEAL

ORDINARY RESOLUTION

By ordinary resolution that pursuant to Section 118 of the Act, the Strata Company hereby authorises the execution of any Strata Company documents that are required to be executed:
Where the Strata Company has a Common Seal by application of the Common Seal attested by two (2) members of the Council of Owners
OR
Where the Strata Company does not have a Common Seal or does not want to use the Common Seal by application of the signature of two (2) members of the Council of Owners

Passed by Simple Majority

11. AUTHORITY TO SPEND

ORDINARY RESOLUTION

By ordinary resolution the Strata Company resolve that the Strata Manager have a delegated authority to spend up to the value of $1000 for urgent or routine maintenance items.

Passed by Simple Majority

12. 10 YEAR PLAN

ORDINARY RESOLUTION

That the Strata Company review and accept the 10 year plan.

Passed by Simple Majority

13. GENERAL BUSINESS

This agenda item is a forum for discussion only and no resolution of the Strata Company will be facilitated within this item. Any other general business to be referred to the Council of Owners for further consideration.

Notes

- Strata Manager to obtain quotes for full site gardening as a once off & or recurring for council approval. Trimming back trees, driveway & general clean up.
- Arrange for quotes to Clean Gutters with possible roof inspections.
- Structural Alterations Info Pack and Explainer of Strata plan.
- Lot 5 - leaks in Skylight. Strata Manager to obtain quotes (Now Fixed)
- Lot contact Details Updated.
- Josephine & Thomas to Be site contact.
- Bushells Quote to be confirmed by vote.

14. NEXT ANNUAL GENERAL MEETING

13/04/2027
Time: 3:30pm
Location TBD

MEETING CLOSE

There being no further business to discuss, the meeting was declared closed at **04:16 PM.**

ANNUAL FINANCIAL STATEMENTS

For the period 1 February 2025 to 31 January 2026

Prepared For

10-12 Dover Road, Scarborough

SP No. 10069

10-12 Dover Road
SCARBOROUGH
WA 6019

Manager
David Speyers
Scarborough Strata

Printed
27 February 2026

Balance Sheet

Administrative & Reserve Fund

Strata Company for SP No. 10069

As at 31st January 2026

10-12 Dover Road SCARBOROUGH WA 6019

Assets		**2026**
Cash		25,448.95
Levies in Arrears	Note 7	744.12
	Total Assets	**$ 26,193.07**

Liabilities		
Levies in Advance	Note 9	2,104.44
Unallocated Monies Received	Note 8	0.09
	Total Liabilities	**$ 2,104.53**
	Net Assets	**$ 24,088.54**

Equity		
Administrative Fund		12,577.51
Reserve Fund		11,511.03
	Total Equity	**$ 24,088.54**

Income and Expenditure Statement

Administrative Fund

Strata Company for SP No. 10069

1 February 2025 to 31 January 2026

10-12 Dover Road SCARBOROUGH WA 6019

Income	**Actuals 01/02/25 31/01/26**	**Budget 01/02/25 31/01/26**	**Variance $ 01/02/25 31/01/26**	**Variance % 01/02/25 31/01/26**
Levy Fees - Debt recovery costs	131.00	0.00	131.00	100
Levy Fees - normal	21,200.00	21,200.00	0	0
Mutual Revenue - penalty interest	35.96	0.00	35.96	100
Total Administrative Fund Income	**21,366.96**	**21,200.00**	**166.96**	**1**

Expenditure

Administrative Fees & Charges - application/search ...	100.00	0.00	(100.00)	(100)
Bank Fees & Charges	0.00	100.00	100.00	100
Bank Fees & Charges - DEFT fees	3.00	0.00	(3.00)	(100)
Bank Fees & Charges - account keeping fees	22.80	0.00	(22.80)	(100)
Garden/Lawn Maintenance	1,452.56	1,000.00	(452.56)	(45)
Garden/Lawn Maintenance - gutter clearing	0.00	700.00	700.00	100
General Repairs	4,251.98	4,000.00	(251.98)	(6)
Insurance Premiums	7,027.67	7,400.00	372.33	5
Meeting Rooms	25.00	0.00	(25.00)	(100)
Pest Control Services	720.00	800.00	80.00	10
Strata Manager - debt recovery	131.00	0.00	(131.00)	(100)
Strata Manager - management fees	4,200.45	4,200.00	(0.45)	(0)
Water	2,182.22	3,000.00	817.78	27
Total Administrative Fund Expenditure	**20,116.68**	**21,200.00**	**1,083.32**	**5**
Surplus / Deficit for period	**1,250.28**	**0**		

Summary

Opening Balance as at 1 February 2025	11,327.23
Total Revenue during period	21,366.96
Total Expenditure during period	(20,116.68)
Administrative Fund balance as at 31 January 2026	**$ 12,577.51**

Income and Expenditure Statement

Reserve Fund

Strata Company for SP No. 10069

1 February 2025 to 31 January 2026

10-12 Dover Road SCARBOROUGH WA 6019

Income	**Actuals 01/02/25 31/01/26**	**Budget 01/02/25 31/01/26**	**Variance $ 01/02/25 31/01/26**	**Variance % 01/02/25 31/01/26**
Levy Fees - normal	1,600.00	1,600.00	0	0
Mutual Revenue - penalty interest	2.70	0.00	2.70	100
Total Reserve Fund Income	**1,602.70**	**1,600.00**	**2.70**	**0**

Summary

Opening Balance as at 1 February 2025	9,908.33
Total Revenue during period	1,602.70
Total Expenditure during period	0.00
Reserve Fund balance as at 31 January 2026	**$ 11,511.03**

Notes To Financial Statements

Strata Company for SP No. 10069
10-12 Dover Road SCARBOROUGH WA 6019

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the owners corporation's financial reporting requirements. The accounting policies used in the preparation of this report, as described below, are in the opinion of the owners corporation manager appropriate to meet the needs of owners.

(a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
(b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Owners Corporation, is taxable at the current company tax rate of 30%. Assessable income received by the Owners Corporation in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the owners corporation and is therefore not depreciable. Non-fixed assets that are purchased by the owners corporation are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 Levies in Arrears - also see note 2

Detail	Amount
Lot: 7 Unit: 7	744.12
	$ 744.12

Note 8 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 4 Unit: 4	0.09
	$ 0.09

Note 9 Levies in Advance - also see note 2

Detail	Amount
Lot: 1 Unit: 1	701.48
Lot: 4 Unit: 4	701.48
Lot: 6 Unit: 6	701.48
	$ 2,104.44

RESERVE FUND PLANS™

Insurance Valuations · WHS (Safety) Reports · Asbestos Reports

ABN 90 620 626 565

Independent Professional Reports

10 YEAR RESERVE FUND PLAN

DATE OF INSPECTION: 19 FEBRUARY 2021

10-12 DOVER ROAD, SCARBOROUGH :: SP10069

The Owners of Strata Plan 10069
10-12 Dover Road, Scarborough

23 February 2021

Dear Sirs,

RE: 10 Year Reserve Fund Plan - 10-12 Dover Road, Scarborough - Strata Plan 10069

Thank you for your instructions to provide a 10 Year Reserve Fund Plan for your strata scheme.

