

OR:

*copies of each lease, licence, right of exclusive use or special privilege may be attached. If so, see Attachment No(s)

(*Delete whichever is inapplicable)

N/A

FORM 28 DISCLOSURE STATEMENT

SALE OF STRATA TITLED LOT OR PROPOSED STRATA TITLED LOT Section 69 Strata Titles Act 1985

PART 3-SIGNATURES

To be completed by the vendor(s)/vendor(s) agent

*I/We (name of vendor(s))

hereby certify that the compulsory disclosure material above has been given to the prospective purchaser(s). I/We authorise the prospective purchaser(s) to inspect the records of the strata company.

*I/We (name of vendor's agent) LAURA GRINER as agent for the vendor(s) hereby certify that the compulsory disclosure material above has been given to the prospective purchaser(s).

Signature(s) of vendor(s)/vendor's agent

Date 15/4/2010

*Delete whichever is inapplicable

Acknowledgement by Purchaser(s)

I/We (name of purchaser(s))

am/are the prospective purchaser(s) of the above named Lot and I/we acknowledge that I/we have received the above information and understand that this statement given by the vendor(s) or by the vendor's agent is not an offer or a contract to purchase a strata titled lot, but only provides information to me/us.

Signature(s) of prospective purchaser(s)

Date

FOR SELLER'S INFORMATION

FOR PURCHASER'S INFORMATION

- 1. The information incorporated in this statement - must be given to a prospective purchaser of a strata titled lot before the prospective purchaser makes an offer to purchase, accepts an offer to sell or enters into a contract to purchase the strata titled lot; and may be given in the form of this statement or may be incorporated in the contract of sale of the strata titled lot.
2. This statement applies to the sale of a lot on a strata plan or a survey-strata plan.
3. If certain changes occur in relation to the strata company, the strata/survey-strata plan or the common property (as set out in section 69C(3) of the Strata Titles Act 1985) before settlement, you must give notice in writing of those changes to the prospective purchaser as soon as you become aware of those changes.
4. Failure to give this statement or incorporate the information in the contract of sale or failure to notify of any changes gives the prospective purchaser the right to terminate the contract. Exercise of this right by the prospective purchaser is restricted if this statement or notification of any changes was given at any time before settlement.

- 1. The land to which this statement relates, and any ensuring contract of sale, is part of a strata titled scheme which is governed by the Strata Titles Act 1985.
2. You should read the information incorporated in this statement as it - identifies the lot which you are proposing to purchase; and sets out what your rights and obligations will be in relation to the lot if you purchase the lot.
3. You may have right to terminate the contract to purchase the lot if - before entering into the contract, you were not given this statement or the information in this statement was not incorporated into the contract; or certain changes occur in relation to the strata company, the strata/survey-strata plan or the common property (as set out in section 69C(3) of the Strata Titles Act 1985) before settlement and you have not been given notice in writing of those changes.
4. Your right to terminate the contract is restricted if this statement or notification of any changes was given at any time before settlement.
5. If you are uncertain as to any of these matters you should consult a lawyer before signing any offer to purchase, accepting an offer to sell or entering into a contract to purchase the lot.

Parts 1 and 3 must be completed in every sale of a strata titled lot or proposed strata titled lot.

Part 2 must be completed where the strata titled lot or proposed strata titled lot is being sold by the original proprietor, in any of the cases listed in Part 2.

PART I - COMPULSORY DISCLOSURE OF INFORMATION BY EVERY VENDOR

Part I must be completed by every vendor of a strata titled lot

Particulars of purchaser, vendor and strata company

Name of vendor(s)
Address of vendor(s)
Description of lot to be sold: lot 2 on strata/survey-strata plan no 332214
Street address of lot 38 CANNING HIGHWAY, VICTORIA PARK
Name of prospective purchaser(s)
Purchaser's address
Name of scheme RAFFLES-ON-SWAN

