

Peter Maro 0411 756 209
Reagan Hillman 0402 796 773
Leanne Rhodes 0410 405 341
Sue Brassington 0427 017 562
Melissa Evitt 0411 756 202
Belinda Read 0404 060 324



Our ref: 2006/0291

10 March 2006

B M & R V Waters & P McKenzie
17 Waterside Drive
DUDLEY PARK W A 6210

Dear Bryan & Rosemary & Peter,

RE: PURCHASE OF 1 DOROTHY AVENUE FALCON

We have received the following replies to the requisition issued by us on your behalf:

- * Reply from the Mandurah City Council
- * Reply from Water Corporation of W A

Should you have any queries on the information contained in the replies, please contact the relevant authorities direct. Please be aware that the information supplied by the Mandurah City Council may be from its records and does not mean that they have inspected the property in response to our enquiry.

If we do not hear from you prior to settlement in relation to these replies, we shall assume you are satisfied with all matters dealt with and will proceed to settlement on your behalf.

The proposed Settlement Date is 27 March 2006 and should you have any queries regarding this matter please do not hesitate to contact me.

Kind Regards

ADVANTAGE SETTLEMENTS



MELISSA EVITT

melissa@adsett.com.au



Suite 4, Plaza Level, 23 Plain Street, East Perth, Western Australia 6004
PO Box 6623, East Perth, Western Australia 6892

Licensee: Advantage Settlements Pty Ltd ACN 095 790 882 ABN 97 095 790 882
Licensed Real Estate Settlement Agency

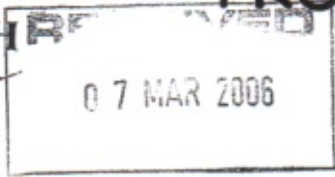
Telephone: (08) 9221 2600

Facsimile: (08) 9221 2612

E-mail: enquiry@adsett.com.au



PROPERTY SEARCH



File Ref: D07/1

Authority Ass: 252518

Parcel No: 27510

Settlement Agent: ADVANTAGE SETTLEMENTS

Property: 1 DOROTHY AVENUE FALCON

• a) Present Zoning	Residential R12.5/20
b) If not zoned the use to which it may be put	N/A
c) Is there any application before you to change the zoning?	N/A
• Schemes orders or plans placing restrictions upon or in any way limiting any building thereon	Town Planning Scheme No 3
• Has any building line been fixed?	Town Planning Scheme No 3
• a) Resolutions passed or schemes prepared in relation to Town Planning which are or may affect the property	Town Planning Scheme No 3
b) Has such a resolution or scheme come into affect?	Yes
• Resolutions passed or considered for resumption or compulsory acquisition of the whole or any part of the property or any material thereon	N/A
• Special matters considered advisable to be known to the purchaser of the premises.	N/A

OTHER COMMENTS - With regard to the identification of Town Planning Scheme No 3 above the Town Planning Scheme provides the planning framework and standards for the use and development of land throughout the City of Mandurah. Requirements for the development of non residential land is provided in the Scheme whilst through a reference in the Scheme to the Residential Design Codes (R-Codes), residential development is controlled by the R-Codes.

Section	Date Prepared	Date Completed & Signature
Town Planning	<u>24/02/2006</u>	<u>02/03/2006</u> <i>Tamara Roots-Vreeken</i>

Disclaimer: The above information has been provided from a search of Council's files and records only. No inspection of the site has been undertaken. There may therefore be structures on the property of which Council is not aware. Parties should satisfy themselves as to the details concerning this property. To the extent permitted at law, the City of Mandurah expressly disclaims any liability for any loss whatsoever arising out of the reliance by any person or legal entity in any act, omission, statement or intimation resulting from this enquiry.



