

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**1339 689**

**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



**LAND DESCRIPTION:**

LOT 1 ON SURVEY-STRATA PLAN 1339

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

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

OF 160A KARRINYUP ROAD KARRINYUP WA 6018

(T O178605 ) REGISTERED 24/6/2019

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

1. INTERESTS NOTIFIED ON THE SURVEY-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. MORTGAGE TO REGISTERED 24/6/2019.

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.

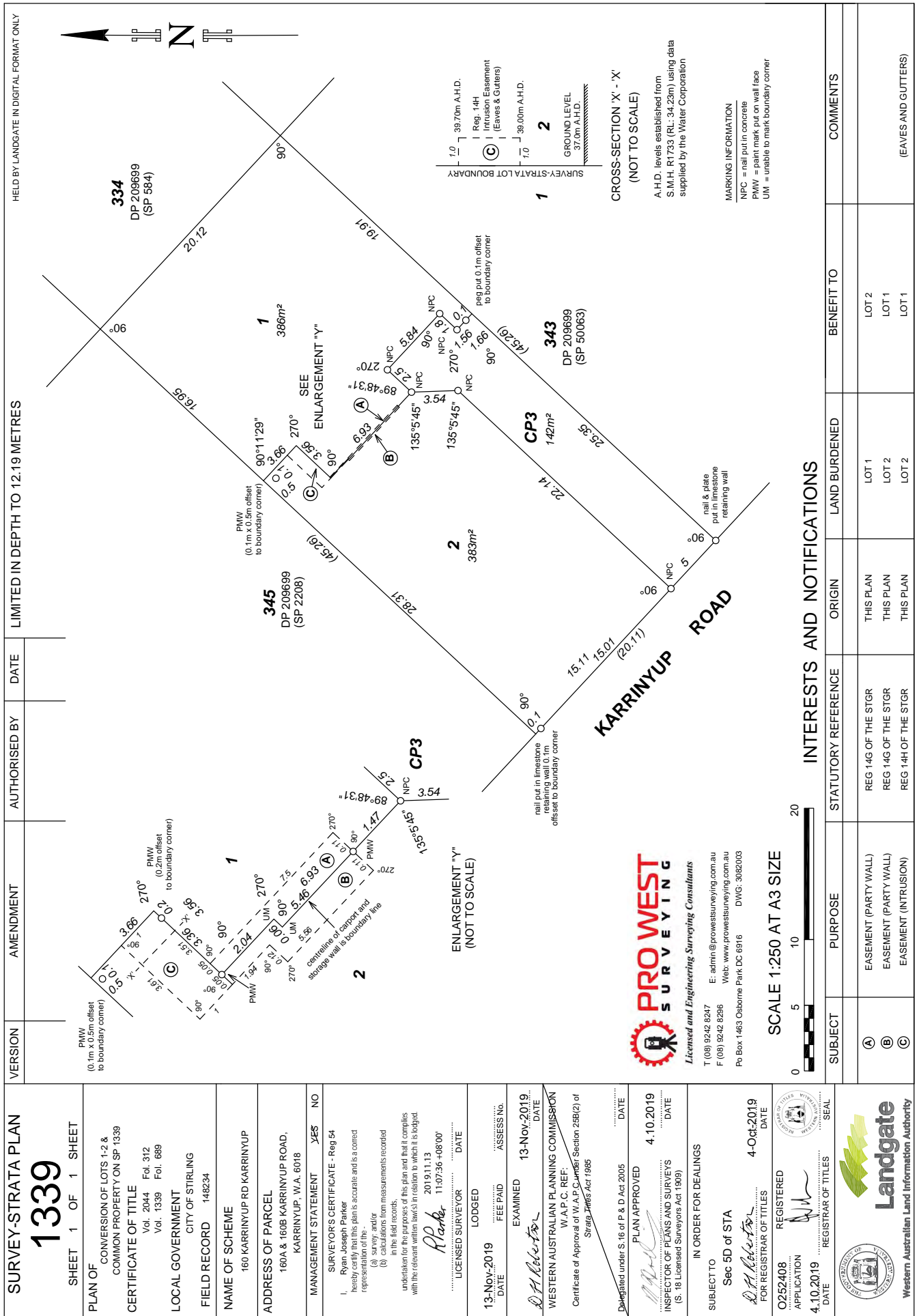
-----END OF CERTIFICATE OF TITLE-----

**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: SP1339  
PREVIOUS TITLE: SP1339  
PROPERTY STREET ADDRESS: 160A KARRINYUP RD, KARRINYUP.  
LOCAL GOVERNMENT AUTHORITY: CITY OF STIRLING

