



**SYMONS PHILLIPS**  
LAWYERS

23 June, 2008

Our Ref: 20080566

Mr. CJ & Mrs. HN Elliott  
17 Burra Place,  
BRADDON ACT 2612

Dear Cleaver & Nhung,

**RE: YOUR PURCHASE AS TRUSTEES FOR THE ELLIOTT FAMILY SUPER FUND  
PURCHASE FROM PENDON PTY. LTD.  
9/54 BLUEBELL STREET, O'CONNOR  
UNIT 9 UNITS PLAN 2059 BLOCK 4 SECTION 86**

I refer to recent discussions and confirm settlement took place in accordance with the attached Settlement Statement.

For your information and records I enclose Settlement Statement detailing how the balance of purchase money for payment to the seller was calculated.

From the Settlement Statement you will note that rates and levies have been adjusted so that you have paid the seller for your proportion from the date of settlement to the end of the relevant periods.

I note you provided all funds for settlement together with payment of our costs and disbursements, stamp duty and registration fees.

We are now having the Contract and Transfer stamped with ACT Revenue following which the documents will be lodged with the Land Titles Office for registration.

The registration will endorse you both as the registered proprietors of the property. [I confirm the Contract for Sale is the document which reflects your ownership as Trustees for the Elliott Family Super Fund]. The registration process triggers notice to both ACT Revenue and ACTEWAGL of the change of ownership so that all future notices will be sent to you. We have requested that all relevant notices be sent to you at 17 Burra Place for your attention. I have written to the Body Corporate Managers, Canberra Units Plan Services to request they also amend their records.

In addition I have written to Community Housing Canberra Ltd and enclose a copy of my letter for your information and records.

If you have any queries please do not hesitate to contact me otherwise I will contact you once registration of the Transfer has been effected and will then forward to you the stamped original Contract for Sale and other final documentation for your records.

C:\Documents and Settings\bjm.SPNETBMy Documents\Donna docs\Precedents\Settlement Letter Purchase.doc

Level 1, Endeavour House, 1 Franklin Street Manuka ACT 2603  
PO Box 3098 Manuka ACT 2603  
DX 24720 Manuka

Telephone 02 6295 5555 • Facsimile 02 6295 5566  
[www.symonsphillips.com.au](http://www.symonsphillips.com.au)

Yours faithfully,  
SYMONS PHILLIPS



Donna Morris  
Senior Conveyancing Officer  
E-mail: [donna.morris@symonsphillips.com.au](mailto:donna.morris@symonsphillips.com.au)

Encl.

# SETTLEMENT STATEMENT

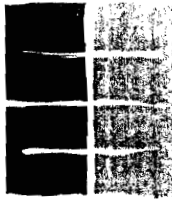
CJ & HN ELLIOTT AS TRUSTEES FOR THE ELLIOTT FAMILY SUPER FUND PURCHASE  
FROM PENDON PTY LTD

PROPERTY: 9/54 BLUEBELL STREET, O'CONNOR

Unit: 9 Units Plan: 2059 Block: 4 Section: 86 Division: O'Connor

SETTLEMENT DATE: Friday, 20 June, 2008

Purchase Price	\$609,090.90
GST on Sale price	\$60,909.10
	\$670,000.00
Less Deposit	\$67,000.00
	<hr/>
	\$603,000.00
:	
<u>General Rates 2007-2008</u> \$785.57 p.a.	
paid to 30 June 2008	
Buyer allows 10 days	\$21.46
<u>Water &amp; Sewerage Rates 2007-2008</u> \$506.76 p.a.	
paid to 30 June 2008	
Buyer allows 10 days	\$13.85
<u>Body Corporate Levy</u> \$2,462.04	
for the period 1/09/2007 to 31/08/2008	
paid to 31 August 2008	
Buyer allows 72/366 days	\$484.34
Buyer allows fee for Section 75 Certificate	\$176.00
<u>Land Tax 2007-2008</u> \$131.92 p.q.	
paid to 30 June 2008	
Buyer allows 10 days	\$14.42
Buyer allows ACTEWAGL water rates in credit	\$126.42
Seller allows rent \$28,600.00 per year paid to 30 June, 2008 for 10 days	\$781.42
Seller allows discharge fee	\$90.00
	<hr/>
<b>BALANCE TO COMPLETE SETTLEMENT</b>	<b>\$602,965.07</b>
<u>CHEQUES:-</u>	
The Proprietors Units Plan 2059	\$551.43
O'Connor Harris	\$1,330.05
National Australia Bank - Pendon Pty Ltd	\$601,083.59



SYMONS PHILLIPS  
LAW FIRM

23 June 2008

Our Ref: 20080566

Community Housing Canberra Ltd  
PO Box 6239  
O'CONNOR ACT 2602

**COPY**

Dear Sirs,

**RE: CJ & HN ELLIOTT AS TRUSTEES FOR THE ELLIOTT FAMILY SUPER FUND  
PURCHASE FROM PENDON PTY LTD  
9/54 BLUEBELL STREET, O'CONNOR - UNIT 9 UNITS PLAN 2059 BLOCK 4,  
SECTION 86**

We act on behalf of Mr. CJ & Mrs. HN Elliott who settled their purchase of this property on 20 June, 2008.

Enclosed is copy letter from the solicitors for the seller in confirmation.


Settlement took place on the basis of rent having been paid by you to 30 June, 2008.

Kindly attend to all future rental payments by deposit to our client's account with ANZ Bank, BSB 012-941, account number 9097-56205.

If you have any queries at all please do not hesitate to contact me.

Our client's address for any communication between you directly is 17 Burra Place, Braddon, ACT 2612.

Yours faithfully,  
SYMONS PHILLIPS

  
Donna Morris  
Senior Conveyancing Officer  
E-mail: donna.morris@symonsphillips.com.au

Encl.

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Level 1, Endeavour House, 1 Franklin Street Manuka ACT 2603  
PO Box 3098 Manuka ACT 2603  
DX 24720 Manuka

Telephone 02 6295 5555 • Facsimile 02 6295 5566

# O'CONNOR HARRIS

Our ref: RH:rw:250961

20 June 2008

Community Housing Canberra Ltd  
PO Box 6239  
O'CONNOR ACT 2602

Dear Sir/Madam

**RE: PENDON PTY LTD SALE TO ELLIOTT  
UNIT 9, 54 BLUEBELL STREET, O'CONNOR  
(UNIT 9 BLOCK 4 SECTION 86 O'CONNOR)**

We act for the Seller of the abovementioned property and hereby advise that the property has today been sold to:

CLEAVER JOHN ELLIOTT and HONG NHUNG ELLIOTT  
(as Trustees for the Elliott Family Super Fund)  
of 17 Burra Place, Braddon, ACT, 2612

Please pay all future rent as from 1 July 2008 to the new owners or as they may direct.

Yours faithfully  
**J S O'CONNOR HARRIS & CO**

per



Contact: Ruth Harris  
Email: ruth@oconnorharris.com.au