

McCartney Young Lawyers

Directors: Michelle McCartney | Michael Young | Jonathan Marquet

Our Ref: M2M:20200278

14 July 2020

Dr John Yew Hong Teh & Mrs Margaret Ann Teh
4 Seahaven Court
Raby Bay QLD 4163

Dear John & Margaret

Teh & Teh purchase - 1/317 River Street, Ballina - from Eggins Haven Pty Limited
Property: Unit 1/317 River Street, Ballina

As you know, completion of your purchase is scheduled to take place on 20 July 2020. The settlement time is booked for 1pm. As previously discussed, please arrange a final inspection of the property with the agent prior to the settlement time.

Please find **attached** copies of the following:

1. final settlement figures; and
2. our final tax invoice (which we note will be paid from the funds made available at settlement).

We note adjustments in accordance with the attached settlement figures are as follows:

1. no adjustment is being made for Council rates for the period from 1 July 2020 as the tenant is entirely responsible for these costs and no instalment is yet due;
2. an adjustment of \$2,280.26 and \$545.08 respectively was made by you in favour of the vendor for the administration and capital works strata levies for the period 1 December 2019 to 30 November 2020. All but one quarter of the yearly amounts have been paid by the vendor and you will see that part of the funds due to the vendor will be paid to Strata North in payment of the final instalments;
3. an adjustment was made by you in favour of the vendor for the s184 strata certificate which sets out the levies and other details and which the vendor obtained and provided to us;
4. the vendor made an adjustment in your favour of \$1,774.19 for your portion of the GST exclusive rent which the tenant has paid for July 2020; and

Liability limited
by a scheme
approved under
Professional
Standards
Legislation.

Suite 10, 31 Cherry St, Ballina | PO Box 183, Ballina, NSW 2478
Phone: 02 6683 5566 | DX 27660 BALLINA | Fax: 02 6683 5544
Email: info@my-lawyers.com.au | Web: www.my-lawyers.com.au
McCartney Young Lawyers Pty Limited incorporated legal practice
ABN: 66 134 784 062



BUSINESS LAW
PROPERTY LAW
LOCAL GOVERNMENT
& PLANNING LAW

5. the vendor made an allowance in your favour of \$146.40 for the discharge of mortgage fee

The following funds are required for settlement:

Balance sale price (as per the settlement adjustment sheet)	\$784,025.55
Stamp Duty	\$34,606.50
PEXA & Registration Fees	\$406.87
Payment of our invoice (attached)	\$1,924.28
BALANCE TO BE PROVIDED BY YOU	<u>\$820,963.20</u>

We note that you will electronically transfer the total funds required for settlement being directly to our trust account as follows:

McCartney Young Lawyers Trust Account
BSB 062-565
Account no. 1059 4442

We will be in further contact with you to confirm settlement. In the meantime, if you have any queries, or wish to discuss any issues following your final inspection, please telephone the writer.

I note that the vendor was asked about the damage to the front window. The vendor asserted that the hole was noted but nothing was done about it as it did not travel at all. I will clarify this with your agent but in any case it is part of the common property and accordingly an issue for the owners corporation to repair.

Yours faithfully



Michelle McCartney
Solicitor/Director
Direct Line: (02) 6683 5580
michelle@my-lawyers.com.au

encl.

SETTLEMENT ADJUSTMENT SHEET

**TEH & TEH PURCHASE - 1/317 RIVER STREET, BALLINA, FROM EGGINS
HAVEN PTY LIMITED
PROPERTY: UNIT 1/317 RIVER STREET, BALLINA**