NOTE 1: O280084 SURVEY-STRATA PLAN 1339 LODGED



<b>SURVEY-STRATA PLAN</b>		VERSION	AMENDMENT	AUTHORISED BY	DATE	LIMITED IN DEPTH TO 12.19 METRES	HELD BY LANDGATE IN DIGITAL FORMAT ONLY
<b>1339</b>							
SHEET 1 OF 1 SHEET		PLAN OF CONVERSION OF LOTS 1-2 & COMMON PROPERTY ON SP 1339					
CERTIFICATE OF TITLE		Vol. 2044 Fol. 312 Vol. 1339 Fol. 689					
LOCAL GOVERNMENT		CITY OF STIRLING					
FIELD RECORD		148234					
NAME OF SCHEME		160 KARRINYUP RD KARRINYUP					
ADDRESS OF PARCEL		160A & 160B KARRINYUP ROAD, KARRINYUP, W.A. 6018					
MANAGEMENT STATEMENT		YES	NO				
SURVEYOR'S CERTIFICATE - Reg 54		I, <b>Rupa Joseph Parker</b> , being duly sworn, depose and say that this plan is accurate and is a correct representation of the: (a) survey; and/or (b) calculations from measurements recorded in the field records, undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. 2019.11.13 <b>Rupa</b> 11:07:36 +08'00'					
LICENSED SURVEYOR		DATE					
LOGGED		DATE	FEE PAID	ASSESS No.			
13-Nov-2019							
EXAMINED		DATE					
13-Nov-2019							
WESTERN AUSTRALIAN PLANNING COMMISSION		Certificate of Approval of W.A.P. Under Section 29B(2) of <i>Strata Titles Act 1985</i>					
Delegated under S. 16 of P & D Act 2005		DATE					
PLAN APPROVED		DATE					
4-10-2019							
INSPECTOR OF PLANS AND SURVEYS (S. 18 Licensed Surveyors Act 1999)		DATE					
IN ORDER FOR DEALINGS		SUBJECT TO Sec 5D of STA FOR REGISTER OF TITLES					
O252408		REGISTERED	DATE				
4-10-2019							
REGISTRAR OF TITLES		SEAL					
Western Australian Land Information Authority		Landgate					

**FORM 3**

SURVEY-STRATA PLAN No. 1339							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	50						
2	50						
CP3	Common Property						
				Aggregate	100		


**DESCRIPTION OF PARCEL**

Conversion of Lots 1, 2 & Common Property on Strata Plan 1339.  
The address is 160A & 160B Karrinyup Road, Karrinyup, WA, 6018.

**CERTIFICATE OF LICENSED VALUER  
SURVEY-STRATA**

I, **Darren Starceвич**....., being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

20-Jun-2019  
Date


 Digitally signed by  
 Darren Starceвич  
 AAPI Licensed Valuer  
 No. 44415  
 Signed

**FORM 38**

Strata Titles Act 1985  
Sections 31E (1)(b), 31F

**SURVEY- STRATA PLAN No. 1339**

**CERTIFICATE OF LICENSED SURVEYOR — CONVERSION TO A SURVEY-STRATA SCHEME**

I, Ryan Joseph Parker, being a licensed surveyor, certify in respect of the survey-strata plan under section 31E(1)(a) of the Act accompanying the notice of resolution of conversion to a survey-strata scheme dated 3-Jul-19 in relation to the strata plan mentioned above ("the strata plan") —

