

EQUITON SOLICITORS & NOTARY

1st floor, 162 Beamish Street, Campsie 2194 NSW Australia
PO Box 170 Campsie NSW 2194; Ph: (02) 9787 3615; Fax: (02) 9787 3618
E: le.tang1@optusnet.com.au

ABN:
93 521 855 233

Principal:
Le Tang
BSc.Dip.Law(SAB)
Notary public

Associate:
Charles Law
Dip.Law(LPAB),
ACIB, ACIS,
M.Bus (UTS)



Liability limited by a scheme approved under Professional Standards Legislation.

Our Ref: 211040Issa

Your Ref:

7 March 2022

Issa Investment (PI) Pty Ltd

E: paul.issa1@gmail.com

RE: YOU from CORDING

PPTY: 21 FAUCETT STREET, BLACKALLS PARK

We refer to the above matter and are pleased to advise that the matter has been settled on the 07/03/2022 in accordance with the terms and conditions of the contract for the sale of land.

Accordingly, we enclose herewith copy of the following documents for your retention and information:

1. Financial Settlement schedule
2. Statement of adjustment.
3. Tax invoice;
4. Front page contract of sale;
5. Duties Statement.
6. Title search;
7. Title plan.
8. Drainage diagram.
9. Trust account ledger.

You will notice from the Settlement Sheet that council rates was paid to 30/6/2022, water rates was paid to 30/6/2022.


When the Transfer is lodged at the Land Titles Office for registration following settlement by your mortgagee, the Registrar General will notify your local council, Sydney Water and the Valuer General for the change of ownership and any future notices from these bodies will be forwarded to you as the new owner.

The insurable risks pass on to you on settlement. Therefore you should always ensure that your property is covered by appropriate insurance.

On settlement your mortgagee handed over the sum of \$503,235.94 in exchange for the title documents of the subject property. Your mortgagee is now holding the title documents as security until the loan is fully repaid.

The matter has now complete and we take this opportunity to thank you for your instructions herein. Should you have any queries in relation to the above matter, please do not hesitate to contact the writer.

Yours Faithfully
EQUITON

per. 

Ying Yan Li
encl.

211040issa

ISSA INVESTMENT (P.I) PTY LTD

21 FAUCETT Street BLACKALLS PARK NSW 2283

Workspace ID PEXA217121872

Workspace Status Completed & Disbursed

Financial Settlement Schedule

Settlement Summary

Balanced ✓

Source Funds

\$574,181.01 ✓

Adjustments and Payments

\$574,181.01 ✓

Sources

Purchaser Source Line items

Total of \$574,181.01 ✓

3 Sources

[Filters](#)

#	Category	Account Name	Account Details	Funds Status	Owner	Amount
S01	Purchaser's Equity	Equiton Trust Account	112879 137288691	Ready	EQUITON	70,945.07 ✓
S02	Funds for PEXA Fee	-	-	Ready	LIVE LAWYER PTY LTD	59.07 ✓
S03	Loan Proceeds	-	-	Ready	LIVE LAWYER PTY LTD	503,176.87 ✓

3 Sources

Vendor Source Line items

Total of \$0.00

No Sources currently created

Provide Account Details

Statement of Adjustment

EQUITON

Settlement: 07 March, 2022

Adjustments as at: 07 March, 2022 ✓

Purchaser: ISSA INVESTMENT (P.I) PTY LTD
Vendor: JOEL RICHARD CORDING, BROOKE ASHLEIGH CORDING
Property Address: 21 FAUCETT Street BLACKALLS PARK NSW 2283

Adjustments

				Vendor	Purchaser
Rates	council rate				\$ 580.95 ✓
		\$ 1,843.89	From 01/07/2021 To 30/06/2022	Paid	
			Purchaser Allows 115 Days		
Water (Services)	water rate				\$ 229.56 ✓
		\$ 243.53	From 01/03/2022 To 30/06/2022	Paid	
			Purchaser Allows 115 Days		
Additional Fee/ Allowance	Discharge of mortgage			\$ 147.70	
			Total Adjustments	\$ 147.70	\$ 810.51
			Less Vendor's Portion		\$ 147.70
			Purchaser to Pay Vendor		\$ 662.81

Statement of Settlement

Purchase Price	\$ 630,000.00	✓
Less Deposit Paid	\$ 63,000.00	✓
Balance of Purchase Price	\$ 567,000.00	✓
Plus Adjustments	\$ 662.81	✓
Plus GST	\$ 0.00	✓
Amount due on Settlement	\$ 567,662.81	✓

Payment Directions

Vendor Destination Line Items

Loan Payout	NATIONAL AUSTRALIA BANK LIMITED	\$ 52,069.15
Water Rates	EQUITON	\$ 1,050.00
Professional Fees	WILLIAMS RONCOLATO LAWYERS	\$ 523.29
Vendor's Funds	NATIONAL AUSTRALIA BANK LIMITED	\$ 189,600.81
PEXA Fees	WILLIAMS RONCOLATO LAWYERS	\$ 117.92
Loan Payout	NATIONAL AUSTRALIA BANK LIMITED	\$ 324,029.18
Council Rates	EQUITON	\$ 272.46
		\$ 567,662.81 ✓