You will find that our Reports are easy to read and understand, however if you have any questions feel free to contact us directly.

Over 34% of all Strata Managers in Western Australia utilise Reserve Fund Plans to carry out various property compliance reports including the 10 Year Plan required under s102 of the Strata Titles Act 1985 and Regulation 77 of the Strata Titles (General) Regulations 2019.

As far as we know Reserve Fund Plans are the only company that provides a 10 Year Plan that complies with the legislation in Western Australia.

Our other services include:

- Asbestos Registers	- Building Insurance Valuations	- Common Property Safety Reports
- COVID-19 Plans	- Cladding Clearance Certificates	- Life Cycle Maintenance Reports

The above Reports, Plans and Certificates are carried out on all types of property including residential, retail, commercial, industrial, high rise, CBD, marinas, stratum, non-strata and others.

Contact your Strata Manager to engage Reserve Fund Plans to provide any of the above additional Reports, or alternately contact us if you have any questions on these Reports.

Congratulations, you now comply with the Strata Titles Act 1985 and the Strata Titles (General) Regulations 2019, in regard to obtaining a compliant 10 Year Plan from Reserve Fund Plans.

Your sincerely,

Wal Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP CPV
Director

Specialist Strata Property Professionals
Ph: 1300 55 18 30
RFplans@RFplans.com.au :: www.RFplans.com.au
Suite 18, 30 Kearns Crescent, Applecross WA 6153

Contents

<u>Annexure A</u> - Annual Individual Lot Contribution over the 10 Year Plan

COVERED ITEMS	Identification of Covered Items - 10 Year Reserve Fund Plan - Cost Estimates (includes GST)		
10 Year Plan for:	The Owners of Strata Plan 10069 - 10-12 Dover Road, Scarborough	**Strata Plan:**	**SP10069**
Period covered by the Plan:	31 January 2022 to 31 January 2032	**Plan prepared on:**	23 February 2021

					End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10
Ser -ial	***Covered Items**	**Current Cost**	**Approx year work required**	**Escalated amount**	**Jan-23**	**Jan-24**	**Jan-25**	**Jan-26**	**Jan-27**	**Jan-28**	**Jan-29**	**Jan-30**	**Jan-31**	**Jan-32**
1	**Structure**													
2	Roof	$22,000	10	$34,165										$34,165
3	Long term capital items	$4,000	10	$6,212										$6,212
4	**Appendages**													
5	Common prop. doors + windows	$2,000	7	$2,722							$2,722			
6	Common property lighting	$1,300	6	$1,693						$1,693				
7														
8														
9														
10	Guttering + downpipes	$3,800	2	$4,071		$4,071								
11	Distribution boards	$1,900	1	$1,967	$1,967									
12														
13														
14	**Other**													
15														
16														
17														
18														
19	**Outside**													
20	External painting	$6,400	4	$7,344				$7,344						
21	Utility services, cabinets, conduits	$1,500	10	$2,329										$2,329
22	Fences	$2,400	8	$3,413								$3,413		
23	Driveway	$4,800	9	$7,133									$7,133	
24	Garden + reticulation	$1,800	4	$2,066				$2,066						
25	Garbage bin area	$1,200	5	$1,425					$1,425					
26	Trip or slip hazards	$750	1	$776	$776									
27	Stormwater pits + pipes	$950	1	$983	$983									
28	Car ports	$4,000	3	$4,435			$4,435							
29	Pavers	$2,300	3	$2,550			$2,550							
30	Line marking + signage	$1,500	4	$1,721				$1,721						
31	Mail boxes	$450	5	$534					$534					
	Total Estimate (rounded)	**$63,050**		**$85,540**	**$3,726**	**$4,071**	**$6,985**	**$11,131**	**$1,960**	**$1,693**	**$2,722**	**$3,413**	**$7,133**	**$42,707**

Covered Items are the items as defined in regulation 77(1)(e) of the Strata Titles (General) Regulations 2019.

10 Year Plan for:	The Owners of Strata Plan 10069 - 10-12 Dover Road, Scarborough	**Strata Plan:**	**SP10069**
Period covered by the Plan:	31 January 2022 to 31 January 2032	**Plan prepared on:**	23 February 2021

Method and Reasoning

Ser -ial	*Covered Items	Current Cost	*Approx year work required	Details of any maintenance, repair, renewal or replacement that is anticipated to be required in the period covered by the Plan	Current Condition or operating state	Estimated Lifespan after work carried out
1	**Structure**					
2	Roof	$22,000	10	Contribution towards the maintenance of the roof	Average condition	15-20 years
3	Long term capital items	$4,000	10	Contribution towards the repair of the long term capital items		More than 20 years
4	**Appendages**					
5	Common prop. doors + windows	$2,000	7	Contribution towards the repair of the common prop. doors + windows	Average condition	5-7 years
6	Common property lighting	$1,300	6	Allowance for the renewal of the common property lighting	Average condition	5-7 years
7						
8						
9						
10	Guttering + downpipes	$3,800	2	Contribution towards the repair of the guttering + downpipes	Poor condition	11-15 years
11	Distribution boards	$1,900	1	Contribution towards the upgrade of the distribution boards	Average condition	11-15 years
12						
13						
14	**Other**					
15						
16						
17						
18						
19	**Outside**					
20	External painting	$6,400	4	Contribution towards the renewal of the external painting	Average condition	7-10 years
21	Utility services, cabinets, conduits	$1,500	10	Contribution towards the repair of the utility services, cabinets, conduits	Average condition	11-15 years
22	Fences	$2,400	8	Allowance for the repair of the fences	Average condition	15-20 years
23	Driveway	$4,800	9	Contribution towards the maintenance of the driveway	Average condition	7-10 years
24	Garden + reticulation	$1,800	4	Contribution towards the renewal of the garden + reticulation	Average condition	5-7 years
25	Garbage bin area	$1,200	5	Contribution towards the upgrade of the garbage bin area	Average condition	5-7 years
26	Trip or slip hazards	$750	1	Allowance for trip or slip hazards	Average condition	5-7 years
27	Stormwater pits + pipes	$950	1	Contribution towards the maintenance of the stormwater pits + pipes	Average condition	7-10 years
28	Car ports	$4,000	3	Contribution towards the repair of the car ports	Average condition	5-7 years
29	Pavers	$2,300	3	Allowance for the repair of the pavers	Below average cond.	7-10 years
30	Line marking + signage	$1,500	4	Allowance for the renewal of the line marking + signage	Average condition	5-7 years
31	Mail boxes	$450	5	Contribution towards the repair of the mail boxes	Average condition	7-10 years
	Total Estimate (rounded)	**$63,050**				

* This means the year after the Plan is prepared.

