

7 November 2022

Our ref: 2022/5838 PA

K & M Vanna Pty Ltd ATF A & M Superannuation Fund  
 3 Mends Way  
 WAIKIKI WA 6169

**COSTS DISCLOSURE**

**PURCHASE OF 31 PERIDOT PASS, WELLARD**  
**K & M VANNA PTY LTD ATF A & M SUPERANNUATION FUND**

Description	Price	GST	Total
Our Professional Fee	1,000.00	100.00	1,100.00
PEXA/Attendance Fee	123.97	0.00	123.97
Misc. File Expenses	50.00	5.00	55.00
<b>Government, Statutory &amp; Other Charges</b>			
Landgate Registration of the Transfer	257.60	0.00	257.60
Landgate Enquiry Processing Fee	27.00	2.70	29.70
Water Corporation Rate Enquiry Fee	31.32	3.13	34.45
Landgate Title Document Search Fee	112.80	11.28	124.08
Company Search	24.51	2.45	26.96
Council Rate Enquiry Fee	219.15	21.92	241.07
WAPC Clause 42 Certificate	27.00	2.70	29.70
Land Tax Enquiry Fee	50.35	5.04	55.39
<b>Service Amount</b>	<b>\$1,923.70</b>	<b>\$154.22</b>	<b>\$2,077.92</b>

❖ The Service Amount is the amount that we will charge you under *rule 23(2) of the Settlement Agents Code of Conduct 2016* and is based on the information that you have provided us.

❖ However, under *rule 23(5)*, the Service Amount must not include any amount that is, or reflects, an amount that is imposed on you (as opposed to us) under a written law or otherwise by a third party. These we will pay on your behalf should you instruct us to do so.

❖ Under *rule 24(2) of the Settlement Agent Code of Conduct 2016* we may receive payment for a service that exceeds the Service Amount if there is an unforeseen significant change in the scope of the work required to provide the service. We are required to notify you first of the change and anticipated costs and seek your consent before we can undertake the additional work.

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

Please sign and return as acknowledgement of our charges

The Common Seal of K & M Vanna Pty Ltd (ACN 662 849 078 ) was hereunto affixed in the presence of

  
 Director Sign  
 VANNAPRASEUTH, Michelle Helen

  
 Director/Secretary Sign  
 VANNAPRASEUTH, Kurt

9 / 11 / 2022  
 Date

Your Reference: 2022/5838 PA

**PRIVACY ACT NOTICE BUYER**

The Privacy Act is legislation to which we as your conveyancer are subject, which governs the manner in which we collect and what we can do with your personal information.

In the course of acting on your behalf in your conveyancing transaction, we of course obtain a significant amount of personal information. This includes information such as names, addresses, dates of birth, banking details and other items by which you may be identified. As a firm, we subscribe to and abide by the National Privacy Principles. That sets out that we must keep your information confidential and only use it for the purposes required of us in carrying out our work.

As you may be aware, recent instances of identity theft have occurred, which have resulted in transaction being registered at Landgate when the owners of the property had not authorised those transactions. As a result of that, Landgate has introduced a range of measures, designed to improve the identification of parties to transactions and ensure as far as is possible, that transaction do not take place fraudulently.

As a result of this, we may be required to provide a great deal more information to Landgate than had traditionally been the case.

You may therefore be asked to provide us with copies of documents such as passports, drivers licences, credit cards, water rates bills or other identification documents so that we can comply with Landgate's requirements. Landgate may also require us to provide copies of these documents to them, or to provide them with further information in our possession, such as bank account details, the destination of funds paid to you at settlement or other information they require to confirm the transaction to be genuine. It is also possible that as a result of Landgate's requirements, information may need to be handed over at settlement which meets these requirements, and if may also be that we need to deliver this information to other people for it to be lodged at Landgate to enable your transaction to occur.

We may also share your information with third parties who provide services to you or us, including the Office Of State Revenue, Electronic Lodgment Network Operator (ELNO), Australia Post, our software provider C Solutions, our utilities connection service provider Fast Connect, your real estate agent or the conveyancer acting for the person you are buying or selling land to and other organisations, agents, partners and contractors that assist us with providing our services.



We may also disclose your information to your authorised representatives or advisers, third parties when you ask us to do so, our business or commercial partners and other businesses we work with law enforcement and national security agencies, and other government and regulatory authorities as required or authorised by law, third parties who assist us in managing or developing our business and corporate strategies and functions and government agencies for purposes associated with land administration.

