

Your Ref: Our Ref: CM QM:2019 -1601 Contact: Christie Murphy

20 September 2019

Duy Mia Property Pty Ltd as trustee for Limitless NZT-48 Bare Trust

Dear Sir/Madam.

Your Purchase from Thi Kim Nguyet Ngo Property: 3/9 Bradfield Street, Leumeah

We confirm that settlement took place on 12 September 2019.

Registration of transfer

The certificate of title for the property and the transfer were handed to Conveyonline.com.au on settlement and will be registered at the Land and Property Information office. Registration usually takes about a week and the certificate of title will be held by Conveyonline.com.au following registration.

Notices of sale

The Land and Property Information office will notify the council, the water authority and valuer general of the sale upon lodgement of the transfer for registration and in future, rate assessments and notice of valuation should be sent directly to you.

Settlement

The balance purchase money of \$224,856.50 was paid on settlement in accordance with the attached settlement adjustment sheet.

Strata

We have notified the strata manager that you are the new owner and accordingly they will issue future strata levies to you. It will be your responsibility to attend to the payment of the strata levies from 1 May 2017

Insurance

The owners corporation insures the buildings and for public risk and therefore it is only necessary for you to insure your contents if you so choose.



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Land tax

If you do not use your property as your residence then you should consider the land tax implications of this purchase as it will be your responsibility to file land tax returns, if required. If you need any advice about this please contact us. Please find **enclosed** copy of the front page of the contract for taxation purposes.

Thank you for your instructions.

Yours faithfully,

CHRISTIE MURPHY

Principal & Licensed Conveyancer

p: 02 8729 8217

e: convey@conveyonline.com.au

Conveyonline.com.au



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D 2018 The Law Society of New South Wales ACN 000 000 669 and The Real Estate Institute of New South Wales ACN 000 012 457

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Contract for the sale and purchase of land 2018 edition

TERM	MEANING OF TERM	NSW Duty:	
vendor's agent	Without the intervention of an agent		
		A P 2 1 2 4	
co-agent		8 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
vendor	THI KIM NGUYET NGO	Juny: Asst delants:	
	VIETAUST LAWYERS	1.529	
vendor's solicitor	1/10 JOHN STREET/PO BOX 351 CABRAMATTA NSW 2166	Tel: (02) 9728 3553 Fax: (02) 9728 3558 Our ref: CS2952	
date for completion	42nd day after the contract date (clause 15)	Our ren: CS2962	
land (address,	3/9 BRADFIELD STREET LEUMEAH NSW 2560	= 5	
plan details and	Folio number: Lot 3 Strata Plan 30163	1 6 68	
title reference)	Folio Identifier: 3/SP30163	621	
	☑ VACANT POSSESSION ☐ subject to existing	g tenancies 2	
improvements	☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ storage space		
attached copies documents in the List of Documents as marked or numbered:			
- marinea depico	other documents:	numbered:	
A real estate agent	Is permitted by legislation to fill up the items in this	hov in a sale of sanidantial and a	
inclusions			
M078203774E			
	□ curtains □ other:	solar panels TV antenna	
exclusions		(3)	
purchaser	DUY MIA PROPERTY PTY LTD ATF LIMITLE	SS NZT-48 BARE TRUST	
	•	and the second second	
purchaser's solicitor	QUYEN MOSLONE CONVEYONL'NE NOM - AT	L Tel: (02) 8729 8217	
	56 The Hermitage Way Gledswood Hills NSW 2557	Fax: (02) 9475 0744	
price	\$ 225,000.00	1	
deposit			
balance	\$ 22,500.00 (10% of the price, unless otherwise stated)		
contract date	16 July 2019 (from	stated, the date this contract was made)	
uyer's agent	J	The date this tooledix was made	
I Du		Lu	
endor	GST AMOUNT (optional)	7//	
	The price includes GST of: \$	witness	
urchaser 🗆 IOINT 1	TENANTS tenants in common in unequal share]	
	TENANTS tenants in common in unequal share	s witness	

SETTLEMENT ADJUSTMENT SHEET

DUY MIA PROPERTY PTY LTD AS TRUSTEE FOR LIMITLESS NZT-48 BARE TRUST PURCHASE FROM THI KIM NGUYET NGO PROPERTY: 3/9 BRADFIELD STREET, LEUMEAH

Settlement: 12 September 2019 Adjustments as at: 12 September 2019

	Payable by Vendor	Payable by Purchaser
Purchase Price		\$225,000.00
Less Deposit		
Balance		\$225,000.00
Vendor allows for Discharge of Mortgage	\$143.50	
Totals	\$143.50	\$225,000.00
Less Amount Payable By Vendor		\$143.50
AMOUNT DUE ON SETTLEMENT		\$224,856.50
Directions:-		
PEXA		\$114.07
VietAust Lawyers		\$1,536.42
CBA \$54,816.98		
Vendor funds		\$168,389.03
Total	:	\$224,856.50

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Your Ref:

Our Ref: CM:QM:2019 -1601 Contact: Christie Murphy

12 September 2019

Duy Mia Property Pty Ltd as trustee for Limitless NZT-48 Bare Trust

Dear Sir/Madam,

Your Purchase from Thi Kim Nguyet Ngo Property: 3/9 Bradfield Street, Leumeah

We are pleased to advise settlement of your purchase is scheduled to take place on 12 September 2019.

We enclose the settlement adjustment sheet and our account. We note that an adjustment of Council rates, Water rates and Strata levies were made between the parties. Please see enclosed Explanation sheet in relation to Settlement and Adjustments for your information.

Please note that total funds required to complete this purchase will be \$232,420.75, which is made up of the following amounts:-

- Balance purchase money \$224,856.50. Please see attached settlement sheet balance;
- Our account \$796.18. Please note that we will draw a cheque on settlement for our invoice. Please do not make payment directly to our office; and
- Stamp duty \$6,367.00;
- PEXA fees \$114.07
- Title Registration Fees \$287.00

We confirm that you have deposited a sum of \$233,000.00 into the PEXA account. We confirm that a sum of \$579.25 will be deposited back into you nominated account.

We recommend you make a final inspection of the property on the morning before the settlement, to ensure that the items which are to be included in the purchase are left on the property and that it is left in reasonable condition.

You should make arrangements with the agent to collect all necessary keys.

Please contact us in the event that you have any queries.

Yours faithfully,

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CHRISTIE MURPHY

Principal & Licensed Conveyancer p: 02 8729 8217 e: convey@conveyonline.com.au

