



WILLIAMS • RONCOLATO LAWYERS

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Liability limited by a scheme
approved under Professional
Standards Legislation

Our Ref: PR:LZ:37910
Your Ref: Marie Anne Morris

26 August 2020

By Email: mmstockton@outlook.com

Ms M A Morris
Colyer Enterprises Pty Ltd
151 Mitchell Street
STOCKTON NSW 2295

Dear Marie

RE: YOUR SALE TO SUPER JENSEN PTY LTD
PROPERTY: 287 WATKINS ROAD, WANGI WANGI

We refer to the above matter and now **enclose** Settlement Statement for
Monday, 31 August 2020.

From the settlement proceeds the funds of \$288,436.03 will be disbursed as follows:-

1	<i>Lake Macquarie City Council</i>	\$574.08
2	<i>Hunter Water</i>	\$257.79
3	<i>Pexa settlement fee</i>	\$114.07
4	<i>Williams Roncolato</i>	\$1,300.00
5	<i>Balance to you</i>	\$286,190.09
	TOTAL	<u>\$288,436.03</u>

*Please see the attached Settlement Statement for a breakdown of the adjustments. You will note that the Purchaser has allowed for the full rating period by making an adjustment in your favour.

Please note this does not include the deposit. This is held by the agent and will be released (less the agent's commission) following settlement. Please communicate with the agent directly to make arrangements for the banking or collection of this amount.

In the event that there are any utilities connected to the property in your name (for example electricity, gas, telephone, internet etc) please ensure you cancel these accounts as at the date of settlement.

We have arranged for our costs and fees to be deducted at settlement and an account is **enclosed** with this letter.

Would you kindly confirm that the above is in order so that we may proceed to settlement.

We would also appreciate your instructions in relation to banking of the above amount in your favour.

Finally, we note that the purchaser (or their bank) will be responsible for the lodgement of the Transfer and notification to Council, Water, Strata Manager (if applicable) and the Valuer-General. In the event that you continue to receive notices from these bodies after settlement, please forward them to our office.

If you have any questions in relation to this letter or your settlement generally, please do not hesitate to contact our office.

Kind regards

Yours truly

A handwritten signature in black ink, appearing to read 'Paul Roncolato', written in a cursive style.

PAUL RONCOLATO

Enc.

SETTLEMENT ADJUSTMENT SHEET

COLYER ENTERPRISES PTY LTD AND COLYER SALE TO SUPER JENSEN PTY LTD PROPERTY: 287 WATKINS ROAD, WANGI WANGI

Settlement: 31 August 2020
Adjustments as at: 31 August 2020

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$320,000.00
Less Deposit		\$32,000.00
Balance		<u>\$288,000.00</u>
 Current Council Rates		
For Period 1/07/2020 to 30/09/2020 - 92 days		
\$978.08 Adjusted as Paid		
Purchaser allows 30 days		
For period 31/08/2020 to 30/09/2020		\$318.94
 Current Water/Sewerage Rates		
For Period 1/07/2020 to 31/10/2020 - 123 days		
\$242.23 Adjusted as Paid		
Purchaser allows 61 days		
For period 31/08/2020 to 31/10/2020		\$120.13
 Water Usage		
Last meter reading 11/08/2020		
Daily Average = 0.05 kL		
Vendor allows 20 days		
For period 11/08/2020 to 31/08/2020	\$3.04	
Totals	\$3.04	\$288,439.07
Less Amount Payable By Vendor		\$3.04
AMOUNT DUE ON SETTLEMENT		<u><u>\$288,436.03</u></u>

Directions:-

Lake Macquarie City Council		\$574.08
Hunter Water		\$257.79
As the vendor directs		\$287,604.16
Total		<u><u>\$288,436.03</u></u>

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151 Mitchell Street
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Reference: PR:LZ:37910
Invoice: 12639

TAX INVOICE

Colyer Enterprises Pty Ltd and Colyer Sale to Super Jensen Pty Ltd
Property: 287 Watkins Road, Wangi Wangi

Professional Fees

Date	Description	Amount	GST
26/08/2020	Professional Fees To our professional costs of and incidental to acting on your behalf in relation to your Sale	\$899.66	\$89.97
Total		\$899.66	\$89.97

Disbursements

Date	Description	Amount	GST
19/12/2019	NSW: Title Search - A/407206	\$24.00	\$2.40
19/12/2019	NSW: Plan - Deposited Plan 407206	\$25.78	\$2.57
19/12/2019	NSW: Document Image - Dealing A392182	\$25.41	\$2.54
19/12/2019	NSW: Hunter Water Service Location Plan - A/DP407206 (Supplier fee).	\$17.65	\$0.00
19/12/2019	NSW: Hunter Water Service Location Plan - A/DP407206 (Search fee).	\$13.77	\$1.38
19/12/2019	InfoTrack: eCOS 2019 - 287 WATKINS RD WANGI WANGI NSW 2267	\$22.09	\$2.21
19/12/2019	Section 10.7 Certificate	\$53.32	\$0.00
30/07/2020	ASIC: Organisation Extract - COLYER ENTERPRISES PTY LTD ACN 051 836 429 (Supplier fee).	\$9.00	\$0.00
30/07/2020	ASIC: Organisation Extract - COLYER ENTERPRISES PTY LTD ACN 051 836 429 (Search fee).	\$17.00	\$1.70
30/07/2020	Revenue NSW: Clearance Certificate - 287 WATKINS RD, WANGI WANGI, LAKE MACQUARIE (Supplier fee).	\$35.00	\$0.00
30/07/2020	Revenue NSW: Clearance Certificate - 287 WATKINS RD, WANGI WANGI, LAKE MACQUARIE (Search fee).	\$19.59	\$1.96
26/08/2020	Filing, Photocopying and Sundries	\$30.00	\$3.00
Total		\$292.61	\$17.76

Amount	+ GST	- Received	= Balance Due
\$1,192.27	\$107.73	\$ 0.00	\$1,300.00

Please note this account will be paid in full on settlement

With Compliments

WILLIAMS RONCOLATO LAWYERS

You may apply to have this bill costs assessed under Division 11 of the Legal Profession Act 2004. Any such application must be made within 60 days after this bill has been given to you. You may also apply under section 336 of that Act to have a costs dispute mediated where the amount in dispute is less than \$10,000. Referral to mediation is not permitted after an application for assessment has been accepted by the Manager, Costs Assessment.

You may apply under section 328 of that Act to set aside any costs agreement entered into between us on the basis that it is not fair and reasonable.

If a lump sum bill is given to you, you have the right to ask for an itemised bill. An itemised bill might include items of costs not taken into account in the lump sum bill, thereby increasing costs. If an itemised bill is required, we reserve our right to rely on the itemised bill as our final bill.