Purchaser Destination Line Items

PEXA Fees	EQUITON	\$ 117.92
Professional Fees	EQUITON	\$ 3,208.00
PEXA Fees	LIVE LAWYER PTY LTD	\$ 59.07
Lodgement Fees	LIVE LAWYER PTY LTD	\$ 443.10
Other	EQUITON	\$ 2,690.11
		<hr/>
		\$ 6,518.20

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ABN:
93 521 855 233

Principal:
Le Tang
BSc.Dip.Law(SAB)
Notary public

Associate:
Charles Law
Dip.Law(LPAB),
ACIB, ACIS,
M.Bus (UTS)

Our Ref: LT 211040issa

Your Ref:

7 March 2022

TAX INVOICE

Issa Investment (P.I) Pty Ltd
E: paul.issa1@gmail.com

RE: YOU PURCHASE FROM CORDING
PPTY: 21 FAUCETT STREET, BLACKALLS PARK

*To our costs of acting for you as purchaser In the matter herein	\$1,200.00
*To our cost on drafting of Will (x2)	\$600.00
*To our cost on the Deed of Guarantee (x2)	\$600.00
*To our cost on the sec 90UC Family Law agreement	\$1,500.00

DISBURSEMENTS

Statutory enquiries	\$240.00
Title search (x1)	\$17.00
Stamping fee	\$8.00
Copying fee	\$90.00
Company search	\$25.00
Trust account admin fee	\$50.00
Caveat search (Merrylands)	\$30.00
Sundries	\$40.00
Total Disbursements	\$500.00
Total Costs and Disbursements	\$4,400.00
Goods & Services Tax (GST)-	\$408.00
Less Amount Paid	(\$1,600 +3,208)
BALANCE DUE	\$nil

Payment for this invoice can be made to (please quote the file reference number on top of this letter, or your name):

St George Bank
A/c Name: EQUITON
BSB No. 112 879
A/c No. 141 088 683.

*You may apply to have the costs assessed under Part 3.2 Division 11 of the Legal Profession Act 2004. Any such application must be made within 12 months after this bill has been given to you.

*Interest is payable at the rate of 5.00% per annum pursuant to section 321 of the Legal Profession Act 2004 if this bill remains unpaid after 30 days.

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Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	eCOS ID:	NSW DAN: j0324007-001
vendor's agent	Ray White Toronto PO Box 94, TORONTO NSW 2283		Phone: 02 4959 6577 Fax: 02 4959 5988 Ref: Paul Wrigley
co-agent			
vendor	Joel Richard Cording and Brooke Ashleigh Cording 21 Faucett Street, Blackalls Park, NSW 2283		
vendor's solicitor	Williams Roncolato Lawyers 32 The Boulevard, Toronto NSW 2283 DX 7641 Toronto		Phone: 02 4950 5411 Email: paul@wrlegal.com.au Fax: 02 4950 5966 Ref: PR:LS:42825
date for completion	56th day 3 months after the contract date (clause 15)		
land (address, plan details and title reference)	21 Faucett Street, Blackalls Park, New South Wales 2283 Registered Plan: Lot 13 Section F Plan DP 8463 Folio Identifier 13/F/8463		

improvements VACANT POSSESSION subject to existing tenancies
 HOUSE garage carport home unit carspace storage space
 none other:
 attached copies documents in the List of Documents as marked or as numbered:
 other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

inclusions	<input type="checkbox"/> blinds	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input checked="" type="checkbox"/> clothes line	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> curtains	<input checked="" type="checkbox"/> other: air conditioning, semi attached caravan		
exclusions				
purchaser	Issa Investment (P.I) Pty Ltd ACN 655 298 990 as Trustee for ISSA investment Trust 12 Branxton Street, Waratah West, NSW 2298			
purchaser's solicitor	Equiton Solicitors 162 Beamish Street, Campsie, NSW 2194	Phone: 9787 3615 Email: le.tang@optusnet.com.au		
price	\$640,000.00 630,000.00			
deposit	\$64,000.00 63,000.00	(10% of the price, unless otherwise stated)		
balance	\$576,000.00 567,000.00			
contract date	26th November 2021	(if not stated, the date this contract was made)		

buyer's agent

DocuSigned by:
Joel Cording
5BABEBA102BD459
vendor

DocuSigned by:
Brooke Cording
5BABEBA102BD459

23,557.00
20.00
23,577.00
witness

GST AMOUNT (optional)
The price includes
GST of: \$

purchaser JOINT TENANTS tenants in common in unequal shares

witness

Choices

vendor agrees to accept a *deposit-bond* (clause 3) NO yes
 Nominated *Electronic Lodgement Network (ELN)* (clause 30) NO yes
Electronic transaction (clause 30) (if no, vendor must provide further details, such as the proposed applicable waiver, in the space below, or serve *within 14 days* of the contract date):

Tax information (the parties promise this is correct as far as each party is aware)

land tax is adjustable NO yes
 GST: Taxable supply NO yes in full yes to an extent
 Margin scheme will be used in making the taxable supply NO yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

Purchaser must make an *GSTRW* payment (residential withholding payment) NO YES (if yes, vendor must provide further details)

If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice within 14 days of the contract date.

