




ANNE KEATING SUPER FUND

709/168-170 Kent St., Millers Point

02/09/21	Sale Price		(100%)
(Exch Date)	<u>Less: Associated Costs</u>		1,250,000.00
	Commission	 Sale Settlmt Sheet Commission & Legal Costs.pdf	27,500.00
	Marketing Costs	 Marketing Costs.pdf	13,084.00
	Legal Costs (Syd Prop Conveyancing) - Inv 15/10/20		757.83
	Legal Costs (Syd Prop Conveyancing) - Inv 25/06/21		301.91
	Bal. Conveyancing Fees- Pymt Directions per Settl. Adjmt Sheet		1,533.71
			43,177.45
	<u>Add: Purchaser Allowance per Sale Settlement Adjmt Sheet</u>		
	- Council Rates (22/10/21 - 30/06/22)		642.32
	- Water Rates (22/10/21 - 31/12/21)		119.69
	- Strata Levies (22/10/21 - 30/11/21) - Lot 50		554.72
	- Strata Levies (22/10/21 - 30/11/21) - Lot 321 (Car Space)		71.58
	- S.184 Certificate		179.95
			1,568.26
	Net Proceeds		1,208,390.81

Less:	Cost Base		
20/08/20	Purchase Price		980,000.00
(Exch Date)	<u>Add: Associated Costs</u>		
	Stamp Duty	 Purch Settlmt Sheet & Legal Costs.pdf	39,455.00
	Legal Costs (Syd Prop Conveyancing) - Inv 24/08/20		773.38
	Legal Costs (Syd Prop Conveyancing) - Inv 04/09/20		1,152.90
	Legal Costs - Adjustment		16.61
	Adjustments per Purchase Settlement Sheet	Note 1	2,182.90
	Furnishings & Other Miscellaneous Costs in FY 2021	Note 2	11,893.87
	Furnishings & Other Miscellaneous Costs in FY 2022	Note 3	3,882.12
			1,039,356.78
	Gain on Sale of Property (Eligible for Discount)		169,034.03

Note 1 Purchaser Allowance per Purchase Settlement Adjmt Sheet

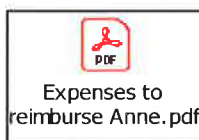
- Council Rates (10/09/20 - 30/06/21)	740.41
- Water Rates (10/09/20 - 30/09/20)	33.38
- Strata Levies (10/09/20 - 30/11/20) - Lot 50	1,165.34
- Strata Levies (10/09/20 - 30/11/20) - Lot 321 (Car Space)	150.37
- S.184 Certificate (2 x \$119.90)	239.80
Less: Vendor Allows for Disch. of Mortgage : capital exp.	(146.40)
	<u>2,182.90</u>

Note 2**Furnishings & Other Capital Expenses - Paid in FY 2021***Paid by super fund:*

- Bank charges for telephone tfr for purchase settlement	30.00	
- PEXA electronic settlement fee	114.07	
- Registration fees to NSW LRS per Purchase Settl	292.80	
- Strata Levies (01/12/20 - 31/08/21)	3,883.02	
- Strata Levies - Car Space (01/12/20 - 31/08/21)	501.06	
- Water Rates (01/10/20 - 30/06/21)	455.67	
- Electricity account (08/12/20 - 27/05/21)	407.75	
- Gas account (14/12/20 - 10/06/21)	271.57	
- Electrician: to install light fittings & replace downlight globes	330.00	
- Painting services	2,603.81	
- Removalist: to relocate furnitures from storage to the prop.	429.00	
- Removalist: to relocate furnitures from storage to the prop.	264.00	
- Handyman: to install artwork, mirror and shelve	275.00	
- Curtains & shipping fee from overseas	997.87	
- Telegraphic tfr fees for purchase of curtains from overseas	20.00	
		10,875.62

*Paid by Anne - to be reimbursed by super fund as at 30/06/22:*

- Armchairs	113.63	
- Outdoor patio suite	25.25	
- Artwork	385.06	
- Artwork	56.81	
- Mirror	62.50	
- Bed head	125.00	
- Lounge	250.00	
		1,018.25
Total Other Capital Expenses		11,893.87

**Note 3****Furnishings & Other Capital Expenses - Paid in FY 2022***Paid by super fund:*

- Strata Levies (01/09/21 - 30/11/21)	1,294.34	
- Strata Levies - Car Space (01/09/21 - 30/11/21)	167.02	
- Water Rates (01/07/21 - 30/09/21)	157.31	
- Council Rates (1st instalment rate notice 2021/2022)	233.55	
- Electricity account (28/05/21 - 25/10/21)	242.31	
- Gas account (11/06/21 - 25/10/21)	134.81	
- Removalist: to relocate furnitures from the prop to storage	660.00	
		2,889.34

*Paid per directions on sale settlement adjustment sheet:*

- Council Rates (2nd - 4th instalment rate notice @ \$233.50/qtr)	700.50	
- Water Rates (01/10/21 - 31/12/21)	157.31	
- PEXA electronic settlement fee	134.97	
		992.78
		3,882.12

*** NOTE *** Property was never intended to be leased out. It was purchased unfurnished and sold fully furnished. Hence, all furnishings and miscellaneous expenses were capitalised to form part of the property cost base for calculation of capital gains/losses.