The purpose of this notice is to advise you that this is a potential requirement and that by complying with the same we will not be breaching the Privacy Act or the National Privacy Principles.

We wish to reiterate our commitment to keeping your information private in accordance with the National Privacy Principles, and to advise you of the use to which your information may well be put, in accordance with the requirements of the Privacy Act.

I/We, K & M Vanna Pty Ltd hereby confirm that I/we have read the above and understand its content. I/We hereby authorise Hanson Property Settlements to proceed with the settlement.

The Common Seal of K & M Vanna Pty Ltd (ACN: 662 848 078 ) was hereunto affixed in the presence of

		9, 11, 2022
_____ Director Sign	_____ Director/Secretary Sign	_____ Date
VANNAPRASEUTH, Michelle Helen	VANNAPRASEUTH, Kurt	



**6. TENANCY:** (Only Applicable when more than one person is purchasing)

We will be purchasing the property as **Joint tenants** OR as **tenants in common**. (Delete option not required)

If tenants in common the share will be split as per:

50 % to Michelle and 50 % to Kurt

**5. VERIFICATION OF IDENTITY:**

I/We advise I/we will do our client identification / verification by either:

- Attending at an Australia Post Outlet with 2 forms of required identification and the form provided to us by your office: (please attend to as soon as possible as Australia Post take a couple of weeks to return paperwork directly to us). Please note a fee of approximately \$48.95 per identification will apply.

OR

- Scantek - this can be completed using your smart phone and costs \$27.50 per person. Please provide your contact number and email address in which a link will be sent to you once the contract is unconditional.

michelleshepherd333@gmail.com

**8. FAST CONNECT:**

0407568882

k.vannapraseuth@gmail.com 0437437125

We can assist you with opening and closing of utility accounts with various providers in Western Australia. This service is facilitated through a free and convenient, digital process. Choice of providers is entirely yours. The energy offers presented have no lock-in contracts, so you remain free to change providers at any time. Any special promotional deals or offers are provided at the discretion of the utility provider and cannot be negotiated by Hanson Property Settlements.

**Would you like Hanson Property Settlements to submit a Fast Connect Application for you?**

**YES/NO**

If yes is selected, you will receive an email and/or text message with a link to the Fast Connect website to complete the process. If you change your mind and wish to organise the utility connection yourself, you can ignore the email/text.

The Common Seal of K & M Vanna Pty Ltd (ACN 662 849 078) was hereunto affixed in the presence of

M Vanna

Director Sign

VANNAPRASEUTH, Michelle Helen

[Signature]

Director/Secretary Sign

VANNAPRASEUTH, Kurt

9, 11, 2022

Date

7 November 2022

Our ref: 2022/5838 PA

**\*\* ORIGINAL \*\***

**IDENTIFICATION OF CERTIFICATE OF TITLE FOR BUYER**

I/We, K & M Vanna Pty Ltd of 3 Mends Way WAIKIKI WA 6169 being the Buyer of the Property situated at 31 Peridot Pass, WELLARD and more particularly described as Lot 524 on Deposited Plan 400201 on Volume Folio Number 2829/361, pursuant to Contract of Sale dated 31st October 2022.

**DO HEREBY:** Acknowledge receipt of a copy of the said Certificate/s of Title search and having carefully perused same, confirm the attached copies are one and the same as the property I/we are purchasing.

This is my/our irrevocable authority.

The Common Seal of K & M Vanna Pty Ltd (ACN 662 849 078) was hereunto affixed in the presence of



\_\_\_\_\_  
Director Sign  
VANNAPRASEUTH, Michelle Helen



\_\_\_\_\_  
Director/Secretary Sign  
VANNAPRASEUTH, Kurt

9, 11, 2022

\_\_\_\_\_  
Date

**TITLE INSURANCE**  
**INSTRUCTION & ACKNOWLEDGEMENT**  
**K & M Vanna Pty Ltd ATF K & M Vanna**  
**Superannuation Fund**  
**Property: 31 Peridot Pass, WELLARD**

*This form **MUST** be completed and returned to our office.*

**Option 1**

**YES, I/We wish to apply for a title insurance policy. (RECOMMENDED)**

The premium for which will be **\$580.89**

This is a **one-time premium** that provides protection for as long as you own the property.

