

16 Glover Crescent, Jurien Bay				
Sale	19/10/2021			\$ 375,000.00
Refund Water Rates	19/10/2021			\$ 43.35
Selling Costs				
Agensts Selling fee			\$ 11,375.00	
Cost disposal			\$ 1,149.09	
Water Compsumption			\$ 2.14	
Shire Rates			\$ 138.55	
<b>Totals</b>			<b>\$ 12,664.78</b>	<b>\$ 375,043.35</b>
Bank deposits		\$ 28,244.64		
Bank deposits		\$ 334,133.93		
		\$ 362,378.57		
check		\$ -		

ENTERED



# Dolphin Settlements

Our ref: 16135 LR

19 October 2021

## FINAL STATEMENT

### SALE OF 16 GLOVER CRESCENT, JURIEN BAY GREENHEAD CUSTODIAN PTY LTD

	Debit	Credit
Sale Price		375,000.00
Agents Selling Fee	11,375.00	
Costs & Disbursements (see attached Tax Invoice)	1,149.09	
Discharge of Mortgage N413392 from Community Cps Australia	28,244.64	
<b>ADJUSTMENT OF RATES/TAXES AS AT 19-10-2021</b>		
Water Corp 01-09-2021 to 31-10-2021 Rates \$220.34 Your share 49/ 61 days \$176.99 Your Refund		43.35
Water Consumption - Your Charges	2.14	
Shire Of Coorow 2021/2022 Rates \$1,964.43 Your share 111 days \$597.40 Less \$458.85 Already Paid Balance due	138.55	
Land Tax 2021/2022 Not Applicable Nil Adjustment		
<b>Amount paid to you after settlement</b>	<b>334,133.93</b>	
E & O E	<u>\$375,043.35</u>	<u>\$375,043.35</u>

## Independent Real Estate Property Settlements

### MANDURAH

Unit 3/21 Sholl St (PO Box 1457)  
Mandurah WA 6210  
P | (08) 9581 2744 F | (08) 9582 9273  
E | info@dolphinsettlements.com.au

### BALDIVIS

Unit 3, 11 Minden Lane  
(PO Box 4064) Baldivis WA 6171  
P | (08) 9561 9566 F | (08) 6210 1414  
E | lisa@dolphinsettlements.com.au

### MARGARET RIVER

Unit 6, 119 Bussell Highway  
(PO Box 1566) Margaret River WA 6265  
P | (08) 9757 2430 F | (08) 6210 1414  
E | will@dolphinsettlements.com.au



# Dolphin Settlements

www.dolphinsettlements.com.au

19 October 2021

Our ref: 16135 LR

The Manager  
Greenhead Custodian Pty Ltd  
80 Brennan Promenade  
BALDIVIS WA 6171

**TAX INVOICE (ABN: 74219031091)**

**SALE OF 16 GLOVER CRESCENT, JURIE BAY  
GREENHEAD CUSTODIAN PTY LTD**

Description	Price	GST	Total
<b>Our Professional Fee (incl GST)</b>	<b>700.00</b>	<b>70.00</b>	<b>770.00</b>
Postage, Petties, Telephone, Fax	40.91	4.09	45.00
PEXA/Attendance Fee	107.20	10.72	117.92
Privacy & Compliance Fee	5.00	0.50	5.50
<b>Government &amp; Statutory Charges</b>			
Landgate Title Document Search Fee	26.70	2.67	29.37
Discharge of Mortgage Registration Fee	181.30	0.00	181.30
Totals	<b>\$1,061.11</b>	<b>\$ 87.98</b>	<b>\$1,149.09</b>
TOTAL INCLUDING GST \$1,149.09			

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### MARGARET RIVER

Unit 6, 119 Bussell Highway  
(PO Box 1666) Margaret River WA 6285  
P | (08) 9757 2430 F | (08) 6210 1414  
E | wll@dolphinsettlements.com.au

Licensee: Settle Dolphin Pty Ltd ACN 611 703 505

**\*By appointment only**





CONTRACT FOR SALE OF LAND OR STRATA TITLE BY OFFER AND ACCEPTANCE

FOR USE BY NON-RESIDENTS

1/4 09/18 stop

NOTICE: The Joint Form of General Conditions for the Sale of Land (2014 Edition) should be given to each Party of the Contract.
NOTICE: Conditions must be lodged with the Office of State Revenue for duty assessment...
WARNING: If the Buyer is not an Australian Citizen or Permanent Resident...
WARNING: If the Purchase Price is \$700,000 or more...
WARNING: If GST is relevant in this transaction...