PAYMENT PLAN	Recommended Annual Reserve Fund Payment Plan and verification of our recommendations		
10 Year Plan for:	The Owners of Strata Plan 10069 - 10-12 Dover Road, Scarborough	Strata Plan:	SP10069
Period covered by the Plan:	31 January 2022 to 31 January 2032	Plan prepared on:	23 February 2021

End of Year	Year Ending	Recom-mended Reserve Fund Payment	Annual % change in Reserve Fund Payment	Adjusted Reserve Fund Payment (increase/ decrease)	Res/Fund Balance + Interest + Annual Res/Fund Payment	Costs in each year refer to the table above (page 3)	Reserve Fund Balance	Interest on the Reserve Fund Balance
A	B	C	D	E	F	G	H	I
					H+I+C		F-G	0.75%
							$11,338	**$85**
1	Jan-23	**$6,688**			$18,111	$3,726	**$14,385**	**$108**
2	Jan-24	**$6,956**	4.00%		$21,449	$4,071	**$17,379**	**$130**
3	Jan-25	**$7,234**	4.00%		$24,743	$6,985	**$17,758**	**$133**
4	Jan-26	**$7,524**	4.00%		$25,415	$11,131	**$14,284**	**$107**
5	Jan-27	**$7,825**	4.00%		$22,216	$1,960	**$20,256**	**$152**
6	Jan-28	**$8,137**	4.00%		$28,545	$1,693	**$26,852**	**$201**
7	Jan-29	**$8,463**	4.00%		$35,517	$2,722	**$32,795**	**$246**
8	Jan-30	**$8,801**	4.00%		$41,843	$3,413	**$38,430**	**$288**
9	Jan-31	**$9,154**	4.00%		$47,871	$7,133	**$40,738**	**$306**
10	Jan-32	**$9,520**	4.00%		$50,563	$42,707	**$7,857**	**$59**
11	Jan-33	**$9,900**	4.00%		$17,816		**$17,816**	**$134**

Note: some figures may be rounded

Assumptions	
Base Annual Reserve Fund contribution for Capital Items	$8,688
Buffer (or adjustment to the base annual contribution)	-$2,000
Recommended Annual Fund Contribution (After Buffer)	**$6,688**
Current Annual Reserve Fund contribution (as instructed)	$2,000
Current Reserve Fund Balance (as instructed)	$11,338
Annual Reserve Fund Payment increase rate	4.00%
Adopted Investment Rate after tax	0.75%

Our Recommendation of the Annual Reserve Fund Payments for the next 11 years is set out in the Table above. Column C (Recommended Reserve Fund Payment) may include Extra Costs Payments (positive adjustment) or reductions in the Recommended Reserve Fund Payment (negative adjustment) from Column E to ensure that the Reserve Fund Balance remains positive in each year. Column F includes the Reserve Fund Balance as at the end of the previous year plus any interest earned plus the Recommended Reserve Fund Payment for the current year. Column G sets out the Anticipated Expenses in each year. Column H is the Reserve Fund Balance which remains positive and proves our Recommendations are correct.

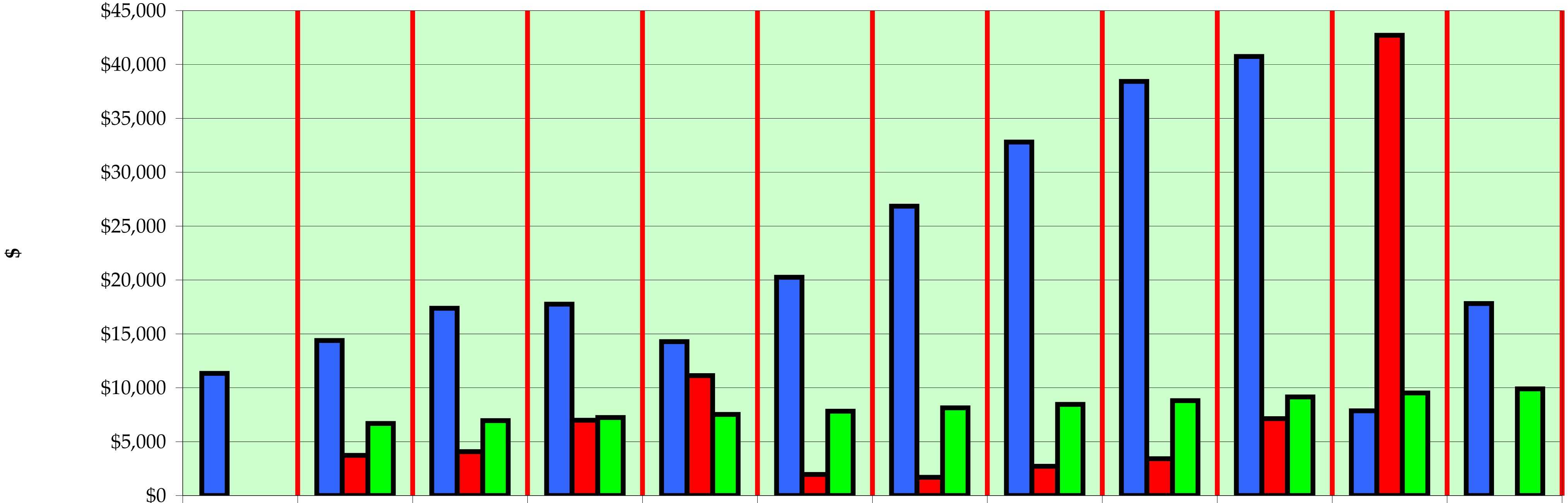
RECOMMENDATION	First Year - Recommended Annual Reserve Fund Contributions for each Lot PER ANNUM		
10 Year Plan for:	The Owners of Strata Plan 10069 - 10-12 Dover Road, Scarborough	Strata Plan:	SP10069
Period covered by the Plan:	31 January 2022 to 31 January 2032	Plan prepared on:	23 February 2021

Rate per U/E	Lot No	Unit Entitlem.	First Year Reserve Fund Payment PA
$836.05	1	1	$836
	2	1	$836
	3	1	$836
Total Unit Entitlement	4	1	$836
	5	1	$836
	6	1	$836
8	7	1	$836
	8	1	$836
			$6,688

Recommended First Year Reserve Fund Contribution
$6,688

GRAPH RESULTS	Graph - Recommended Reserve Fund Contributions, Estimated Costs, Reserve Fund Balance - 10 Years		
10 Year Plan for:	The Owners of Strata Plan 10069 - 10-12 Dover Road, Scarborough	**Strata Plan:**	**SP10069**
Period covered by the Plan:	31 January 2022 to 31 January 2032	**Plan prepared on:**	23 February 2021

10 Year Reserve Fund Plan



	Jan 22	Jan 23 End of Year 1	Jan 24 End of Year 2	Jan 25 End of Year 3	Jan 26 End of Year 4	Jan 27 End of Year 5	Jan 28 End of Year 6	Jan 29 End of Year 7	Jan 30 End of Year 8	Jan 31 End of Year 9	Jan 32 End of Year 10	Jan 33 End of Year 11
Balance	$11,338	$14,385	$17,379	$17,758	$14,284	$20,256	$26,852	$32,795	$38,430	$40,738	$7,857	$17,816
Cost		$3,726	$4,071	$6,985	$11,131	$1,960	$1,693	$2,722	$3,413	$7,133	$42,707	$0
Contribution		$6,688	$6,956	$7,234	$7,524	$7,825	$8,137	$8,463	$8,801	$9,154	$9,520	$9,900

Years

Balance Cost Contribution

Method

The Method by which the estimated costs for the maintenance, repair, renewal or replacement of the Covered Items as set out in the 10 Year Plan were determined is set out below: See Regulation 77(1)(g). The assessments contained in this Plan have been calculated in accordance with the Strata Titles Act 1985 (Act), in particular section 100(2A), and the Strata Titles (General) Regulations 2019 (Regulations), specifically, Regulations 77 and 179.