- (a) there are not more lots on the survey-strata plan, disregarding any lot designated as a common property lot, than there are on the strata plan;
- (b) a reference on the survey-strata plan to a lot by a designated number is a reference to the lot designated by that number on the strata plan;
- (c) where 2 lots have a common or party wall, the centre plane of that wall is on the boundary of the lots;
- (d) the rights and amenities required to be provided for by the relevant town planning scheme in force under the *Town Planning and Development Act 1928*, as prescribed by regulation 14O —
  - (i) are provided for in accordance with that scheme at the time when this certificate is given; or
  - (ii) will be provided for when the notice of resolution and documents referred to in section 31H of the Act are registered;

and

- (e) the following easement(s) are required to be created on the survey-strata plan under section 5D of the Act for the purposes of satisfying the certification in paragraph (d)(ii) above —

Reg 14G of the STGR Party Wall Easements .....

Reg 14H of the STGR Intrusion Easement .....

.....

.....

.....

*[Insert }Nil~ if no easements are required to be created, or describe the easement(s) required to be created by their short form description].*



*RParker*

2019.06.07 10:27:14 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable.

PARCEL OF LAND <b>KARRINYUP LOT 344</b>	ST: 
CERTIFICATE OF TITLE: <b>1316 / 606</b>	LODGED <b>7. 7. 72</b>
LOCAL AUTHORITY: <b>CITY OF STIRLING</b>	EXAMINED <b>12. 7. 72</b>
LOCALITY: <b>KARRINYUP</b> INDEX PLAN <b>2297</b>	REGISTERED <b>27. 12. 72</b> A. 609250
NAME OF BUILDING: <b>160 Karrinyup Rd. Karrinyup</b>	 <b>Medwards</b> REGISTRAR OF TITLES
ADDRESS FOR SERVING OF: <b>160 A Karrinyup Rd. Karrinyup.</b>	
NOTICES ON COMPANY	

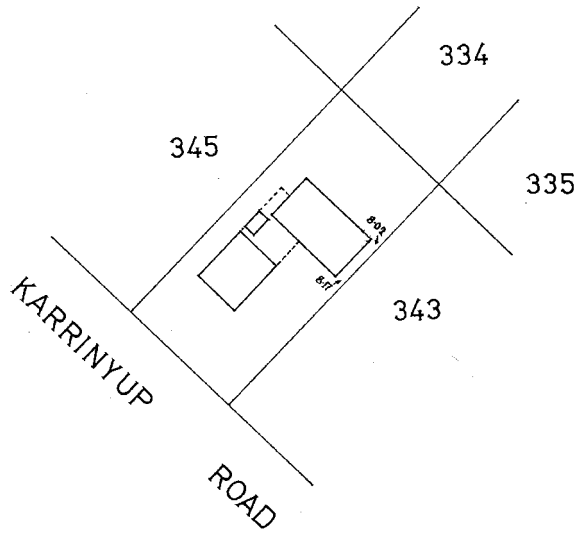
LIMITED IN DEPTH TO 40 FEET

NOW CONVERTED  
SEE SHEET 1 OF 1 SHEETS

*[Handwritten Signature]*



333



NOW CONVERTED SEE SHEET 1 OF 1 SHEETS

*[Handwritten Signature]*



SCALE 100 LINKS TO AN INCH



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	1	1330	609
2	1	1339	690, 204A - 312
	SEE FORM 3		
AGGREGATE	2		

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.

*[Handwritten Signature]*

DATE **30. 5. 72** LICENSED SURVEYOR.

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

*[Handwritten Signature]*

DATE..... CHAIRMAN.

*[Handwritten Note]*  
13/08/72  
20. 5. 72

FORM 3

SURVEY- STRATA PLAN No. 1339

**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 SINGLE STOREY BRICK AND TILE DUPLEX RESIDENCE SITUATED ON KARRINYUP LOT 344. THE BUILDING IS KNOWN AS 160 KARRINYUP ROAD, KARRINYUP.