Settlement: 20 July 2020
Adjustments as at: 20 July 2020

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$870,001.00
Less Deposit		<u>\$87,000.10</u>
Balance		\$783,000.90
Strata Levies-admin fund		
For Period 1/12/2019 to 30/11/2020 - 366 days		
\$6275.00 Adjusted as Paid		
Purchaser allows 133 days		
For period 20/07/2020 to 30/11/2020		\$2,280.26
Strata Levies - Capital works fund		
For Period 1/12/2019 to 30/11/2020 - 366 days		
\$1500.00 Adjusted as Paid		
Purchaser allows 133 days		
For period 20/07/2020 to 30/11/2020		\$545.08
Purchaser allows for Section 184 Certificate (Inclusive of GST)		\$119.90
Vendor allows 11 days rent @ \$5000 per month (GST ex) to purchaser	\$1,774.19	
Vendor allows for Discharge of Mortgage	\$146.40	
Totals	\$1,920.59	\$785,946.14
Less Amount Payable By Vendor		<u>\$1,920.59</u>
AMOUNT DUE ON SETTLEMENT		<u>\$784,025.55</u>
Vendor's PEXA Fee \$114.07		
Owners Corporation (Strata levies)		\$1,943.75
Balance to Vendor		\$781,967.73
Total		<u><u>\$784,025.55</u></u>

John Teh

From: Michelle Martin <michelle2@my-lawyers.com.au>
Sent: Wednesday, July 29, 2020 1:11 PM
To: jyhteh@bigpond.com
Subject: Your Purchase from Eggins Haven Pty Limited
Attachments: CT 1-SP79368.pdf

Dear John & Margaret

Teh & Teh purchase - 1/317 River Street, Ballina - from Eggins Haven Pty Limited
Property: Unit 1/317 River Street, Ballina

We are pleased to advise registration of the title for the above property has now been effected into your names.

We **attach** a copy of Certificate of Title Folio Identifier 1/SP79368 for your information and note that we will hold the original title in our safe custody system pending further advice from you.

Once again, we thank you for your instructions in this matter.

Kind regards

Michelle Martin
Licensed Conveyancer

McCartney Young Lawyers
Direct Line: 02 6683 5590

Outstanding Legal Experts including Estate Planning



Local Government and Planning
Property Law
Business Law



Suite 10, 31 Cherry Street, Ballina PO Box 183, Ballina NSW 2478 DX 27660 Ballina
Ph: 02 6683 5566 Fax: 02 6683 5544
www.my-lawyers.com.au

This message is intended for and confidential to the named recipient only. If you believe you have received this message in error, please contact us immediately.

Liability limited by a scheme approved under Professional Standards Legislation.

FRAUD WARNING: Please be aware that there is a significant risk posed by cyber fraud, particularly relating to email accounts and bank account details. Our bank account details will never change during the course of a transaction, and we will never change our bank details via email. Please inform us if you receive an email indicating otherwise. Please check account details with us in person or by telephone. We will not accept responsibility if you transfer money into an incorrect account. If you provide us with bank details, we will telephone you to confirm those details are correct.

BOX 1W
(AQ257132)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE

1/SP79368

EDITION

5

DATE OF ISSUE

22/7/2020

CERTIFICATE AUTHENTICATION CODE

53J5-L9-9J3R

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 1 IN STRATA PLAN 79368
AT BALLINA.
LOCAL GOVERNMENT AREA: BALLINA.

FIRST SCHEDULE

MARGARET ANN TEH
JOHN YEW HONG TEH
AS JOINT TENANTS

(T AQ257132)

SECOND SCHEDULE

1. INTERESTS RECORDED ON REGISTER FOLIO CP/SP79368
2. AQ17265 LEASE TO NORTHERN NSW LOCAL HEALTH DISTRICT EXPIRES:
31/10/2024. OPTION OF RENEWAL: TWO OPTIONS OF 5 YEARS.

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

McCartney Young Lawyers

Directors: Michelle McCartney | Michael Young | Jonathan Marquet

Account/payment queries:
PO Box 183, Ballina NSW 2478 Telephone: 02 6683 5566
ABN 66 134 784 062

Our Ref: MYM:M2M:20200278

Invoice no. 11776
Invoice date. 14 July 2020

14 July 2020

Dr John Yew Hong Teh & Mrs Margaret Ann Teh
4 Seahaven Court
Raby Bay QLD 4163

TAX INVOICE

Teh & Teh purchase - 1/317 River Street, Ballina, from Eggins Haven Pty Limited
Property: Unit 1/317 River Street, Ballina