The recommended Contributions are calculated from an amalgam of cost estimates and a single figure is provided for practical purposes from within a range of values and a combination of a range of estimates. Areas have been calculated from our on-site measurements of the external parts of the building or the subject Strata Plan. Building plans or building surveys should be provided if the Strata Company requires more accurate areas.

I have relied upon published Building Costs Guides and my extensive experience in costs assessment to determine the costs of maintenance, repair, renewal, replacement or upgrading of Covered Items and do not accept responsibility for any errors from the above providers of source data. The estimated cost in a future year is escalated from a today's cost to allow for the increase in building costs and uncertainty and risk over time.

The easily accessible areas of the property are physically inspected at the time of our inspection, and the Covered Items requiring maintenance, repair, renewal or replacement are identified, and then an estimated cost within the likely range of cost for that item is made having regard to quotes, costings from Building Costs publications, and using my over 30 years experience as a Valuer, and specialising in strata matters and 10 year Sinking and Reserve Fund Plans.

Additional comments

The property appears to be reasonably maintained. I have made allowances for some fire safety measures such as portable fire extinguishers, detectors, and the like, water blasting brickwork including pavers and silicone sealing to freshen their appearance to reduce mould and discolouration in the future, more common property lighting (some of which can be as simple as solar gutter lights), garbage area, car ports, driveway, upgrading the electrical boards with Residual Current Devices (kill switches) if needed, and other Covered Items of a capital (not recurrent) nature, amongst other things.

Recommendation

I consider that the existing Reserve Fund Balance is very good, the Current Contributions are not sufficient and additional allowances should always be made for any unforseen circumstances. I recommend that the Owners adopt as a minimum, the Reserve Fund Payments as shown.

Points of consideration

I have made the following allowances:

- contribution towards the maintenance of the roof.
- contribution towards the repair of the long term capital items, if required.
- contribution towards the repair of the common prop. doors + windows in year 7, if required.
- in year 6, allowance for the renewal of the common property lighting.
- contribution towards the repair of the guttering + downpipes.
- contribution towards the upgrade of the distribution boards in year 1, if required.
- contribution towards the renewal of the external painting in year 4, if required. If performed regularly, repainting will prevent excessive preparation costs in the future.
- contribution towards the repair of the utility services, cabinets, conduits in year 10.
- allowance for the repair of the fences in year 8, if required. Where appropriate, at 50% of the cost in accordance with the Dividing Fences Act 1961.
- in year 9, contribution towards the maintenance of the driveway.
- in year 4, contribution towards the renewal of the garden + reticulation, if required. The owners may wish to refresh and restore the landscaped areas.
- contribution towards the upgrade of the garbage bin area in year 5.
- allowance for trip or slip hazards, if required.
- contribution towards the maintenance of the stormwater pits + pipes.
- contribution towards the repair of the car ports in year 3, if required.
- in year 3, allowance for the repair of the pavers.
- in year 4, allowance for the renewal of the line marking + signage, if required.
- contribution towards the repair of the mail boxes in year 5.

Note that this Reserve Fund Plan is only an estimate of what items may reasonably require maintenance, repair, renewal or replacement during the period covered by the Plan. There is no guarantee that a reasonable assessment of a future projection today may in fact come to pass. Additional items of capital repairs or replacement that are unforeseen at the time of preparing a Reserve Fund Plan may occur in the immediate future. This Reserve Fund Plan should be reviewed periodically to remove items that are no longer required and to add new items that are discovered.

Summary

The following annual Reserve Fund contributions are recommended at the dates shown below.

Year	Year Ending	Recommended Reserve Fund Payment (includes any Extra Costs payment)
1	Jan-23	**$6,688**
2	Jan-24	**$6,956**
3	Jan-25	**$7,234**
4	Jan-26	**$7,524**
5	Jan-27	**$7,825**
6	Jan-28	**$8,137**
7	Jan-29	**$8,463**
8	Jan-30	**$8,801**
9	Jan-31	**$9,154**
10	Jan-32	**$9,520**
11	Jan-33	**$9,900**

For the recommended annual contribution for each Lot and for each year in the Plan see Annexure A.

Plan prepared by:

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Australian Property Institute - Certified Practising Valuer
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This Plan is for the use of the Strata Company and the Strata Manager to assist in determining budgets and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this Plan. Neither the whole nor any part of this Plan or any reference thereto may be included in any published document, circular or statement or published in any way without my written approval of the form and context in which it may appear. This Plan has been prepared on the basis of the instruction being for a 10 Year Plan for the Reserve Fund only and in order to satisfy the requirements of the Act and the Regulations, and for no other purpose.

A comprehensive Report including a 10 Year Reserve Fund Plan should be commissioned if a party requires a Report for another purpose or for use in litigation matters. I reserve the right to review or withdraw my Plan at any time. This Plan does not cover the structural condition of the property nor environmental contamination. This Plan does not identify or comment on the structural integrity (defect, pest or rot, etc), nor occupational safety and health, nor fire safety, nor council or building compliance in any respect (ie. flooding, cladding, building standards, etc) nor should it be construed as such.

The amounts shown on the Plan are a recommendation based upon my assessment of the likely expenditure on the Covered Items contained in the 10 Year Reserve Fund Plan, as requested by the Strata Company. The Strata Company is entitled to choose whatever Reserve Fund contributions they deem appropriate for their particular circumstances.

The Legislation

The Strata Titles Act 1985 was amended on 1 May 2020 and the Strata Titles (General) Regulations 2019 commenced operation on that date. The Act requires a Designated Strata Company to have a Reserve Fund and to prepare a 10 year plan.

A Designated Strata Company is defined as a strata company for a:

a. strata company for a scheme with 10 or more lots, or
b. strata company for a scheme that has a scheme building replacement cost of more than $5,000,000, or
c. strata company for a survey-strata scheme if the replacement cost of the improvements on the common property is more than $5,000,000.

Section 100 of the Strata Titles Act 1985 states that any other strata company **MAY** establish a Reserve Fund, the purpose of which is to accumulate funds for contingent expenses of a non-routine nature and major expenses of the strata company likely to arise in the future.

Budget

The legislative purpose of a 10 Year Plan is to assist owners and a strata company in determining an appropriate annual budget for the reserve fund.

