

WESTERN



AUSTRALIA

REGISTER NUMBER	
111/DP222750	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	3/11/2010

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1754 FOLIO 160

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 111 ON DEPOSITED PLAN 222750

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MOMUTT PTY LTD OF UNIT 16 1 RIVERSIDE ROAD EAST FREMANTLE WA 6158
(T O062252) REGISTERED 28/12/2018

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

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.
Lot as described in the land description may be a lot or location.

-----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: 1754-160 (111/DP222750)
PREVIOUS TITLE: 1719-979
PROPERTY STREET ADDRESS: 60 OTTERBURN ST, LEONORA.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF LEONORA

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M831419



CONTRACT FOR SALE OF LAND OR STRATA TITLE BY OFFER AND ACCEPTANCE

09/11 810

APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA FOR USE BY REIWA MEMBERS

NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the final person executes the Contract



RON HUNTER PROPERTIES

opening doors into real estate

Principal Licensee: Ron Hunter - ABN: 69 265 723 817 Licensed Real Estate and Business Agent

As Agent for the Seller / Buyer

THE BUYER (FULL NAME AND ADDRESS) MOMUTI PTY LTD AT THE KMKM SUPER FUND ACN 628 386 363 ACN 63 628 386 363 1611 RIVERSIDE ROAD EAST FREEMANTLE

OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels 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 at: 60-62 OTTERBURN ST LEONORA 6438
Lot 111/196 Deposited State System Plan 222750 Whole/Part Vol 1784/1754 Folio 160/161
A deposit of \$ 5000 of which \$ 5000 is paid now and \$ to be paid within days of acceptance to be held by: RON HUNTER PROPERTIES RESA TRUST ACCOUNT
Purchase Price \$ 140,000 plus GST INCLUSIVE
Settlement Date WITHIN 30 DAYS OF FORMAL FINANCE APPROVAL NOTICE
Property Chattels including: VACANT POSSESSION WITH CONDITIONS C. 25 RENT APPLICABLE

FINANCE CLAUSE IS APPLICABLE
LENDER ANZ BANK
LATEST TIME: 4pm on: 25/9/18
AMOUNT OF LOAN: 140,000.00
SIGNATURE OF BUYER: [Signature]

SPECIAL CONDITIONS

A. TIMBER PEST PRE PURCHASE INSPECTION

This contract is conditional upon a timber pest inspection report being obtained no later than five (5) business days before settlement within () days from acceptance of finance approval by the Buyer and at the expense of the Buyer from a licensed pest control operator certifying that an inspection to Australian Standard AS 4345.3 Inspection Business - Timber Pest Inspection has been performed.

B. STATE GOVERNMENT REGULATIONS - SWIMMING POOL/SPA, SMOKE ALARM(S), RCCDS

The Seller represents and warrants to the Buyer that at Settlement:

- 1. Swimming Pool/Spa: a) the swimming pool/spa mechanical and electrical plant and equipment will be in good working order; b) the pool/spa safety barriers will comply with the requirements of all Authorities; and c) the Buyer will not be required to finance any works to the pool/spa safety barriers.
2. Smoke Alarms: a) the Property will meet the requirements of the deemed-to-satisfy provisions concerning smoke alarms or smoke hazard management under the Building Code applicable at the time of installation; b) and each smoke alarm necessary to meet those requirements was installed less than 10 years before the Settlement Date; and c) each smoke alarm referred to in paragraph (b) is or will be in working order; and d) if a smoke alarm referred to in paragraph (b) was, at the time of its installation, required to be connected to the mains power supply to meet those requirements -- (i) the alarm is permanently connected to the mains power supply; or (ii) it, in relation to the alarm, the use of the battery powered smoke alarm has been approved by the local government authority, the alarm has a 10 year battery life that cannot be removed.
3. Residual Current Devices: a) Date either 3(a) or 3(b)
a) (i) at least two Residual Current Devices (RCDs) are installed to the residential premises
(ii) the RCDs protect all power point and lighting final sub-circuits in compliance with the Electricity Regulations 1947 ("the Regulations"); OR
b) the Seller has received an exemption from Energy Safety (see attached). The exemption has been granted because the residential premises do not have a switchboard or the switchboard does not accommodate two RCDs and an inspector (under the Regulations) has provided a written notice that it is impractical to install two RCDs, and the Seller has installed one RCD to the residential premises.
c) residential premises means premises that constitute or are intended to constitute a place of residence at the Property.