Address of Strata Company or agent (for obtaining section 43 certificate or inspecting records of Strata Company)
BLACKBURNZ PROPERTY GROUP, 1050 HAY STREET,
WEST PERTH 6005 Telephone 9429 5577

(*Delete whichever is inapplicable)

Information in relation to Lot, Strata/Survey-strata Scheme

1. The unit entitlement or proposed unit entitlement of all lots in the scheme or proposed scheme and the aggregate or proposed aggregate unit entitlement are as follows:

Lot No. 2 Unit Entitlement 108
Aggregate Unit Entitlement 1000

If insufficient space, the information is attached in Attachment No

The following documents must be attached to this statement:

2. A copy of the registered or the proposed strata/survey-strata plan with the lot to be purchased clearly identified and drawing attention to any information on the plan which relates especially to the Lot.
See Attachment 1.
3. A copy of Form 29 i.e. the form entitled "Buying and Selling a Strata Titled Lot".
See Attachment 2.
4. A copy of all non-standard by-laws of the strata company (including Schedule 2A Management Statement):
 - in the case of an existing scheme, those by-laws that have been recorded on the strata/survey-strata plan or have been passed by the strata company within the previous three months; or
 - in the case of proposed scheme, those by-laws that are proposed to apply to the scheme.If applicable, see Attachment No.....
(Note: The standard by-laws must be contained in or attached to the brochure "Buying and Selling A Strata Titled Lot").

(*Delete whichever is inapplicable)

PART 2- ADDITIONAL DISCLOSURE BY ORIGINAL PROPRIETOR

Part 2 must be completed only where the original proprietor is the vendor and where:

- the strata titled lot being purchased is on a strata/survey-strata plan that has not been registered; or
- if the first annual general meeting of the strata company has not been held by the original proprietor; or
- if the original proprietor is the owner of 50% or more of the lots in the strata/survey-strata scheme; or
- if the original proprietor has 50% or more of the aggregate unit entitlement in the strata/survey-strata scheme.

Additional information in relation to strata/survey-strata scheme

1. Management, service and maintenance agreements:

Have either of the strata company or the Original Proprietor entered into, or propose to enter into, any management agreement, service or maintenance agreement or other agreement for the provision of any amenity or service to the strata company or to any part of the common property or any lot?

YES [] NO []

If YES, *give details of the terms and conditions of every such agreement, the consideration for it and the estimated costs to the proprietor of the Lot.

OR:

*copies of the agreements may be attached. If so, see Attachment No

2. Pecuniary interest in agreements:

Does the original proprietor have any direct or indirect pecuniary interest, other than as a proprietor of a lot, in any of the agreements referred to in question 1?

YES [] NO []

if YES, give details of the pecuniary interest(s).

3. Strata company budget

A copy of the strata company's budget or proposed budget is attached in Attachment No.....

NOTE: The budget is to include estimated receipts and expenditure of the strata company for 12 months from the later of:-

- the day of registration of the strata/survey-strata plan; or
- the day of the last annual general meeting or if none has been held during the 15 months preceding the date of the contract, from the settlement date stated in the contract.

4. Levy contributions to the strata company:

The levy contribution or proposed levy contribution for the Lot is \$ _____ per annum, which is payable:

- [] annually
- [] by half yearly installments of \$ _____
- [] by quarterly installments of \$ _____
- [] other (please specify) _____

N/A

5. Reserve fund of the strata company

Is there a reserve fund or proposed reserve fund?

YES [] NO []

if YES, the amount of the contribution or proposed contribution for the Lot is \$ _____ per annum, which is payable:

- [] annually
- [] by half yearly installments of \$ _____
- [] by quarterly installments of \$ _____
- [] other (please specify) _____

6. Proposed lease, licence, exclusive use or special privilege:

Have either of the strata company or the original proprietor granted or proposed to grant any lease, licence, right of exclusive use or special privilege over the common property or any part of it to the purchaser or any other person?

YES [] NO []

if YES, *give details of each lease, licence, right of exclusive privilege, or proposed lease, licence, right of exclusive use or special privilege.