



Midland Settlements

LICENCED REAL ESTATE CONVEYANCING AGENTS

INDEPENDENT SETTLEMENT AGENT
A.C.N. 143 361 027 ABN 21 698 020 589

11 The Crescent, Midland 6056
Telephone: (08) 9250 1777
Fax: (08) 9274 1635
P.O. Box 1246, Midland WA 6936
Licensee: Sasha Equity Pty Ltd
Licensed Settlement Agent No. 63482
Email Address
info@midlandsettlements.com.au

Our Ref:57984/RM

1st December 2011

Ms M M Zacharia
atf Marilyn Zacharia Superannuation Fund
15 Clarkson Road
BULLSBROOK WA 6084

Dear Pip

PURCHASE OF 106, 112 GODERICH STREET EAST PERTH

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.

Enclosed is our cheque for \$323.11, being the surplus funds remaining, as per the attached settlement statement.

I advise that the next levy payment of \$320 is due and payable by 1/01/12 and the Reserve Fund payment of \$210.40 is due and payable by 1/01/12.

Special levies are treated as rates are, and are calculated on a rating year i.e. 1/7/11 to 30/6/12. The Special Levy of \$960 is due and payable by 1/01/12 with another payment of \$960 due by 1/04/12. You will note that you have been given the seller's 154 day share of these special levies (shown on the statement) of \$403.94 and \$403.93, therefore you will need to clear the two \$960 payments when they fall due.

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
CONVEYANCER



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FINAL STATEMENT

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RE: 106, 112 GODERICH STREET EAST PERTH

	Debit	Credit
Purchase Price	235,000.00	
Deposit paid		10,000.00
Settlement fees (\$1146.00 Discounted)	770.00	
Postage, Petties, Telephone, Fax	55.00	
Land Titles Office Search Fees	66.00	
Bank Cheque Fees	5.40	
Land Tax Department - Enquiry Fee	38.50	
Council Rates - Enquiry Fee	126.50	
Water Corporation - Enquiry Fee	43.89	
Strata Company - Section 43 Cert.	110.00	
Landgate - Enquiry Fee	23.64	
Region Scheme Certificate	27.50	
Registration fee on transfer document	210.00	
Stamp Duty - Offer & Acceptance Residential Concessional	6,365.00	
ADJUSTMENT OF 2011 - 2012 RATES & TAXES AS AT 01/12/2011		
COUNCIL RATES \$833.40		
Your proportion 212/366 days		482.73
WATER RATES \$620.15		
Your proportion 212/366 days		359.21
STRATA LEVY \$518.40		
(Raised from 01/10/2011 to 31/12/2011)		
Your proportion 30/92 days		169.04
electrical upgrade \$2,592.00		
(Raised from 01/07/2011 to 30/06/2012)		
Your proportion 212/366 days		1,501.38
Funds paid by you		234,869.03
Special Levy - payable 1/1/12		
Credit from seller - 154/366 days		403.94
Special Levy-payable 1/4/12-credit 154d		403.93
BALANCE DUE TO YOU	323.11	
	245,676.90	245,676.90

WESTERN



AUSTRALIA

REGISTER NUMBER 26/SP5186	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 11/10/2004

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

VOLUME **1476** FOLIO **336**

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 26 ON STRATA PLAN 5186
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

ELIZAVETA NIKOLAEVNA MARKOVSKAYA
 SERGEY VASILEVICH GONCHAROV
 BOTH OF 106/112 GODERICH STREET, EAST PERTH
 AS JOINT TENANTS

(T L210959) REGISTERED 22 JANUARY 2010

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.
- *L210960 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 22.1.2010.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF 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: SP5186.
 PREVIOUS TITLE: SP5186.
 PROPERTY STREET ADDRESS: UNIT 106, FLOOR 1, 112-122 GODERICH ST, EAST PERTH.
 LOCAL GOVERNMENT AREA: CITY OF PERTH.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J406727.