Handwritten initials and signatures on the left side of the page.

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

THE BUYER WILL RENT PROPERTY AT \$300 PER WEEK UNTIL SETTLEMENT

CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the Particulars of the Offer, the Buyer agrees to be bound by the terms of the Contract and the Finance Clause as set out in the Schedule, whether or not the Buyer is a party to the Contract.

If any information requested in the Particulars of the Offer is not provided to the Buyer, the Buyer must:

1.1.1. Immediately after the Contract Date make a formal Application to the Lender, using a form of best endeavours to provide the Lender with the information requested in the Particulars of the Offer.

1.1.2. If the Buyer does not comply with Clause 1.1.1, the Buyer must provide the Lender with the information requested in the Particulars of the Offer under Clause 1.2, and the Buyer may terminate the Contract under Clause 1.3. The rights of the Seller under the Contract 1.1 will not be affected if the Buyer does not comply with Clause 1.1.

1.1.3. The Buyer must make a formal Application to the Seller or Seller Agent: (1) in writing, and (2) in a form approved by the Seller or Seller Agent.

1.1.4. The Contract will only be entered into if the Seller or Seller Agent is satisfied with the Finance Application and the Buyer has provided the information requested in the Particulars of the Offer.

1.1.5. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.3.

1.1.6. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.4.

1.1.7. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.5.

1.1.8. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.6.

1.1.9. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.7.

1.1.10. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.8.

1.1.11. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.9.

1.1.12. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.10.

1.1.13. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.11.

1.1.14. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.12.

1.1.15. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.13.

1.1.16. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.14.

1.1.17. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.15.

1.1.18. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.16.

1.1.19. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.17.

1.1.20. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.18.

1.1.21. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.19.

1.1.22. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.20.

1.1.23. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.21.

1.1.24. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.22.

1.1.25. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.23.

1.1.26. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.24.

1.1.27. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.25.

1.1.28. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.26.

1.1.29. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.27.

1.1.30. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.28.

1.1.31. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.29.

1.1.32. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.30.

1.1.33. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.31.

1.1.34. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.32.

1.1.35. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.33.

1.1.36. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.34.

1.1.37. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.35.

1.1.38. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.36.

1.1.39. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.37.

1.1.40. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.38.

1.1.41. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.39.

1.1.42. The Seller or Seller Agent may terminate the Contract if the Buyer does not comply with Clause 1.1.40.

17. Right to Terminate

If a Party has the right to terminate under this Clause 17, then:

(a) the Party may terminate the Contract by giving written notice to the other Party;

(b) Clause 17.1 and 17.2 of the 2011 General Conditions do not apply to the right to terminate;

(c) upon termination the Parties and any monies paid by the Buyer must be repaid to the Buyer;

(d) upon termination the Parties will not have any claim or liability against the other for breach of the Contract in respect of a breach of Clause 17 by the Buyer.

18. Offer

The Buyer may terminate the Contract by giving written notice to the Seller or Seller Agent at any time before the Contract Date or Clause 17 applies, before the Contract is terminated, if any of the following conditions are satisfied:

(a) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer;

(b) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.2;

(c) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.3;

(d) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.4;

(e) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.5;

(f) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.6;

(g) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.7;

(h) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.8;

(i) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.9;

(j) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.10;

(k) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.11;

(l) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.12;

(m) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.13;

(n) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.14;

(o) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.15;

(p) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.16;

(q) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.17;

(r) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.18;

(s) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.19;

(t) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.20;

(u) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.21;

(v) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.22;

(w) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.23;

(x) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.24;

(y) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.25;

(z) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.26;

(aa) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.27;

(ab) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.28;

(ac) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.29;

(ad) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.30;

(ae) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.31;

(af) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.32;

(ag) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.33;

(ah) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.34;

(ai) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.35;

(aj) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.36;

(ak) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.37;

(al) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.38;

(am) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.39;

(an) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.40;

(ao) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.41;

(ap) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.42;

(aq) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.43;

(ar) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.44;

(as) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.45;

(at) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.46;

(au) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.47;

(av) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.48;

