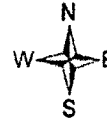




HUNTER WATER CORPORATION

A.B.N. 46 228 513 446
SERVICE LOCATION PLAN
PROPERTY IS SERVICED BY A
PRIVATE NETWORK OPERATOR
Enquiries: 1300 657 657



InfoTrack

N/A

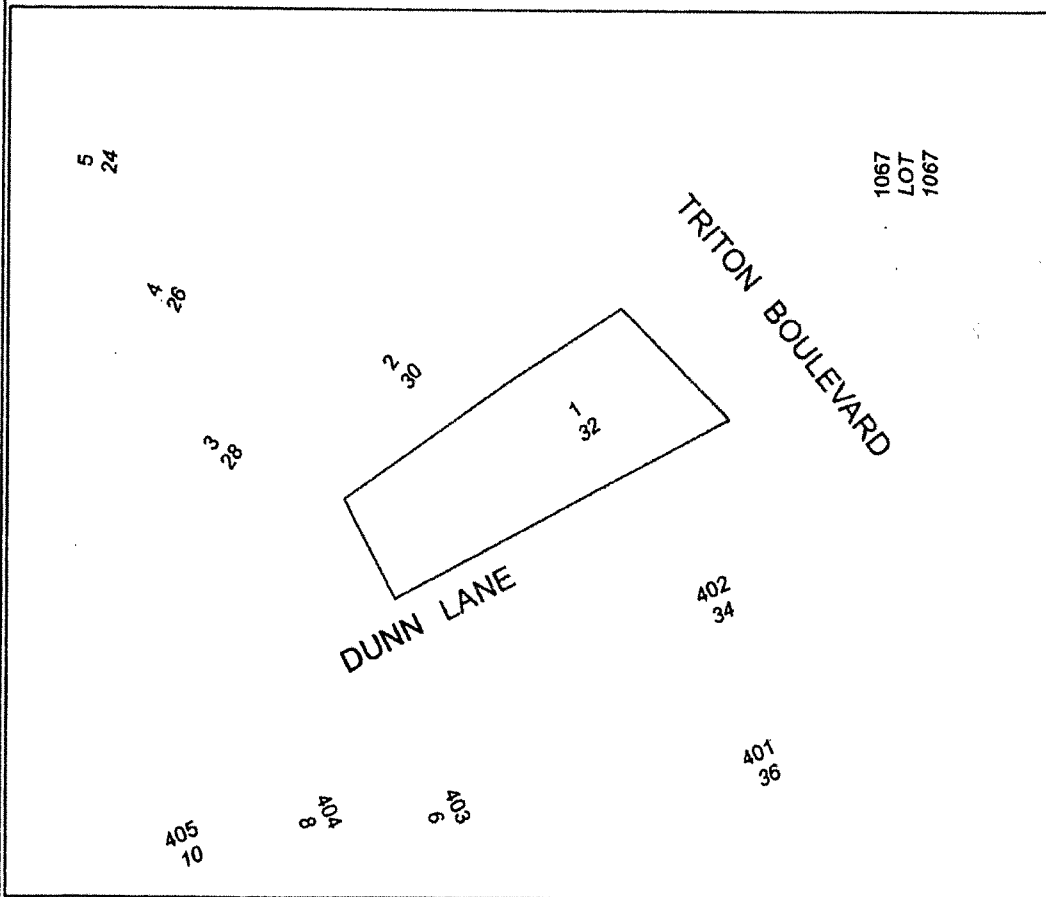
N/A/

APPLICATION NO.: 9349148807

APPLICANT REF: M 398650

RATEABLE PREMISE NO.: 7663310532

PROPERTY ADDRESS: 32 TRITON BVD NORTH ROTHBURY 2335
LOT/SECTION/DP:SP: 1//DP 1232535



SEWER POSITION APPROXIMATE ONLY
SUBJECT PROPERTY BOLD.
ALL MEASUREMENTS ARE METRIC.