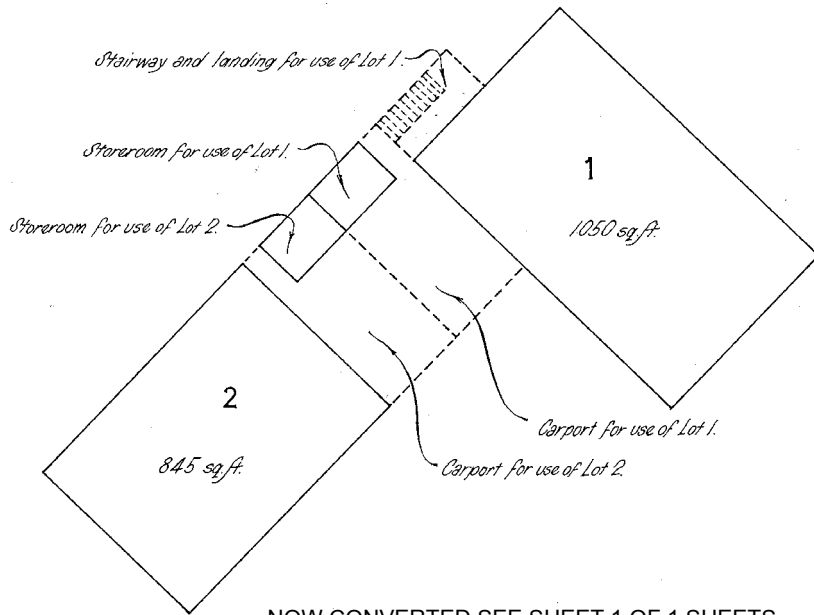
DATE 21 - 6 - 72

*Heaton*  
SHIRE/TOWN CLERK  
(Acting)

SURVEY- STRATA PLAN No. 1339

GROUND FLOOR

NOW CONVERTED SEE SHEET 1 OF 1 SHEETS



NOW CONVERTED SEE SHEET 1 OF 1 SHEETS

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

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

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

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

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

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

SCALE 16 FEET TO AN INCH

APPROVED


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

TOWN PLANNING BOARD

LOCAL AUTHORITY THE CITY OF STIRLING

*[Signature]*  
 DATE ..... CHAIRMAN

*[Signature]*  
 DATE 21-6-72 SHIRE/TOWN CLERK  
 (Acting)

ANNEXURE A		OF STRATA PLAN No. 1339			REGISTRAR OF TITLES
SCHEDULE OF REGISTERED PROPRIETORS					
REGISTERED PROPRIETOR	INSTRUMENT		REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	
	NATURE	NUMBER			
CONVERSION TO A SURVEY-STRATA SCHEME: SECTION 31D	APPLICATION	0252408	4.10.2019		

SCHEDULE OF ENCUMBRANCES, ETC.				
INSTRUMENT	PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION

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



# Survey Strata Plan 1339

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
1	N/A	Retired	
1	1339/689	Registered	
2	N/A	Retired	
2	2044/312	Registered	
3	N/A	Registered	



**160A KARRINYUP ROAD KARRINYUP WA 6018**

Prepared on 5th April 2024



**Chelsea Lansdown**  
WHITEFOX Perth


Unit 6, 94 Rokeby Road  
Subiaco WA 6008

m: 0473661693

[chelseal@whitefoxrealestate.com.au](mailto:chelseal@whitefoxrealestate.com.au)


# Comparable Sales

- 1** 10 GWELUP STREET KARRINYUP WA 6018




**Notes from your agent**  
Sold for \$955k sept 2023


<p> <span>🏠 3</span> <span>🚶 2</span> <span>🚗 2</span> <span>📏 728m<sup>2</sup></span> <span>📐 89m<sup>2</sup></span>                      Year Built 1952      DOM 9                      Sold Date -      Distance 1.29km                      First Listing \$410,000                      Last Listing \$410,000                 </p>	<b>Sold Price</b> -
---	---------------------
  
- 2** 69 CLEMENT DRIVE KARRINYUP WA 6018



<p> <span>🏠 3</span> <span>🚶 2</span> <span>🚗 2</span> <span>📏 529m<sup>2</sup></span> <span>📐 143m<sup>2</sup></span>                      Year Built 1978      DOM 100                      Sold Date 09-Sep-23      Distance 1.21km                      First Listing All offers submitted!                      Last Listing a home with some character!                 </p>	<b>Sold Price</b> \$955,000
--	-----------------------------
  
