

Western Australia's only Quality Endorsed Settlement Agency

# AMAZING AUTUMN SPECIAL\*

## Settlement Fees discounted by more than 50%!!!\*

If you are selling	WA Government Scale Fee	Vicki Philipoff Settlements Fee
House value \$0 to \$200,000	\$566 to \$637.50	<b>\$470*</b>
House value \$200,001 to \$450,000	\$637.50 to \$995	<b>\$570*</b>
House value \$450,001 to \$1,000 000	\$995 to \$1,616.50	<b>\$770*</b>
House value \$1,000,001 plus	From \$1,616.50 plus	<b>\$870*</b>
If you are buying	WA Government Scale Fee	Vicki Philipoff Settlements Fee
House value 0 to \$450,000.00	\$849 to \$1,509	<b>35% Discount</b>
House value \$450,001 to \$600,000	\$1,509 to \$1,784	<b>40% Discount</b>
House value \$600,0001 plus	\$1,784 plus	<b>50% Discount</b>

### \*MARCH, APRIL, MAY

#### \* Special Conditions

1. Applies to contracts received in our office by 31 May 2009.
2. This is not an automatic special price that applies to all our clients. The Amazing Autumn Special rate must be noted in writing on your covering letter or on the offer and acceptance contract for these rates to apply.
3. The property does not need to settle by 31 May 2009.
4. Not all our fees are discounted by more than 50% - please read the rates chart above for detailed information.



# Meet Lee Massey



## What was your first job in the industry?

I started at Vicki Philipoff Settlements 7 years ago as a settlement outside clerk.

## What is your greatest personal achievement?

I have two, first, Liam, my son aged 3 and a half and secondly, becoming an Australian citizen on Australia Day in 2003.

## Your greatest professional achievement?

Achieving an Executive Manager position in WA's largest Settlement Agency.

## What do you do on Friday nights?

After a hectic week at work, a quiet night at home with takeaway dinner, and watching a movie.

## What vehicle do you drive?

I love my silver Mazda 3.

## What's the best thing about your job?

Experiencing the excitement of when a first home owner settles their first property and I also enjoy caring about my clients needs.

## What about hobbies or passions?

I'm an avid V8 supercar spectator and have completed a course in rally driving.

## Are you thinking of buying or selling contaminated land?

If you're considering buying, selling or occupying land that is, or has the potential to be, contaminated from previous land uses, the Department of Environment and Conservation (DEC) recommends you seek professional advice from an environmental consultant experienced in contaminated site assessments who can undertake an environmental investigation of the property.

If you don't establish prior to purchase what contamination is present, you may be held responsible for the remediation of the contamination in the future.

and

You must provide written disclosure to any new or potential owners if you are selling or transferring land that has been classified by DEC as:

- Contaminated - restricted use
- Contaminated - remediation required,
- Remediated for restricted use, or
- Where the land is subject to a regulatory notice under Part 4 of the Contaminated Sites Act 2003 (Act), and a memorial has been registered on the title of the land.

### Need more information?

You should refer to Form 6 - Land Owner's Disclosure Before Completion of Land Transaction, which can be found at

[www.dec.wa.gov.au/contaminatedsites](http://www.dec.wa.gov.au/contaminatedsites), or you can contact us here at Vicki Philipoff Settlements and we'll email/post or fax you the form.

When completed, the form should detail information about the contamination status of the site and it must be submitted to each person who is considering becoming an owner, mortgagee or lessee of the property.

Failing to do this at least 14 days before the completion of a potential transaction could result in a penalty of \$125,000, and an additional daily penalty of \$25,000.

If you wish to search all records of suspected contaminated sites reported to DEC, including sites that have not yet been classified, or sites classified as:

- Possibly contaminated - investigation required;
- Decontaminated;
- Not contaminated - unrestricted use; or
- Report not substantiated,

We, at Vicki Philipoff Settlements can submit a Form 2 - Request for a summary of records in respect of land to DEC on your behalf.

Please contact one of our Conveyancing Specialists for assistance.

Save \$\$\$  
with Vicki

**\* We'll beat any written quote by \$50.00! (\*Condition applies)**

\* Condition - We will only beat a realistic written quote by \$50.00 at our absolute discretion. If we choose not to beat it for any reason whatsoever, we wish you the very best of luck with your settlement.



This newsletter has been printed on an environmentally friendly paper and is recyclable.

Recycled content... 55% recycled, 45% FSC virgin fibre - ISO 14001 Environmental Accreditation - Elemental Chlorine Free (ECF) - ISO 9072. Pulp is bleached using processes that do not use elemental chlorine gas, reducing significantly the amount of toxins released.

# Foreign Investment Review Board Changes

The Australian Government's Foreign Investment Review Board has recently advised of Administrative changes for the purchasing of residential real estate by foreign persons.