IF THE ABOVE DIAGRAM SHOWS A HUNTER WATER CORPORATION ASSET
LOCATED WITHIN THE PROPERTY, YOUR ATTENTION IS DRAWN TO
SECTION 25 OF THE HUNTER WATER ACT 1991 (NSW). ANY DEVELOPMENT
LIKELY TO IMPACT THESE ASSETS REQUIRES PRIOR APPROVAL FROM
HUNTER WATER CORPORATION AND SPECIAL PROTECTION WORKS MAY
BE REQUIRED. PHONE 1300 657 657, FOR MORE INFORMATION

IMPORTANT:
HUNTER WATER CORPORATION SERVICES MAY RUN THROUGH OR NEAR
THE PROPERTY. THE PROPERTY IS NOT CONNECTED TO THOSE SERVICES.

INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE
CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

Date: 9/08/2018

Scale: at A4 1:500

CADASTRAL DATA © Department Finance,
Services & Innovation (Nov 2017).
Modified [09/08/2018]
CONTOUR DATA © AAM/Hatch
© Department of Planning

SEWER/WATER/RECYCLED WATER
UTILITY DATA
© HUNTER WATER CORPORATION



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1232535

SEARCH DATE	TIME	EDITION NO	DATE
9/8/2021	11:22 AM	4	14/4/2021

LAND

LOT 1 IN DEPOSITED PLAN 1232535
AT NORTH ROTHBURY
LOCAL GOVERNMENT AREA CESSNOCK
PARISH OF BRANXTON COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1232535

FIRST SCHEDULE

POPISCLE NO.2 PTY LTD (T AQ959545)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1197589 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (4) IN THE S. 88B INSTRUMENT
- 3 DP1197589 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (5) IN THE S. 88B INSTRUMENT
- 4 AQ959546 MORTGAGE TO PERPETUAL CORPORATE TRUST LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Statement of Adjustment

ROBERT NAPOLI & CO - MANAGER APPOINTED

Settlement: 14 April, 2021

Adjustments as at: 14 April, 2021

Purchaser: POPISCLE NO.2 PTY LTD
Vendor: GREG DICKINSON HOMES PTY LTD
Property Address: 32 TRITON Boulevard NORTH ROTHBURY NSW 2335

Adjustments

					Vendor	Purchaser
Rates	Council Rates					\$ 366.85
	\$ 1,738.97	From 01/07/2020	To 30/06/2021	Paid		
		Purchaser Allows 77 Days				

Statement of Settlement

Purchase Price	\$ 510,000.00
Less Deposit Paid	\$ 51,001.00
Balance of Purchase Price	\$ 458,999.00
Plus Adjustments	\$ 366.85
Plus GST	\$ 0.00
Amount due on Settlement	\$ 459,365.85

Payment Directions

Vendor Destination Line Items

Professional Fees	MARSDENS LAW GROUP	\$ 11,000.00
Council Rates	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 434.16
Professional Fees	MARSDENS LAW GROUP	\$ 1,135.01
Vendor's Funds	MARSDENS LAW GROUP	\$ 400,317.08
GST Withholding	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 46,363.00
PEXA Fees	MARSDENS LAW GROUP	\$ 116.60
		\$ 459,365.85

Purchaser Destination Line Items

Professional Fees	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 2,929.09
Stamp Duty Disbursement	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 18,305.00
PEXA Fees	PURCELL PARTNERS	\$ 58.41
PEXA Fees	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 116.60
Lodgement Fees	PURCELL PARTNERS	\$ 292.80
		\$ 21,701.90

Robert Napoli & Co.
SOLICITORS

M. R. NAPOLI B.A., LL.B.

Principal
J. M. NAPOLI B.A., LL.B. Public Notary

Our Ref: JN:JP:20210817

Your Ref:

4 August 2021

The Manager
Popiscle No.2 Pty Limited
20 Mimosa Grove
GLENWOOD NSW 2768

BY EMAIL: alexa.suvajac@gmail.com

Dear Sir/Madam,

**RE: YOUR PURCHASE FROM GREG DICKINSON HOMES PTY LTD
PROPERTY: 32 TRITON BOULEVARD, NORTH ROTHBURY**

Amount advanced from Perpetual Corporate Trust Limited	\$290,005.62
Amount received on account of balance purchase money, costs and disbursements	\$192,000.00

Paid stamp duty on Agreement for Sale	\$18,305.00
Paid balance purchase money as per enclosed Settlement Sheet	\$459,365.85
Paid PEXA settlement fee	\$116.60
PAID PEXA fees (Purcell Partners)	\$58.41
Paid LPI registration fees	\$292.80
Our costs & disbursements as per enclosed Memorandum	\$2,929.09
Surplus funds returned to your nominated bank account	\$937.87