- 3** 18B FERMANER STREET KARRINYUP WA 6018








<p> <span>🏠 3</span> <span>🚶 2</span> <span>🚗 2</span> <span>📏 319m<sup>2</sup></span> <span>📐 95m<sup>2</sup></span>                      Year Built 1963      DOM 15                      Sold Date 01-Dec-23      Distance 0.72km                      First Listing Offers                      Last Listing Offers                 </p>	<b>Sold Price</b> \$930,000
--	-----------------------------
  
- 4** 327 KARRINYUP ROAD KARRINYUP WA 6018



<p> <span>🏠 3</span> <span>🚶 1</span> <span>🚗 2</span> <span>📏 805m<sup>2</sup></span> <span>📐 137m<sup>2</sup></span>                      Year Built 1970      DOM 69                      Sold Date 26-Jan-24      Distance 0.87km                      First Listing Offers                      Last Listing UNDER OFFER - By the Phil Pope Team                 </p>	<b>Sold Price</b> \$940,999
--	-----------------------------




DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Sales

5	23 NORTHGATE STREET KARRINYUP WA 6018	<table border="1"> <tr> <td>Sold Price</td> <td>\$1,170,000</td> </tr> </table>	Sold Price	\$1,170,000
Sold Price	\$1,170,000			
	<p> <span>🏠 3</span> <span>🚰 1</span> <span>🚗 1</span> <span>📏 793m<sup>2</sup></span> <span>🏠 105m<sup>2</sup></span>                      Year Built 1965 DOM 27                      Sold Date 20-Nov-23 Distance 0.98km                      First Listing From \$1.1 million                      Last Listing From \$1.1 million                 </p>			
6	20 BURROUGHS ROAD KARRINYUP WA 6018	<table border="1"> <tr> <td>Sold Price</td> <td>\$915,000</td> </tr> </table>	Sold Price	\$915,000
Sold Price	\$915,000			
	<p> <span>🏠 3</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 391m<sup>2</sup></span> <span>🏠 155m<sup>2</sup></span>                      Year Built 1997 DOM 12                      Sold Date 25-May-23 Distance 0.54km                      First Listing -                      Last Listing -                 </p>			
7	15 PARIS WAY KARRINYUP WA 6018	<table border="1"> <tr> <td>Sold Price</td> <td>-</td> </tr> </table>	Sold Price	-
Sold Price	-			
	<p> <span>🏠 3</span> <span>🚰 2</span> <span>🚗 1</span> <span>📏 1,052m<sup>2</sup></span> <span>🏠 110m<sup>2</sup></span>                      Year Built 1965 DOM 14                      Sold Date - Distance 1.1km                      First Listing Set Date Sale                      Last Listing Set Date Sale                 </p>			
8	16A PAINE COURT KARRINYUP WA 6018	<table border="1"> <tr> <td>Sold Price</td> <td>\$990,000</td> </tr> </table>	Sold Price	\$990,000
Sold Price	\$990,000			
	<p> <span>🏠 5</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 298m<sup>2</sup></span> <span>🏠 217m<sup>2</sup></span>                      Year Built 2014 DOM 14                      Sold Date 25-Oct-23 Distance 1.04km                      First Listing Contact Agent                      Last Listing Offers                 </p>			
9	19A PASCOE STREET KARRINYUP WA 6018	<table border="1"> <tr> <td>Sold Price</td> <td>\$1,060,000</td> </tr> </table>	Sold Price	\$1,060,000
Sold Price	\$1,060,000			
	<p> <span>🏠 3</span> <span>🚰 2</span> <span>🚗 2</span> <span>📏 423m<sup>2</sup></span> <span>🏠 176m<sup>2</sup></span>                      Year Built 2014 DOM 14                      Sold Date 24-May-23 Distance 0.26km                      First Listing All Offers Presented!                      Last Listing UNDER OFFER!!                 </p>			

