

2015



Waterline Conveyancing Pty Ltd

Phone: 0408 841 556
Email: admin@waterlineconveyancing.com.au
Office: Shop 2, 1520 Bass Highway, Grantville VIC 3984
Web: waterlineconveyancing.com.au

24 May 2021

RO Stephens Family Super Pty Ltd ATF Stephens Family Superannuation Fund Purchase from Southeast Business Developments Pty Ltd
Property: South East Business Park, Lot 67, 91 National Drive, Pakenham

STATEMENT OF ACCOUNT

Purchase Price		\$505,000.00
GST		\$50,500.00
Adjustments allowed by you to the Vendor		\$620.08
GST on Adjustments		\$62.01
Our account		\$1,079.21
PEXA fee		\$116.60
Stamp Duty on Transfer		\$28,400.00
Registration Fee on Transfer \$1389.00 and Discharge of Mortgage \$110.80 (vendor allows to you in Adjustments)		\$1,499.80
Deposit paid to Estate Agent	\$50,500.00	
AMOUNT payable to WATERLINE CONVEYANCING PTY LTD BUSINESS TRUST ACCOUNT (Quote ref 21397)	\$536,777.70	
	<hr/>	
	\$587,277.70	\$587,277.70
	<hr/>	

Yours faithfully
Cathy Newsome

WATERLINE CONVEYANCING PTY LTD

E. & O.E.



The Trustee for Waterline Conveyancing Trust t/a Waterline Conveyancing Pty Ltd ABN 18 584 947 427
Waterline Conveyancing Pty Ltd a company holding a Licence under the Conveyancers Act 2006 Licence No 001362L
Director/Trustee: Cathy Newsome a person holding a licence under the Conveyancers act 2006 Licence No 001205L
Professional Indemnity insurance against civil liability is held by this firm



**SOUTHEAST BUSINESS DEVELOPMENTS PTY LTD ATF THE
SOUTHEAST BUSINESS DEVELOPMENTS UNIT TRUST
ABN 56 912 627 881**

26 May 2021

RO Stephens Family Super Pty Ltd as Trustee for Stephens Family Superannuation
Fund
5 Gibbs Road, Yarra Glen VIC 3775

TAX INVOICE

Description of Supply	Price	GST	Total
Sale of 91 National Avenue (Lot 67), Pakenham VIC 3810 Contract Date: 22 March 2021 Settlement Date: 26 May 2021	\$505,000.00	\$50,500.00	\$555,500.00
Adjustments on 91 National Avenue (Lot 67), Pakenham VIC 3810	\$620.08	\$62.01	\$682.09
Total Price including GST	\$505,620.08	\$50,562.01	\$556,182.09

STATEMENT OF ADJUSTMENTS

MATTER: SOUTHEAST BUSINESS DEVELOPMENTS PTY LTD AS TRUSTEE FOR
SOUTHEAST BUSINESS DEVELOPMENTS UNIT TRUST TO RO STEPHENS
FAMILY SUPER PTY LTD

PROPERTY: 91 NATIONAL AVENUE (LOT 67), PAKENHAM

SETTLEMENT DATE: 26 MAY 2021

ADJUSTMENT DATE: 26 MAY 2021

SETTLEMENT PLACE: PEXA

	Payable by Vendor (\$)	Payable by Purchaser (\$)
COUNCIL RATES Cardinia Shire Council \$71,722.00 paid for the financial year 01 July 2020 to 30 June 2021 Area Basis 1467.000/624600.000 X \$71,722.00 = \$168.45 Proportion payable by Purchaser 35/365 days		16.15
REGISTRATION FEES - ON DISCHARGE OF MORTGAGE Vendor allows	110.80	
LAND TAX \$507,177.75 paid for the year 01 January 2021 to 31 December 2021 Area Basis 1467.000/624600.000 X \$507,177.75 = \$1,191.21 Proportion payable by Purchaser 219/365 days		714.73
TOTAL	\$110.80	\$730.88
LESS AMOUNT PAYABLE BY VENDOR		\$110.80
PURCHASER TO PAY VENDOR		<u>\$620.08</u>