***GSTRW* payment (GST residential withholding payment) – further details**

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the supplier is a partnership, a trust, part of a GST group or a participant in a GST joint venture.

Supplier's name:

Supplier's ABN:

Supplier's GST branch number (if applicable):

Supplier's business address:

Supplier's email address:

Supplier's phone number:

Supplier's proportion of *GSTRW* payment: \$

If more than one supplier, provide the above details for each supplier.

Amount purchaser must pay – price multiplied by the RW rate (residential withholding rate): \$

Amount must be paid: AT COMPLETION at another time (specify):

Is any of the consideration not expressed as an amount in money? NO yes

If "yes", the GST inclusive market value of the non-monetary consideration: \$

Other details (including those required by regulation or the ATO forms):



Duties Assessment Number	10324007-001
Client name	EQUITON SOLICITORS
Your reference	211040Issa
Lodgement date	04 Feb 2022

Transaction Details

Document type	Agreement for sale of land
Execution date	26 Nov 2021
Dutiable amount	\$630,000.00
Duty assessed	\$23,577.00
Liable party names(s)	Issa Investment (P.I) Pty Ltd (ACN 655298990)
Property ID(s)	D8463/13/F
Exemption type	
Related Duties Assessment Number	
Transfer Item Type	1 x 18(2)

Stamping details

Duties Assessment Number		10324007-001
Document		\$23,557.00
No of duplicates	x1	\$10.00
No of transfers	x1	\$10.00

Assessment details: TS on Agreement for sale of land

This duty statement is a summary of the transaction submitted to the Revenue NSW through Electronic Duties Return. This duty statement confirms that the transaction has been assessed by the Revenue NSW.

Scott Johnston

Chief Commissioner of State Revenue



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 13/F/8463

SEARCH DATE	TIME	EDITION NO	DATE
11/10/2021	3:54 PM	3	9/9/2018

LAND

LOT 13 OF SECTION F IN DEPOSITED PLAN 8463
AT BLACKALLS PARK
LOCAL GOVERNMENT AREA LAKE MACQUARIE
PARISH OF AWABA COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP8463

FIRST SCHEDULE

JOEL RICHARD CORDING
BROOKE ASHLEIGH CORDING
AS JOINT TENANTS

(T AK836604)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
- 2 LAND EXCLUDES MINERALS BY THE CROWN GRANT
- 3 AK836605 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

42825

PRINTED ON 11/10/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Shire of Lake Macquarie