(aw) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.49;

(ax) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.50;

(ay) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.51;

(az) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.52;

(ba) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.53;

(bb) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.54;

(bc) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.55;

(bd) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.56;

(be) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.57;

(bf) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.58;

(bg) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.59;

(bh) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.60;

(bi) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.61;

(bj) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.62;

(bk) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.63;

(bl) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.64;

(bm) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.65;

(bn) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.66;

(bo) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.67;

(bp) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.68;

(bq) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.69;

(br) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.70;

(bs) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.71;

(bt) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.72;

(bu) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.73;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.74;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.75;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.76;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.77;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.78;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.79;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.80;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.81;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.82;

(bv) the Seller or Seller Agent has not provided the information requested in the Particulars of the Offer under Clause 1.83;

2. Absence of this offer will be sufficiently communicated to the Buyer if notice is given in accordance with Clause 1.1.30.

3. The 2011 General Conditions are incorporated into the Contract as if they are not varied or inconsistent with the Conditions or Special Conditions of the Contract.

4. If GST is applicable to this transaction then the relevant GST provisions should be outlined in the Special Conditions or in an attached GST Awaiting which forms part of this Contract.

BUYER (if a corporation, then the Buyer executes this Contract pursuant to s.127 of the Corporations Act.)

Witness Date 6/9/18 THE BUYER (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer WANKASOY SERVICES PTY LTD PO Box 100 LEONORA 6438

(if a corporation, then the Seller executes this Contract pursuant to s.127 of the Corporations Act.)

Witness Date

JOINT FORM A true copy of this document has been received by each of the Parties - together with a copy of the 2011 General Conditions.

STRATA DISCLOSURES If the Property is a Strata Lot, then the Buyer acknowledges having received the Form 26 Disclosure Statement before signing this Contract.

CONVEYANCER The Parties nominate their Representative below to act on their behalf and consent to Not Oes being served to that Representative's facsimile number BUYER'S REPRESENTATIVE REAL ASSET CONVEYANCY SELLER'S REPRESENTATIVE JEFFREY MUIR TALK

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GST ANNEXURE

This annexure is a special condition to the Contract for the Sale of Land or Strata Title by Offer and Acceptance for the property at:

60-62 Otterburn St, Leonora

The Seller represents that the Seller will be registered for GST at Settlement
Only one choice is to be selected and signed. The other three (3) choices should be deleted.

Choice 1 Full GST (GST Included in the Purchase Price)

- (a) The Seller and Buyer agree that the Purchase Price is inclusive of GST
- (c) The Seller will at Settlement provide a Tax Invoice to the Buyer

Seller
Buyer [Signature] [Signature]

Choice 2 Going Concern

- (a) The Seller and Buyer agree that the sale of the Property in this Contract is the supply of a Going Concern and is GST free
- (b) The Seller agrees that it will carry on and conduct the enterprise as a Going Concern until the date that Settlement of this Contract actually occurs.
- (c) The Seller agrees to supply at Settlement all the things required for the continued operation of the enterprise as a Going Concern.
- (d) The Seller and the Buyer agree that the supply is GST-free and the Purchase Price is exclusive of GST
- (e) If for any reason this sale is not accepted by the Commissioner of Taxation as GST-free, for the supply of a going concern then:
 - (i) the Buyer agrees to pay to the Seller, the amount of the GST, within 30 days after the Seller's liability for GST on this sale is confirmed by the Commissioner of Taxation;
 - (ii) the Seller will give to the Buyer, a Tax Invoice.
- (f) The Buyer represents that at Settlement the Buyer will be registered for GST.

Further for the purposes of Stamp Duty assessment the Seller and Buyer state:

- 1) To the best of our knowledge and belief, GST is not payable on the transaction the subject of the instrument.
- 2) A ruling has not been obtained or sought from the Australian Taxation Office on the transaction.
- 3) The basis on which it is claimed that no GST is payable is that the transaction meets the requirements of a going concern under the GST Act and GST Ruling 2002/5 in that the Seller supplies to the Buyer all of the things that are necessary for the continued operation of an enterprise, and the Seller carries on, or will carry on, the enterprise until the day of the supply (whether or not as part of a larger enterprise carried on by the supplier).
- 4) The Buyer and the Seller declare that the conditions or requirements specified in the GST Act have been or will be met.