SETTLEMENT STATEMENT

	Amount (\$)
PURCHASE PRICE	505,000.00
LESS DEPOSIT	50,500.00
BALANCE PURCHASE MONEY	454,500.00
PLUS ADJUSTMENTS	620.08
PLUS GST ON ADJUSTED AMOUNT	50,562.01
BALANCE ON SETTLEMENT	<u>\$505,682.09</u>

Payee	Amount (\$)
1. PEXA Fee	116.60
2. Vendor Funds	505,565.49
TOTAL	<u>\$505,682.09</u>



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Email: admin@waterlineconveyancing.com.au
Phone: 0408 842 556
ABN: 18 584 947 427

Waterline Conveyancing Pty Ltd

The Directors
RO Stephens Family Super Pty Ltd ATF Stephens Family Superannuation Fund
5 Gibbs Road
Yarra Glen VIC 3775

Tax Invoice

Invoice Number	347
Invoice Date	24/05/2021
Payment Due On	07/06/2021
Amount Due	\$1,079.21

**RO Stephens Family Super Pty Ltd ATF Stephens Family
Superannuation Fund purchase from South East
Business Developments Pty Ltd. Pty: Lot 67, 91 National
Drive, Pakenham 3810 VIC | Volume 12296 Folio 679 |
Lot 67 PS 827498**

Fees

Date	Subject	Amount	GST	Total
24/05/2021	To my costs of representing you including taking instructions, perusing Contract of Sale and ancillary documents, verification of identity and Client Authorisations, searching Title, obtaining rate, planning and property certificates, all dealings with your estate agent and the Vendor's representative, preparation of all documents required to assist with the transaction including Transfer of Land, Duties Online forms, preparation of Statement of Adjustments and settlement statements, checking figures with the Council, Water Authority and Agent, trust account administration, arranging and completing settlement, notifying rating authorities of change of ownership and all matters incidental thereto	\$750.00	\$75.00	\$825.00

\$750.00 \$75.00 \$825.00

Expenses

Date	Subject	Cost	Qty	Amount	GST	Total
24/05/2021	Title search, Plan Instrument and final searches	\$60.00	1.00	\$60.00	\$6.00	\$66.00
24/05/2021	Land Tatx Property Clearance Certificate	\$27.10	1.00	\$27.10	\$2.71	\$29.81
24/05/2021	Company Searches x 2	\$44.00	1.00	\$44.00	\$4.40	\$48.40
24/05/2021	Verification of Identity (Thereasa)	\$50.00	1.00	\$50.00	\$5.00	\$55.00
24/05/2021	Photocopying, telephone, postage, SignIT, banking and sundries	\$50.00	1.00	\$50.00	\$5.00	\$55.00
				\$231.10	\$23.11	\$254.21

Subtotal \$981.10
GST \$98.11
Total \$1,079.21

Total Balance Due \$1,079.21



Volume 12296 Folio 679
 124090275181G Page 1 / 1
 Produced 01/06/2021 16:51 hr

CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

MELISSA HARRIS
 REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 67 on Plan of Subdivision 827498B.
 PARENT TITLE Volume 12154 Folio 204
 Created by instrument PS827498B 13/04/2021

REGISTERED PROPRIETOR

Estate Fee Simple
 Sole Proprietor
 RO STEPHENS FAMILY SUPER PTY LTD of 5 GIBBS ROAD YARRA GLEN VIC 3775
 AU386394X 27/05/2021

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS827498B 13/04/2021

COVENANT AU386394X 27/05/2021

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

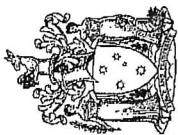
SEE PS827498B FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
 CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.