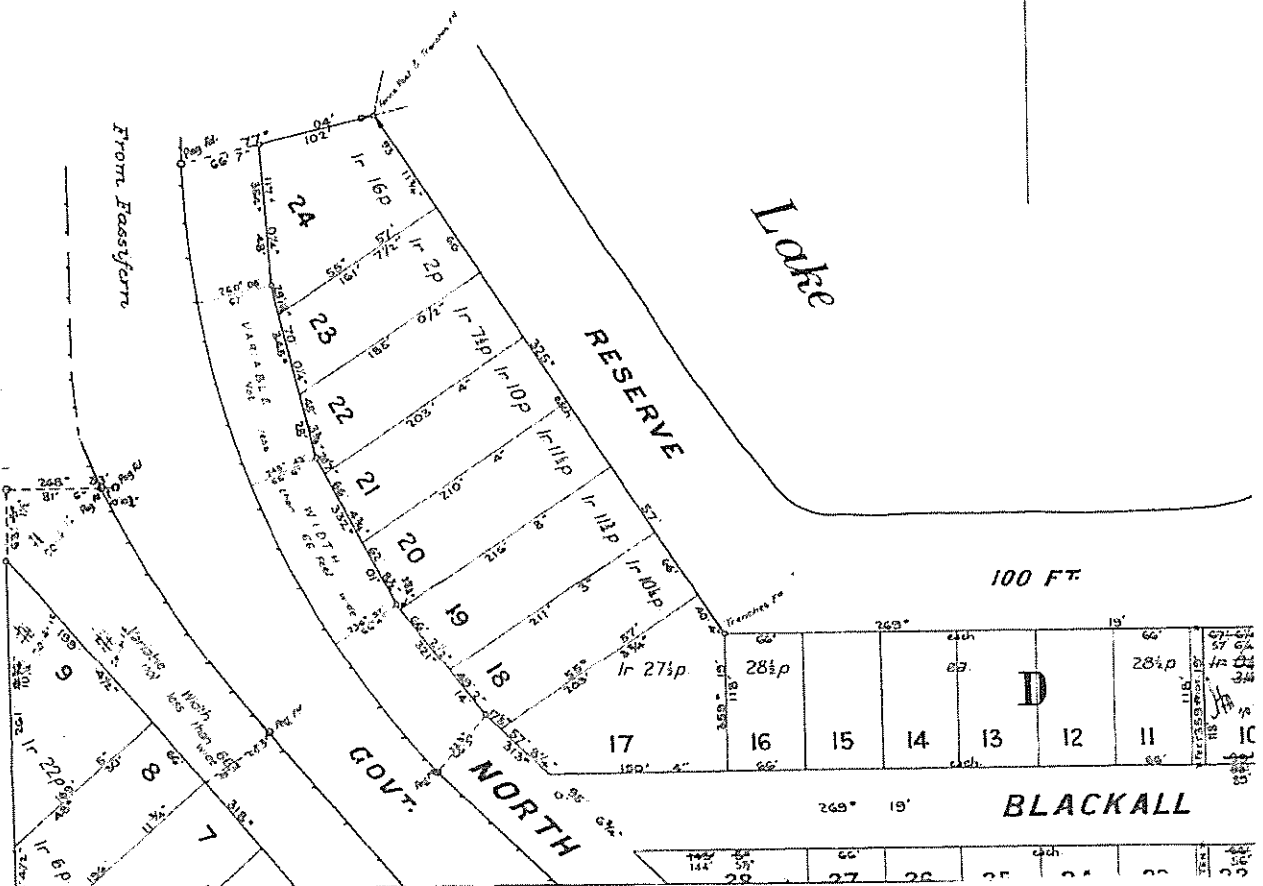
PLAN

DP 8463 (E)

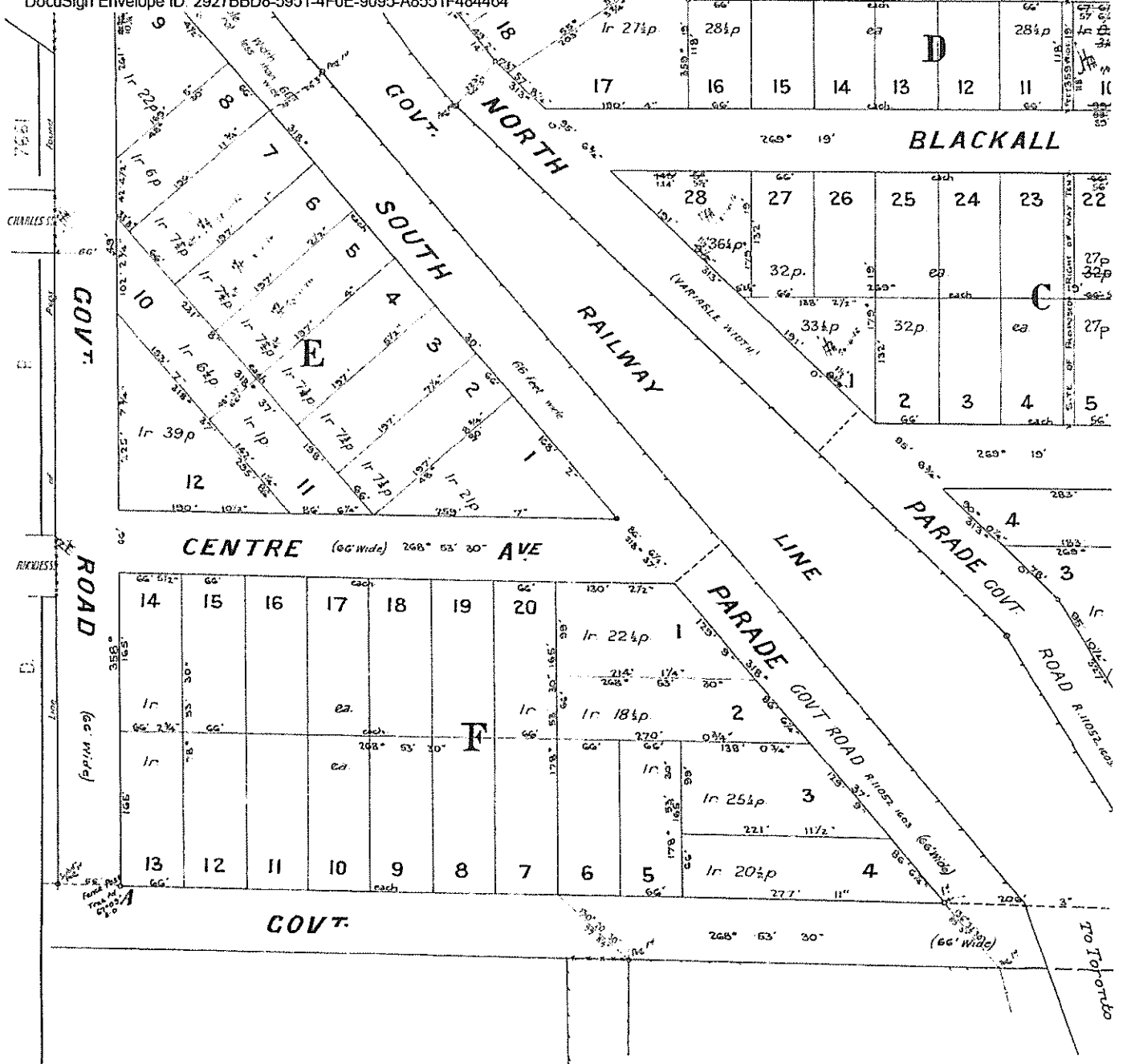
of subdivision of Portion

PARISH OF AWABA COUNTY OF

Scale 100 feet to an inch



DocuSign Envelope ID: 2927BBD8-5951-4F0E-9095-A8551F484464



DP 8463 ©

Datum line of Azimuth A-B.

