

Lunn Conveyancing

Independent Licensed Real Estate Settlement Agent • Licensee: Veronica Frances Lunn • ABN: 66 116 678 277

11 March 2014

Our ref: 140080

AMENDED FINAL SETTLEMENT STATEMENT

PURCHASE OF 3 MUGO LANE, AUBIN GROVE CAPE MHT PTY LTD

| | Debit | Credit |
|---|---------------------|---------------------|
| Purchase Price | 507,500.00 | |
| Deposit Paid | | 5,000.00 |
| Transfer Duty on the Contract | 20,051.25 | |
| Costs & Disbursements (see attached Tax Invoice) | 2,172.34 | |
| Mortgage Loan/funds from Westpac Banking Corporation | | 298,140.00 |
| Termite Report | 110.00 | |
| Amount received from you prior to settlement | | 227,420.73 |
| ADJUSTMENT OF RATES/TAXES AS AT 12-03-2014 | | |
| Water Rates 01-03-2014 to 30-04-2014 \$168.50 Your share 49/ 61 days \$135.35 Balance due | | 135.35 |
| Cockburn City Council 2013/2014 Rates \$1,476.54 Your share 110 days \$444.98 Balance due | | 444.98 |
| Land Tax 2013/2014 Not Applicable | | |
| Balance due to you after settlement | 146.81 | |
| E & O E | <u>\$530,560.73</u> | <u>\$530,560.73</u> |



Member of the Australian Institute
of Conveyancers WA Division Inc.

Please send all correspondence to:
• P.O. Box 1224, East Victoria Park WA 6981
Tel: (08) 9451 4444 • Fax: (08) 9451 4477 • Mobile: 0410 343 445
Email: lunn@westnet.com.au
71 Armstrong Road, Wilson WA 6107



Certified Practicing
Conveyancer

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12 March 2014

Our ref: 140080

Cape Mht Pty Ltd
Post Office Box 240
HAMILTON HILL WA 6163

TAX INVOICE (ABN: 66116678277)

PURCHASE OF 3 MUGO LANE, AUBIN GROVE CAPE MHT PTY LTD

| Description | Price | GST | Total |
|--|-------------------|-----------------|-------------------|
| Costs & Fees | | | |
| Settlement Fee \$1,745.38 but say..... | 1,313.98 | 131.40 | 1,445.38 |
| Landgate Registration of the Transfer | 270.00 | 0.00 | 270.00 |
| Enquiry Fees | | | |
| Landgate Enquiry Processing Fee | 18.02 | 1.80 | 19.82 |
| Water Corporation Rate Enquiry Fee | 42.20 | 4.22 | 46.42 |
| Council Rate Enquiry Fee | 103.00 | 10.30 | 113.30 |
| Land Tax Enquiry Fee | 35.00 | 3.50 | 38.50 |
| Disbursements | | | |
| Landgate Title Document Search Fee | 84.00 | 8.40 | 92.40 |
| Bank Cheque Fees | 20.00 | 2.00 | 22.00 |
| Postage & Couriers | 25.00 | 2.50 | 27.50 |
| Company Search | 33.20 | 3.32 | 36.52 |
| Telephone & Facsimile | 30.00 | 3.00 | 33.00 |
| Misc. Expenses Photocopying | 25.00 | 2.50 | 27.50 |
| <hr/> | | | |
| Totals | \$1,999.40 | \$172.94 | \$2,172.34 |

TOTAL INCLUDING GST: \$2,172.34



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PLEASE READ
SIGN & RETURN

SALE OF 3 MUGO LANE AUBIN GROVE

Residual Current Devices (RCD's)

The seller of a residential property must ensure that at least two RCD's are installed;

- * Before the title to the property is transferred; or
- * Before the owner enters into a residential tenancy agreement.

New homes where the building construction licence was granted after 1 January 2000 will already comply with these requirements.

Penalties for non-compliance are:

- \$15,000.00 fine for individuals; and
- \$100,000.00 fine for a Body Corporate.

Mains Power Smoke Alarms

The seller of a residential property must ensure that mains powered smoke alarms have been installed. In dwellings where the construction of the building does not permit a space to conceal the wiring or where no mains power is available, smoke alarms with a ten year battery life are permitted.

The seller is responsible for ensuring that the smoke alarms is not more than ten years old if no expiry date is provided to them.

Penalties for non-compliance is a fine of \$5,000.00.

I, Thananjeyan Shivakumar, being the sellers of the above property have read and understood the above regulations and advise the following;

Residual Current Devices

(please tick one)

- X The Property already complies with the Regulations and has two RCD's installed.
- 0 I will be arranging for the installation of the two RCD's prior to settlement and will supply a certificate from an Electrical Contractor.

Smoke Alarms

(please tick one)

- X The property already complies with the Regulations and has at least one mains powered smoke alarm or an approved alternative which less than ten years old; or
- 0 I will be arranging for mains powered smoke alarms or an approved alternative prior to settlement and will supply a certificate from an Electrical Contractor.


Thananjeyan Shivakumar

0 2/3/2014
DATE

Direct Indial: Kylie Buswell 94113444
 Ref: 6005099
 Your Ref: Veronica Lunn 140080P

13 March 2014

Lunn Conveyancing
 PO Box 1224
 EAST VICTORIA PARK WA 6981

ZONING STATEMENT

Vendor: T Shivakumar
Purchaser: Cape MHT Pty Ltd
Property: Lot: 293 DP 49269 Vol: 2614 Fol: 743 Area: 0.038600 Ha
 3 Mugo Lane AUBIN GROVE WA 6164

Information regarding rates & charges to be supplied by City of Cockburn Rates Department (Further enquiries phone direct on 9411 3444).

The following relates to Planning, Health and Building Issues:

| Section 1: Planning | |
|---------------------|--|
| 1. | Is the land the subject of any Town Planning Scheme or other zoning regulation of your authority? City of Cockburn Town Planning Scheme No.3 (Scheme 3 info available on www.cockburn.wa.gov.au/planning) |
| 2. | What is the current zoning of the land? Development Area (DA11) Structure Plan – Residential R30 |
| 3. | Is there any application now before your Authority to alter this zoning? No |
| 4. | Has your Authority announced its intention to resume the whole or any part of the land? No |
| 5. | If vacant land, the distance from the front boundary to the building line (if any). Not applicable |

| Section 2: Planning | |
|---------------------|--|
| 6. | Outstanding work orders on property None that this Authority is aware of |

Special matters considered advisable to be known to the purchaser of the property/premises

- **The property is within Priority 3 Source Protection Area of the Jandakot Underground Water Mound.**
- **This property is within a 300m radius of the Wellheads Protection Zone. For further information, please contact Department of Water on 6364 7600.**

| Section 3: Building | |
|---|---|
| 7. | Outstanding work orders on property None that this Authority is aware of |
| 8. | Current Home Indemnity Insurance for this property/premises? VERO RCW73410745 |
| For confirmation of approved structures in relation to the property, a full set of approved building plans may be ordered through the City's Building Services by the current owner of the property for a fee. Any other party may order such plans with authorisation from the current owner | |

Special matter considered advisable to be known to the purchaser of the property/premises

- **Maximum site cover has been reached.**

The applicant should carry out a title search to establish if there are any easements/encumbrances on the property. This notice doesn't include information regarding future road works near the lot.

The City of Cockburn does not accept responsibility for the completeness or accuracy of the foregoing information and disclaims liability for any damages sustained by any person acting on the basis of that information.

A handwritten signature in black ink, appearing to read "Selby". The signature is written in a cursive, flowing style.

Senior Planning Administration Officer