Department of Environment, Land, Water & Planning

Issue Report

Produced: 3/06/2021 1:16:07AM

Delivery Method: POST

Issue Receipt Number: 9241794

WATERLINE CONVEYANCING PTY LTD
SHOP/2, 1520 BASS HIGHWAY
GRANTVILLE VIC 3984

THE FOLLOWING DOCUMENTS ARE RETURNED TO YOU FROM THIS OFFICE:

Document	Pages	Issued From	Dealing Type	Reason
12296/679	1	AU386394X	TRANSFER	Registered

Total number of Documents Returned: 1

End Of Report

LAND USE VICTORIA, 2 Lonsdale Street Melbourne Victoria 3000
GPO Box 527 Melbourne VIC 3001, DX 250639
Telephone: (03) 9194 0601 Facsimile: 9194 0616
ABN 90 719 052 204



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SMSF - file pls
SFSF

Contract of Sale of Real Estate

Part 1 of the standard form of contract prescribed by the
Estate Agents (Contracts) Regulations 2008

Property address: Lot 67, Southeast Business Park, Greenhills Road, Pakenham

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the:

- * Particulars of sale; and
- * Special conditions, if any; and
- * General conditions

and in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT

Purchasers should ensure that prior to signing this contract, they have received:

- a copy of the section 32 statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962* in accordance with Division 2 of Part II of that Act; and
- a copy of the full terms of this contract.

The authority of a person signing:

- under power of attorney; or
- as director of a corporation; or
- as an agent authorised in writing by one of the parties

must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER on/... /20 Mar 19, 2021

Ricky Stephens

Ricky Stephens (Mar 19, 2021 16:36 GMT+11)

Signature

RICKY OLIVER STEPHENS

Print name of person signing

Director

State nature of authority if applicable
(e.g. "director", "attorney under power of attorney")

Tereasa Humphrey

Tereasa Humphrey (Mar 19, 2021 16:37 GMT+11)

Signature

TEREASA JANE HUMPHREY

Print name of person signing

Director

State nature of authority if applicable
(e.g. "director", "attorney under power of attorney")

This offer will lapse unless accepted within [] clear business days
(3 clear business days if none specified).

SIGNED BY THE VENDOR on/... /20 Mar 22, 2021

Ray Weinzierl

Ray Weinzierl (Mar 22, 2021 14:43 GMT+11)

Signature

Raymond Weinzierl

Print name of person signing

Sole Company Director and Sole Company
Secretary

State nature of authority if applicable
(e.g. "director", "attorney under power of attorney")

Signature

Print name of person signing

State nature of authority if applicable
(e.g. "director", "attorney under power of attorney")

The **DAY OF SALE** is the date by which both parties have signed this contract

Contract of Sale of Real Estate – Particulars of Sale

Vendor's estate agent

Name:	Facey Kendall O'Dea Pty Ltd trading as Facey Property			
Address:	6 Clow Street, Dandenong Vic 3175			
Telephone:	9701 4455	Fax:	9791 3648	DX:
Email:	adam.martin@faceyproperty.com.au			

Vendor

Name	SOUTHEAST BUSINESS DEVELOPMENTS PTY LTD (ACN 617 834 027) (ABN 56 912 627 881)
Address:	8 Mega Rise PAKENHAM VIC 3810

Vendor's legal practitioner or conveyancer

Name:	SHARROCK PITMAN LEGAL PTY LTD			
Address:	Suite 2 40 Montclair Avenue GLEN WAVERLEY VIC 3150			
Telephone:	(03) 9560 2922	Fax:	(03) 9561 3342	DX: DX 15016 GLEN WAVERLEY VIC
Email:	sp@sharrocpitman.com.au			Ref: AO:025287

Purchaser

Name(s):	RO STEPHENS FAMILY SUPER PTY LTD RICKY OLIVER STEPHENS & TEREASA JANE HUMPHREY atf Stephens Family Superannuation Fund
Address:	5 Gibbs Road, Yarra Glen 3775

Purchaser's legal practitioner or conveyancer

Name:	Waterline Conveyancing Pty Ltd			
Address:	Shop 2, 1520 Bass Highway, Grantville 3984			
Telephone:	0408 841 556	Fax:		DX:
Email:	admin@waterlineconveyancing.com.au			Ref: Cathy Newsome

Property address

The address of the land is: Lot 67, Southeast Business Park, Green Hills Road, Pakenham

Land (general conditions 3 and 9)

<p>The land is: Lot 67 on the Site Plan annexed to this Contract as Annexure 2 Part of the land described in Certificate of Title reference: Volume 12154 Folio 204 being Lot A on Plan PS823245E</p>
The land includes all improvements and fixtures.