Orders & Requisitions

Building Services

Assessment 252518 **Parcel No** 27510 **File Ref** DO7/1
Settlement Agent: ADVANTAGE SETTLEMENTS
Property: 1 DOROTHY AVENUE FALCON (Lot 305)

Outstanding Orders or Notices issued requiring work.	N/A
Scheme orders or plans placing restrictions upon or in any way limiting any building thereon.	Town Planning Scheme No 3
Has any building line been fixed.	Town Planning Scheme No 3
Special matters considered advisable to be known to the purchaser of the premises.	

Other Comments:

The City of Mandurah does not have any responsibility or power in respect to the enforcement of any restrictive covenant, encumbrance, descriptions of boundaries or other matters whatsoever contained in the Certificate of Title of any land affected by an application for a building licence. The issuing of a building licence cannot however be taken as an exemption of waiver of any obligation associated with the Certificate of Title or any notation on it which is or appears to be in conflict with the terms of the building licence.

Section	Date Prepared	Date Completed & Signature
Building	<u>24 February 2006</u>	<u>1 March 2006</u> <i>R Munday</i>

Disclaimer:

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PROPERTY SEARCH

PARCEL: 27510

ASSESSMENT: 252518 FILE: DO7/1

PROPERTY: Lot 305 No. 1 DOROTHY AVENUE FALCON

Agent: ADVANTAGE SETTLEMENTS

<ul style="list-style-type: none"> • Outstanding orders or requisitions made or issued on the property 	-
<ul style="list-style-type: none"> • Outstanding charges which have been incurred 	-
<ul style="list-style-type: none"> • Orders or notices issued requiring work 	-
<ul style="list-style-type: none"> • Resolutions passed or considered for resumption or compulsory acquisition of the whole or any part of the property or any material thereon 	-
<ul style="list-style-type: none"> • Special matter considered advisable to be known to the purchaser of the premises 	

OTHER COMMENTS

No orders as at the present date.

<u>SECTION</u>	<u>DATE PREPARED</u>	<u>DATE COMPLETE & SIGNATURE</u>
ENVIRONMENTAL HEALTH	24/2/06	<div style="text-align: right;">1/3/06</div> <hr style="width: 100%;"/> <div style="text-align: right;">CB</div> <hr style="width: 100%;"/>

Disclaimer:

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PROPERTY SEARCH

ASSESSMENT: 252518

PARCEL NO: 27510


Property: (Lot 305) No. 1 DOROTHY AVENUE FALCON

File Reference: DO7/1

Settlement Agent: ADVANTAGE SETTLEMENTS

<ul style="list-style-type: none">• Special matters considered advisable to be known to the purchaser of the premises	THE BRIDGE TO BRIDGE STUDY MAY HAVE FUTURE ROAD ALIGNMENT CHANGES ALONG DOROTHY AVE
<ul style="list-style-type: none">• Are there any dangerous tree work orders outstanding?	—

OTHER COMMENTS

<u>SECTION</u>	<u>DATE PREPARED</u>	<u>DATE COMPLETE & SIGNATURE</u>
ENGINEERING	24/02/2006	

Disclaimer:

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PROPERTY SEARCH

Ranger Services 9581 2772

<p>FIRE CONTROL MEASURES - IS THE PROPERTY FIRE SAFE? FIRE SEASON - 17 NOVEMBER UNTIL 31 MAY.</p>	<p>IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE THAT THEIR PROPERTY IS FIRE SAFE PRIOR TO AND DURING THE FIRE SEASON AVOID A PENALTY: \$250 PLUS FIRE HAZARD REDUCTION COSTS - SETTLEMENT AGENT PLEASE ENSURE THE PROPERTY IS NOT ENCUMBERED</p>
<p>REQUIREMENTS OCCUPIED AND UNOCCUPIED LAND UNDER 2023M² - (1/2 ACRE)</p>	<p>A Fire Notice outlining the City of Mandurah's requirements in more detail can be obtained from Ranger Services. All flammable material to be removed from the land by 17 November.</p>
<p>OCCUPIED AND UNOCCUPIED LAND 2023M² - (1/2 ACRE) AND OVER</p>	<p>To have a 4 metre firebreak immediately inside all external boundaries with a vertical height clearance of 4.2 metres over the firebreak of that land by 17 November.</p>
<p>Fire Restrictions</p>	<ul style="list-style-type: none"> • Restricted Period (permit required) 1 April to 30 November • Prohibited Burning - 1 December - 31 March
<p>Fire Permits</p>	<p>Permits to burn can be obtained from Council's Ranger Services or a Fire Control Officer.</p>
<p>Barbecues</p>	<ul style="list-style-type: none"> • Gas and electric barbecues are permitted at any time • Solid fuel barbecues and incinerators are prohibited on days of VERY HIGH or EXTREME fire danger.
<p>Hints for Burning</p>	<ul style="list-style-type: none"> • Cut or rake long grass around trees, buildings and fences before burning • Don't light a fire on a hot and windy day • Don't burn more than 1m³ at a time • 3 people to remain in attendance at all times • Have water on site and a hose long enough to reach the rear of the fire • Neighbours must be notified in writing at least 24 hours prior to burning • Make sure smoke and sparks will not affect your neighbours' washing or open windows • Check fire danger weather condition by phoning Ranger Services, a Fire Control Officer or the Weather Bureau.
<p>Do you own a dog?</p>	<ul style="list-style-type: none"> • Should your dog's registration be transferred to your new address? • Your dog's details will be changed from another council to the City of Mandurah at no cost • Remember to bring your previous registration forms or proof of sterilisation when transferring or first registering a dog

Ranger Services 5 Pinjarra Road, Mandurah
 Telephone: 9581 2772
 Fax: 9581 1515

Water available from: 1 Jul 1983
Record of Water Consumption:

Sewer available from:
Last Year 37
Previous Year 5

Drainage available from:

Current Reading Details:	Meter	Date	Reading	Usage	Billed
	M284028	19 Jan 06	7473 KL	14 KL	Yes

How Your Charges Have Been Calculated

Service Charges From 1 Jul 2005 to 30 Jun 2006

~~\$152.30~~

Water Use Charges From 15 Sep 2005 to 19 Jan 2006

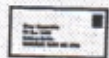
~~\$5.95~~

Water Use Charges From 25 May 2005 to 15 Sep 2005

~~\$5.00~~

The reading year commences in September and ends in September. This property is not connected to sewer as currently there is no sewer available.

WAYS TO PAY YOUR ACCOUNT



Mail

Send your cheque made payable to 'Water Corporation' with your payment slip to:

WATER CORPORATION
PO BOX 1600, OSBORNE PARK DC, WA 6916



B-Pay

Contact your bank or financial institution to arrange payment.

Biller Code: 8805 * Ref: 90 08113 11 5



Internet *

Follow the prompts to 'Pay Your Account Online' at:
www.watercorporation.com.au.



POST Billpay

Pay your account at any Post Office or go to:
www.postbillpay.com.au to pay using your debit card.

Billpay Code: 0690 Ref: 90 08113 11 5



Bill EXPRESS

Look for the *Bill* EXPRESS™ logo at selected Newsagencies to pay this bill with cash, debit card or cheque, or use the *Bill* EXPRESS™ ServiceATM® at Coles Supermarkets (debit card only). For locations call 1300 739 250 or visit www.billexpress.com.au.

Biller ID: 612700 Customer ID: 90 08113 11 5



Telephone *

Call 1300 366 067 to pay your account using your Visa card, MasterCard or Bankcard.

* The MAXIMUM you can pay by credit card is \$5,000

Commonwealth Bank
Commonwealth Bank of Australia



Date 20/3/06

MANDURAH WA

Pay OFFICE OF STATE REVENUE Or Bearer

\$ 4610.00

The sum of FOUR THOUSAND SIX HUNDRED

AND TEN DOLLARS ONLY

B M & R V WATERS

NOT NEGOTIABLE

[Signature]

⑈00237⑈ 066⑈54⑈: ⑈000⑈7783⑈

ADVANTAGE SETTLEMENTS
SUITE 4 HYATT CENTRE
23 PLAIN STREET, EAST PERTH 6004
P.O. BOX 6623, EAST PERTH 6892
PH: 9221 2600 FAX 9221 2612