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# Comparable Sales

10	21 BLACKDOWN WAY KARRINYUP WA 6018	<table border="1"> <tr> <td>Sold Price</td> <td>\$1,200,000</td> </tr> </table>	Sold Price	\$1,200,000
Sold Price	\$1,200,000			
	<p> <span>🏠 3</span> <span>🚿 1</span> <span>🚗 1</span> <span>📏 728m<sup>2</sup></span> <span>📐 145m<sup>2</sup></span>                      Year Built 1970 DOM -                      Sold Date 15-Nov-23 Distance 0.56km                      First Listing -                      Last Listing -                 </p>			
11	34 BRIDGEWATER CRESCENT KARRINYUP WA 6018	<table border="1"> <tr> <td>Sold Price</td> <td>\$1,200,000</td> </tr> </table>	Sold Price	\$1,200,000
Sold Price	\$1,200,000			
	<p> <span>🏠 3</span> <span>🚿 1</span> <span>🚗 2</span> <span>📏 728m<sup>2</sup></span> <span>📐 80m<sup>2</sup></span>                      Year Built 1963 DOM 63                      Sold Date 02-Jan-24 Distance 0.83km                      First Listing \$1,200,000                      Last Listing \$1,200,000                 </p>			
12	12 EXFORD WAY KARRINYUP WA 6018	<table border="1"> <tr> <td>Sold Price</td> <td>\$1,180,000</td> </tr> </table>	Sold Price	\$1,180,000
Sold Price	\$1,180,000			
	<p> <span>🏠 3</span> <span>🚿 1</span> <span>🚗 3</span> <span>📏 794m<sup>2</sup></span> <span>📐 170m<sup>2</sup></span>                      Year Built 1972 DOM 19                      Sold Date 18-Sep-23 Distance 0.85km                      First Listing END DATE SALE - 18TH SEPTEMBER (UNLESS SOLD PRIOR)                      Last Listing Under Offer!                 </p>			

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# Comparable Listings

1 469A KARRINYUP ROAD INNALOO WA 6018



🏠 3 🚗 2 🚙 2 📏 198m<sup>2</sup> 📏 148m<sup>2</sup>  
 Year Built 2016 DOM 44 days  
 Listing Date 21-Feb-24 Distance 2.24km  
 Listing Price Offers

2 115 MILVERTON AVENUE KARRINYUP WA 6018



🏠 4 🚗 2 🚙 2 📏 792m<sup>2</sup> 📏 176m<sup>2</sup>  
 Year Built 1972 DOM 1 day  
 Listing Date 04-Apr-24 Distance 0.56km  
 Listing Price OFFERS

**Notes from your agent**

Chasing \$1.3-\$1.4  
Subdivisible block

3 21 BIRDWOOD STREET INNALOO WA 6018



🏠 3 🚗 2 🚙 2 📏 728m<sup>2</sup> 📏 103m<sup>2</sup>  
 Year Built 2024 DOM 30 days  
 Listing Date 06-Mar-24 Distance 2.07km  
 Listing Price From \$829,000

**Notes from your agent**

Listing not updated  
3x2 villa  
brand new build

4 46 HALLEY STREET INNALOO WA 6018



🏠 3 🚗 2 🚙 2 📏 861m<sup>2</sup> 📏 135m<sup>2</sup>  
 Year Built 2024 DOM 5 days  
 Listing Date 22-Mar-24 Distance 2.09km  
 Listing Price From \$900,000

**Notes from your agent**

Listing not updated  
This is a 3x2 villa

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Listings

brand new build

## 5 111 JACKSON AVENUE KARRINYUP WA 6018



🏠 3 🚰 2 🚗 2 📏 313m<sup>2</sup> 📐 162m<sup>2</sup>  
 Year Built 2008 DOM 29 days  
 Listing Date 07-Mar-24 Distance 1.51km  
 Listing Price UNDER OFFER - By the Phil Pope Team

## 6 4 MCLINTOCK WAY KARRINYUP WA 6018



🏠 4 🚰 2 🚗 1 📏 761m<sup>2</sup> 📐 140m<sup>2</sup>  
 Year Built 1962 DOM 5 days  
 Listing Date 17-Feb-24 Distance 0.97km  
 Listing Price From \$1,150,000

## 7 6 HADLEY PLACE KARRINYUP WA 6018



🏠 3 🚰 1 🚗 1 📏 812m<sup>2</sup> 📐 119m<sup>2</sup>  
 Year Built 1965 DOM 161 days  
 Listing Date 27-Oct-23 Distance 1.09km  
 Listing Price Offers Low \$900,000