ANNEXURE 1

GUARANTEE AND INDEMNITY

TO: The Vendor as described in the schedule
to this Guarantee and Indemnity
(called "the Vendor")

IN CONSIDERATION of the Vendor having at the request of the person whose name and address are set out in the Schedule to this Guarantee and Indemnity (called "the Guarantor") agreed to sell the land described in the Contract of Sale to which this Guarantee and Indemnity is annexed (called "the Contract") to the Purchaser whose name and address are set out in the Schedule to this Guarantee and Indemnity (called "the Purchaser") the Guarantor HEREBY GUARANTEES to the Vendor the due and punctual payment by the Purchaser of all monies that are or may become payable pursuant to the Contract AND ALSO the due performance and observance by the Purchaser of all terms and conditions contained or implied in the Contract which are to be performed and observed by the Purchaser AND THE GUARANTOR HEREBY EXPRESSLY ACKNOWLEDGES AND DECLARES that it has examined the Contract and has access to a copy thereof and further that this Guarantee is given upon and subject to the following conditions:-

- A. THAT in the event of the Purchaser failing to pay the Vendor as and when due the monies referred to in the within Contract the Guarantor will immediately pay such monies to the Vendor.
- B. THAT in the event of the Purchaser failing to carry out or perform any of its obligations under the Contract the Guarantor will immediately carry out and perform the same.
- C. THE Guarantor shall be deemed to be jointly and severally liable with the Purchaser for the payment of the purchase monies, interest and all other monies (if any) payable pursuant to the Contract in the performance of the obligations contained herein and it shall not be necessary for the Vendor to make any claim or demand on or to take any action or proceedings against the Purchaser before calling on the Guarantor to pay the moneys or to carry out and perform the obligations herein.
- D. THAT no time or other indulgence whatsoever that may be granted by the Vendor to the Purchaser shall in any manner whatsoever affect a liability of the Guarantor and the liability of the Guarantor shall continue to remain in full force and effect until all monies owing to the Vendor have been paid and all obligations have been performed.

SCHEDULE

Vendor: Southeast Business Developments Pty Ltd (ACN 617 834 027)
as trustee for the Southeast Business Developments Unit Trust
of 9 Embrey Court, Pakenham 3810


Purchaser: RO STEPHENS FAMILY SUPER PTY LTD (ACN 168643383) as trustees for
STEPHENS FAMILY SUPERANNUATION FUND
of 5 Gibbs Road Yarra Glen VIC 3775

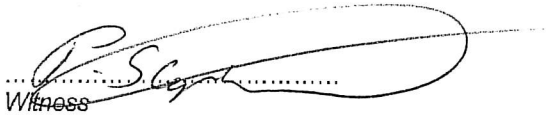
Guarantor/s: RICKY OLIVER STEPHENS and TEREASA JANE HUMPHREY
both of 5 Gibbs Road Yarra Glen VIC 3775

IN WITNESS whereof the said Guarantor/s have set their hand/s

this day of 2021.

SIGNED SEALED AND DELIVERED by
the said Guarantor RICKY OLIVER STEPHENS
in Victoria in the presence of:




.....
Witness

SIGNED SEALED AND DELIVERED by
the said Guarantor TEREASA JANE HUMPHREY
in Victoria in the presence of:




.....
Witness



6 Clow Street,
Dandenong. 3175
Tel: (03) 9701 4455

17367

A.B.N. 45 053 469 757

TRUST RECEIPT

DATE 22/3/2021

RECEIVED FROM Ricky Stephens & Teresa Humphrey

THE SUM OF Fifty thousand, five hundred dollars

BEING Full deposit for the sale of:
Lot 67, Greenhills Road, Pakenham

Cash \$ 50,500.00
Cheque

EFT

FACEY KENDALL O'DEA PTY. LTD.
trading as Facey Industrial-Commercial
Licensed Estate Agents & Directors:
M. A. Bond (Officer in Effective Control), G. Kendall

per [Signature]