[Signature] 20/03/06

Stamp duty

FALCON OFFICE
Falcon Shopping Centre
BAROY STREET
Falcon WA 6210



Telephone: (08) 9534 3444
Facsimile: (08) 9534 2699
Email: info@falconestateagency.com.au
URL: <http://www.falconestateagency.com.au>

All correspondence: P.O. Box 5091, Falcon WA 6210

Trust Account Sales Receipt No: 030467
Received from : B & R Waters, P McKenzie
Description : Sales deposit

Date: 14/02/06

Property : 1 Dorothy Avenue
NOVARA WA 6210

P/Ref: DOR01
Vendor: ETTR

Received: Total \$5,000.00 (Cheque \$5,000.00)

Licensee: BENCHMARK INVESTMENTS PTY. LTD. ABN: 85 009 403 847

Kind Regards

ADVANTAGE SETTLEMENTS

MELISSA EVITT

melissa@adsett.com.au



Suite 4, Plaza Level, 23 Plain Street, East Perth, Western Australia 6004
PO Box 6623, East Perth, Western Australia 6892

Licensee: Advantage Settlements Pty Ltd ACN 095 790 882 ABN 97 095 790 882
Licensed Real Estate Settlement Agency

Telephone: (08) 9221 2600
Facsimile: (08) 9221 2612

FALCON OFFICE
Falcon Shopping Centre
BAROY STREET
Falcon WA 6210



All correspondence: P.O. Box 5091, Falcon

Trust Account Sales Receipt No: 030467
Received from : B & R Waters, P McKenzie
Description : Sales deposit

Property : 1 Dorothy Avenue
NOVARA WA 6210

Received: Total \$5,000.00 (Cheque \$5,000.00)

Commonwealth Bank
Commonwealth Bank of Australia
ASN 48 123 123 124
Branch: MANDURAH
BSB: 6516



Deposit Receipt

Date: 24/03/2006
Time: 13:49:36
WS ID: W41
Teller ID: 21

Account Number: *****0629

Cash/Transfer:	\$0.00
Cheques/Merchant Summaries:	\$130,798.71
TOTAL DEPOSITED:	\$130,798.71

Licensee: BENCHMARK INVESTMENTS PTY. LTD. ABN: 85 009 403 847

Kind Regards

ADVANTAGE SETTLEMENTS

MELISSA EVITT

melissa@adsett.com.au



Suite 4, Plaza Level, 23 Plain Street, East Perth, Western Australia 6004
PO Box 6623, East Perth, Western Australia 6892

Licensee: Advantage Settlements Pty Ltd ACN 095 790 882 ABN 97 095 790 882
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E-mail: enquiry@adsett.com.au

Website: <http://www.adsett.com.au>

0411 756 209
0402 796 773
0410 405 341
0427 017 562
0411 756 202
0404 060 324

ADVANTAGE SETTLEMENTS



Our ref: 2006/0291

22 March 2006

AMENDED STATEMENT

PURCHASE OF 1 DOROTHY AVENUE FALCON B M & R V WATERS & P MCKENZIE

	Debit	Credit
Purchase Price	270,000.00	
Deposit Paid		5,000.00
Stamp Duty on the Contract Including \$20.00 nominal stamp duty for Nominee Stamp Duty Already Received	9,220.00	9,220.00
Costs & Disbursements (see attached summary)	1,217.53	
ADJUSTMENT OF RATES/TAXES TO 30-06-2006 AS AT 27-03-2006		
Water Corporation 2005/2006 Rates \$152.30 Your share 95 days \$39.64 Balance due	39.64	
Mandurah City Council 2005/2006, monies held in trust pending receipt of rates.	500.00	
Land Tax 2005/2006 Nil Adjustment		
Balance Due by you prior to settlement		266,757.17
E & O E	<u>280,977.17</u>	<u>280,977.17</u>