## 8 2A THOMAS WAY KARRINYUP WA 6018



🏠 3 🚰 1 🚗 2 📏 387m<sup>2</sup> 📐 98m<sup>2</sup>  
 Year Built 1977 DOM 23 days  
 Listing Date 13-Mar-24 Distance 0.84km  
 Listing Price Offers from high \$900,000's

### Notes from your agent

Survey strata  
 \$1,000,000  
 Location A++

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Listings

9 115 WILDING STREET DOUBLEVIEW WA 6018



3 1 2 2 302m<sup>2</sup> 109m<sup>2</sup>  
 Year Built 1948 DOM 1 day  
 Listing Date 04-Apr-24 Distance 1.55km  
 Listing Price OFFERS

10 34C PARSONS WAY INNALOO WA 6018



6 2 2 2 334m<sup>2</sup> 276m<sup>2</sup>  
 Year Built 2006 DOM 15 days  
 Listing Date 21-Mar-24 Distance 2.2km  
 Listing Price From \$949,000

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic



## Disclaimer

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136 Stirling Highway  
Nedlands, WA 6009  
08 6154 2685

20<sup>th</sup> March 2024

**RE: RENTAL APPRAISAL: 160A KARRINYUP ROAD KARRINYUP WA 6018**

Dear whom it may concern,

Thank you for requesting Loop Leasing to appraise the above property for rent.

Based on the current rental market analysis of comparable properties in the nearby area and information provided by the owner, we anticipate a rental price of **\$850 - \$900 per week**.

It should be noted that the rental values quoted are relevant to the market at the time of conducting the appraisal and may change as market conditions fluctuate.

If we can assist you further with the letting and management of your property, we would be pleased to meet with you to discuss a tailored package that best meets your requirements and provide a more accurate appraisal.

Kind regards,

**Robyn Lee**

A handwritten signature in black ink that reads "R Lee".

Director of Property Management  
robyn@loopleasing.com.au  
0452 661 851



## Certificate of Insurance

Date of Issue 26 March 2024

Policy Number

Page 1 of 2



Thank you for being an AAMI Strata Insurance customer.

Please have a read through the Certificate of Insurance to check all your policy details are correct and that the amount of cover meets your needs.

We do rely on you to honestly disclose all the correct details in regards to your policy.

If you'd like help with something, give us a call on 13 22 44.

Take care,

The AAMI Team

### Insured Address

UNIT A TO B  
160a KARRINYUP RD,  
KARRINYUP WA 6018

### The Insured

Strata Plan of Karrinyup Rd

### Period of Insurance

3 May 2024 to 11:59pm 3 May 2025

### Policy Type

Strata Building

### Strata Cover

Building Sum Insured: \$6,200

Legal Liability: \$20 million

### Excess Details

You may be able to reduce your premium if you choose a higher Flexi-Premium excess.

Building Flexi-Premium® Excess: \$500

Unoccupied Excess: \$1,000

Water Damage Excess: \$200

Theft or burglary by tenants or their guests excess: \$500

Malicious acts or vandalism by tenants or their guests excess: \$500

### What You Have Told Us

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

For complaints concerning AAMI products or services, you can phone us on 1300 240 437; write to us at: AAMI Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on [idr@aami.com.au](mailto:idr@aami.com.au). You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as AAMI (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

AAI Limited ABN 48 005 297 807 trading as AAMI.



## The Building

Occupied As:	Owner/Tenanted
Dwelling Type:	Common Property & Liability only
Wall Construction:	Double Brick
Roof Construction:	Tile
Year Built:	Approx. 1972
Levels:	1
Lifts:	No
Balconies:	Yes
Pool/SPA:	No
Recreational Facilities:	No
Well maintained and in good condition:	Yes
This includes, but is not limited to, there are: no leaks, holes, damage, rust, or wood rot in the roof, gutters, windows, walls, floors, fences, or anywhere else; no damage to foundations, walls, steps, flooring, ceilings, gates, and fences and is structurally sound; no damage from or infestation of termites, ants, vermin, or other creatures; no broken, missing glass or boarded-up windows. Refer to the PDS for further details.	
Under Renovation/Construction:	No
Used for Business:	No
Unoccupied:	No
Financed:	No
Up to 40% of units are used for Holiday /Weekend/Shared Schemes:	No

