

**The  
Property  
Conveyancers**

Licensed Property Conveyancers  
Corporate Licence: 0500 4631  
The Property Conveyancers Pty Ltd  
ABN 60 605 786 598

Our Ref: AM:SG:1701  
Contact: Anne-Maree O'Keefe

Direct Email: [info@propertyconveyancers.com.au](mailto:info@propertyconveyancers.com.au)

25 May 2022

Haywardsfour Pty Ltd  
3 Nyorie Place  
Frenchs Forest NSW 2086

Dear Rodney and Louise

**Your Purchase from Gale  
Property: Unit 7/24 Clarke Street, Narrabeen NSW 2101**

I confirm that settlement of your purchase was completed on 29 April, 2022.

I enclose:

1. a settlement statement previously emailed to you
2. my account which was paid on settlement
3. stamp duty receipt
4. trust statement
5. Title search

On settlement the following funds were paid to complete the purchase:

1. Purchase as per settlement statement	\$1,040,473.47
2. Stamp Duty	\$48,420.00
3. Settlement fee	\$117.92
4. Land Titles fees	\$443.10
5. PEXA settlement fee – Gadens	\$59.07
6. My fees	<u>\$2,097.00</u>
	<b>\$1,091,610.56</b>

The amount of \$1,091,610.56 is made up as follows:

Loan amount	\$678,681.11
Balance provided by you	\$412,929.45

The property title has now been registered into your name at the Torrens Title Register of NSW Land Registry Services and I enclose a title search confirming your ownership of the property.

**Correspondence:** PO Box 144, Frenchs Forest NSW 1640  
**Tel:** 02 9453 1833 **Mobile:** 0402 106 509  
**Email:** [info@propertyconveyancers.com.au](mailto:info@propertyconveyancers.com.au)

Northern Beaches Council, Sydney Water and the Valuer General will be notified by NSW Land Registry Services of the change of ownership to you so that future rate notices will issue to you at **3 Nyorie Place, Frenchs Forest**. The rates have been paid up to their respective due dates as set out in the settlement statement. Please contact Sydney Water and Council direct if you require future rate notices to be sent to a different mailing address.

The Strata Manager is Precise Property Strata Management email [info@precise.property](mailto:info@precise.property). Please contact them if you do not receive a levy statement as they have been notified of the change of ownership.

I also remind you that **independent personal contents / landlords insurance to cover such items as carpets, lightfittings, painting, blinds, curtains and public liability insurance** is now your responsibility as owners of the property / lot.

As you now own property in NSW you are now required to register with Revenue NSW for land tax purposes. I attach a link [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au).

I recommend that you change the locks for security purposes.

Thank you for your instructions in this matter.

Yours faithfully  
**The Property Conveyancers**

*A O'Keefe*

Anne-Maree O'Keefe

Encl.



**LAND  
REGISTRY  
SERVICES** **Title Search**

Information Provided Through  
triSearch (Website)  
Ph. 1300 064 452 Fax.

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/SP6938

SEARCH DATE	TIME	EDITION NO	DATE
25/5/2022	2:44 PM	11	29/4/2022

LAND

LOT 7 IN STRATA PLAN 6938  
AT NARRABEEN  
LOCAL GOVERNMENT AREA NORTHERN BEACHES

FIRST SCHEDULE

HAYWARDSFOUR PTY LTD (T AS88430)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP6938
- 2 AS88431 MORTGAGE TO PERPETUAL CORPORATE TRUST LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

haywardsfour

PRINTED ON 25/5/2022

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. triSearch an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

# Statement of Adjustment

THE PROPERTY CONVEYANCERS

Settlement: 29 April, 2022

Adjustments as at: 29 April, 2022

**Purchaser:** HAYWARDSFOUR PTY LTD  
**Vendor:** MICHAEL PATRICK ANTHONY GALE  
**Property Address:** Unit 7 24 CLARKE Street NARRABEEN NSW 2101

## Adjustments

		Vendor	Purchaser
Rates	COUNCIL RATES		\$ 248.99
	\$ 1,465.80 From 01/07/2021 To 30/06/2022 Paid		
	Purchaser Allows 62 Days		
Rates	WATER RATES		\$ 101.75
	\$ 149.35 From 01/04/2022 To 30/06/2022 Paid		
	Purchaser Allows 62 Days		
Additional Fee/ Allowance	DISCHARGE OF MORTGAGE	\$ 147.70	
Additional Fee/ Allowance	SECTION 184 CERTIFICATE		\$ 119.90
Owners Corporation	STRATA UNIT LEVY		\$ 650.53
	\$ 954.81 From 01/04/2022 To 30/06/2022 Paid		
	Purchaser Allows 62 Days		
<b>Total Adjustments</b>		\$ 147.70	\$ 1,121.17
<b>Less Vendor's Portion</b>			\$ 147.70
<b>Purchaser to Pay Vendor</b>			\$ 973.47

## Statement of Settlement

Purchase Price	\$ 1,155,000.00
Less Deposit Paid	\$ 115,500.00
Balance of Purchase Price	\$ 1,039,500.00
Plus Adjustments	\$ 973.47
Plus GST	\$ 0.00
<b>Amount due on Settlement</b>	<b>\$ 1,040,473.47</b>

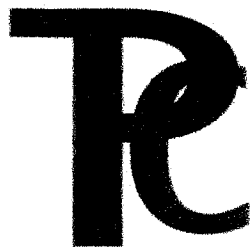
## Payment Directions

### Vendor Destination Line Items

Professional Fees	RIGG CONVEYANCING	\$ 1,742.79
PEXA Fees	RIGG CONVEYANCING	\$ 117.92
Council Rates	THE PROPERTY CONVEYANCERS	\$ 367.23
Loan Payout	WESTPAC BANKING CORPORATION	\$ 210.73
Body Corporate Fees	THE PROPERTY CONVEYANCERS	\$ 955.01
Professional Fees	RIGG CONVEYANCING	\$ 1,036,930.44
Water Rates	THE PROPERTY CONVEYANCERS	\$ 149.35
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		\$ 1,040,473.47

### Purchaser Destination Line Items

PEXA Fees	THE PROPERTY CONVEYANCERS	\$ 117.92
Lodgement Fees	GADENS LAWYERS BRISBANE	\$ 443.10
Stamp Duty Disbursement	THE PROPERTY CONVEYANCERS	\$ 48,420.00
Professional Fees	THE PROPERTY CONVEYANCERS	\$ 2,097.00
PEXA Fees	GADENS LAWYERS BRISBANE	\$ 59.07
		<hr/>
		\$ 51,137.09



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Corporate Licence: 0500 4631  
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ABN 60 605 786 598

27 April, 2022

File Number: 1701

Haywardsfour Pty Ltd

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**TAX INVOICE**

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**Purchase of 7/24 Clarke Street Narrabeen**

	Our cost	GST	Total
To my costs of acting for you in respect of the above matter as per my costs agreement	\$1,636.37	\$163.63	\$1,800.00
Trust fee	\$70.00	\$7.00	\$77.00
To my costs of advising on previous contracts	\$200.00	\$20.00	\$220.00
<b>Disbursements</b>			
Postage, facsimile charges, telephone, Photocopying, forms online services Search fees Certificate of currency Property & rate enquiries			
<b>Totals</b>	<b>\$1,906.37</b>	<b>\$190.63</b>	<b>\$2,097.00</b>

**Amount due**

**\$2,097.00**

**The Property Conveyancers Pty Ltd**

Per: *A O'Keefe*

**PAID ON COMPLETION**

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