

3 March 2021

Our ref. 2021/0096 CB

FINAL STATEMENT

PURCHASE OF UNIT 3, 22 RADIUS LOOP, BAYSWATER
 MR P E E MCDONALD & MRS J M MCDONALD
 ATF THE PETER & JUDITH MCDONALD SUPERANNUATION FUND

	Debit	Credit
Purchase Price	319,000.00	
GST included in Purchase Price \$29,000.00		
Deposit Paid		10,000.00
Transfer Duty on the Contract (General)	11,067.50	
Costs & Disbursements (see attached Tax Invoice)	2,247.91	
Contribution paid by you prior to settlement		324,891.73
Stewart Title	765.33	
Title Insurance Policy		
ADJUSTMENT OF RATES/TAXES		
AS AT 04-03-2021		
Water Corp 2020/2021, monies held in trust pending receipt of rates.	200.00	
Bayswater City Council 2020/2021, monies held in trust pending receipt of rates.	1,081.18	
Land Tax 2020/2021 S.O.B. \$98.36 Your share 118 days \$31.80 Balance due	31.80	
Strata Levies Nil Adjustment as not struck yet		
Strata Insurance - First Year adjusted only From 06-11-2020 to 06-11-2021 \$737.94 Your share 247/ 366 days \$498.01 Balance due	498.01	
Nil Balance due by you		
E & O E	\$334,891.73	\$334,891.73

Suite 6, 73 Hay Street
 Subiaco WA 6008
 PO Box 8017, Subiaco East WA 6008
 Tel (08) 9387 1114 Fax (08) 6263 5933
 reception@kbsettlements.com.au

4 March 2021
 Our ref: 2021/0096 CB

Mr P E E McDonald & Mrs J M McDonald
 ATF the Peter & Judith McDonald Superannuation Fund
 PO BOX 1209
 MIDLAND DC WA 6936

TAX INVOICE (ABN: 75164782021)

PURCHASE OF UNIT 3, 22 RADIUS LOOP, BAYSWATER
 MR P E E MCDONALD & MRS J M MCDONALD
 ATF THE PETER & JUDITH MCDONALD SUPERANNUATION FUND

Description	Price	GST	Total
Our Professional Fee	1,000.00	100.00	1,100.00
PEXA Fee	116.60	0.00	116.60
Postage & Couriers	15.00	0.00	15.00
Telephone & Facsimile	20.00	0.00	20.00
Misc. Expenses Photocopying	30.00	0.00	30.00
Government & Statutory Charges			
Landgate Registration of the Transfer	248.20	0.00	248.20
Landgate Enquiry Processing Fee	35.48	0.00	35.48
Water Corporation Rate Enquiry Fee	30.18	0.00	30.18
Landgate Title Document Search Fee	80.10	0.00	80.10
Council Rate Enquiry Fee	215.00	0.00	215.00
WAPC Clause 42 Certificate	27.00	0.00	27.00
Land Tax Enquiry Fee	50.35	0.00	50.35
Strata Company Enquiry Fee	280.00	0.00	280.00
Totals	\$2,147.91	\$100.00	\$2,247.91
TOTAL INCLUDING GST \$2,247.91			

3 March 2021

The Directors
Peter Edward Ernest MCDONALD & Judith Maria MCDONALD
ATF Peter & Judith McDonald Superannuation Fund

TAX INVOICE

Dear Sir/Madam

RE: SALE OF PROPERTY SITUATED AT Unit 3, 22 Radius Loop, BAYSWATER

Purchase price:	\$ 290,000.00
GST:	\$ 29,000.00

Total due & payable at settlement	\$319,000.00

With Thanks

Zoran VELEDINOVIC & Jelica VELEDINOVIC & Christopher John BEECROFT
ABN 9544 745 8934

contract for sale of land or strata title by offer and acceptance (commercial)



REGULATED BY THE
REVENUE AND
CUSTOMS DEPARTMENT
OF WESTERN AUSTRALIA
FORM 100 (REV 01/12)

Raine & Horne
Commercial

NOTICE Contract may be lodged with the Office of State Revenue for duty, or payment on other law, 70 days after the date the last person signs the contract.
WARNING If the Buyer is not the registered owner of the subject land, the contract is void unless the Buyer obtains a DER approval, which is a condition of the contract unless otherwise required.
WARNING If the Seller is not the registered owner of the subject land, the contract is void unless the Seller obtains a DER approval, which is a condition of the contract unless otherwise required.
WARNING If the Seller is not the registered owner of the subject land, the contract is void unless the Seller obtains a DER approval, which is a condition of the contract unless otherwise required.

To: ABC (WA) Pty Ltd T/A Raine & Horne Commercial

Street: 334 Cambridge Street

Suburb: Wembley State: WA Postcode: 6014

ABN: 93 117 855 879 Email: reception.wa@rhc.com.au

Phone: 08 5444 7000 Mobile: Far: 08 9381 3795

As Agent for the Seller: [Signature]

THE BUYER

Name: THE TRUSTEE FOR PETER & JUDITH MCDONALD SUPERANNUATION FUND

Address: PO Box 1209, Midland WA 6936

E144H: The Buyer consents to Notices being served at: peter.mcdonald@rhc.com

OFFERS TO PURCHASE as joint tenants/tenants in common (specifying the undivided shares) the Land and Property (hereinafter set out in the Schedule ("the Property")) with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

SCHEDULE

The Property is:

Address: Unit 3 / 22 Radhus Loop

Suburb: Kingswater State: WA Postcode: 6053

Lot: 3 Deposited/Parting Strata/Diagram/Plan: 82592 Whole / Part Vol: 2997 Folio: 335

A deposit of \$ 2,000 of which \$ 750 is paid now and \$ 1,000 to be paid within 7 days of acceptance to be held by Raine & Horne Commercial.

(The Depositor/ Seller). The Balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price: \$ 270,000 + GST

Settlement Date: 1st March 2021 or earlier upon mutual agreement

Property Chattels including: As inspected

GST
 GST is APPLICABLE to the Contract. See Special Conditions or attached GST Annexure, which forms part of the Contract. OR GST is NOT applicable to the Contract.

FINANCE CLAUSE IS APPLICABLE	FINANCE CLAUSE IS NOT APPLICABLE
LENDED: _____ REPAYMENT DATE: _____ LATEST TIME: 4pm on _____ AMOUNT OF LOAN: _____ SIGNATURE OF BORROWER: _____	Signature of the Buyer if Finance Clause is NOT applicable: [Signature] [Signature]

SPECIAL CONDITIONS

1) The following documents are attached hereto and form part of this contract:
 1. GST Annexure
 2. Schedule 2 - 2 By Laws
 3. Pre-contractual strata disclosure
 4. strata information
 5. strata plan 82592
 6. DER Form 6
 7. Changes to 2018 JFAC
 8. Strata management agreement
 9. Certificate of Title

[Signatures]