> ***102. Budget (Strata Titles Act 1985)***
> *(1)* ***A strata company must prepare a budget*** *for each financial year and submit it for approval to its annual general meeting.*
> *(2) The budget must be prepared -*
> *(a) taking into account, if applicable,* ***the 10 year plan for the reserve fund*** *; and*
> *(b) in accordance with any requirements set out in the regulations and the scheme by-laws.*

I have called my Plan a **Reserve Fund Plan** because the 10 Year Plan is aimed at assisting owners to decide how much money to allocate to the Reserve Fund.

Decisions made by the Strata Company about the Plan

The Strata Company has instructed us to prepare the 10 year Plan on the following basis:

1. The Covered Items contained within the Plan are all of the items the Strata Company anticipates will require maintenance, repair, renewal or replacement in the period covered by the plan: see regulation 77(1)(e) of the Regulations.

2. The Covered Items contained within the Plan includes all of the items of value that form part of the common property or the personal property of the Strata Company that, in the opinion of the Strata Company, should be included in the Plan having regard to the maintenance, repair, renewal or replacement that it is anticipated will be required in the period covered by the Plan: see regulation 77(2) of the Regulations.

3. The Strata Company considers the way the items have been itemised separately or grouped together in the Plan as appropriate: see regulation 77(4) of the Regulations.

4. The Strata Company considers the information contained in the Condition Report within the Plan as the appropriate information for each Covered Item in accordance with regulation 77(6) of the Regulations.

Regulation 77 of the Regulations allows the Owners the discretion to choose or confirm the list of Covered Items scheduled within the 10 year plan provided, as well as the discretion to augment the Condition Report within the Plan with further details if they choose. These additional details for any Covered Item in a Condition Report include the installation, construction or acquisition date, the present condition, working or operating state, the date of last inspection, details of any anticipated maintenance, repair, renewal or replacement costs and future dates required, if the Owners so choose (see Regulation 77(2) and 77(6)). If the Strata Company or the Owners choose not to provide any of the above information, this Reserve Fund Plan is a 10 Year Plan that still complies with the Strata Titles Act 1985 and the Strata Titles (General) Regulations 2019.

When I prepare the 10 year Reserve Fund Plan, I already take into account the above details as best available, and the Owners may choose to add or amend the information provided within my issued Reserve Fund Plan. The benefit of this approach is the time saving for the Owners and the Strata Manager, as well as compliance with the legislation.

Covered Items

I take into account the list of Covered Items set out in Regulation 77(3) being the items of value of common property of the scheme and personal property of the Strata Company, as well as any other relevant items of value that should be included within the 10 year Reserve Fund Plan. The Owners may choose to add additional items and their estimate of the costs to repair, maintain, renew or replace those items. The additional items may include cladding rectification, building defects, the construction of improvements upon the common property such as a new pergola, garbage bin enclosure, landscaping upgrading, additional car parking and the like.

Condition Report

My 10 year Reserve Fund Plan includes a Condition Report which sets out the current condition of each item scheduled within the Plan, the expected lifespan once the item has been maintained, repaired, renewed or replaced, as well as the method and any assumptions used to determine the estimated costs in order to comply with Regulation 77.

Long Term Capital Items

My Long Term Capital Items comprises two broad components. (1) minor and small items that would not warrant a separate inclusion on the Plan ie hinges, glass window rollers or glass door rollers, seals, locks and similar fittings; and (2) contingency and larger long term items such as an allowance for improved fire rating between Sole Occupancy Units (BCA or National Construction Code term) if they may require upgrading, future structural improvements, ie sagging roof timbers in villas and townhouses, that would be beyond the 10 year plan but contributed as a user pays approach in the 10 years contained within the Plan. These items are typically reflected as an amount ranging between $500 and $750 per Lot, and on a more simplistic straight-line approach, it is $50 to $75 per lot for the 10 year Plan.

Reserve Fund Plans Compliance with the Legislation

In weighing up the above approach and analysis of the legislation, my Reserve Fund Plan complies with each relevant aspect of the Strata Titles Act 1985 and Strata Titles (General) Regulations 2019 relating to 10 Year Plans.

General background comments

The following comments and observations do not form part of the Plan and are only provided to assist the owners.

Explanation of a Reserve Fund Plan

Primarily the purpose of a Reserve Fund Plan is to determine the most practical and cost effective annual contribution for the reserve fund budget, and which covers the anticipated costs for the maintenance, repair, renewal, replacement or the upgrade of items of value that form part of the common property of the scheme and the personal property of the Strata Company for the 10 year period that the Plan covers.

Practical approach

My recommended contribution takes into account any of the 'Covered Items' scheduled under Regulation 77(3) that apply to the Strata Company as well any other relevant common property including personal property of a scheme, for example, lawnmowers, vehicles, computers, gardening or maintenance equipment and signage.

Benefit of a well prepared Reserve Fund Plan

The benefit of this change in strata legislation is that owners now know the extent of their common property assets, and the amount of money that should be budgeted to cover the cost of properly maintaining, repairing, renewing or replacing items primarily of a capital nature, rather than those costs and items of a routine nature.

My 10 year Reserve Fund Plan smooths out the cash flow lumps, and provides practical and useful recommended annual contributions for your Reserve Fund.

The benefit of a properly prepared and implemented Reserve Fund Plan is that it creates a form of forced savings plan on a user pays basis for the scheme that avoids or minimises irregular and unexpected special levies, and provides a pool of funds immediately available for the Strata Company to meet their legislative obligations to repair and maintain the common property.

10 Year Plan v Maintenance Plan

A Maintenance Plan is generally different to a 10 year Plan required under the Act, and will tend to schedule the cost of items such as the renewal of painting or roofing restoration after so much scheduled use. An analogy of a Maintenance Plan is getting your car tuned after so many kilometres or months of use. A Maintenance Plan is no different to the current circumstance for a Strata Corporation where large special levies are typically imposed upon owners in a scheme as a result of poor financial planning. For example, a Maintenance Plan for painting or other items may have no money required for years 1 to 4, and then have a large amount in year 5 for painting works, and then nothing for each of the following years, and that is all a Maintenance Plan provides.

A scheme that relies upon Maintenance Plans only is left with lumps of money required in various years, whereas a properly prepared 10 Year Plan will consider the Reserve Fund balance and make adjustments for reasonable and practical annual Reserve Fund contributions.

Contractors and consultants

Single tier strata schemes (typically villas and townhouses) may have consultants and contractors that provide maintenance servicing, testing, repairs and similar for common property services such as fire protection with hydrant tanks, pumps, piping, detection and alarm systems, external painting, roofing experts, landscaping and garden, waterproofing, stormwater drainage, plumbing, electrical, structural engineering (for retaining walls, foundations, masonry walls, roof support structures), and the like. Each of these servicing companies may be able to provide maintenance or servicing plans with more detailed estimates of the capital cost of maintaining, repairing, renewing or replacing common property items that are not of a routine nature, and these plans assist with informing some figures within a Reserve Fund Plan. In the absence of these figures I make an allowance towards these likely costs.