The changes announced by the Government on December 18 last year are expected to reduce delays and ease compliance costs for Australian vendors and their agents, the building industry and the foreign people purchasing the real estate.

The changes are expected to be fully operational by late February.

## TEMPORARY RESIDENTS\* (including purchases via their trust estate or Australian incorporated company)

TYPE OF PROPERTY		PRIOR TO 18 DEC 2008	FROM 18 DEC 2008 – FEB 2009	FROM FEB 2009 (date to be confirmed)	
established dwellings	investment purposes	NOT PERMITTED			
	principal place of residence	MUST NOTIFY		NO NOTIFICATION REQUIRED	
		one dwelling used as their principal place of residence			
	redevelopment – increasing the number of dwellings	ownership by individuals only (not a trust or company)	ownership by individuals or their trust estate or Australian company		
		not rent the existing dwelling	MUST NOTIFY		
		commence redevelopment within 12 months	commence redevelopment within 24 months		
		development must involve expenditure of 50% of purchase price	no development expenditure requirement		
	redevelopment – not increasing the number of dwellings (existing dwelling uninhabitable)	MUST NOTIFY			NO NOTIFICATION REQUIRED for principal place of residence MUST NOTIFY if not for principal place of residence
		not rent the existing dwelling			
		commence redevelopment within 12 months	commence redevelopment within 24 months		
development must involve expenditure of 50% of purchase price		no development expenditure requirement			
new dwellings	in a complex (eg unit)	MUST NOTIFY			NO NOTIFICATION REQUIRED
		sale of less than 50% of new dwellings constructed to foreign persons	50% requirement removed		
	stand alone (eg house)	never been sold			
		never been occupied	must not have been occupied for more than 12 months		
		MUST NOTIFY			NO NOTIFICATION REQUIRED
		sale of less than 50% of new dwellings constructed to foreign persons, i.e. developer must have concurrently built a similar dwelling	50% requirement removed		
vacant land	single block to build a dwelling	MUST NOTIFY			NO NOTIFICATION REQUIRED
		commencing building a house within 12 months	commencing building a house within 24 months		
		development must involve expenditure of 50% of purchase price	no development expenditure requirement		
	non-single block (eg land for subdivision or multi-dwelling developments)	MUST NOTIFY			
		commence development within 12 months	commence development within 24 months		
		development must involve expenditure of 50% of purchase price			
accommodation facilities (including individual units within them)	MUST NOTIFY			NO NOTIFICATION REQUIRED if below relevant \$5,500,895.3 million threshold	
	approval permitted for properties occupied on a short-term commercial basis				

\* 'Temporary resident' means all foreign persons living in Australia on a valid visa, irrespective of the expiry date of that visa, including people on bridging visas pending the outcome of a substantive visa application (eg if they have applied for permanent residency) – does not include short-term visitors (eg tourists, business people and those here for medical treatment).

## NON-RESIDENTS (including purchases via their trust estate or Australian incorporated company)

TYPE OF PROPERTY		PRIOR TO 18 DEC 2008	FROM 18 DEC 2008 – FEB 2009	FROM FEB 2009 (date to be confirmed)	
established dwellings	investment purposes	NOT PERMITTED			
	redevelopment – increasing the number of dwellings	MUST NOTIFY			
		not rent the existing dwelling			
		commence redevelopment within 12 months	commence redevelopment within 24 months		
		development must involve expenditure of 50% of purchase price	no development expenditure requirement		
	redevelopment – not increasing the number of dwellings (existing dwelling uninhabitable)	MUST NOTIFY			
		not rent the existing dwelling			
		commence redevelopment within 12 months	commence redevelopment within 24 months		
		development must involve expenditure of 50% of purchase price	no development expenditure requirement		
	new dwellings	in a complex (eg unit)	MUST NOTIFY		
sale of less than 50% of new dwellings constructed to foreign persons			50% requirement removed		
stand alone (eg house)		never been sold			
		never been occupied	must not have been occupied for more than 12 months		
		MUST NOTIFY			
		sale of less than 50% of new dwellings constructed to foreign persons, i.e. developer must have concurrently built a similar dwelling	50% requirement removed		
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		commencing building a house within 12 months	commencing building a house within 24 months		
		development must involve expenditure of 50% of purchase price	no development expenditure requirement		
	non-single block (eg land for subdivision or multi-dwelling developments)	MUST NOTIFY			
		commence development within 12 months	commence development within 24 months		
		development must involve expenditure of 50% of purchase price			
accommodation facilities (including individual units within them)	MUST NOTIFY			NO NOTIFICATION REQUIRED if below relevant \$5,500,895.3 million threshold	
	approval permitted for properties occupied on a short-term commercial basis				

# The Winning Formula



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