

## Settlement Fees Schedule 2011

When buying, selling or transferring real estate, choose AVA Legal. We will efficiently manage all your conveyancing and real estate settlement needs anywhere in Western Australia.

The team at AVA Legal strive to provide an outstanding service to the buyers, sellers and the real estate industry. Whether you are buying an existing house, unit, apartment, vacant land, commercial property, factory, shop or retail premises, AVA Legal can facilitate your settlement for you.

We can also assist in the following:

Property Law, Commercial Law, Intellectual Property, Liquor Licensing & Wills & Probate

Sale Price	SELLER		BUYER	
	Our Fee	*Settlement Agents Fee Scale set by the WA Government (Excluding Strata Titled Properties)	Our Fee	*Settlement Agents Fee Scale set by the WA Government (Excluding Strata Titled Properties)
Up to \$200,000	\$500	\$566.00 - \$637.50	\$650	\$849 - \$959
\$200,001 - \$300,000	\$550	\$637.50 - \$780.50	\$700	\$959 - \$1,179
\$300,001 - \$400,000	\$650	\$780.50 - \$923.50	\$800	\$1,179 - \$1,399
\$400,001 - \$500,000	\$700	\$923.50 - \$1,066.50	\$850	\$1,399 - \$1,619
\$500,001 - \$600,000	\$800	\$1,066.50 - \$1,176.50	\$950	\$1,619 - \$1,784
\$600,001 - \$700,000	\$900	\$1,176.50 - \$1,286.50	\$1,050	\$1,784 - \$1,949
\$700,001 - \$800,000	\$1,000	\$1,286.50 - \$1,396.50	\$1,150	\$1,949 - \$2,114
\$800,001 - \$900,000	\$1,100	\$1,396.50 - \$1,506.50	\$1,250	\$2,114 - \$2,279
\$900,001 - \$1,000,000	\$1,200	\$1,506.50 - \$1,616.50	\$1,350	\$2,279 - \$2,444
\$1,000,001 - \$1,500,000	\$1,300	\$1,616.50 - \$2,001.50	\$1,450	\$2,444 - \$2,994
\$1,500,001 - \$2,000,000	\$1,700	\$2,001.50 - \$2,386.50	\$2,000	\$2,994 - \$3,544
\$2,000,001 - \$2,500,000	\$2,000	\$2,386.50 - \$2,771.50	\$2,500	\$3,544 - \$4,094
\$2,500,001 - \$3,000,000	\$2,300	\$2,771.50 - \$3,156.50	\$3,000	\$4,094 - \$4,644
\$3,000,001 - \$3,500,000	\$2,600	\$3,156.50 - \$3,541.50	\$3,300	\$4,644 - \$5,194
\$3,500,001 - \$4,000,000	\$2,900	\$3,541.50 - \$3,926.50	\$4,000	\$5,194 - \$5,744
Over \$4,000,001	Please contact AVA Legal for a competitive quote			

AVA Legal fees are exclusive of disbursements and GST.

Disbursements (including but not limited to land title searches, rates and taxes enquiries, zoning certificates, surveys) are expenses that we pay on your behalf.

In addition, Government charges apply. These include, and we pay as your agent, stamp duty and titles office registration fees in respect of the Transfer of Land and other documents you instruct us to prepare. Our fixed settlement fee does not include work done relating to disputes between buyer and seller.

Effective from 1 July 2011. All fees quoted are subject to review without notice.



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### Seller's Settlement Fees

Add \$55.00 to Fee, if Strata Titled

### Buyer's Settlement Fees

Add \$110.00 to Fee, if Strata Titled

### Transfer Registration Fees

Up to \$85,000	\$160.00
\$85,001 to \$120,000	\$170.00
\$120,001 - \$200,000	\$190.00
\$200,001 and higher	\$190.00 + \$20.00 per \$100,000

### Duty: Full Rate

Up to \$80,000	1.90%
\$80,001 to \$100,000	\$1,520 + 2.85%
\$100,001 - \$250,000	\$2,090 + 3.80%
\$250,001 - \$500,000	\$7,790 + 4.75%
\$500,001 and higher	\$19,665 + 5.15%

### Duty: Res. Concessional

Up to \$120,000	1.90%
\$120,001 to \$150,000	\$2,280 + 2.85%
\$150,001 - \$360,000	\$3,135 + 3.80%
\$360,001 - \$725,000	\$11,115 + 4.75%
\$725,001 and higher	\$28,453 + 5.15%

### Duty: Concessional

Up to \$100,000	1.50%
\$100,001 - \$200,000	\$1,500 + 4.39%

### Duty: F-H-O (Land + Home)

Up to \$500,000	Nil
\$500,001 - \$600,000	\$22.51 per \$100

### Duty: F-H-O (Vacant Land)

Up to \$300,000	Nil
\$300,001 - \$400,000	\$13.01 per \$100

### Important Information

Concessional rate applies when the Buyer will reside (up to \$200,000 but effectively to \$116,000).

To claim First Home Owner Exemption of stamp duty you must have received approval for your First Home Owners Grant from the State Revenue Department and you must supply the application approval number to your Settlement Agent.

Buyers purchasing vacant land and claiming exemption from stamp duty must have a building contract in place before the settlement.

To calculate Stamp Duty, round selling price up to the next \$100. Chattels are not generally allowed.

GST included where relevant.