Subscribed and declared before me at Newcastle
 this 26th day of November AD, 1915
A. R. Rowland
 Notary Public
 New

DP 8463

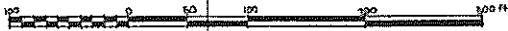
DP 8463 (E)

PLAN

division of Portion 15

WABA COUNTY OF NORTHUMBERLAND

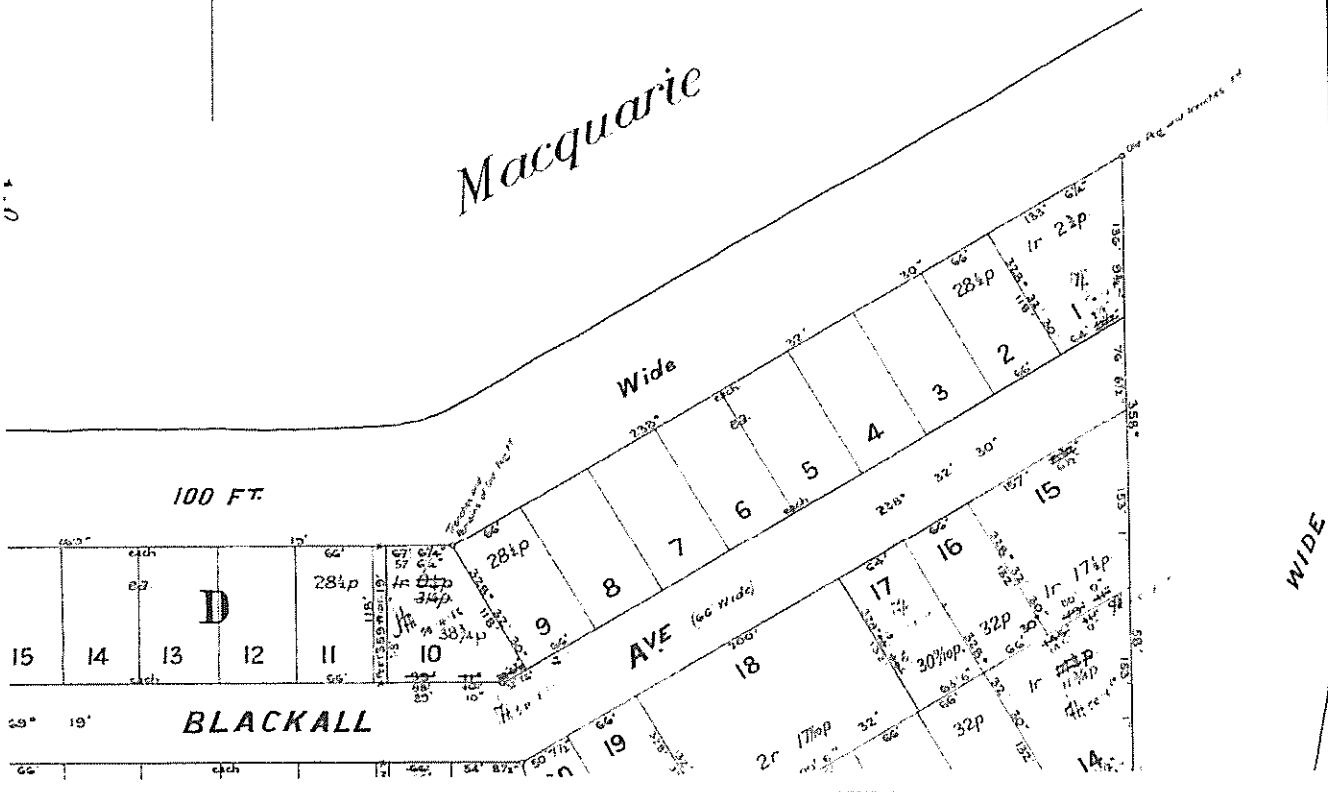
Scale 100 feet to an inch



Amend^d in red (Sec. 6.1 D) made in this Dep^t
for authority vide 21M/637

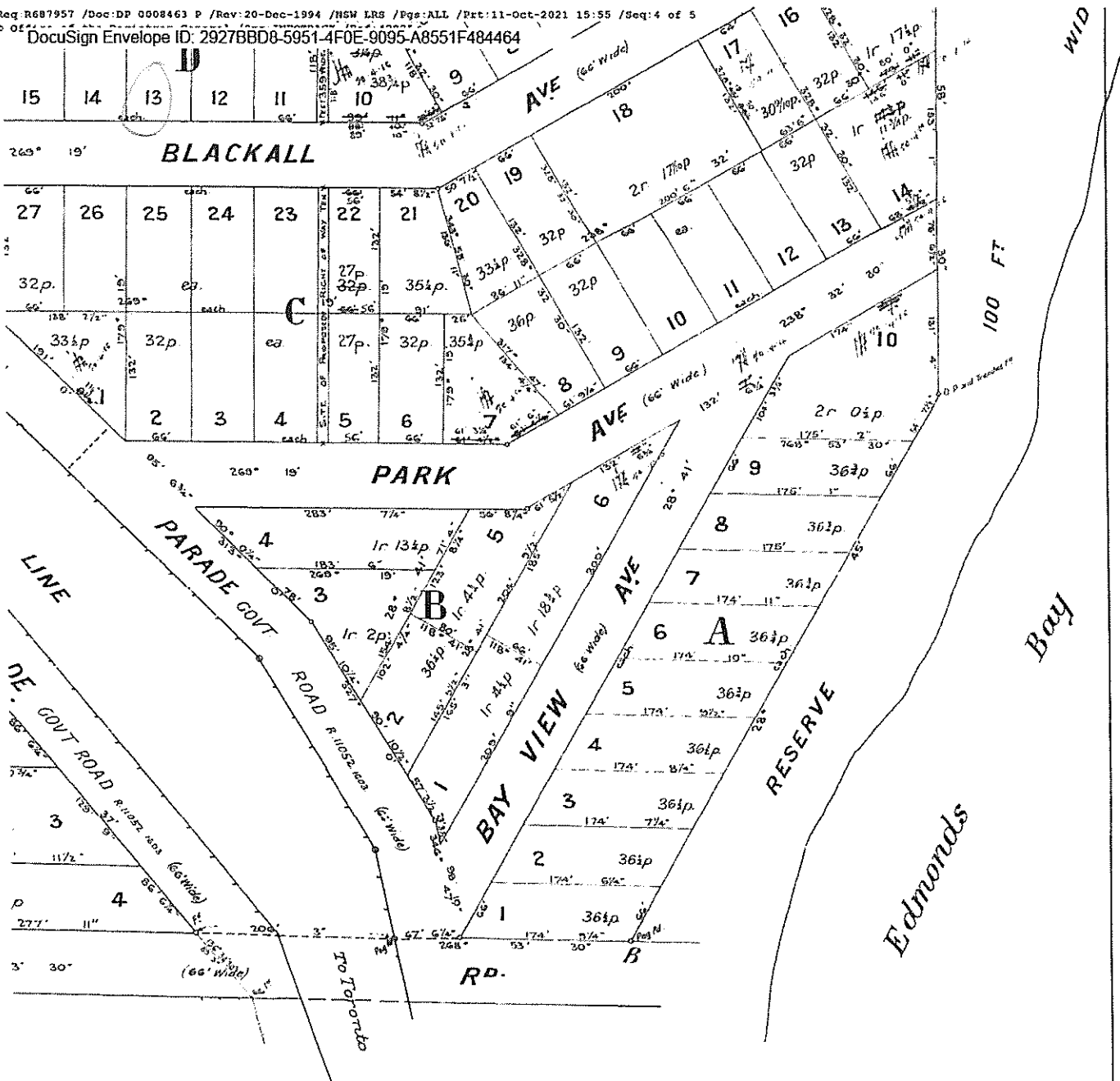
Chief Draftsman

Macquarie



WIDE

DocuSign Envelope ID: 29276BD8-5951-4FOE-9095-A8551F484464



DP 8463 (E)

I Alfred Francis Hall
of Newcastle
Licensed Surveyor, specially licensed under the Real Property Act do hereby solemnly and
sincerely declare that the boundaries and measurements shown in this Plan are correct for
the purposes of the said Act, and that the survey of the land to which the plan relates
has been made under my immediate supervision and I make this solemn
declaration conscientiously believing the same to be true, and by virtue of the provisions of
the Statute Act 1900

Subscribed and declared before me at Newcastle
this 26th day of November AD, 1915

A. F. Hall
Alfred Francis Hall
Newcastle