In addition, some schemes may have engaged engineers or fire or building consultants to make comment upon building defects or external combustible cladding, fire upgrading, and similar costs. All of these costs need to be allowed for in the budget. It really is impractical to have a building consultant inspect the property and list a series of items that need work carried out upon them, provide a cost estimate and then walk away. This sort of advice and situation leaves the Owners in exactly the same position they were in prior to the introduction of the strata reform legislation. That is, the Owners are still left with special levies when large items have not been allowed for nor saved in earlier years leading up to a major cost.

In contrast to the above, my 10 year Reserve Fund Plan is a practical budgeting tool that provides a saving plan approach that ensures that there is sufficient money in the Reserve Fund to pay for the estimated contingent costs to maintain, repair, renew, replace or upgrade each anticipated Covered Item.

Photographs



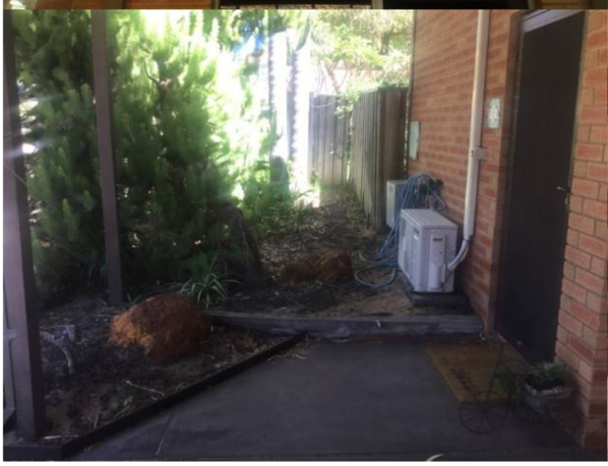


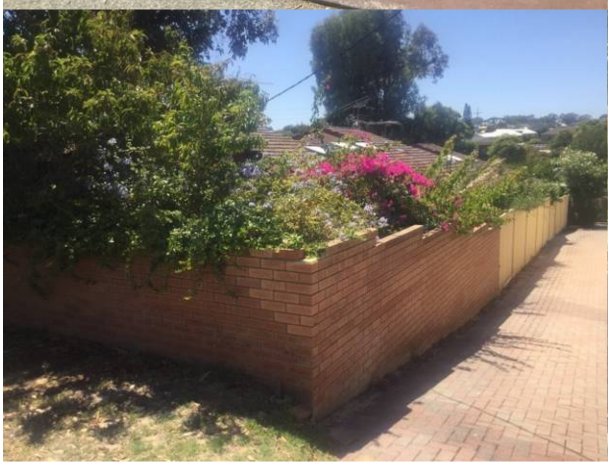









10

ANNEXURE A	Annual Individual Lot Contributions over the 10 Year Reserve Fund Plan		
10 Year Plan for:	The Owners of Strata Plan 10069 - 10-12 Dover Road, Scarborough	Strata Plan:	SP10069
Period covered by the Plan:	31 January 2022 to 31 January 2032	Prepared:	23 February 2021

Figures may be rounded

		End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	End of Year 11
Lot No	Unit Ent.	**Jan-23**	**Jan-24**	**Jan-25**	**Jan-26**	**Jan-27**	**Jan-28**	**Jan-29**	**Jan-30**	**Jan-31**	**Jan-32**	**Jan-33**
1	1	$836	$870	$904	$941	$978	$1,017	$1,058	$1,100	$1,144	$1,190	$1,238
2	1	$836	$870	$904	$941	$978	$1,017	$1,058	$1,100	$1,144	$1,190	$1,238
3	1	$836	$870	$904	$941	$978	$1,017	$1,058	$1,100	$1,144	$1,190	$1,238
4	1	$836	$870	$904	$941	$978	$1,017	$1,058	$1,100	$1,144	$1,190	$1,238
5	1	$836	$870	$904	$941	$978	$1,017	$1,058	$1,100	$1,144	$1,190	$1,238
6	1	$836	$870	$904	$941	$978	$1,017	$1,058	$1,100	$1,144	$1,190	$1,238
7	1	$836	$870	$904	$941	$978	$1,017	$1,058	$1,100	$1,144	$1,190	$1,238
8	1	$836	$870	$904	$941	$978	$1,017	$1,058	$1,100	$1,144	$1,190	$1,238
	8	**$6,688**	**$6,956**	**$7,234**	**$7,524**	**$7,825**	**$8,137**	**$8,463**	**$8,801**	**$9,154**	**$9,520**	**$9,900**

Property Fact Pack

ONE PERCENT REALTY WA

u5/10 Dover Road
Scarborough WA 6019

YOUR DIGITAL COPY

- Zoning
- Local Plans
- Easements
- Flood Risk
- Overland Flow Flood Risk
- Flood History
- Coastal Flood Risk
- Flood Planning Risk
- State Flood Planning

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.

Easements	NO CONSIDERATIONS IDENTIFIED
Flood Risk	NO CONSIDERATIONS IDENTIFIED
Character	NO CONSIDERATIONS IDENTIFIED
Vegetation	NO CONSIDERATIONS IDENTIFIED
Contaminated Land	NO CONSIDERATIONS IDENTIFIED
Bushfire Risk	NO CONSIDERATIONS IDENTIFIED
Noise	NO CONSIDERATIONS IDENTIFIED

