

Australian Institute
of Conveyancers



Midland Settlements Pty Ltd

LICENSED REAL ESTATE CONVEYANCING AGENTS

Trading as
Midland Settlements
INDEPENDENT SETTLEMENT AGENT

A.C.N. 091 227 986 ABN 65 091 227 986

11 The Crescent, Midland 6056
Telephone: (08) 9250 1777
Fax: (08) 9274 1635
P.O. Box 1246, Midland WA 6936
Licensee: A Cooper
Licensed Settlement Agent No. 460
Email Address
info@midlandsettlements.com.au

Our Ref:57489/RM

8th March 2011

Mrs MM Zacharia
atf Marilyn Zacharia Self Managed Super Fund
15 Clarkson Road
BULLSBROOK WA 6084

Dear Pip

PURCHASE OF 10/212 ALBANY HIGHWAY CENTENNIAL PARK

We are pleased to advise that settlement on the above property was effected today.

We advise that the Certificate of Title will take 3-4 weeks to issue from the Land Titles Office in your name. Upon receipt of same we will contact you to enable your collection of the document.

Please find enclosed an updated settlement statement together with our cheque for \$6.57 being the surplus funds remaining due to the readjustment of rates to the 8th March 2011.

Thank you for allowing us to settle this transaction for you, should you require any further assistance, please do not hesitate to contact me.

Yours sincerely

MIDLAND SETTLEMENTS

Ruth Miskiewicz
SETTLEMENT AGENT



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FINAL STATEMENT

Licensee: A Cooper
Licensed Settlement Agent No. 460
Email Address
info@midlandsettlements.com.au

3rd March 2011

Mrs MM Zacharia as trustee for the Marilyn
Zacharia Self Managed Super Fund
15 Clarkson Road
BULLSBROOK WA 6084

RE: 10/212 ALBANY HIGHWAY CENTENNIAL PARK

	Debit	Credit
Purchase Price	218,000.00	
Deposit paid		20,000.00
Settlement fees (\$1108.60 Discounted)	730.00	
Postage, Petties, Telephone, Fax	50.00	
Land Titles Office Search Fees	66.50	
Land Tax Department - Enquiry Fee	35.00	
Council Rates - Enquiry Fee	75.00	
Water Corporation - Enquiry Fee	38.75	
Strata Company - Section 43 Cert.	110.00	
Landgate - Enquiry Fee	12.28	
Registration fee on transfer document	185.00	
Stamp Duty - Offer & Acceptance Residential Concessional	5,719.00	
Great Southern Pest & Weed Control	209.00	
ADJUSTMENT OF 2010 - 2011 RATES & TAXES AS AT 08/03/2011		
COUNCIL RATES \$788.48		
Your proportion 114/365 days		246.26
WATER RATES \$845.10		
Your proportion 114/365 days		263.95
STRATA LEVY \$762.97		
(Raised from 07/01/2011 to 06/01/2012)		
Your proportion 304/365 days		635.46
Stamp duty paid by you		5,719.00
Further funds paid by you		200,663.77
BALANCE DUE TO YOU		6.57
	226,382.77	226,382.77

E & O E

81V
Exam - Midland
L569882



WESTERN



AUSTRALIA

REGISTER NUMBER 10/SP33951	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 16/3/2011

VOLUME 2125 FOLIO 668

DUPLICATE CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893 AND THE STRATA TITLES ACT 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 10 ON STRATA PLAN 33951
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

MARILYN MICHELE ZACHARIA OF 15 CLARKSON ROAD, BULLSBROOK
(T L569882) REGISTERED 8 MARCH 2011

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	SP33951.
PREVIOUS TITLE:	SP33951.
PROPERTY STREET ADDRESS:	UNIT 10, 212 ALBANY HWY, CENTENNIAL PARK.
LOCAL GOVERNMENT AREA:	CITY OF ALBANY.

