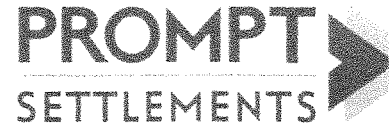


Formbys Legal Pty Ltd t/as
 Prompt Settlements
 ABN. 65 109 691 947
 215 Fitzgerald Street
 NORTHAM WA 6401
 Phone: 08 9622 2900
 Facsimile: 08 9622 3268



Lyn & Andrew Barr
 Emporium Superannuation Pty Ltd
 16 Stirling Terrace
 TOODYAY WA 6566

Email: jacquie@promptsettlements.com
 Contact: Jacquie Cha
 Our Ref: 2140

20 December 2

FINAL SETTLEMENT STATEMENT
SALE OF 16 STIRLING TERRACE, TOODYAY
 Certificate of Title Volume 1670 Folio 444 Lot 24 on Plan 88

	Debit	Credit
Sale Price		484,000.00
GST included in Sale Price \$44,000.00		
Costs & Disbursements (see attached Tax Invoice)	1,302.26	
PEXA Fee	117.92	
Outstanding Shire Rates	1,769.96	
ADJUSTMENT OF RATES/TAXES AS AT 21-12-2021	<u>3,190.14</u>	
Water Corp 01-11-2021 to 31-12-2021 Rates \$226.92		
Your share 51/ 61 days \$189.72		
Your Refund		37.20
Shire Of Toodyay 2021/2022 Rates Nil Adjustment To be reassessed by Shire of Toodyay		
Land Tax 2021/2022 - Nil Adjustment		
Balance paid to you at settlement		\$480,847.06
E & O E	\$484,037.20	\$484,037.20

INDEPENDENT REAL ESTATE SETTLEMENT AGENTS

WWW.PROMPTSETTLEMENTS.COM.AU

Formbys Legal Pty Ltd trading as Prompt Settlements ABN 65 109 691 947

Liability Limited by a scheme approved under Professional Standards Legislation

215 Fitzgerald Street, Northam

PO Box 190, Northam

T +61 (08) 9

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E admin@promptsettlements.com

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NORTHAM WA 6401
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20 December 2021

Our ref: 2140 N

Lyn & Andrew Barr
Emporium Superannuation Pty Ltd
16 Stirling Terrace
TOODYAY WA 6566

TAX INVOICE (ABN: 65 109 691 947)

SALE OF 16 STIRLING TERRACE, TOODYAY

Description	Price	GST	Total
Costs & Fees			
Settlement Fee	900.00	90.00	990.00
Enquiry Fees			
Disbursements			
Landgate Title Document Search Fee	32.00	3.20	35.20
Postage & Couriers	25.00	2.50	27.50
Company Search	20.57	2.06	22.63
Misc. Expenses & Photocopying	25.00	2.50	27.50
Discharge Fees			
Miscellaneous Expenses			
Registration on Lost Title Application	181.30	18.13	199.43
<hr/>			
Totals	\$1,183.87	\$118.39	\$1,302.26

TOTAL INCLUDING GST: \$1,302.26

If you instructed us in relation to this matter prior to 1 July 2009 your rights in relation to this bill of costs are as follows:
Within 30 days of receiving this account you may require me by notice in writing to submit the bill of costs to a taxing officer of the Supreme Court for review of the amount of costs charged to you, the subject of this bill of costs.

If you instructed us in relation to this matter post 1 July 2009 your rights in relation to this bill of costs are as follows:
Section 291 of the Legal Professions Act 2008 requires we provide you notice of your rights in relation to this bill.
Form 3 located below on this invoice provides details of the avenues available to you

Form 3
Legal Profession Act 2008 section 291(3)
Your rights in relation to legal costs.

The following avenues are available to you if you are not happy with this bill —

- requesting an itemised bill
- discussing your concerns with us
- having our costs assessed
- applying to set aside our costs agreement

For more information about your rights, please read the fact sheet titled Your right to challenge legal costs. You can ask us for a copy, or obtain it from the Legal Practice Board (or download it from the website of the Legal Practice Board at www.lpbwa.com.au).