0411 756 209
0402 796 773
0410 405 341
Perth 0427 017 562
Levitt 0411 756 202
Read 0404 060 324

ADVANTAGE SETTLEMENTS



22 March 2006

Our ref: 2006/0291

B M & R V Waters & P McKenzie
17 Waterside Drive
DUDLEY PARK W A 6210

COSTS & DISBURSEMENTS SUMMARY

PURCHASE OF 1 DOROTHY AVENUE FALCON B M & R V WATERS & P MCKENZIE

Description	Price	GST	Total
Costs & Fees			
Settlement Fee (\$1,011.82 less 20% Discount)	809.46	80.95	890.41
Registration of the Transfer	130.00	0.00	130.00
Enquiry Fees			
DLI Enquiry Processing Fee	8.81	0.88	9.69
Water Corporation Rate Enquiry Fee	32.45	3.25	35.70
Council Rate Enquiry Fee	55.00	5.50	60.50
Land Tax Enquiry Fee	30.00	3.00	33.00
Disbursements			
Title Document Searches	30.00	3.00	33.00
Bank Cheque Fees	5.40	0.00	5.40
Postage & Couriers	9.03	0.90	9.93
Telephone & Facsimile	8.00	0.80	8.80
Misc. Expenses Photocopying	1.00	0.10	1.10
Miscellaneous Expenses			
Totals	\$1,119.15	\$ 98.38	\$1,217.53

TOTAL INCLUDING GST: \$1,217.53

If Tax Invoices are required for disbursements paid on your behalf, please contact this office quoting the above reference number.

DECLARATION OF TRUST

This declaration is made on the 24th of March 2006
by **Bryan Maurice Waters and Rosemary Valerie Waters of 17 Waterside Drive,
Mandurah WA 6210 , in their capacity as Trustees of the Waters
Superannuation Fund**

(herein called the "Trustee" which expression shall be deemed to mean and include
the Trustee and its successors transferees and permitted for the time being hereunder)

WHEREAS:

The Trustee has acquired the following assets in the name of the above Trustees but in
fact said assets have been acquired for the **WATERS SUPERANNUATION FUND**

The Trustee hereby evidences in writing that such assets have since the date of
ownership been, are and will be held in trust to the provision of the Fund.

SCHEDULE

**50% OF FALCON LOT 305, ON PLAN 8527 AND BEING WHOLE OF THE
LAND IN CERTIFICATE OF TITLE VOLUME 1340 FOLIO 995.**

EXECUTED AS A DEED

**SIGNED By the said
BRYAN MAURICE WATERS**



in the presence of

Full name:

Witness

Address:

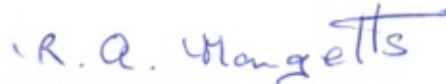
Occupation:

ROSALIE ANN
MARGETTS

38

MANILDRA DR
MANDURAH. WA 6210

RETIREE)



**SIGNED By the said
ROSEMARY VALERIE WATERS**



in the presence of

Full name:

Witness

Address:

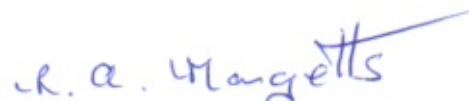
Occupation:

ROSALIE ANN
MARGETTS

38

MANILDRA DR
MANDURAH. WA. 6210

RETIREE)



WESTERN



AUSTRALIA

REGISTER NUMBER 305/P8527	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 27/4/2006

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

VOLUME 1340 FOLIO 995

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 305 ON PLAN 8527

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRYAN MAURICE WATERS
ROSEMARY VALERIE WATERS
BOTH OF 17 WATERSIDE DRIVE, DUDLEY PARK
AS JOINT TENANTS IN 1/2 SHARE
PETER MCKENZIE OF 8 DANDENONG ROAD, ATTADALE
IN 1/2 SHARE
AS TENANTS IN COMMON

(T J676948) REGISTERED 28 MARCH 2006

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

1. *K873688 CAVEAT BY CITY OF MANDURAH LODGED 9.3.2009.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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

SKETCH OF LAND: 1340-995 (305/P8527).
PREVIOUS TITLE: 6-233A.
PROPERTY STREET ADDRESS: 1 DOROTHY AV. FALCON.
LOCAL GOVERNMENT AREA: CITY OF MANDURAH.