Balance due herein

TOTAL	\$482,005.62	\$482,005.62
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Yours faithfully,
ROBERT NAPOLI & CO

Robert Napoli & Co

Our Ref: JN:JMT:20210817

4 August 2021

TAX INVOICE

Popiscl No.2 Pty Limited
c/- Mr & Mrs A Ploskov
20 Mimosa Grove
GLENWOOD NSW 2768

MEMORANDUM OF COSTS AND DISBURSEMENTS

**POPISCL NO.2 PTY LTD PURCHASE FROM GREG DICKINSON HOMES PTY LTD
PROPERTY: 32 TRITON BOULEVARD, NORTH ROTHBURY**

PROFESSIONAL FEES

	Amount	GST
To our professional costs for acting for you in relation to the abovementioned purchase. Professional costs include: review of contract, attendances to exchange, searches and enquiries, attending to Stamp Duty requirements, liaising with vendors representative and mortgagee, finalising settlement figures for settlement, booking settlement etc	\$1,800.00	\$180.00
To our professional costs for acting for you in relation to perusing mortgage documents, liaising with you regarding mortgage documents, organising signing and witnessing relevant documentation, forwarding to incoming mortgagee's Solicitor etc.	\$500.00	\$50.00
	\$2,300.00	\$230.00

DISBURSEMENTS

InfoTrack: NSW Certificate - Cessnock City Council: Section 603 Certificate	\$140.64	\$5.56
InfoTrack: NSW Certificate - CRR - Transport for NSW (Roads) Newcastle: Affected by any proposals	\$72.80	\$2.88
NSW: Hunter Water S.47 Certificate of Rates & Charges	\$27.90	\$1.71
Sydney Legal Agents: Stamping	\$40.00	\$4.00
InfoTrack Final Search fee	\$24.18	\$2.42
Photocopying, Sundry disbursements	\$70.00	\$7.00
	<u>\$375.52</u>	<u>\$23.57</u>

Amount	+ GST	- Payments Received	= BALANCE DUE
\$2,675.52	\$253.57	\$2,929.09	\$0.00

With Compliments
Robert Napoli & Co

Robert Napoli & Co

Suite 24, First Floor, 'The Madison',
25-29 Hunter Street, Hornsby NSW 2077
PO Box 104, Hornsby NSW 1630
DX 9657 Hornsby

Telephone: 9477 5077
email@napoli.com.au
ABN 74 704 468 756



Date Generated: 09/08/2021

Settlement Completion Record**Settlement Details:**

Subscriber ROBERT NAPOLI & CO - MANAGER APPOINTED
Subscriber Role: Incoming Proprietor
Subscriber Reference: JN:JMT:20210817 Popiscle
Being purchase or refinance of: 32 TRITON Boulevard NORTH ROTHBURY NSW
2335
Land Title Reference: 1/1232535
Total funds settled via PEXA: \$ 481,067.75
Funds not included in PEXA Financial Settlement: \$ 0.00
Net Adjustments: \$ 0.00
PEXA Workspace ID: PEXA215794804
Settlement Date: 14/04/2021

Signature(s) on Settlement Statement:

Joan Napoli - 14/04/2021 10:31 AEST

Signature(s) on Trust Account Debit Authorisation:

Joan Napoli - 14/04/2021 10:31 AEST

Other Workspace Participants

Incoming Mortgagee PURCELL PARTNERS
Proprietor on Title MARSDENS LAW GROUP

Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	AQ959545	\$ 510,000.00	\$ 51,000.00	\$ 459,000.00

Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA215794804 S02F	Funds for Lodgement Fee	-	-	-	PURCELL PARTNERS	\$ 292.80
2	PEXA215794804 S01F	Funds for PEXA Fee	-	-	-	PURCELL PARTNERS	\$ 58.41
3	PEXA215794804 S03F	Loan Proceeds	-	-	-	PURCELL PARTNERS	\$ 289,654.41
4	PEXA215794804 S04F	Purchaser's Equity	Robert Napoli Trust Account	112879 455222988	Popiscle No2 Pty Ltd	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 191,062.13
					Total		\$ 481,067.75

