

Our Ref: MH:FS:93465
Your Ref:

31 March 2015

Mews Bowral Pty Ltd
Ms Heather Byrne
PO Box 832
BOWRAL NSW 2576

Dear Andrew and Heather,

**Re: Your Purchase from Glenn
Property: 8/11-13 Bundaroo Street, Bowral**

We confirm that settlement took place on 31 March 2015.

Registration of transfer

The certificate of title for the property and the transfer were handed to Westpac Bank 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 Westpac 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 \$396,353.96 was paid on settlement in accordance with the attached settlement adjustment sheet. The mortgagee paid \$286,000 and the balance was paid out of your funds, in accordance with your Authority provided to Westpac.



Meredith Hatton BA (Hons) LLB (Syd) and Collaborative Practitioner (UTS) - Principal
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Liability limited by a scheme approved under Professional Standards Legislation

Details of the various rate adjustments are shown on the settlement adjustment sheet and it will be your responsibility to attend to the payment of the council rates from 1 July 2015. Water rates are included in strata levies.

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 April 2015.

Costs

A copy of our invoice is attached which shows the amount paid by you for our costs and reimbursements.

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.

Contract

In accordance with your request, we **enclose** a copy of the full Contract for Sale for your records.

Thank you for your instructions.

Yours faithfully

MEREDITH HATTON & ASSOCIATES



Meredith Hatton