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF T

CT 1340 0995 F

Application A614181

WESTERN

AUSTRALIA



Volume 6 Folio 233A

1340 995

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 11th January, 1973

Hedwards
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Murray Location 1148 and being Lot 305 on Plan 8527 (Sheet 1), delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

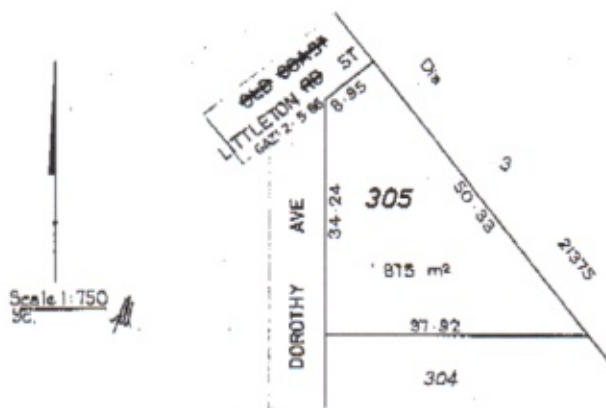
~~Irving Wilde, Retired Storekeeper and Dorothy Wilde, his wife, both of care of Post Office Box 16, Mandurah, as joint tenants~~

SECOND SCHEDULE (continued overleaf)

NIL

Hedwards
REGISTRAR OF TITLES

THIRD SCHEDULE



Superseded - Copy for Sketch Only

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

W/19/1-19/1/301

LANDGATE COPY OF ORIGINAL NOT TO SCALE W/19/1-19/1/301 2016 305 5520412

Page 2 (of 3 pages)
Superseded Copy for Sketch Only
 (THIS COPY IS NOT VALID FOR REGISTRATION PURPOSES)
 REGISTERED PROPRIETOR

LT 37

INSTRUMENT NUMBER	NATURE	REGISTERED	TIME	SEAL	INITIALS
4634386	Transfer	11.3.73	2.45		
8699513	Transfer	10.4.79	9.08		
078409	By Application	31.7.85	9.10		
F970249	Transfer	1.9.95	11.21		
F970250	Transfer	1.9.95	11.21		
6780639	Transfer	1.5.98	14.56		

Robert Irving Wilde, Bar Manager and Shirley Jean Wilde, his wife, both of Lot 675, Revuru, Mandurah, as joint tenants,
Gordon Barnes, Carpenter and Doreen Barnes, Married Woman both of 9 Herriard Road, Armadale, as joint tenants
 The correct address of the registered proprietors is now 1 Dorothy Avenue, Mandurah.
 Gordon Barnes of 1 Dorothy Avenue, Mandurah, by survivorship. (Doreen Barnes died 13-8-1995).
 Allen Arthur Gaunt and Patricia Gaunt both of 121 Spinaway Parade, Falcon, as joint tenants.
 Pinestar Holdings Pty Ltd of 127 Stakehill Road, Carnup.

SECOND SCHEDULE (continued) NOTE: RUBBING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RUBBED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NUMBER	NATURE	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LOGGED	SEAL	INITIALS
3693644	Mortgage to Bank of New South Wales	10.4.79	9.08			Discharged	D78408	31.7.85		
078409	Mortgage to Westpac Banking Corporation	31.7.85	9.10			Discharged	D436732	17.3.87		
D436733	Mortgage to Westpac Banking Corporation	17.3.87	9.04			Discharged	E188853	12.9.89		
E188854	Mortgage to Town & Country W.A. Building Society.	12.9.89	8.57			Discharged	F904682	16.6.95		

CERTIFICATE OF TITLE VOL. 1340 995