DATE OF REPORT
6th of August, 2026

ADDRESS
u5/10 DOVER ROAD

LOT PLAN
S010069/5

COUNCIL
Stirling

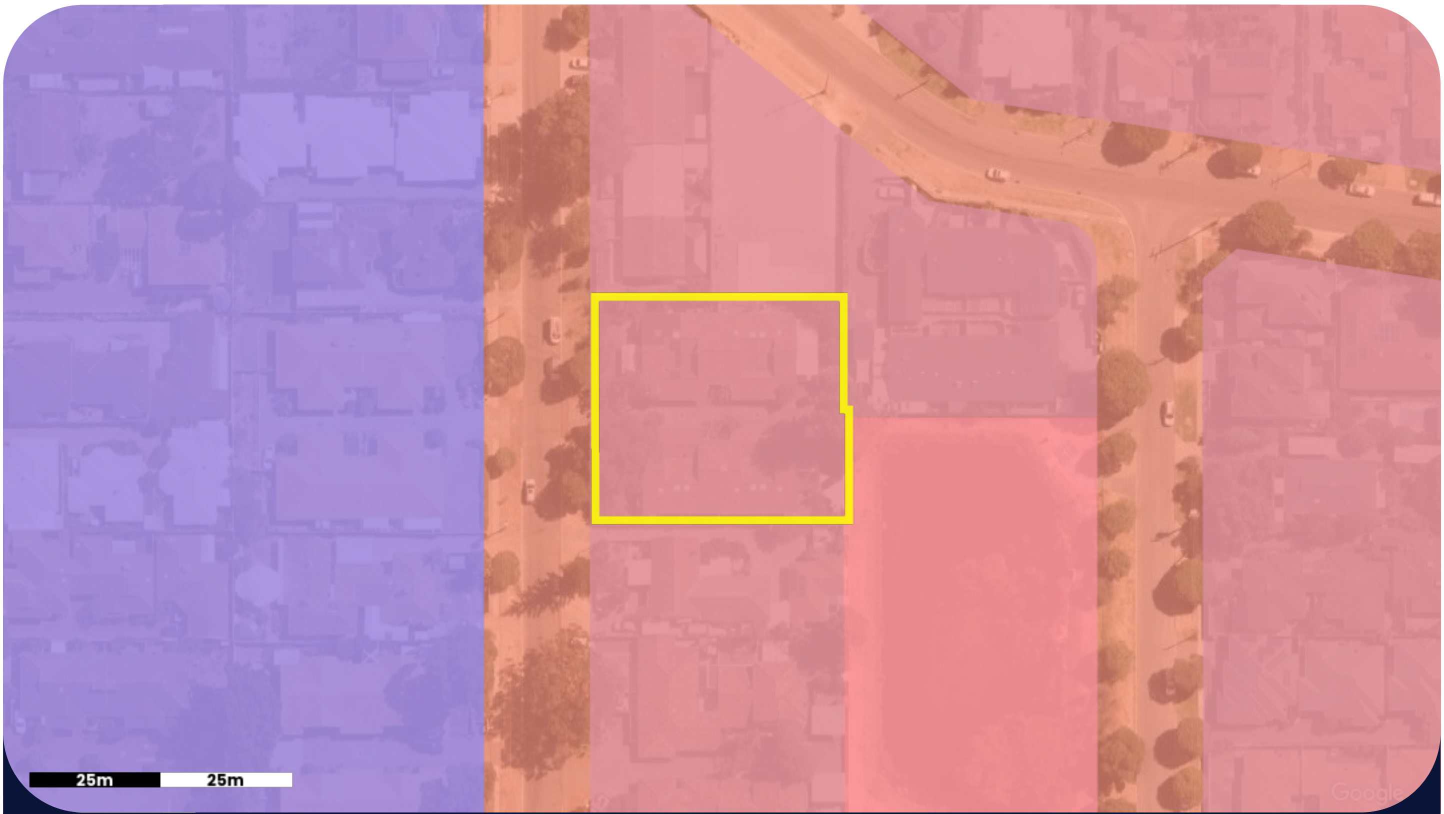
ZONING
- Planning Scheme R Code: R30
- Public Use
- Residential

UTILITIES
- Sewer

CLOSEST CITY
Perth - 10km

Zoning

What zone is my property?



Sources: Wa Government

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Planning Scheme R Code: R30
- Public Use
- Residential

ONE PERCENT REALTY WA

Local Plans

Is my property in a Local Area or Neighbourhood Plan?

Sources: Department Of Planning, Lands And Heritage

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

- Selected Property
- Local Planning Scheme: Stirling

Easements

What access rights exist over the property?

Sources: Landgate

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

- Selected Property
- Easement Or Covenant

Flood Risk

Is the property in a potential flood area?

THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

Selected Property

Character

Is the property in a character or heritage area?

THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

Selected Property

Vegetation

Is the property in an area with vegetation protection?

THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council.To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

Selected Property

Contaminated Land

Is the property affected by land contamination?

THINGS TO KNOW

Land contamination occurs when soil or water is affected by substances that may pose a risk to people or the environment. It often results from past industrial, commercial or agricultural activities, or from the storage and use of chemicals and fuels.

Most states and territories keep public registers that list contaminated or potentially contaminated sites. If a property appears on one of these, it may have restrictions on use or require clean up before redevelopment. Contaminated land can limit development options, increase building costs and affect property value. Common examples include former service stations, workshops, landfills, and areas used for intensive industry or farming.

Note: Each state and territory manages contamination differently. The map provided shows areas with potential contamination based on historic land use and broad environmental modelling. It does not assess each site individually. Always check the relevant planning authority's register or seek advice from an environmental consultant for site specific information.

Questions to ask

- Has the land been used for industrial, commercial or agricultural purposes?
- Are contamination checks or remediation needed before development?
- Could contamination affect development costs or property value?

LEGEND

Selected Property

Bushfire Risk

Is the property in a potential bushfire area?

THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

Selected Property

ONE PERCENT REALTY WA

Steep Land

Is there significant slope on this property?

Sources: Landgate

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

Selected Property

Property Est. Fall: ~3m

Property High: ~6m

Property Low: ~3m

17m

2m

Noise

Is the property in a potential noise area?

THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

Selected Property

Water

Are there any water pipes nearby?

Sources: Water Corporation

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

Selected Property

Water Pipe

Sewer

Are there any sewer pipes nearby?

Sources: Water Corporation

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

- Selected Property
- Sewer Connection
- Sewer Maintenance Structure
- Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?

Sources: Water Corporation

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

- Selected Property
- Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?

Sources: Western Power

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- Overhead Powerline
- Overhead Powerline Hv
- Underground Power Cable

Internet Availability

What internet connection is available for this property?

Sources: Nbn

THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.