JURIEN BAYVIEW REALTY
www.jurienbayview.com.au 08 9652 2035 www.jurienbay.com
jurienbayviewrealty@bigpond.com 36A Basherford Street, Jurien Bay, PO Box 64 Jurien Bay WA 6516

THE BUYER (FULL NAME AND ADDRESS) ROBERT EDWARD TAYLOR & LISA MARIE RYNNIE OF 176A WILLIAMS STREET, GOOSE BERRY HILL 6076
OFFERS TO PURCHASE (as joint tenants) the Land and Property Chattels set out in the Schedule (the Property) with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

SCHEDULE

The Property at: LOT 146 (16) GLOVER CRESCENT, GREEN HEAD WA
Lot 146 Deposited/Registered/Planned Plan 220487 Whole/Part Volume 2220 Folio 404
A deposit of \$ 7,000- of which \$ NIL is paid now and \$ 3,000- to be paid within 7 days of acceptance to be held by JURIEB BAYVIEW REALTY TRUST ACCOUNT
Purchase Price \$ 375,000- X M X SELLERS ACCEPTED
Settlement Date ON OR BEFORE 19th OCTOBER 2021
Property Chattels including WINDOW TREATMENTS, LIGHT FITTINGS, FLOOR COVERINGS

GST WITHHOLDING

- 1. Is this Contract concerning the sale of new residential premises or potential residential land as defined in the GST Act? YES NO
2. If NO is ticked (in violation of the Act it is deemed to be NO), then the 'GST Withholding Annexure' is not required to be attached to this Contract.
3. If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

FINANCE CLAUSE IS APPLICABLE FINANCE CLAUSE IS NOT APPLICABLE
LENDER SMARTLINE PERSONAL MORTGAGE ADVISERS
LATEST TIME: 4pm on: 28th SEPTEMBER 2021
AMOUNT OF LOAN: AS REQUIRED
SIGNATURE OF BUYER: X Kexia X Xylene

SPECIAL CONDITIONS

1/- ANNEXURE A - INSTALLATION OF RCA'S & HARD WIRED SMOKE ALARMS X M X BUYERS
2/- ANNEXURE B - ELECTRICAL AND PLUMBING INSPECTION X M X SELLERS
3/- THE BUYERS ARE AWARE THE PROPERTY IS CURRENTLY LEASED ON A FIXED TERM LEASE AT \$ 350/WK UNTIL 16th DECEMBER 2021
BUYERS SELLERS

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.



1. SUBJECT TO FINANCING

If the Buyer does not finance the purchase of the property, the Buyer must advise the Seller in writing within 14 days of the date of the offer and acceptance of this contract. If the Buyer does not finance the purchase of the property, the Buyer must advise the Seller in writing within 14 days of the date of the offer and acceptance of this contract.

- 1.1 Finance Application to Lender for Finance and Loan Approval by the Buyer.
(a) The Buyer must:
(1) immediately advise the Seller of the Seller's Finance Application to the Lender, if approved by the Lender, the Finance Application must...
(2) use the Finance Application to the Lender to obtain Finance Approval...
(3) use the Finance Application to the Lender to obtain Finance Approval...
(4) use the Finance Application to the Lender to obtain Finance Approval...
(b) The Buyer must immediately advise the Seller or Seller Agent...
(c) The Seller Agent may, at any time, request the Buyer to provide...
1.2 No Finance Approval by the Lender.
(a) The Seller Agent may, at any time, request the Buyer to provide...
(b) The Seller Agent may, at any time, request the Buyer to provide...
1.3 Finance Approval by the Lender.
(a) The Buyer must immediately advise the Seller or Seller Agent...
(b) The Seller Agent may, at any time, request the Buyer to provide...
1.4 Finance Approval by the Lender.
(a) The Seller Agent may, at any time, request the Buyer to provide...
(b) The Seller Agent may, at any time, request the Buyer to provide...
1.5 Finance Approval by the Lender.
(a) The Seller Agent may, at any time, request the Buyer to provide...
(b) The Seller Agent may, at any time, request the Buyer to provide...
1.6 Finance Approval by the Lender.
(a) The Seller Agent may, at any time, request the Buyer to provide...
(b) The Seller Agent may, at any time, request the Buyer to provide...
1.7 Finance Approval by the Lender.
(a) The Seller Agent may, at any time, request the Buyer to provide...
(b) The Seller Agent may, at any time, request the Buyer to provide...

- 1.7 Finance Approval by the Lender.
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(d) The Seller Agent may, at any time, request the Buyer to provide...
(e) The Seller Agent may, at any time, request the Buyer to provide...

1.8 Finance Approval by the Lender.
The Seller Agent may, at any time, request the Buyer to provide...
1.9 Finance Approval by the Lender.
The Seller Agent may, at any time, request the Buyer to provide...

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(x) The Seller Agent may, at any time, request the Buyer to provide...
(y) The Seller Agent may, at any time, request the Buyer to provide...
(z) The Seller Agent may, at any time, request the Buyer to provide...