## Security Features

You have told us the following about the security at the building:

Smoke Detectors:	Yes
Restricted Access:	No

## Insurance History

You have told us that in the past **three** years:

- You or anyone to be insured under this policy have NOT had an insurer decline or cancel a policy, impose specific conditions on a policy, or refuse a claim.
- You or anyone to be insured under this policy have had NO insurance claims for loss or damage relating to strata insurance (excluding any claims made on this policy).

## When you need to contact us

It is important that you check the information provided on your Certificate of Insurance. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

For complaints concerning AAMI products or services, you can phone us on 1300 240 437; write to us at: AAMI Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on [idr@aami.com.au](mailto:idr@aami.com.au). You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as AAMI (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

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## Policy Renewal

STRATA PLAN OF KARRINYUP RD  
160A KARRINYUP RD  
KARRINYUP WA 6018

Date of Issue	26 March 2024
Policy Number	
Period of Insurance	3 May 2024 to 11:59pm 3 May 2025
Due Date	3 May 2024
<b>Total Amount Payable</b>	<b>\$249.48</b>
Last Year's Annual Premium	\$233.08
	Change on last year *7.0%
Page 1 of 2	

## Strata Insurance

Dear Policy Holder,

Thank you for insuring your Strata Building with AAMI. Your current policy expires at 11.59pm on 3 May 2024 and we would like to invite you to renew with us for a further 12 months.

Please find enclosed your Certificate of Insurance showing policy details for the new period of insurance and Supplementary Product Disclosure Statement (if any).

It is important to review the information in your Certificate of Insurance carefully. If any details shown are incorrect, or there is other information you need to tell us, please call **13 22 44**.

Please pay the amount payable by the due date to ensure you remain covered. If you have any questions about your insurance please call **13 22 44**.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: [www.moneysmart.gov.au](http://www.moneysmart.gov.au)

Take care,  
The AAMI Team

### \*Why your premium may change

Each year your premium is likely to change even if your personal circumstances haven't.

Factors like the number of claims we experience, improved data and changes to the cost of running our business can impact your premium. Your premium may also be impacted by changes to rewards and discounts.

For more information please visit [www.aami.com.au/premium](http://www.aami.com.au/premium)

## Payment Options



**Internet:** Visit [aami.com.au](http://aami.com.au)



**Phone:** To pay via our automated card payment system call 1300 764 135. We accept VISA, Mastercard and American Express.



**By Mail:** Send this payment slip with your cheque made payable to: AAMI GPO Box 5356, Sydney NSW 1176



**In Person:** At any Post Office in Australia.



**Direct Debit:** Call **13 22 44** to arrange payment by monthly instalments.



Bill Code: 655902  
Ref: 15352119360483

Telephone & Internet Banking - BPAY®  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

**Total Amount Payable** **\$249.48**

**Due Date** **3 May 2024**

**Reference Number** **15352119360483**



\*4060 03052024 HSA119360483

Once payment is made this document is a Tax Invoice for GST, enabling you to claim input tax credits if applicable to your business.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts and rewards.

#### Insured Address

UNIT A TO B 160a KARRINYUP RD, KARRINYUP WA  
6018

	Last Year	This Year
<b>Building</b>		
Sum Insured	\$5,900	\$6,200
Base Premium	\$192.63	\$206.18
GST	\$19.26	\$20.62
Stamp Duty	\$21.19	\$22.68
<b>Total Amount</b>	<b>\$233.08</b>	<b>\$249.48</b>

The Total Premium payable for this year is \$249.48, which includes GST of \$20.62

If you are registered for GST purposes, your input tax credit entitlement or adjustment (whichever is applicable) is or is based on the GST amount shown above.

#### When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

We believe that actions  
speak louder than words.  
So if something unexpected  
happens, you can rest  
assured we're here to assist.  
Helping customers recover  
from life's mishaps is what

## AAMI DOES