



*Peter Groom*  
S E T T L E M E N T S  
*Licensed Real Estate Settlement Agent*

27<sup>th</sup> July 2016

Henmickhill Pty Ltd  
PO Box 700  
TOODYAY WA 6566

henmickhill3@bigpond.com

Our ref: 21008RD

Dear Malcolm & Gloria

**RE: PURCHASE OF LOT 3, 3/ 39 UTAKARRA ROAD UTAKARRA**

We have pleasure in advising that settlement was today completed. We confirm that we hold \$10,000.00 in our trust account to cover the relocation of the water meter.

We have today paid the sum of \$332.32 into your nominated account covering penalty interest received at settlement.

*Henmickhill Pty Ltd*  
*National Australia Bank*  
*086 877 702296862*

Please note that our office advises the local authority and the Water Corporation of this change in ownership - it is your responsibility to change the ownership with the electricity and/or gas suppliers if applicable.

Thank you for your instructions and co-operation in completing this dealing. Should you require any further information, please do not hesitate to contact the writer.

Yours faithfully

  
PETER GROOM  
Principal

16 Chapman Road, Geraldton, (PO Box 1665), Geraldton 6531,  
Telephone: (08) 9964 4496, Facsimile: (08) 9964 4497  
peter@petergroomsettlements.com.au



**AUTHORITY TO SETTLE**

Date: 26 July 2016  
Property: LOT 3, (UNIT 3) 39 UTAKARRA ROAD,  
RANGEWAY  
Seller: CARRINGTON-TWISS, Brian James &  
CARRINGTON-TWISS, June Ada  
Buyer: Henmickhill Pty Ltd  
Settlement is booked for: Wednesday, 27<sup>th</sup> July 2016 @ 3:15pm

I advise that all conditions to the above-mentioned contract have been satisfied.

I confirm I (have completed / will not be completing) the final inspection of the property and are satisfied.

I hereby authorise *Peter Groom Settlements* to complete settlement on our behalf.

Signed:



Print Name:

Gloria Robinson

Date:

27/7/16

ONCE THIS FORM HAS BEEN COMPLETED, PLEASE RETURN TO  
PETER GROOM SETTLEMENTS **URGENTLY** TO ENABLE SETTLEMENT TO BE  
COMPLETED

EMAIL:

FAX: (08) 9964 4497

Sanwood Nominees Pty Ltd (ABN 99052748123)  
Trading as Peter Groom Settlements  
Licensed Real Estate Settlement Agent  
16 Chapman Road  
GERALDTON W A 6530  
Tel: (08) 9964 4496 Fax: (08) 99644497

## TRUST ACCOUNT RECEIPT TC 604

Date: 18/07/2016

Receipt No: 026283

Paid By: Direct Deposit

Ref #: 21008

Received From: HENMICKHILL PTY LTD  
LOT 3, UNIT 3,39 UTAKARRA ROAD, RANGEWAY  
Being For: Funds For Settlement

Amount: \$173,266.81

Received with thanks

Peter Groom Settlements

Per:  .....

*Peter Groom*  
S E T T L E M E N T S  
Licensed Real Estate Settlement Agent

13<sup>th</sup> July 2016

Our ref: 21008 RD

The Manager  
Henmickhill Pty Ltd  
PO Box 700  
TOODYAY WA 6566

henmickhill3@bigpond.com

E-MAILED

Dear Malcolm & Gloria

RE: PURCHASE OF LOT 3, UNIT 3,39 UTAKARRA ROAD, RANGEWAY

Please find enclosed your amended settlement statement showing the balance due.

*As requested we have not held any allowance to cover the council rates or the water rates on your behalf. We shall contact you once rates have issued. It's possible the water rates may issue from the 1<sup>st</sup> of the month following settlement date but we shall advise you once we receive confirmation.*

Kindly forward the balance of \$173,266.81 by way of bank cheque made payable to Peter Groom Settlements Trust Account **prior to settlement date of the 19 July 2016** so we may complete settlement on your behalf. Alternatively, funds can be deposited directly to our trust account – details are as follows...

National Australia Bank  
Peter Groom Settlements Trust Account  
086-643 A/c 46202 3231

Please note reference of 21008RD on any deposit to our Trust Account

If you have any queries, please do not hesitate to contact our office.

Yours faithfully

  
PETER GROOM  
Principal

16 Chipman Road, Geraldton, (PO Box 10088, Geraldton 6531)  
Telephone: (08) 9954 4495, Facsimile: (08) 9954 4497  
peter@petergroomsettlements.com.au

Member, National Australia Bank, Ltd, A.C.N. 011 244 112  
Member, Institute of Real Estate Agents, Australia, Division of Chartered Institute of Property

*Peter Groom*  
**S E T T L E M E N T S**  
*Licensed Real Estate Settlement Agent*

14 July 2016

Our ref: 21008 RD

**AMENDED STATEMENT**

**PURCHASE OF LOT 3, UNIT 3.39 UTAKARRA ROAD, RANGEWAY  
 HENMICKHILL PTY LTD**

	Debit	Credit
Purchase Price	170,000.00	
Deposit Paid		2,000.00
Transfer Duty on the Contract (Residential)	3,895.00	
Settlement Fee (incl GST) (\$1,132.00 less 29% Disc)	800.00	
Landgate Enquiry Processing Fee	19.31	
Water Corporation Rate Enquiry Fee	49.01	
Council Rate Enquiry Fee	101.20	
Land Tax Enquiry Fee	42.79	
Landgate Title Search Fees	67.80	
Postage, Petties, Telephone, Fax	42.00	
Company Search	27.50	
Bank Cheque Fees	26.40	
Registration of the Transfer	195.80	
<b>ADJUSTMENT OF RATES/TAXES          AS AT 19-07-2016</b>		
Water Corp 2016/2017 Rates <i>No Allowance Held</i>		
City Of Greater Geraldton 2016/2017 Rates <i>No Allowance Held</i>		
<b>Balance due by you prior to settlement</b>		<b>173,266.81</b>
E & O E.	<b>\$175,266.81</b>	<b>\$175,266.81</b>

18 Chapman Road, Geraldton (PO Box 10661) Geraldton 6431  
 Telephone: (08) 9496 4096, Fax: (08) 9496 4497  
 peter@petergroomsettlements.com.au

Licensed Real Estate Agent, Member of the W.A. Division Australian Institute of Certificate