



FRANK J HORVAT & CO PTY

ABN 72 007 170 112
Established 1979

Our Ref: FJH:JH:36335

Your Ref:

Date: 27 April 2018

Postal Address: PO Box 196, Glenroy, Victoria, 3046
Level 1, 115A Wheatsheaf Road, Glenroy, Victoria
Phone: 03) 9300 1077 Facsimile: 03) 9306 1541
Email: reception@frankhorvat.com.au
AUSDOC: DX 94717 GLENROY

Mr A Brown
AD Brown Property 1 Pty Ltd
Chifley Tower
Level 17 2 Chifley Square
SYDNEY NSW 2000

Dear Sir

**Re: Your purchase from Zeini
Property: 4 Woodburn Crescent, Meadow Heights**

We confirm settlement of your purchase took place on 27 April 2018.

We are attending to the stamping and registration of the Transfer of Land and will report further when the Certificate of Title, showing you as registered proprietor, is obtained. We will hold same in safe-keeping on your behalf unless otherwise instructed.

We will notify the Council, Water Authority and State Revenue Office of the sale and in future all rate assessments should be sent directly to you.

We now enclose Statement of Adjustments and Settlement Statement and note that Council and Water rates were adjusted as paid at settlement and your proportions for the current rating periods were added to the balance of the purchase price.

We enclose our Tax Invoice and note that this has been fully paid from settlement monies.

As this now completes your purchase, we take this opportunity to thank you for your instructions and wish you well in your new home.

Yours faithfully

FRANK J. HORVAT & CO. PTY.

Per:

Encl:

SETTLEMENT STATEMENT

**Re: Your purchase from Zeini
Property: 4 Woodburn Crescent, Meadow Heights**

Purchase Price	\$550,000.00	
Paid Deposit		\$27,500.00
Adjustment of Rates	\$241.33	
Lender Paid Vendor		\$303,388.20
You Paid Vendor		\$219,353.13
Received from you Held in trust	\$350.00	
Received from you Held in trust	\$1,233.44	
Paid Tax Invoice - see attached		\$1,533.44
Paid cheque fees		\$50.00
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	\$551,824.77	\$551,824.77
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E. & O.E.

**AD BROWN PROPERTY 1 FROM ZEINI
PROPERTY: 4 WOODBURN CRESCENT, MEADOW HEIGHTS**

STATEMENT OF ADJUSTMENTS

**DATE OF ADJUSTMENT: 27/04/2018
DATE OF SETTLEMENT: 27/04/2018**

	VENDOR	PURCHASER
Hume City Council - Rates, Charges & Levies \$1,322.20 Annually Adjusted as Paid to 30/06/2018 Purchaser allows 64 days		231.84
Yarra Valley Water - Drainage \$24.66 Quarterly Adjusted as Paid to 30/06/2018 Purchaser allows 64 days		17.34
Yarra Valley Water - Parks & Gardens \$75.85 Annually Paid to 30/06/2018 Purchaser allows 64 days		13.30
Yarra Valley Water - Water Service Charge \$44.35 Quarterly Adjusted as Paid to 30/06/2018 Purchaser allows 64 days		31.19
Yarra Valley Water - Sewerage Service Charge \$88.95 Quarterly Adjusted as Paid to 30/06/2018 Purchaser allows 64 days		62.56
Yarra Valley Water - Water Usage Charge from 05/03/2018 to 27/04/2018 at \$0.71 per day charge 54 days = \$38.34		
Yarra Valley Water - Sewerage Disposal Charge from 05/03/2018 to 27/04/2018 at \$0.33 per day charge 54 days = \$17.82		
REGISTRATION FEES Discharge of 1 mortgage @ \$114.90	114.90	
	\$114.90	\$356.23
Less Vendor's Proportion		114.90
PURCHASER TO PAY VENDOR		\$241.33

SETTLEMENT STATEMENT

Purchase Price:	550,000.00
Less Deposit Paid:	27,500.00
Balance:	522,500.00
Plus adjustments:	241.33
BALANCE DUE TO VENDOR:	\$522,741.33

**AD BROWN PROPERTY 1 FROM ZEINI
PROPERTY: 4 WOODBURN CRESCENT, MEADOW HEIGHTS**

SETTLEMENT CHEQUES

Yarra Valley Water

214.11

522,527.22

TOTAL CHEQUES:

\$522,741.33

Prepared on: **24 April 2018**

By: **FRANK J. HORVAT & CO. PTY.**

Our Ref: **FJH:JH:36335**

E. & O. E.

Frank J. Horvat & Co. Pty
LAWYERS AND CONVEYANCERS
115A WHEATSHEAF ROAD, GLENROY
ABN:72 007 170 112

TAX INVOICE

Our Ref: FJH:JH:36335

26 April 2018

Mr A Brown
AD Brown Property 1 Pty Ltd
Chifley Tower
Level 17 2 Chifley Square
SYDNEY NSW 2000

**Re: Your purchase from Zeini
Property: 4 Woodburn Crescent, Meadow Heights**

Our Professional fees in relation to our professional charges comprising instructions for and regarding Contract of Sale; obtaining search of title; drawing Transfer of Land and forwarding to you to execute same; receipt of signed Transfer of Land from you and provision of same to vendor's solicitor; Registering online for State Revenue Office, completion of SRO forms for settlement, attending you on signing SRO Transferee Statement and providing copy to your bank, handing over at settlement, telephone attendances and correspondence with your bank and provision of documentation to them as required; obtaining certificates in relation to rates to assist with preparation of Statement of Adjustments; arranging and attending settlement with Vendor Solicitors and your bank; reporting to you; preparation of Notice of Acquisition and forwarding to Council and Water, all necessary correspondence, attendances and services required to complete this transaction and all necessary attendances and correspondence in connection with the purchase and skill care and responsibility

\$1,100.00

Our Disbursements

Title Search	\$44.36
Settlement Fee	\$85.00
Council Rates	\$39.43
Water Rates	\$35.25
Postage and telephone calls	\$30.00
Emails and faxing	\$30.00
Photocopying	\$30.00

Our Total Disbursements

\$294.04

Sub-Total \$1,394.04

GST \$ 139.40

Total \$1,533.44

Less monies paid to us in advance \$350.00

Less amount paid at settlement **\$1,183.44**

Total Amount Due **\$0.00**

With Compliments
FRANK J. HORVAT & CO PTY

Per: 

Please note: Interest is chargeable at the Reserve Bank cash target rate plus 2% if the account is not paid within 30 days.

TERMS: STRICTLY 30 DAYS OR INTEREST ACCRUES.

Your original file will be scanned after 30 days and the original documents will be destroyed with a scanned copy kept for you for collection. If you require your original file, please advise within 30 days of completion.

Your rights in relation to Legal Costs

The following avenues are available to you if you are not happy with this Bill:-

1. Discuss your concerns with our office Mr Frank Joseph Horvat is designated as responsible principal for this bill.
2. Request an itemised bill You must do this within 30 days from the date which legal costs become payable. We will provide an itemised bill at no charge. However, if you request an itemised bill and the total amount specified in the itemised bill exceeds the amount previously specified in the lump sum bill for the same matter, then we may be able to recover the higher costs should the matter proceed to a costs assessment under section 198 or a binding determination under section 292 of the Uniform Law.
3. Have our costs assessed before Supreme Court Costs Court ("Costs Court") under Division 7 of Chapter 4.3 of the Uniform Law OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law The parameters for taking such steps are as follows:
 - (i) In relation to a costs assessment before the Costs Court – you must make the application within 12 months of when the bill was given or a request for payment was made, or where there was no bill or request made, when the legal costs were paid. An application can be made outside of the 12 months in certain circumstances where the delay and reasons for the delay make it just and fair to do so. There is no monetary limitation on the amount of the legal costs in relation to a costs assessment before the Costs Court
 - (ii) In relation to a costs dispute before the VLSC – you must make the application within 60 days after the legal costs have become payable or where you have asked for an itemised bill, within 30 days after the itemised bill was provided. The VLSC may waive the time limits specified above if the complaint is made within 4 months after the required period. This is in circumstances where the delay and reasons for the delay make it just and fair to do so, provided we have not commenced legal proceedings in respect of the legal costs. There is a monetary limitation of less than \$100,000 (indexed) for the total bill for legal costs in dispute OR, where the amount is \$100,000 or more, the amount of the legal costs in dispute is less than \$10,000 (indexed).

Our rights in relation to interest

We intend to charge interest on unpaid legal costs if our costs are unpaid after 14 days of giving you this bill, in accordance with the Uniform Law. The rate in interest is the Cash Target Rate plus 2 per cent, specified by the Reserve Bank of Australia as at the date of this bill.

Notice of withdrawal of trust money

If money has been paid into our trust account for you, we hereby notify you that we will withdraw money from the trust and apply it towards payment of our legal costs that are owed, in accordance with the Uniform Law and *the Uniform Law and the Legal Profession Uniform General Rules 2015*.

Liability limited by a scheme approved under Professional Standards Legislation