Licensed Surveyor

Date of Survey July 1915

CONVERSION TABLE ADDED BY REGISTRAR GENERAL'S DEPARTMENT

DP 8463	FEET INCHES	METRES
2	0 5/8	0.625
3	4	1.015
3	8 1/4	1.125
3	8 3/4	1.135
6	2 1/2	1.89
6	5	1.955
8	-	2.44
10	-	3.05
11	3	3.43
17	5	5.31
20	4	6.2
20	7	6.275
23	5 1/2	7.1
25	-	7.62
29	11 1/2	9.15
32	7 1/4	9.94
33	8	10.26
37	4	12.295
42	4 1/2	12.915
48	3 3/4	14.725
49	2	14.985
50	7 1/2	15.43
53	1	16.18
54	7 1/2	16.89
54	8 1/2	16.675
56	-	17.07
56	8 1/4	17.28
57	3 1/2	17.46
57	6 1/4	17.53
57	8 1/4	17.585
60	9	18.515
61	3 1/4	18.675
61	5 1/2	18.79
61	6	18.745
61	7 1/2	18.785
61	9 1/4	18.83
62	8 1/2	19.115
63	1 1/2	19.24
63	6	19.395
64	-	19.505
64	2 1/2	19.57
66	-	20.115
66	2 1/2	20.16
66	2 3/4	20.185
66	4	20.22
66	4 3/4	20.235
66	5	20.245
66	5 1/2	20.255
66	6	20.27
66	7	20.295
67	-	20.42
67	6 1/4	20.58
68	5 1/2	20.865
70	0 1/4	21.34
71	6 1/4	21.74
74	11	22.835
76	6 1/2	23.33
78	-	23.775
80	-	24.385
81	6	24.84
88	0 1/2	25.92
86	6 1/4	26.37
86	11	26.49
89	3	27.205
89	10	27.38
90	0 1/4	27.44
98	10 1/2	27.7
91	-	27.735
93	11 3/4	28.645
95	6 3/4	29.125
93	10 1/4	29.215
97	1	29.59
97	5 1/2	29.705
98	10	30.125
99	-	30.175
99	8 1/2	30.39
102	-	31.09

