

15 November 2016

Our ref: 2016/0242

#### STATEMENT

## PURCHASE OF 18 WALLABY ROAD, DAWESVILLE BON CUSTODIAN PTY LTD ATF WEST SCOTT BARE TRUST

	Debit	Credit
Purchase Price Deposit Paid	350,000.00	1,000.00
Transfer Duty on the Contract (Residential)	10,735.00	
Costs & Disbursements (see attached Tax Invoice)	1,696.33	\$12431·33
ADJUSTMENT OF RATES/TAXES AS AT 16-11-2016		
Water Corp 01-11-2016 to 31-12-2016 Rates \$204.00 Your share 45/61 days \$150.49 Balance due	150.49	
Mandurah City Council 2016/2017 Rates \$1,619.22 Your share 226 days \$1,002.59 Balance due	1,002.59	\$1153-09
Land Tax 2016/2017 Not Applicable		
Balance due by you at settlement and being handed over by Beyond Bank		362,584.41
E&OE	\$363,584.41	\$363,584.41







16 November 2016

Our ref: 2016/0242

Mr A Scott Bon Custodian Pty Ltd Atf West Scott Bare Trust 14 Kennett Place DAWESVILLE WA 6211

### TAX INVOICE (ABN: 75 143 459 634)

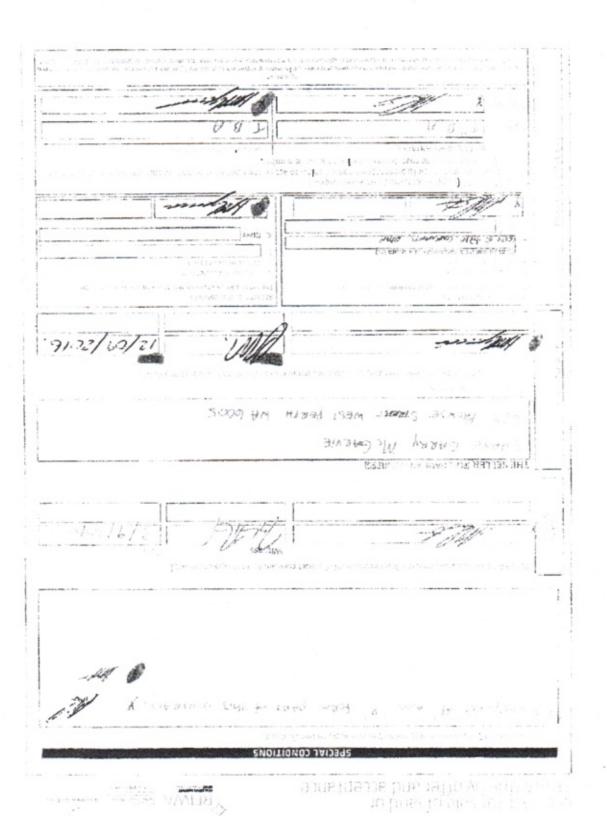
# PURCHASE OF 18 WALLABY ROAD, DAWESVILLE BON CUSTODIAN PTY LTD ATF WEST SCOTT BARE TRUST

Description	Price	GST	Total
Our Professional Fee	909.09	90.91	1,000.00
Disbursements			
Postage & Couriers	20.00	2.00	22.00
Telephone & Facsimile	16.00	1.60	17.60
Misc. Expenses Photocopying	16.00	1.60	17.60
Government & Statutory Charges			
Landgate Registration of the Transfer	235.80	0.00	235.80
Landgate Enquiry Processing Fee	19.55	1.96	21.51
Water Corporation Rate Enquiry Fee	44.55	4.46	49.01
Landgate Title Document Search Fee	135.65	13.57	149.22
Council Rate Enquiry Fee	87.00	8.70	95.70
WAPC Clause 42 Certificate	25.00	2.50	27.50
Land Tax Enquiry Fee	38.90	3.89	42.79
Bank Cheque Fees	16.00	1.60	17.60
Totals	\$1,563.54	\$132.79	\$1,696.33
TOTAL INCLUDING GST \$1,696.33			





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Your ref: 2016/0242

# FORM 1 APPOINTMENT OF SETTLEMENT AGENT FOR PURCHASER

[Please read this document before appointing a settlement agent to act for you.]

# Your rights

1.2-1-4

You have the right to appoint a settlement agent (or a solicitor) of your choice to act on your behalf and to change that appointment at any time before the settlement date.