Professional Fees

Description	GST	Amount
Acting on the above matter including taking instructions, reviewing Contract and special conditions, attending on exchange, issuing requisitions on title, applying property enquiries and searches, deducing title, attending on settlement and all related correspondence and telephone calls with you, the agent and the purchaser's solicitors and reporting to you	\$160.00	\$1,600.00
Total	\$160.00	\$1,600.00

Disbursements

Description	GST	Amount
Payment of lodgement fee of priority notice	\$3.56	\$35.59
Payment of Pexa fee on priority notice	\$0.83	\$8.30
InfoTrack: NSW Certificate (Scanned) - Ballina Shire Council: Section 603 Certificate - 1/SP79368	\$10.05	\$100.45
Revenue NSW: EDR - Agreement for Sale of Land - 19/05/2020	\$0.50	\$5.00
Total	\$14.94	\$149.34

Amount	+ GST	Payments Received	BALANCE DUE
\$1,749.34	\$174.94	\$ 0.00	\$1,924.28

With Compliments
McCartney Young Lawyers

How can I pay?

Direct or internet deposit McCartney Young Lawyers Commonwealth Bank, Lismore BSB 062-565 Account 10594434 Use reference: 20200278	Phone Credit card payments are accepted by calling us on 02 6683 5566 **Credit card payments will incur a fee of 2.249%	Mail Cheques and credit card payments are accepted by mail - fill out form below	Personally Cash, cheques, eftpos and credit cards are accepted in our offices
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Payment by mail - check the box that applies. Please remove this slip and return to PO Box 183, Ballina NSW 2478
☐ I attach a cheque Paying Invoice number 11776 for the sum of **\$1,924.28**
☐ Visa ☐ MasterCard Number: _____ Expiry __ / __

Pd at Settlement 20.7.2020

Name on card: Signature:

****Credit card payments will incur a fee of 2.249%****

The Legal Profession Uniform Law (NSW) requires that the following advice be given:

1. Interest may be charged at the rate prescribed in Rule 75 of the *Legal Profession Uniform General Rules 2015* on any bill of costs which remains unpaid after 30 days, namely the Cash Target Rate specified by the Reserve Bank, increased by 2%.
2. 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 and thereby the total costs included in the itemised bill may be higher than those in the lump sum bill. If an itemised bill is required, we reserve our right to rely on the itemised bill as our final bill.
3. If you have a dispute in relation to any aspect of our legal costs you have the following avenues open to you:
 - a. In the first instance, we encourage you to discuss your concerns with us so that any issue can be identified and we can have the opportunity of resolving the matter promptly and without it adversely affecting our business relationship.
 - b. You may seek the assistance of the designated local authority (the NSW Office of the Legal Services Commissioner).
 - c. You may apply to the Manager, Costs Assessment, located at the Supreme Court of NSW for an assessment of our costs. This application must be made within 12 months after the bill was provided or request for payment made or after the costs were paid.

McCartney Young Lawyers

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Our Ref:MYM:MAO:20200278

31 July 2020

Dr John Yew Hong Teh & Mrs Margaret Ann Teh
4 Seahaven Court
Raby Bay QLD 4163

Dear John & Margaret

**Teh purchase from Eggins Haven Pty Limited
Property: Unit 1/317 River Street, Ballina**

Enclosed is the original certificate of title folio reference 1/SP79368.

Also **enclosed** is a copy of this letter. Please sign in acknowledgement of receipt of the CT and return to our office (via email) at your earliest convenience.

Yours faithfully



Mary-Ann O'Malley
Legal Assistant
Direct Line: (02) 6683 5566
maryann@my-lawyers.com.au

encl.

I acknowledge receipt of the document(s)

Date: 7.8.2020

Signature: [Handwritten Signature]

Name: JOHN TEH

Company: _____
(if applicable)

McCartney Young Lawyers

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Mary-Ann O'Malley
Legal Assistant
Direct Line: (02) 6683 5566
maryann@my-lawyers.com.au

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Certificate of Title

Certificate of Title