CONVERSION TABLE ADDED BY REGISTRAR GENERAL'S DEPARTMENT

DP 8463	CONTINUED	FEET INCHES	METRES
102	2 3/4	31.16	
102	4 1/4	31.195	
104	3 3/4	31.795	
117	0 1/4	35.67	
118	-	35.965	
123	8 1/4	37.7	
129	9	34.55	
130	2 1/2	39.685	
131	4	40.03	
132	-	40.235	
132	6 3/4	40.405	
133	6 1/4	40.695	
134	4 1/4	40.93	
136	9 3/4	41.7	
136	11	41.73	
136	11 1/2	41.745	
138	0 3/4	42.08	
138	2 1/2	42.125	
142	1 1/4	43.315	
144	5 1/2	44.85	
145	5 1/2	44.355	
146	-	44.5	
150	1	45.745	
150	4	45.82	
153	1	46.66	
153	7	46.81	
154	8 1/2	47.135	
157	6 1/2	48.02	
161	7 1/2	49.265	
165	-	50.29	
165	3	50.37	
168	2	51.26	
169	5	51.64	
174	5 1/4	53.17	
174	6 1/4	53.19	
174	7	53.21	
174	7 1/4	53.22	
174	8 1/4	53.24	
174	9 1/2	53.28	
174	10	53.29	
174	11	53.31	
175	-	53.38	
175	1	53.37	
175	2	53.39	
182	-	55.47	
183	6	55.93	
185	-	56.39	
185	8 1/2	56.4	
190	10 1/2	58.18	
191	1 1/2	58.25	
191	11 1/2	58.51	
196	8 1/8	59.95	
196	11 3/4	60.04	
197	1	60.07	
197	2 1/2	60.11	
197	4	60.15	
197	5 1/2	60.19	
197	7 1/4	60.23	
197	8 3/4	60.27	
198	-	60.35	
199	4 1/2	60.77	
200	-	60.96	
200	6	61.11	
203	5 3/4	61.97	
203	4	61.98	
204	9 1/2	62.42	
206	3	62.86	
209	9	63.93	
210	4	64.11	
211	3	64.39	
214	1 1/4	64.26	
216	8	66.04	
220	5 7/8	67.21	
221	11 1/2	67.65	
225	7 3/4	68.78	
231	8	70.61	
259	7	79.12	

CONVERSION TABLE ADDED BY REGISTRAR GENERAL'S DEPARTMENT

DP 8463	CONTINUED	FEET INCHES	METRES
261	10 1/4	79.81	
270	0 3/4	82.32	
277	11	84.71	
283	7 1/4	86.44	
288	7	87.96	
295	8 1/4	90.13	
300	-	91.44	
356	8 1/4	169.68	
1102	2 3/4	335.96	
1175	-	348.14	
1147	2 1/2	364.91	
1197	4	364.95	
1197	8 3/4	365.07	
2270	-	691.4	

AC	RD	P	SO	M
-	-	27	-	602.9
-	-	28 1/2	-	720.8
-	-	30.9	-	781.5
-	-	32	-	889.4
-	-	33 1/4	-	841
-	-	33 1/2	-	847.3
-	-	35 1/4	-	891.6
-	-	35 3/4	-	904.2
-	-	36	-	910.5
-	-	36 1/4	-	916.9
-	-	36 1/2	-	923.2
-	-	36 3/4	-	929.5
-	-	38 3/4	-	980.1
-	-	-	1	1012
-	-	-	1	1037
-	-	-	1	1062
-	-	-	1	1081
-	-	-	1	1126
-	-	-	1	1132
-	-	-	1	1163
-	-	-	1	1176
-	-	-	1	1201
-	-	-	1	1204
-	-	-	1	1264
-	-	-	1	1271
-	-	-	1	1303
-	-	-	1	1309
-	-	-	1	1347
-	-	-	1	1416
-	-	-	1	1454
-	-	-	1	1480
-	-	-	1	1486
-	-	-	1	1530
-	-	-	1	1543
-	-	-	1	1568
-	-	-	1	1581
-	-	-	1	1650
-	-	-	1	1707
-	-	-	1	1998
-	-	-	2	2036
-	-	-	2	2456