A title insurance policy provides cover for risks including:

- Illegal Building Work
- Survey & Boundary Defects
- Registration Gap
- Planning & Title Defects
- Outstanding Rates & Taxes
- Fraud, Forgery & Identity Theft

The key features of a title insurance policy are:

- The premium is a **one-time payment**;
- The protection lasts until you sell the property;
- There is **no excess** in the event of a claim;
- You are covered for the full value of the property (e.g. if your property is valued at \$500,000 then the cover is for \$500,000). In the event of a claim relating to unapproved building work cover is provided up to \$160,000. The policy includes a 200% inflation allowance for increases in the value of the property over time.

Should you wish to discuss Title Insurance further, please contact their local representative **Sandy Wormald** [sandy.wormald@stewart.com](mailto:sandy.wormald@stewart.com) on 0409 130 787 or visit their website at [www.stewartau.com](http://www.stewartau.com).

**Option 2**

**NO, I/We do not wish to apply for a title insurance policy.**

I/We accept that by choosing not to apply for a title insurance policy, I/we will be financially liable for any adverse matter affecting the property that would have been covered by a title insurance policy.

The Common Seal of K & M Vanna Pty Ltd (ACN 662 849 078) was hereunto affixed in the presence of

  
 \_\_\_\_\_  
 Director Sign  
 VANNAPRASEUTH, Michelle Helen

  
 \_\_\_\_\_  
 Director/Secretary Sign  
 VANNAPRASEUTH, Kurt

9, 11, 2022  
 \_\_\_\_\_  
 Date

Your ref: 2022/5838 PA

\*\* ORIGINAL \*\*

**ACKNOWLEDGEMENT OF ENCUMBRANCE**

The Manager  
Hanson Property Settlements  
PO BOX 4096  
SUCCESS WA 6164

I/We the undersigned, being the Buyer(s) of 31 Peridot Pass, WELLARD advise that I/we hereby acknowledge the existence of the Restrictive Covenant as contained in Instrument M483300 on the property and confirm that I/we have received a copy for my/our records and will comply with the covenants.

The Common Seal of K & M Vanna Pty Ltd (ACN 662 849 678) was hereunto affixed in the presence of

  
\_\_\_\_\_

Director Sign  
VANNAPRASEUTH, Michelle Helen

  
\_\_\_\_\_

Director/Secretary Sign  
VANNAPRASEUTH, Kurt

9, 11, 2022

Date




of the documents.

6. We acknowledge that we act on our own independent information regarding GST and not on advice given by Hanson Property Settlements or any of its servants or employees and indemnify Hanson Property Settlements, its servants and employees against any claim whatsoever relating to GST implications arising from the purchase of the above property.
7. We hereby authorise and request our Mortgagee/s to release to you any credit information necessary to complete settlement.
8. We are aware that Hanson Property Settlements will receive an administration fee of \$55.00 should I/we take out a Stewart Title Insurance Policy.
9. We are aware that Hanson Property Settlements may receive an administration fee of \$33.00 inc GST for some connections should I/we choose to have Hanson Property Settlements assist me with my utility connections.
10. We hereby authorise you 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 you to pay any required bank fees associated with settlement on our behalf.

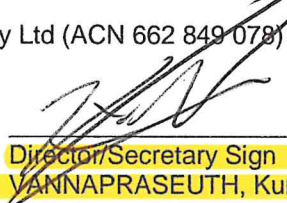
**Acknowledgment of receipt of appointment form.**

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

The Common Seal of K & M Vanna Pty Ltd (ACN 662 849 078) was hereunto affixed in the presence of

  
\_\_\_\_\_

Director Sign  
VANNAPRASEUTH, Michelle Helen

  
\_\_\_\_\_

Director/Secretary Sign  
VANNAPRASEUTH, Kurt

9, 11, 2022

Date

**Please complete the following:**

Contact Numbers: (A/h) Work Fax (Mob) 0407568882  
Email: michelleshepherd333@gmail.com  
Postal Address 3 Mends way waikiki WA 6169  
After Settlement Address AS ABOVE.