If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

Note: Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

Questions to ask

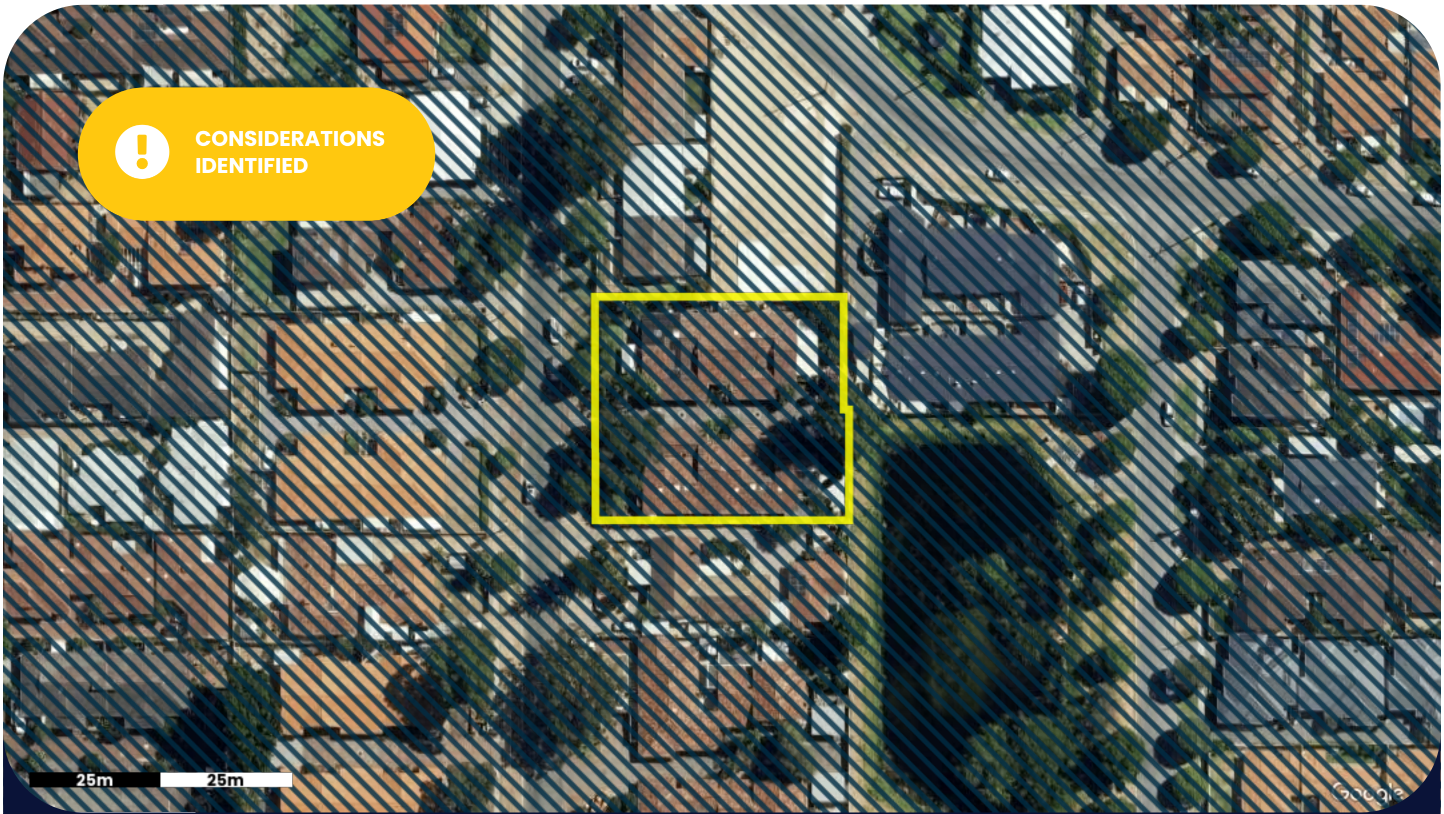
- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

- Selected Property
- Nbn Fixed Line

Data Limitations

Is there any data I need to follow up?



Sources: Develo

THINGS TO KNOW

Develo sources its data from publicly available datasets provided by relevant authorities, including Federal, State and Local Governments. In some cases, these authorities may not publish data in an open or accessible format, or the data may not be available for certain areas, particularly in remote or rural regions.

Where known data limitations exist, such as when data is available but not published by the relevant authority, it has been marked in the map legend on this page. Users seeking this information are encouraged to **contact the relevant authority directly.**

The purpose of a Develo report is to compile relevant data to support the due diligence process. While every effort is made to ensure the information is accurate and up to date, limitations may still be present.

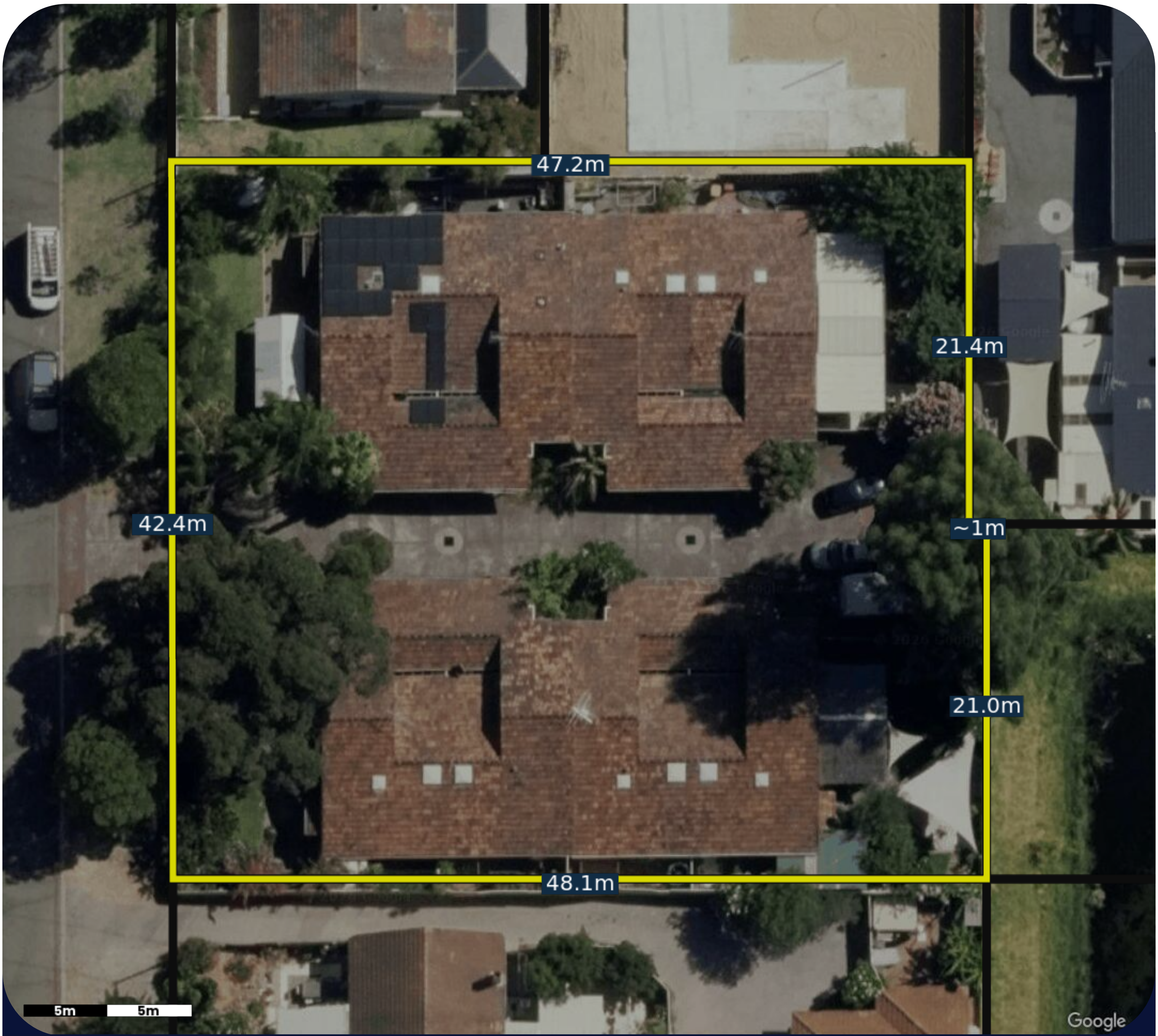
Develo and its data providers accept no responsibility for any inaccuracies or for decisions made based on the information in this report. Users should contact the appropriate authority for any data corrections or clarification or consult qualified property professionals before making financial decisions or undertaking development, renovation or new construction projects. Additional planning or building requirements may apply.

LEGEND

- Selected Property
- Limited Availability: Stormwater Pipes

Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~2,024m2, Perimeter: ~181m

LEGEND

Selected Property

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DISCLAIMER

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