HUNTER WATER CORPORATION

A.B.N. 46 228 513 446

SERVICE LOCATION PLAN

Enquiries: 1300 657 657

APPLICANT'S DETAILS



InfoTrack

21 FAUCETT

BLACKALLS PARK NSW

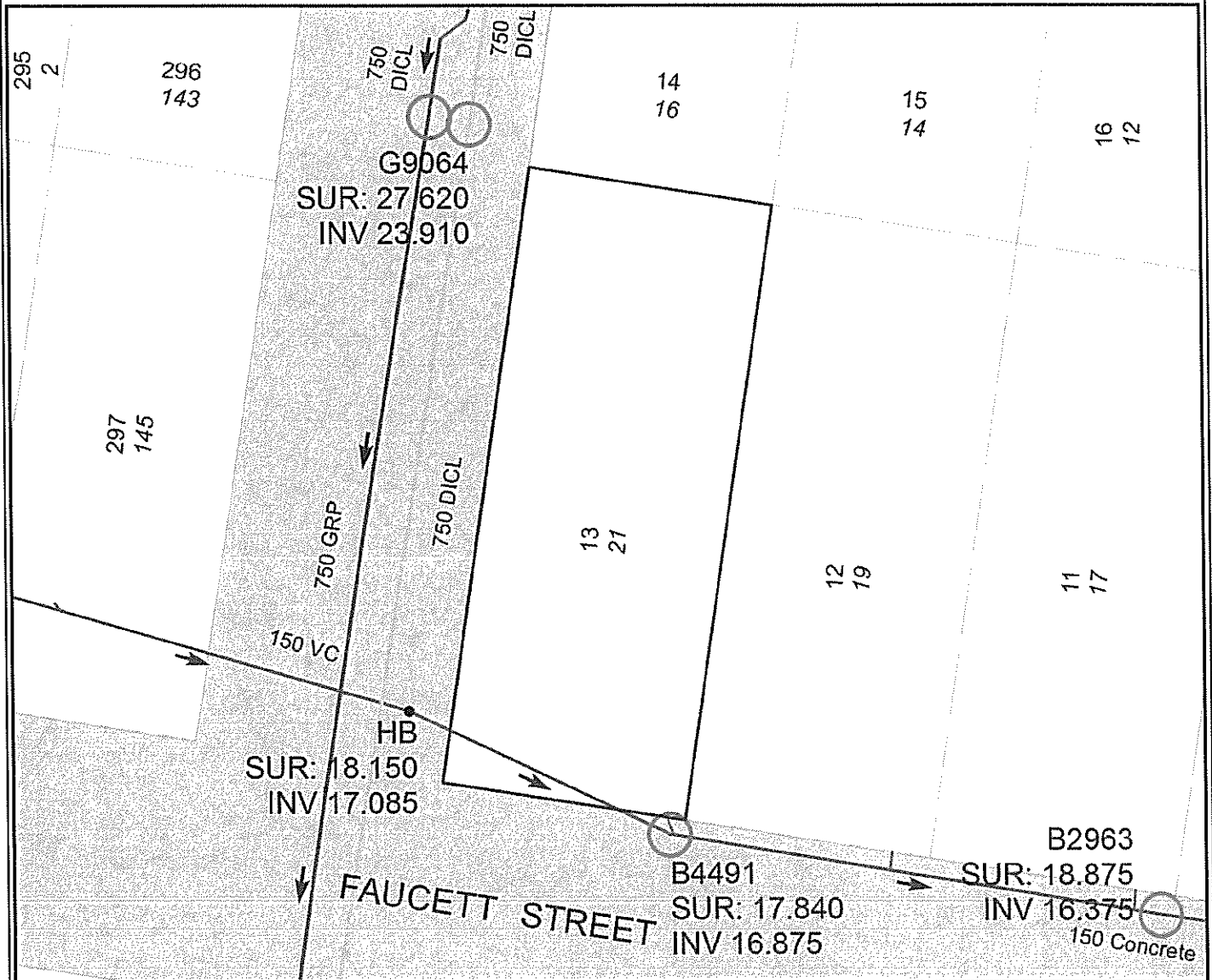
APPLICATION NO.: 1522170

APPLICANT REF: M 42825

RATEABLE PREMISE NO.: 0189300810

PROPERTY ADDRESS: 21 FAUCETT ST BLACKALLS PARK 2283

LOT/SECTION/DP:SP: 13/F/DP 8463



SEWER POSITION APPROXIMATE ONLY.
SUBJECT PROPERTY BOLD.
ALL MEASUREMENTS ARE METRIC.

IF A SEWERMAIN IS LAID WITHIN THE BOUNDARIES OF THE LOT, SPECIAL REQUIREMENTS FOR THE PROTECTION OF THE SEWERMAIN APPLY IF DEVELOPMENT IS UNDERTAKEN. IN THESE CASES, IT IS RECOMMENDED THAT YOU SEEK ADVICE ON THE SPECIAL REQUIREMENTS PRIOR TO PURCHASE. PHONE 1300 657 657, FOR MORE INFORMATION.

IMPORTANT:
IF THIS PLAN INDICATES A SEWER CONNECTION IS AVAILABLE OR PROPOSED FOR THE SUBJECT PROPERTY, IT IS THE INTENDING OWNERS RESPONSIBILITY TO DETERMINE WHETHER IT IS PRACTICABLE TO DISCHARGE WASTEWATER FROM ALL PARTS OF THE PROPERTY TO THAT CONNECTION.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

Date: 11/10/2021

Scale at A4: 1:500

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CONTCUR DATA © AAM/Hatch
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SEWER/WATER/RECYCLED WATER
UTILITY DATA
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