Seller
Buyer

Choice 3 Margin Scheme

- (a) The Buyer and Seller agree that the Margin Scheme applies to this transaction.
- (b) The Seller's GST liability on the sale of the Property has been calculated using the Margin Scheme.
- (c) The Buyer will not receive a Tax Invoice.

Seller
Buyer

Choice 4 Full GST (GST payable in addition to the Purchase Price)

- (a) GST applies to this transaction and clause 18.3 of the 2002 General Conditions apply to this Contract. The Seller and Buyer agree that the Purchase Price does not include GST. The Buyer must pay GST on the Purchase Price to the Seller at Settlement.

Seller
Buyer

18 December 2018

Our ref: 2018/0248

STATEMENT

**PURCHASE OF 60 & 62 OTTERBURN STREET, LEONORA
MOMUTT PTY LTD**

	Debit	Credit
Purchase Price	140,000.00	<i>GST.</i>
Deposit Paid		5,000.00
Transfer Duty on the Contract (General)	3,610.00	✓
Costs & Disbursements (see Disclosure)	1,352.05	✓
Registration of the Transfer	201.20	
ADJUSTMENT OF RATES/TAXES AS AT 24-12-2018		
Water Corp 01-11-2018 to 31-12-2018 Rates \$44.36 Your share 7/61 days \$5.09 Balance due	5.09	<i>425</i>
SHIRE OF LEONORA 2018/2019 Rates \$1,408.70 Your share 188 days \$725.58 Balance due	725.58	<i>425</i>
Land Tax 2018/2019 Nil Adjustment		
Balance due by you prior to settlement		140,893.92
E & O E	\$145,893.92	\$145,893.92

DR 772/001 \$140,000 GST.
DR 425 730.67 N GST.
DR 425 1352.05 GST Settlement fees
DR 772/001 3610.00 N GST STAMP DUTY.
CR 880 5000.00 BOND PAID BY
DR 425 201.20 R360
\$ 140 893 92

Licensed Real Estate Settlement Agent

Unit 5/205 Bulwer Street, Perth 6000
 PO Box 299, North Perth WA 6906
 T 61 8 9221 2986
 F 61 8 9202 1298
 info@realassetconveyancing.com.au
 www.realassetconveyancing.com.au

18 December 2018

Our ref: 2018/0248

The Manager
 Momutt Pty Ltd
 Unit 16, 1 Riverside Road
 EAST FREMANTLE WA 6158

COSTS DISCLOSURE

**PURCHASE OF 60 & 62 OTTERBURN STREET, LEONORA
 MOMUTT PTY LTD**

Description	Price	GST	Total
Our Professional Fee	800.00	80.00	880.00
Postage, Petties, Telephone, Fax	35.00	3.50	38.50
PEXA/Attendance Fee	102.40	10.24	112.64
Total Service Amount	937.40	93.74	1,031.14
Estimated Government & Statutory Charges			
Landgate Enquiry Processing Fee	14.55	1.46	16.01
Water Corporation Rate Enquiry Fee	44.77	4.48	49.25
Landgate Title Document Search Fee	89.95	9.00	98.95
Company Search	17.10	1.71	18.81
Council Rate Enquiry Fee	50.00	5.00	55.00
WAPC Clause 42 Certificate	25.00	2.50	27.50
Land Tax Enquiry Fee	50.35	5.04	55.39
Estimated Total	\$1,229.12	\$122.93	\$1,352.05

❖ The Service Amount is the amount that we will charge you under *rule 23(2) of the Settlement Agents Code of Conduct 2016* and is based on the information that you have provided us.

❖ The Service Amount under *rule 23(2) of the Settlement Agents Code of Conduct 2016* does not include Government and Statutory Charges. These shown above are estimates only and subject to change and will be charged at cost price (plus GST if applicable) in addition to the Service Amount.

❖ Under *rule 24(2) of the Settlement Agent Code of Conduct 2016* we may receive payment for a service that exceeds the Service Amount if there is an unforeseen significant change in the scope of the work required to provide the service. We are required to notify you first of the change and anticipated costs and seek your consent before we can undertake the additional work.

If Tax Invoices are required for disbursements paid on your behalf, please contact this office quoting the above reference number.