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
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Date Generated: 09/08/2021

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA215794804 D01F	Stamp Duty Disbursement	OSR EPS Tax Remitting Account	-	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 18,305.00
2	PEXA215794804 D11F	Lodgement Fees	Lodgement Fee Account - NSW	-	PURCELL PARTNERS	\$ 292.80
3	PEXA215794804 D12F	PEXA Fees	PEXA Fee Account	-	PURCELL PARTNERS	\$ 58.41
4	PEXA215794804 D03F	Council Rates	CESSNOCK CITY COUNCIL (918664)	329961	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 434.16
5	PEXA215794804 D02F	GST Withholding	ATO direct credit account	093003 316385	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 46,363.00
6	PEXA215794804 D04F	Professional Fees	Robert Napoli & Co Office Account	112879 428694226	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 2,929.09
7	PEXA215794804 D06F	PEXA Fees	PEXA Fee Account	-	ROBERT NAPOLI & CO - MANAGER APPOINTED	\$ 116.60
8	PEXA215794804 D07F	PEXA Fees	PEXA Fee Account	-	MARSDENS LAW GROUP	\$ 116.60
9	PEXA215794804 D10F	Professional Fees	-	-	MARSDENS LAW GROUP	\$ 11,000.00
10	PEXA215794804 D08F	Vendor's Funds	-	-	MARSDENS LAW GROUP	\$ 400,317.08
11	PEXA215794804 D09F	Professional Fees	-	-	MARSDENS LAW GROUP	\$ 1,135.01
				Total		\$ 481,067.75

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 556329579
ELN NOS ID: 556329580

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

Stamp Duty: 10038770-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LAND TITLE REFERENCE

1/1232535

TRANSFEROR

GREG DICKINSON HOMES PTY LTD ACN 153670618
Registered company

TRANSFeree

POPISCLE NO.2 PTY LTD ACN 621864417
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$510,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFeree

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

POPISCLE NO.2 PTY LTD

Signed By: Joan Napoli
ELNO Signer Number: 2491

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: MARIO ROBERT NAPOLI ABN 74704468756
ROBERT NAPOLI & CO - MANAGER APPOINTED

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 1371

Customer Account Number: 500178

Date: 14/04/2021

System Document Identification

Template Number: nos_nsw07
ELN Document ID: 556329580
ELN ID of Transfer Instrument:
556329579
Client Reference:

**NOTICE OF
SALE OR TRANSFER
OF LAND****Land Registry Document Identification****PROPERTY ADDRESS FOR 1/1232535**

32 TRITON BVD
NORTH ROTHBURY NSW 2335
Locality: North Rothbury

NAME AND ADDRESS FOR SERVICE OF NOTICES

Contact: Owner being POPISCLE NO.2 PTY LTD

Address:

20 Mimosa GR
GLENWOOD NSW 2768

TRANSACTION DETAILS

Purchase Price (GST inclusive) :	\$510,000.00
GST :	\$.00
Date of Contract :	10/03/2021
Date of Settlement :	14/04/2021

Purchase price includes items which were not fixed improvements, e.g. crops, stock, plant, goods, furniture, etc :	no
Purchase price includes land not in the accompanying instrument, e.g. other freehold, permissive occupancy, road enclosures :	no

PROPERTY DETAILS

Transfer Arrangement : With Vacant Possession
Nature of Property : Residence
Area of Property : 393.4m2

SIGNING

Signing Party Role: Advising

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

POPISCLE NO.2 PTY LTD

Signed By: Joan Napoli

ELNO Signer Number: 2491

Signer Capacity: Practitioner Certifier

Digital Signing Certificate Number:

Signed for
Subscriber:

MARIO ROBERT NAPOLI ABN 74704468756

ROBERT NAPOLI & CO - MANAGER APPOINTED

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 1371

Customer Account Number: 500178

Date: 14/04/2021



Revenue

Duties Notice of Assessment

Issue Date
Enquiries
Website

22 Mar 2021
1300 308 863 (8.30am - 5.00pm)
www.revenue.nsw.gov.au

M J ARMSTRONG & CO
DX Box 599
SYDNEY

Duties Assessment Number	10038770-001
Total amount payable	\$18,305.00
Due date	10 May 2021
Assessment no	1723137111
Your reference	cb Napoli 525882
Client ID	109163208

Liabe party: Popiscle No.2 Pty Limited

Assessment summary

Duty assessed	\$18,305.00
Total amount payable	\$18,305.00

If you do not pay the total amount payable by the due date, then interest will be imposed on any outstanding balance. You can find information on the current rate of interest at www.revenue.nsw.gov.au

The due date for payment of this assessment by return has been set in accordance with your approval under section 37 of the Taxation Administration Act, 1996.