**Acceptance of appointment**

I accept the appointment to act as your settlement agent on the terms set out in this appointment

\_\_\_\_\_  
Signature of Settlement Agent

\_\_\_\_\_  
Date

OUR REF: 2022/5838 PA Paige Allert

**BUYER INFORMATION FORM**

***I/WE WISH TO CONFIRM THE FOLLOWING INFORMATION:***

**1. ADDRESS OF PROPERTY:** 31 Peridot Pass, WELLARD

WILL YOU OCCUPY THIS PROPERTY AFTER SETTLEMENT? YES / **NO**  
ARE YOU A FIRST HOME BUYER IN AUSTRALIA OR OVERSEAS? YES / **NO**  
DOES THE PROPERTY HAVE A SWIMMING POOL? YES / **NO**

**2. CONFIRM SPELLING OF NAME:**

I/We advise that the names to be registered on the Certificate of Title are as follows: (Please PRINT your full legal name and circle the most applicable Title)

Mrs Michelle Helen Vannaprasedh Kurt Vannaprasedh  
K & M Vanna PTY LTD ATF K & M Vanna Superannuation fund

**3. AVAILABILITY DURING SETTLEMENT:**

WILL YOU BE AWAY FOR WORK OR VACATION DURING THE COURSE OF SETTLEMENT? YES / **NO**  
If yes, please advise the following:

DEPARTURE DATE N/A RETURN DATE N/A

PLEASE PROVIDE CONTACT DETAILS WHILST ABSENT IF POSSIBLE N/A

**4. REFUNDS AND ADJUSTMENTS:**

I/We understand that monies may or will be held in trust in order to attend to this matter. I/We hereby authorise you to disburse any monies held in trust on my/our behalf (including any entities that we are associated with) for payment of fees for services rendered, any disbursements and administration costs incurred. I/We request you to remit the balance of monies held in trust, if any, to me/us as soon as possible.

\*\*Account details for refunds after settlement:

Name of Bank: Macquarie  
Account in the name of: K & M Vanna PTY LTD ATF K & M Vanna Superannuation fund  
BSB No: 182512 Account No. 000970874848

**5. FINANCE:**

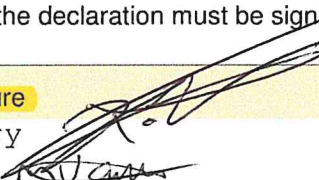

WILL YOU BE OBTAINING FINANCE FROM A LENDING INSTITUTION? YES / **NO**  
If yes, please provide the following:

NAME OF BANK / BUILDING SOCIETY N/A BRANCH \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_ PHONE NO. \_\_\_\_\_

HAS YOUR FINANCE BEEN APPROVED? YES / NO



PART B – TRANSACTION & PROPERTY DETAILS			
Date of the dutiable transaction (e.g. contract for sale or transfer of land)	31/10/2022	Dutiable value	\$355000.00
Property description: (e.g. vacant land, house, apartment etc.)	Residential Established		
Property details			
Land ID (Lot and plan/survey number)	LOT 524 ON Deposited Plan 400201	Certificate of Title (Volume / Folio)	2829/361
Street No.	Street Name	Suburb	
31	Peridot Pass	WELLARD	
State	WA	Postcode	6170
<p>Is any of the property transferred 'residential property' as defined in section 205E of the <i>Duties Act 2008</i>?</p> <p><input type="checkbox"/> NO <input checked="" type="checkbox"/> YES – all of it <input type="checkbox"/> YES – but not all of it*</p> <p>* Where property transferred includes both residential and non-residential lots, please complete Annexure B to identify the status of each lot.</p> <p>Residential property includes any land capable or intended to be used solely or dominantly for residential purposes. See Annexure A for the definition of residential property.</p>			

PART C - DECLARATION		
<ul style="list-style-type: none"> <li>I declare that supporting evidence is available and will be presented to the OSR upon request.</li> <li>I declare that all the information disclosed in this foreign transfer duty declaration is true, complete and correct.</li> <li>I will notify the OSR if the residency status of the purchaser / transferee or the intended use of the property changes prior to the transfer of the property.</li> <li>I acknowledge that if I provide false or misleading information, I may be prosecuted and be liable for a penalty of \$20,000 plus three times the amount of duty that was avoided or might have been avoided if the false or misleading information had been accepted as true.</li> </ul> <p>Where the purchaser / transferee is a corporation, the declaration must be signed by an authorised officer of the corporation.</p>		
Full Name	Signature	Date
Kurt VANNAPRASEUTH - Director/Secretary		9-11-2022
Michelle VANNAPRASEUTH - Director		9-11-2022
Position of authorised officer (if applicable)		

