

16 January 2023

Our ref: 2022/5838 PA

The Manager
K & M Vanna Pty Ltd
3 Mends Way
WAIKIKI WA 6169

Dear Kurt & Michelle

RE: PURCHASE OF 31 PERIDOT PASS, WELLARD

It is with pleasure I inform you the settlement of the above property was effected 12 January 2023.

We will send a copy of the Certificate of Title registered in your **name/s** once received by Landgate. **Please note Landgate will take approximately 4-6 weeks to process and issue the Title.**

Also, please find enclosed our Final Statement for your records.

We trust you have been satisfied with our service and look forward to assisting you in the future should the opportunity arise.

As recommendation from satisfied clients are our best form of advertising, we hope you will refer us to family and friends should the opportunity arise.

Yours faithfully



PAIGE ALLERT
Conveyancer
paige@hpsetts.com.au
HANSON PROPERTY SETTLEMENTS

11 January 2023

Our ref: 2022/5838 PA



AMENDED STATEMENT

PURCHASE OF 31 PERIDOT PASS, WELLARD
K & M VANNA PTY LTD

	Debit	Credit
Purchase Price	355,000.00	
Deposit Paid		5,000.00
Transfer Duty on the Contract (General)	10,925.00	
Costs & Disbursements (see Disclosure)	2,194.04	
Contribution paid by you prior to settlement		364,093.28
ADJUSTMENT OF RATES/TAXES		
AS AT 12-01-2023		
Water Corp 01-01-2023 to 28-02-2023 Rates \$150.28		
Your share 47/ 59 days \$119.71		
Balance due	119.71	
City of Kwinana 2022/2023 Rates \$1,793.17		
Your share 169 days \$830.26		
Balance due	830.26	
Land Tax 2022/2023 Not Applicable		
Balance due to you after settlement	24.27	
E & O E	<u>\$369,093.28</u>	<u>\$369,093.28</u>

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COSTS DISCLOSURE

PURCHASE OF 31 PERIDOT PASS, WELLARD K & M VANNA PTY LTD

Description	Price	GST	Total
Our Professional Fee	1,000.00	100.00	1,100.00
Attendance Fee	110.00	11.00	121.00
Misc. Expenses Photocopying	50.00	5.00	55.00
Government, Statutory & Other Charges			
Landgate Registration of the Transfer	257.60	0.00	257.60
Landgate Enquiry Processing Fee	33.34	3.33	36.67
Water Corporation Rate Enquiry Fee	31.32	3.13	34.45
Landgate Title Document Search Fee	141.00	14.10	155.10
Company Search	24.51	2.45	26.96
Council Rate Enquiry Fee	224.70	22.47	247.17
WAPC Clause 42 Certificate	27.00	2.70	29.70
Land Tax Enquiry Fee	50.35	5.04	55.39
Bank Cheque Fees	68.18	6.82	75.00
Service Amount	<u>\$2,018.00</u>	<u>\$176.04</u>	<u>\$2,194.04</u>

- ❖ 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.

Unit 10W, 817 Beeliar Drive, Cockburn Central WA 6164 PO Box 4096 Success WA 6964

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