INDEPENDENT REAL ESTATE SETTLEMENT AGENTS

Formbys Legal Pty Ltd trading as Prompt Settlements ABN 65 109 691 947
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f +61 (08) 9
e admin@promptsettlements.com.au
w www.promptsettlements.com.au



Pay a BPAY bill

 Payment scheduled

Your receipt

Lodgement number ⓘ 1878734847

Receipt number ⓘ Available after transfer has been made.

Pay from

Account name SMSF Cash Hub

to BPAY biller

Biller name WATER CORPORATION WA - water account

Biller Code 8805

Reference number ⓘ 9007931167

Payment details

Pay no earlier than 03/09/2021

Total amount \$248.34

Important information

This is your lodgement receipt confirming your bill payment has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

If you want a receipt number for a future-dated bill payment, you should log on to ANZ Internet Banking after the bill payment date to confirm that your bill payment has been processed by us.

© Australia and New Zealand Banking Group Limited (ANZ) ABN 11 005 357 522.





Pay a BPAY bill

Payment scheduled

Your receipt

Lodgement number ⓘ	1859446358
Receipt number ⓘ	Available after transfer has been made.

Important information

This is your lodgement receipt confirming your bill payment has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

Pay from

Account name SMSF Cash Hub

Pay to BPAY biller

Biller name WATER CORPORATION WA - water account

Biller Code 8805

Reference number ⓘ 9007931167

If you want a receipt number for a future-dated bill payment, you should log on to ANZ Internet Banking after the bill payment date to confirm that your bill payment has been processed by us.

Payment details

Pay no earlier than 05/07/2021



Total amount \$247.86

© Australia and New Zealand Banking Group Limited (ANZ) ABN 11 005 357 522.



Water Use and Service Charge Account

Issue date 14 June 2021
Bill ID 0185

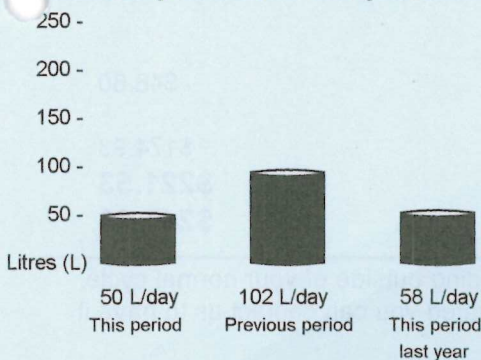



053D 000792 000000
EMPORIUM SUPERANNUATION PTY LTD
16 STIRLING TCE
TOODYAY WA 6566

Account number 90 07931 16 7
Please pay \$247.86
Payment due by 5 Jul 2021

Account for SHOWROOM AT 16 STIRLING TCE TOODYAY LOT 24

Daily water use comparison



Your account summary (GST does not apply to this account)

Description	Amount
Current charges due 5 July 2021	\$247.86
Total	\$247.86

Turn over for important information

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

16 STIRLING TCE TOODYAY LOT 24

Account number 90 07931 16 7
Please pay \$247.86
Payment due by 5 July 2021

Enquiries?

Need your account in an alternative format?
Please call us on 13 13 85.

Need more time to pay?
Visit watercorporation.com.au/financialassistance
or call 1300 659 752.

Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



RATE NOTICE

FINANCIAL YEAR 2021/2022

TAX INVOICE

IF THE ADDRESS
IS INCORRECT
PLEASE COMPLETE
ADVICE OF CHANGE
OVERLEAF

Andrew Gavin BARR, Lynette Marie BARR & 1 Other
8 MARNIE RD
DARLINGTON WA 6070

DATE OF ISSUE 13/10/2021

DUE DATE 17/11/2021

ASSESSMENT NUMBER 4707

NOTICE OF VALUATION AND RATE, LOCAL GOVERNMENT ACT 1995 AND HEALTH (MISCELLANEOUS PROVISIONS) ACT 1911.
NOTICE IS HEREBY GIVEN THAT THE COUNCIL OF THE SHIRE OF TOODYAY HAS ORDERED AND DIRECTED THAT THE UNDERMENTIONED LAND OF WHICH YOU ARE THE OWNER IS VALUED AND RATED AS HEREIN SPECIFIED.

