

Our Ref: Tx-12215

19 March 2015



Level 6, 68 Grenfell Street
Adelaide SA 5000

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ABN 20 977 368 002

Incontinence SMSF Pty. Ltd.
41 Swallow Avenue
Modbury Heights SA 5092

Dear Jason, Ryan and Nathan,

RE: PURCHASE OF **2/30 Henry Street Payneham, SA 5070**

We are writing to confirm that settlement on the above-described transaction was effected today.

As St George Bank is the first mortgagee they shall retain your Certificate of Title once it issues from the Lands Titles Office.

We enclose a final Settlement Statement for your records. Please retain the Settlement Statement as you may require it for Taxation purposes.

Conveyancing Matters has a strong focus on client satisfaction and your level of satisfaction is one of the company's key performance indicators.

Your feedback is very valuable and will be used for our planning as we continue to strive to provide you with the best quality of service.

Could you please complete the enclosed survey and return to me in the envelope provided. We appreciate your time to complete the survey.

We would like to thank you for allowing us to assist you with this transaction, and if in the future you require the services of a Conveyancer, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in blue ink that reads "Frank Graney".

Frank Graney
Conveyancing Matters
Adelaide Office
Email: fgraney@conveyancingmatters.com.au

Enc

Our Refce: Tx-12215

TAX INVOICE

PURCHASER'S SETTLEMENT STATEMENT

Issued: 18 March 2015

Account of: **Incontinence SMSF Pty. Ltd.**
Purchase of: **2/30 Henry Street Payneham, SA 5070**
Settlement Date: **27 February 2015**

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Dr

To Purchase Price:		320,000.00
By Deposit paid to:		10,000.00
To Government Charges:		
Registration of Transfer:		2,296.50
Stamp Duty on Transfer:		12,330.00
To Adjustment of Rates and Taxes:		
Council Rates	\$ 920.81 p.a. paid to 30-Jun-15 Purchaser allows Vendor 124 days	312.82
Land Tax	Nil	
SA Water Rates	\$ 674.20 p.a. paid to 31-Mar-15 Purchaser allows Vendor 33 days	60.96
Emergency Services Levy	\$ 169.30 p.a. paid to 30-Jun-15 Purchaser allows Vendor 124 days	57.52
Body Corporate Levy	\$ 375.00 p.qtr. paid to 31-Mar-15 Purchaser allows Vendor 33 days	135.62
To Searches from Vendor	Half cost shared with Vendor	220.91
To Conveyancing Charges for checking contract and Form 1 documentation, obtaining details of rates and taxes, preparing settlement statement preparing legal documentation, liaising with all parties regarding settlement, attending to Stamp Duties and Lands Titles Office for settlement, notifying authorities change of ownership details and all matters thereto:		770.00
To Verification of Identity, face to face interview, checking original documents and storage of documents		66.00
Mortgage Liaison Fee		110.00
To Disbursements including phone call charges, facsimile, postage, photocopying, file storage & maintenance fees, Special Meter Reading fee		150.00
Penalty interest @ \$61.58 per day from 27/02/15 to 19/03/2015		1,231.60
By St George Bank		Full proceeds

AMOUNT DUE BY YOU TO SETTLE: **327,741.93**

337,741.93 337,741.93

GST ON FEES & DISBURSEMENTS 109.60

E. & O.E.

Please note, settled files are not stored on our premises. Please keep this statement in a safe place as you

may need to produce it in the future for taxation purposes.

Conveyancingmatters
Settle for the best



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Client Satisfaction and Feedback Survey

Conveyancing Matters is committed to providing the very best quality service. Your feedback will assist us to continually improve our service to you.

File No: Tx-12215

Conveyancer: Frank Graney

Name: **Incontinence SMSF Pty. Ltd.**

1. How would you rate your overall experience & satisfaction when dealing with Conveyancing Matters?
Please tick one box only

Excellent Very Good Good Satisfactory Poor

2. How did you find the frequency of communication to you about your matter?

Excellent Very Good Good Satisfactory Poor

3. Do you feel you have received value for the money paid for our services?

Excellent Very Good Good Satisfactory Poor

4. Did you research other conveyancing companies? Yes No

5. Did any of these factors influence your decision to use Conveyancing Matters?

Reputation Location Recommendation Price

6. How did you come to use our services?

Previous client Agent Mortgage Broker Friend Other

If other please specify

7. Would you use our service again? Yes No

If no, please specify why

8. Would you recommend Conveyancing Matters to a friend/colleague? Yes No

9. Do you have any feedback on how Conveyancing Matters could improve their service to you?
.....

10. Of the services provided to you by Conveyancing Matters what did you value or what stood out for you the most?
.....

11. Have you seen our facebook page previously? Yes No

12. Have you looked at our website previously?
www.conveyancingmatters.com.au Yes No

13. Can we use your comments for promotional purposes? Yes No

If yes would you like your name kept confidential Yes No

14. Any other comments or feedback?

Please complete the form and return in the envelope provided.

Thank you for your time and valuable feedback, the team at Conveyancing Matters looks forward to assisting you in the future.