Latest Time Finance
(a) The Seller Agent may, at any time, request the Buyer to provide...
(b) The Seller Agent may, at any time, request the Buyer to provide...

Lender means
(a) The Seller Agent may, at any time, request the Buyer to provide...
(b) The Seller Agent may, at any time, request the Buyer to provide...
(c) The Seller Agent may, at any time, request the Buyer to provide...
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(y) The Seller Agent may, at any time, request the Buyer to provide...
(z) The Seller Agent may, at any time, request the Buyer to provide...

2. Acceptance of this offer will be automatically conditional to the Buyer if a signed and dated notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.
3. The 2018 General Conditions are incorporated into this Contract as if they were part of and to be interpreted with the Conditions or Special Conditions of this Contract.

BUYER'S REPRESENTATIVE: Table with columns for Signature and Date. Includes signatures of X Reg and X Anne, dated 16/08/2021.

THE SELLER (FULL NAME, ADDRESS) ACCEPTS the Buyer's offer
GREEN HEAD CUSTODIAN PTY LTD ACN:
12 BATTERY ROAD, BALDIVIS W.A 6171

EMAIL: The Seller consents to notices being served to:

If a corporation, then the Seller executed this Contract pursuant to the Corporations Act. Table with columns for Signature and Date. Includes signatures of X Reg and X Anne, dated 17/08/2021.

RECEIPT OF DOCUMENTS
The Buyer acknowledges receipt of the following documents:
1. This offer and acceptance
2. 2018 General Conditions
3. ANNEXURE A B

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The Seller acknowledges receipt of the following documents:
1. This offer and acceptance
2. 2018 General Conditions
3. ANNEXURE A B

CONVEYANCER The Parties appoint their Representative below to act on their behalf and consent to notices being served on that Representative's email address.
BUYER'S REPRESENTATIVE: LARA CONNOR
SELLER'S REPRESENTATIVE: HARMONY CROUCH
Name: STRATEGIC PROPERTY CONVEYANCING, JAZZ PHIN SETTLEMENTS
Signature: X Reg, X Anne, X Reg, X Anne



# JURIEN BAYVIEW REALTY

3/4.

## ANNEXURE "A"

### INSTALLATION OF RCD'S & HARDWIRED SMOKE ALARMS

THIS ANNEXURE FORMS PART OF THE OFFER AND ACCEPTANCE  
CONTRACT FOR THE PROPERTY: LOT 646 (16) GLOVER CRESCENT  
GREEN HEAD

The Sellers hereby acknowledge that they will comply with the Electrical Regulations 1947 to have RCD electrical safety devices to protect all power & lighting circuits and the required hard wired smoke alarms installed to the House prior to the date of Settlement.

The responsibility for the installation of these requirements and any associated cost remains the Sellers obligation and does not form any part of the Purchase Price. The Sellers are to provide a Certificate of Compliance to Jurien Bayview Realty prior to settlement.

If an Electrical Contractor advises that the RCD's are not required, they must also issue a Certificate to that effect. If hard wired smoke alarms cannot be installed, then the Electrical Contractor must install smoke alarms that comply with the regulations.

SELLER: X [Signature]  
DATE: X 17/08/2021

SELLER: X [Signature]  
DATE: X 17/08/2021

A true copy of this document has been received by the signatory hereto and a copy is given to the Buyer/s.

BUYER: X [Signature]  
DATE: X 16/08/2021

BUYER: X [Signature]  
DATE: X 16/08/2021

# JURIEN BAYVIEW REALTY

4/4

Annexure "B"

## ELECTRICAL and PLUMBING INSPECTION

This forms part of the Offer & Acceptance Contract for

PROPERTY: LOT 646 (16) GLOVER CRESCENT  
GREEN HEAD

This offer is subject to:

All electrical and plumbing fixtures and appliances being in a good and safe working order, at an inspection between 7 & 14 days prior to Settlement. The BUYER shall employ qualified persons to conduct the inspections on their behalf and at their expense. Excluding Hot WATER SYSTEM to BE SOLD AS IN CONDITION.

If any work is required, it will be at the SELLERS responsibility and expense. BUYERS

In any event that any agreed repairs are not satisfied by Settlement, the SELLERS authorise their Conveyancer to deduct the cost of these repairs from Settlement Proceeds.

BUYER : X [Signature] BUYER : X [Signature]

DATE : X 16/08/2021 DATE : 16/08/2021

SELLER : X [Signature] SELLER : X [Signature]

DATE : X 17/08/2021 DATE : X 17/08/2021

A TRUE COPY OF THIS DOCUMENT HAS BEEN RECEIVED BY EACH SIGNATORY HERETO.