PROPERTY OWNERS EMPORIUM SUPERANUATION PTY LTD - T/AS TOODYAY EMPORIUM, Andrew Gavin BARR, Lynette Marie BARR
PROPERTY ADDRESS 14-16 STIRLING TERRACE TOODYAY WA 6566
LAND LEGAL DESCRIPTION Lot 267 Plan/Diagram/DP# DP185891, Lot 24 Plan/Diagram/DP# P88

VALUATION	\$26,000.00	GRV	ESL VALUATION	\$26,000.00	ESL USE	INDUSTRIAL	AMOUNT
MINIMUM PAYMENT	\$1,351.00		ESL CATEGORY	ESL Category 4			
INTEREST RATE	7%		NUMBER OF SERVICES / VALUATION		CENTS IN \$ OR PER SERVICE		
Arrears Balance							-\$114.48
Commercial Bin Service			2		\$262.00		\$524.00
Waste Transfer Station			1		\$90.00		\$90.00
Emergency Services Levy			26,000		\$0.0054		\$141.02
GRV Industrial			26,000		\$0.1248		\$3,245.89
Payments Received							-\$1,190.00
TOTAL							\$2,696.43

PAYMENT OPTIONS

OPTION No.	PAYMENTS	DUE DATES	AMOUNTS
1 ONE PAYMENT	Full Payment	17/11/2021	\$2,696.43
2 FOUR INSTALMENTS	First Instalment	17/11/2021	\$167.41
INSTALMENT CHARGE \$46.78	Second Instalment	17/01/2022	\$858.60
TOTAL COST \$2,743.21	Third Instalment	18/03/2022	\$858.60
	Fourth Instalment	18/05/2022	\$858.60

Please note: Late payment penalty interest of 7% will accrue daily on amounts outstanding as at 18/11/2021 and immediately on any amounts in arrears as at 30/06/2021. The first instalment amount is inclusive of all arrears.
Payments received after 4/10/2021 12:00:00 AM may not be included in this notice.

POSTAL REMITTANCES: NO RECEIPT WILL BE ISSUED UNLESS:

(1) THE NOTICE IS RETURNED INTACT WITH REMITTANCE AND (2) THIS BOX IS TICKED



SEE OVER FOR MORE IMPORTANT INFORMATION

SHIRE OF TOODYAY

CASH / CHEQUE

I/WE ELECT TO PAY ACCORDING TO OPTION



(INSERT)

POST OFFICE BOX 96, TOODYAY W.A. 6566

IF NO RECEIPT IS REQUIRED RETAIN TOP PORTION FOR YOUR RECORDS
AND RETURN LOWER PORTION WITH REMITTANCE

OFFICE COPY ONLY

ASSESSMENT NUMBER 4707 ACCOUNT NUMBER 303262
OWNER Andrew Gavin BARR, Lynette Marie BARR
PROPERTY DETAILS 14-16 Stirling Terrace TOODYAY WA 6566

PAYMENT DETAIL

OPTION 1 \$2,696.43

OPTION 2 (1st INSTAL.) \$167.41

PAY ONLINE: www.toodyay.wa.gov.au



Biller ID: 000098
Ref: 1000047073

INTERNET

PAYING BY CREDIT CARD



Phone: 1300 276 468
Biller ID: 000098
Ref: 1000047073

See reverse for all other
Credit Card payments

PHONE

PAYING BY BPAY®



Biller Code: 4895
Ref: 1000047073

Telephone & Internet Banking - BPay:
Contact your bank or financial institution to make the payment from your
cheque, savings, debit, credit card or transaction account. More info
www.bpay.com.au>