CONTACT THE OFFICE OF STATE REVENUE			
Online	<a href="http://www.finance.wa.gov.au/cms/State_Revenue/Online_Services/Online_Services.aspx">www.finance.wa.gov.au/cms/State Revenue/Online Services/Online Services.aspx</a>		
Office	Office of State Revenue 200 St Georges Terrace PERTH WA 6000	Telephone	(08) 9262 1100 1300 368 364 (WA country STD callers only – local call charge)
Postal address	Office of State Revenue GPO Box T1600 PERTH WA 6845	Web Enquiry	<a href="http://www.osr.wa.gov.au/DutiesEnquiry">www.osr.wa.gov.au/DutiesEnquiry</a>
		Website	<a href="http://www.osr.wa.gov.au">www.osr.wa.gov.au</a>





**FOREIGN TRANSFER DUTY DECLARATION**  
 (WA), (CI), (CKI)

This declaration form must be completed by each person acquiring an interest in land in Western Australia.

<b>Bundle ID</b>	2	2	3	0	8	3	9	8	9
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- IMPORTANT**
- This declaration form must be lodged with the Office of State Revenue (OSR), together with a copy of the relevant transaction record, within 2 months after the day on which liability for duty on the transaction arises.
  - Before completing this declaration form, please read the attached Annexure containing all of the relevant definitions.
  - If there is more than one purchaser/transferee, each purchaser/transferee must complete their own declaration.
  - If the assessment has been made through Revenue Online (Online Duties), this application form must be retained by the lodging party for auditing purposes.

<b>PART A - PURCHASER / TRANSFEREE DETAILS</b>	
Full name / Company name	Date of Birth / ACN
K & M Vanna Pty Ltd ATF V & M SUPERANNUATION FUND	ACN: 662 849 078
<b>Postal Address</b>	
3 Mends Way WAIKIKI WA 6169	
Email	Telephone
michelleshepherd333@gmail.com	0407568882

<p><b>If the purchaser / transferee is an individual:</b></p> <p>Was the purchaser / transferee a foreign individual as at the date of the transaction?</p> <p><input type="checkbox"/> YES</p> <p>NO because the purchaser / transferee was:</p> <p><input type="checkbox"/> an Australian citizen</p> <p><input type="checkbox"/> an Australian permanent resident</p> <p><input type="checkbox"/> a New Zealand citizen holding a special category visa</p>	<p><b>If the purchaser / transferee is a corporation:</b></p> <p>Was the purchaser / transferee a foreign corporation as at the date of the transaction?</p> <p><input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO</p> <p>The purchaser/transferee may be a foreign corporation even if the corporation was incorporated in Australia. See Annexure A for the definition of a foreign corporation.</p>
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<b>Is the purchaser / transferee acting as a trustee?</b>	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (go to PART B)	
If YES, please select the type of trust the purchaser / transferee is acting for	
<input type="checkbox"/> Discretionary trust <input type="checkbox"/> Unit trust <input type="checkbox"/> Fixed trust <input type="checkbox"/> Bare trust <input checked="" type="checkbox"/> Super fund <input type="checkbox"/> Other	
Name of trust (If bare trust, name of beneficiary)	K & M Vanna Superannuation Fund
Was the trust a 'foreign trust' as at the date of the transaction?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    See Annexure A for the definition of a foreign trust.

## SUMMARY FOR ACKNOWLEDGEMENT OF TRUST (ALREADY OWN ASSET)

### TRUSTEE DETAILS:

**Trustee Type** Company  
**Trustee Company Name** K & M Vanna PTY LTD ACN 662849078  
**Address** 3 Mends Way, Waikiki, Western Australia 6169 Australia

### BENEFICIARY DETAILS:

**Beneficiary 1**  
**Type** Company  
**Name** K & M Vanna PTY LTD 662 849 078 as trustee for K & M Vanna superannuation fund  
**Address** 3 Mends way, Waikiki, WA 6169 Australia

### ASSET DETAILS:

**Description** Lot 524 on deposited plan 400201 being the whole of land in certificate of title volume 2829 folio 361 being the property known as 31 Peridot Pass Wellard western Australia  
**Date Acquired** 31 October 2022

### DUTIES

**Eligible for Exemptions** Yes

### APPARENT PURCHASER EXEMPTION

**Apparent Purchaser Duty Exemption** Yes

### LOCATION OF ASSET

**State** WA

### WA DUTIES

**Asset purchased after 1 July 2008** Yes

*Law Central does not guarantee that you are (or are not) eligible to claim any duty / stamp duty exemptions or concessions or that this document is appropriate for your situation, circumstances and/or transaction. We recommend that you seek legal advice on this issue.*

**The author of this document is the law practice Law Central Legal.**

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