Should you wish to change your settlement agent prior to the settlement date, your first appointed settlement agent must accept your decision and is obliged to assist you with this change.

A settlement agent may act for both the vendor and the purchaser where-

- both parties acknowledge in writing that they are aware the settlement agent proposes to do this;
- both parties give prior consent to the settlement agent so acting; and
- the settlement agent is able to provide all information and advice to both parties.

If a conflict of interest arises your settlement agent must not continue to act for you, and you should then appoint an unrelated settlement agent (or a solicitor) to represent you.

Please be aware that if you change your settlement agent, your first appointed settlement agent may in some circumstances be entitled to a portion of the fees based on the work the settlement agent has undertaken on your behalf. However, the fees payable to the later settlement agent (or solicitor) should be reduced on account of reduced work being required.

# Disclosure of interest

Where a settlement agent has a business or financial relationship with a real estate agent, real estate sales representative, developer or financial institution the settlement agent is required to inform a prospective client of that relationship because a conflict of interest may arise during the course of the settlement. When a settlement agent is so required to give this information it is to be contained in a Disclosure of Interest form.

A Disclosure of Interest Form in the prescribed form:

Form2 attached

Appointment	
Property/Business:	18 Wallaby Road, DAWESVILLE and more particularly described as Lot 134 or Deposited Plan 41213, Volume Folio Number 2605/234, pursuant to Contract of Sale dated 30 September 2016.
Vendor(s):	MCGARVIE, Shane Garry
Purchaser(s):	Bon Custodian Pty Ltd Atf West Scott Bare Trust
То:	All Settled Conveyancing Pty Ltd (Licensee) of Unit 13, 116 Flora Terrace  NORTH BEACH WA 6020

We being the purchaser(s) named above appoint you to represent us in the settlement of the property

1. We agree to pay up to the service amount disclosed to us under rule 6B of the Settlement Agents' Code of Conduct 1982.

Please choose between one of the following two options and strike out and initial the one that is not applicable.

2. \*You may also act for each other party to the transaction if you advise me immediately should any conflict of interest arise between the parties.

OR

You may not act for any other party to the transaction.



- 4. We hereby authorise you to pay to the vendor or their agent the purchase price less deposit paid plus or minus adjustment of rates and taxes.
- 5. We agree to pay the proper stamp duty and registration fees and authorise you to attend to the

stamping and registration of the documents if applicable

6. We confirm that the balance due by us to the Vendor(s) is to be made payable to the Vendor(s) or to whomever the Vendor(s) agent shall direct.

7. We authorise you to the extent permitted by the Registrar of Titles, in respect of the said transaction, to comply with any requisitions issued by the Registrar and within this general authority and power, to make any minor alterations which may be necessary to effect registration of the documents.

8. We acknowledge that we act on our own independent information regarding GST and not on advice given by All Settled Conveyancing Pty Ltd or any of its servants or employees and indemnify All Settled Conveyancing Pty Ltd, it's servants and employees against any claim whatsoever relating to GST implications arising from the purchase of the above property.

9. We hereby authorise and request our Mortgagee/s to release to you any credit information necessary to complete settlement.

10. We hereby authorise to release to our Financial Institution the following documents: Settlement Statement, Transfer of Land Instrument and the Offer and Acceptance Contract.

11. We hereby authorise to pay any required bank fees associated with settlement on our behalf.

12. The buyer is aware that there is no business or finance relationship between All Settled Conveyancing Pty Ltd and Stewart Title. Should the buyer choose to take out a Title Insurance Policy through Stewart Title then All Settled Conveyancing Pty Ltd will be paid an administration fee of \$50 by Stewart Title Limited.

# Acknowledgment of receipt of appointment form.

Signature of Settlement Agent

We hereby acknowledge and confirm that a true copy of this document was received.

Signed for and on behalf of Bon Custodian Pty Ltd Atf West Scott Bare Trust (ACN 614679917) by authority of its sole Director and pursuant to section 127 of the Corporations Law by 6/11/2016. Date Sole Director and Sole Secretary Sign MARK SCOTT. ANDREW Print Full Name Please complete the following: Our Contact Numbers: (A/h) 089582 195 Work Fax (Mob) 03 9582 1958 0427775111 Email Our Postal Address 14 KENNETT PLACE, DAWESVILLE W.A. 6211. Our After Settlement Address We will be obtaining finance from Bank Branch Acceptance of appointment I accept the appointment to act/as/your settlement agent on the terms set out in this appointment