

Customer's Record of Bank Cheque

Please detach this portion before forwarding cheque to payee

368528

Branch Number 3978
Branch Stamp

DATE : 04 July 2017
PAYEE : WESTPAC BANKING CORPORATION
AMOUNT : \$296034.11



Hi Momo, 30/6/2017

PLEASE KINDLY PROVIDE THE FOLLOWING **BANK CHEQUES**
(To our office before 10:00AM WEDNESDAY 05 JULY 2017):

- ✓ 1. PENRITH CITY COUNCIL \$ 355.65
- ✓ 2. THE OWNERS SP20810 \$ 653.13
- ✓ 3. WILLIAMS WOOLF & ZUUR \$ 2,326.85
- ④ 4. WESTPAC BANKING CORPORATION \$ 296,034.11
- ✓ 5. SCOTT ASHWOOD \$ 55.00

- ⑥ 6. OFFICE OF STATE REVENUE \$ 10,450.00
- ✓ 7. LPINSW \$ 277.60
- ✓ 8. TRIVO LAWYERS \$ 1,250.00

We also enclose the settlement figures and cheque directions from the Vendor's solicitor for your information and records.

Please kindly remember to contact the agent and do the final inspection of the property before settlement.

Kind regards,
TRIVO LAWYERS

Tri Vo
Tel: 9755 9216, Fax: 9755 9217, Mobile 0416 088 782
Address: 6/ 235 Canley Vale Rd Canley Heights NSW 2166
Email: trivo@ozemail.com.au

368529

Branch Number 3978
Branch Stamp

Customer's Record of Bank Cheque
Please detach this portion before forwarding cheque to payee

DATE : 04 July 2017
PAYEE : OFFICE OF STATE REVENUE
AMOUNT : \$10450.00



TRIVO LAWYERS

B. Com., LLB (Sydney Uni)

Canley Heights

ABN: 96 211 225 635

Tel: (02) 9755 9216

Fax: (02) 9755 9217

Mobile: 0416 088 782

Office: 6/235 Canley Vale Rd.,

Canley Heights, NSW 2166

Email: trivo@ozemail.com.au

3 August 2017

Mr. Momcilo Romic,
Ms. Mirjana Romic &
Ms. Suzanna Romic
As Trustees for the Romic Super Fund
PO Box 85W,
Fairfield West NSW 2165

Dear Sir & Madams,

RE: ROMIC, ROMIC & ROMIC PURCHASE FROM OCKERBY & OCKERBY
PROPERTY: UNIT 10/77 SADDINGTON ST, ST MARYS NSW 2760

We refer to the above matter and confirm settlement took place on Wednesday 5th July 2017. At settlement, the sum of **\$299,369.74** was handed to the Vendor and this amount was calculated as follows:-

PURCHASE PRICE:	\$332,000.00
LESS DEPOSIT:	\$ 33,200.00
BALANCE:	\$298,800.00

ADD:

Council rates \$371.00 paid to 30/9/17
Purchaser allows 5/92 days

\$20.16

Water rates \$171.98 paid to 30/9/17
Purchaser allows 5/92 days

\$9.35

Strata Levies \$653.15
For period 1/7/17 to 30/9/17
Purchaser allows 87/92

\$617.65

Section 184 Certificate fee

\$119.90

LESS:

Vendor allows registration
Fees on discharge of mortgage
Less amount payable

\$138.30

BALANCE DUE ON SETTLEMENT:

\$299,369.74

We note that on settlement we received from you, the following cheques:

1. PENRITH CITY COUNCIL	\$ 355.65	- CIN 2
2. THE OWNERS SP20810	\$ 653.13	- CIN 3
3. WILLIAMS WOOLF & ZUUR	\$ 2,326.85	- CIN 5
4. WESTPAC BANKING CORPORATION	\$296,034.11	- Bank cheque
5. SCOTT ASHWOOD	\$ 55.00	- CIN 4
6. OFFICE OF STATE REVENUE	\$ 10,450.00	- Bank cheque
7. LPI NSW	\$ 277.60	- CIN 6
8. TRIVO LAWYERS	\$ 1,250.00	- CIN 7

The Penrith City Council, Water Board and the Valuer Generals Department will be notified of the change of ownership and in future all notices from these authorities will be issued directly to you.

The current council rates had been adjusted as paid on settlement and accordingly, you allowed to the Vendor your proportion thereof. Please note that council rates are paid to 30th September 2017 and water rates are paid to 30th September 2017.

We had registered the title, 10/SP20810 and enclose for your safe keeping.

As this matter has now been finalised we now enclose herewith Memorandum of our costs and disbursements which we note had been fully paid by you and take this opportunity to congratulate you on the purchase of the above property and thank you for your instructions. We enclose a copy of the contract for your records.

Please note that if you have any difficulties in relation to any of the matters raised herein, please do not hesitate to contact us at your convenience.

Yours faithfully,
TRIVO LAWYERS
[Signature]

T. Vo.

TRIVO LAWYERS

B. Com., LLB (Sydney Uni)

Canley Heights

ABN: 96 211 225 635

Tel: (02) 9755 9216

Fax: (02) 9755 9217

Mobile: 0416 088 782

Office: 6/235 Canley Vale Rd.,

Canley Heights, NSW 2166

Email: trivo@ozemail.com.au

3 August 2017

Mr Momcilo Romic,
Ms Mirjana Romic, &
Ms Suzanna Romic
As Trustees for the Romic Super Fund
PO Box 85W
Fairfield West NSW 2165

TAX INVOICE

MEMORANDUM OF COSTS & DISBURSEMENTS

RE: ROMIC, ROMIC & ROMIC AS TRUSTEES FOR THE ROMIC SUPER FUND
PURCHASE FROM OCKERBY & OCKERBY
PROPERTY: UNIT 10, 77 SADDINGTON STREET ST MARYS NSW 2760

TO our professional costs of acting on
your behalf in relation to the purchase
of the above property as Trustees.....