Please see the back of this notice for general information about this assessment and payment methods.

Please refer to the attached statement for detailed information about this assessment.

Scott Johnston

Chief Commissioner of State Revenue

Revenue NSW - Electronic Duties Returns

Do not staple, pin or fold remittance slip



BPay - Internet or phone banking:

Billor Code: 3384 Reference: 1723137111
Credit card payments are not accepted.



Electronic payments:

BSB no: 032001 Account no: 205573
Account name: OSR EPS Tax Remitting Account
Electronic payment code: 1723137111SRX

Client name: M J ARMSTRONG & CO

**Duties Assessment
Number**

10038770-001

Due date

10 May 2021

Total Amount Payable

\$18,305.00



1723137111

Revenue NSW Contact Details



For more information and services on duties
www.revenue.nsw.gov.au



1300 308 863*



All written correspondence to:
GPO Box 4042,
Sydney NSW 2001
or
DX 456 Sydney

* Interstate clients please call (02) 7808 6900.
Help in community languages is available.

General information

What happens if you fail to pay by the due date?

If you do not pay by the due date, interest will be charged on any overdue amount, even if you are lodging an objection.

How to lodge an objection to your assessment?

You have the right to object, however you will need to lodge a separate objection for each assessment you disagree with. Your objection must comply with all the following criteria, it must:

1. Be lodged with this office no later than 60 days from the date of your assessment;
2. Quote your Duties Assessment Number;
3. State the grounds of your objection in full;
4. Be lodged in writing.

If your objection is successful we will pay interest on any refund of tax. For more information on lodging your objection please phone 1300 139 814*

Investigations and audits

Revenue NSW regularly conducts investigations to ensure taxpayers pay the correct amount of tax or duty. You can find more information on Revenue NSW's investigations activity in the Directions for using Electronic Duties Returns.

What records do you need to keep?

An approved person must retain records to ensure that the correct tax has been assessed and paid to Revenue NSW for a period of five years as set out in Part 8 Section 53 of the *Taxation Administration Act 1996*.

Voluntary disclosure

If you think you may have understated your liability, you may make a confidential voluntary disclosure at any time by calling Revenue NSW's Compliance line on 1800 806 592

Cheque payments

Revenue NSW only accepts personal/company cheques on Duties transactions for amounts up to \$600

Make sure cheques are payable to the Commissioner of State Revenue and cross 'Not Negotiable'

Read more about Revenue NSW Cheque Acceptance Policy for Duties at www.revenue.nsw.gov.au

Refunds

Note: Any refund due will be issued electronically.

OTHER WAYS TO PAY



In person - take this remittance slip and payment to an Revenue NSW office. Go to www.revenue.nsw.gov.au for a listing of office locations.



Duties Statement

Duties Assessment Number	10038770-001
Client name	M J ARMSTRONG & CO
Your reference	cb Napoli 525882
Lodgement date	22 Mar 2021

Transaction Details

Document type	Agreement for sale of land
Execution date	10 Feb 2021
Dutiable amount	\$510,000.00
Duty assessed	\$18,305.00
Liable party names(s)	Popiscle No.2 Pty Limited
Property ID(s)	D1232535/1
Exemption type	
Related Duties Assessment Number	
Transfer Item Type	1 x 18(2)

Stamping details

Duties Assessment Number	10038770-001
Document	\$18,285.00
No of duplicates	x1 \$10.00
No of transfers	x1 \$10.00

Assessment details: TS on Agreement for sale of land

This duty statement is a summary of the transaction submitted to the Revenue NSW through Electronic Duties Return. This duty statement confirms that the transaction has been assessed by the Revenue NSW.

Scott Johnston

Chief Commissioner of State Revenue