\$ 895.00

GST: \$ 89.50

DISBURSEMENTS

Enquiry fees	120.00
Final search fees	14.89
Stamping and settlement fee	44.00
Sundries including GST, postage, telephone calls, photocopying and facsimile transactions	<u>86.61</u>

TOTAL AMOUNT PAID: \$ 1,250.00

With compliments.
TRIVO LAWYERS



T. Vo

**WILLIAMS
WOOLF
& ZUUR
LAWYERS**

LEVEL 1, 651 PITTWATER RD
(PO BOX 653)
DEE WHY NSW 2099

PHONE: (02) 9981 1399
FAX: (02) 9982 1849
EMAIL: admin@wwz.com.au

ABN 32 381 439 736

Our Ref: AL GS 1715 3459

Principal
George Alexander Zuur

30 June 2017

Associate
Andrea Lawson

Trivo Lawyers
6/235 Canley Vale Road
CANLEY HEIGHTS NSW 2166

EMAIL: trivo@ozemail.com.au

Dear Colleagues

Ockerby sale to Romic
Property: Unit 10, 77 Saddington Street, St Marys

AMENDED Settlement Statement herewith.

Settlement is to occur at 2pm on 5 July 2017 at SAI Global, 3/60 Castlereagh Street, Sydney.

On settlement of this matter you are authorised and directed to pay the balance of settlement money as follows:

Payee	Amount
Bank/Trust cheque - Penrith City Council	\$355.65
Bank/Trust cheque -The Owners SP20810	\$653.13
Bank/Trust cheque - Williams Woolf & Zuur	\$2,326.85
Bank cheque - Westpac Banking Corporation	\$296,034.11
Total:	\$299,369.74

In addition to the above cheques, please provide a bank/trust cheque in favour of Scott Ashwood for \$55.00 on settlement.

Yours faithfully
WILLIAMS WOOLF & ZUUR

Per: [Signature]

Andrea Lawson

SETTLEMENT STATEMENT

OCKERBY SALE TO ROMIC
PROPERTY: UNIT 10, 77 SADDINGTON STREET, ST MARYS

Settlement Date: 5/07/2017

	Payable by Vendor	Payable by Purchaser	
SALE PRICE		\$332,000.00	
Less Deposit Paid		\$33,200.00	
Balance		<u>\$298,800.00</u>	✓
ADJUSTMENTS			
Council rates			
For period 1/07/2017 - 30/09/2017			
\$371.00 (est for 1 st quarter) Unpaid - Vendors allow 5 / 92 days	\$20.16		✓
Water rates			
For period 1/07/2017 - 30/09/2017			
\$171.98 Unpaid - Vendors allow 5 / 92 days	\$9.35		✓
Strata levies			
For period 1/07/2017 - 30/09/2017			
\$653.15 Treated as Paid - Purchasers allow 87 / 92 days		\$617.65	✓
Section 184 certificate fee - Purchasers allow		\$119.90	✓
Registration fee on discharge of mortgage - Vendors allow	\$138.30		
Totals	\$167.81	\$299,537.55	✓
Less Amount Payable by Vendor		\$167.81	✓
BALANCE DUE TO VENDOR ON SETTLEMENT		<u>\$299,369.74</u>	✓
CHEQUES DRAWN AT SETTLEMENT:			
Penrith City Council (including interest to 7/7/17)		\$355.65	✓
The Owners SP20810		\$653.13	✓
Williams Woolf & Zuur		\$2,326.85	
Westpac Banking Corporation		\$296,034.11	
Total Cheques:		<u>\$299,369.74</u>	✓

PENRITH CITY COUNCIL

RATES AND CHARGES NOTICE

1/07/2017 to 30/06/2018

ABN: 43 794 422 563

Rate Enquiries: (02) 4732 7676

Other Enquiries: (02) 4732 7777

CORRESPONDENCE: PO Box 60, PENRITH N.S.W. 2751

www.penrithcity.nsw.gov.au

M Romic & M Romic & S Romic
Po Box W85
FAIRFIELD WEST NSW 2165

PLEASE
NOTIFY
COUNCIL
IF THE
MAILING
ADDRESS IS
INCORRECT

Account Number

511798

Notice Number

95210881

Property Location and Description
10/77 Saddington Street ST MARYS NSW 2760
Lot 10 SP 20810

Issue Date Due Date

06/07/2017 31/08/2017

CURRENT VALUATION: \$79,090

VALUATION DATE: 01/07/2016

Domestic Collect and Return 1 @ 461.00
Residential Rate 79,090 @ \$1007.00 Min levy
Stormwater Management Service - Residential Strata
Payments/Adjustments

Levied
461.00
1,007.00
12.50
-0.54

Overdue	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Notice Total
\$0.00	31/08/2017 \$369.66	30/11/2017 \$370.10	28/02/2018 \$370.10	31/05/2018 \$370.10	\$ 1,479.96

79-2017

PAID
VIA
CHEQUE NO. 8 .

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 6/07/2017
INTEREST CHARGES ACCRUE ON A DAILY BASIS AT 7.5% P.A.
ON OVERDUE RATES and CHARGES