SETTLEMENT ADJUSTMENT SHEET

**STRATFORD GEM.PTY LTD ACN 061 543 959 ATF ANNE KEATING SUPER
FUND ABN 74 062 823 363 SALE TO MINSHALL
PROPERTY: 709/168-170 KENT STREET, MILLERS POINT**

Settlement: 22 October 2021
Adjustments as at: 22 October 2021

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$1,250,000.00
Less Deposit		\$125,000.00
Balance		<u>\$1,125,000.00</u>

Current Council Rates

For Period 1/07/2021 to 30/06/2022 - 365 days

✓ \$934.05 Adjusted as Paid

Purchaser allows 251 days

For period 22/10/2021 to 30/06/2022

\$642.32

Current Water/Sewerage Rates (Lot 50)

For Period 1/10/2021 to 31/12/2021 - 92 days

^ \$157.31 Adjusted as Paid

Purchaser allows 70 days

For period 22/10/2021 to 31/12/2021

\$119.69

Strata Levies (Lot 50)

For Period 1/09/2021 to 30/11/2021 - 91 days

✓ \$1294.34 Adjusted as Paid

Purchaser allows 39 days

For period 22/10/2021 to 30/11/2021

\$554.72

Strata Levies

For Period 1/09/2021 to 30/11/2021 - 91 days

✓ \$167.02 Adjusted as Paid

Purchaser allows 39 days

For period 22/10/2021 to 30/11/2021

\$71.58

Purchaser allows for Section 184 Certificate
(Inclusive of GST) 2 @ \$119.90

\$179.95

Totals	\$0.00	\$1,126,568.26
Less Amount Payable By Vendor		\$0.00
AMOUNT DUE ON SETTLEMENT		<u>\$1,126,568.26</u>

Directions:-

2nd, 3rd & 4th instalment at
\$238.50/str

City of Sydney Council - for payment of outstanding Council rates	\$700.50
Sydney Water - for payment of outstanding water rates (period 1/10/21 - 31/12/21)	\$157.31
PEXA fee - Electronic settlement fee	\$134.97
Sydney Property Conveyancing - balance conveyancing fees	\$1,533.71
Stratford Gem ATF Anne Keating Super Fund - balance settlement monies	\$1,124,041.77
Total	<u>\$1,126,568.26</u>

KHATTAR GROUP INTERNATIONAL PTY LTD

ABN 68 136 264 367
Address Suite 31, Level 2, 650 George Street, Sydney NSW 2000
Email info@blackdiamondz.com.au
Telephone 02 8280 8280
Facsimile 02 8280 8282



Summary of Settlement Breakdown

Property Address:	709/168-170 Kent St Millers Point
Settlement Date:	22-10-2021
Selling Price:	\$ 1,250,000.00
Holding deposit:	10.00% \$ 125,000.00
Interest earned:	0.00
Less Withholding tax on interest	0.00
Interest from bank	0.00
Total Balance in Trust Account	125,000.00

Vendor Breakdown:

Name:	Stratford Gem Pty Ltd
Bank Details:	BSB 032 102 Acc No. 010 521
Holding deposit	125,000.00
Interest earned	0.00
Withholding tax from bank	0.00
Less:	
Commission to Black Diamondz Property (Incl. GST)	2.20% 27,500.00
Balance to Vendor	97,500.00

Purchaser Breakdown:

Name:	
Bank Details:	
Interest earned	0.00
Withholding tax from bank	0.00
Balance to Purchaser	0.00

Prepared by : Ki Duarte Cristovao

Approved by:

Date: 22-10-21

KHATTAR GROUP INTERNATIONAL PTY LTD

ABN 68 136 264 367
Address Suite 31, Level 2, 650 George Street, Sydney NSW 2000
Email info@blackdiamondz.com.au
Telephone 02 8280 8280
Facsimile 02 8280 8282



Tax Invoice

Bill To:

Strathford Gem Pty Ltd ATF Anne Keating Super Fund
Unit 709
168 - 170 Street
Millers Point NSW

Invoice No.:

00002204

Date:

22/10/2021

Terms:

Prepaid

DESCRIPTION	AMOUNT	CODE
Commission for the sale of 709/168-170 Kent St Millers Point . \$1,250,000 @ 2.2%	\$27,500.00	GST

Account Name: Black Diamondz Property Concierge
BSB: 062-173
A/C: 1017-3430
Bank: Commonwealth Bank

GST: \$2,500.00
Total Inc GST: \$27,500.00
Amount Applied: \$0.00

Invoice No.: 00002204

Balance Due: \$27,500.00



Trust Funds Request

Stratford Gem Pty Ltd
C/- Anne Keating

ABN
19 616 799 574

Ayre Sydney Pty Ltd
www.ayre.com.au
02 8319 4488
Shop 2, 161 Elizabeth Street
Sydney NSW 2000

Property Address
709 / 168 Kent Street Sydney

due 08/10/2020

*Paid Super
14-10-20*

Items

description	amount
Campaign Track - Professional Photography x 6 Marketing	\$290.00
Campaign Track - 50 x 4-page A5 Brochure Marketing	\$74.00
Campaign Track - Campaign Management Fee Marketing	\$30.00
Campaign Track - DL Cards Marketing	\$70.00
Realestate.com.au - Premiere Listing (60 days) + eBrochure Marketing	\$2,188.00
Domain.com.au - Platinum Listing (60 days) + eBrochure Marketing	\$2,365.00
TOTAL	\$5,017.00 ✓



Payment Advice

bank name Macquarie Bank
bank account name Ayre Sydney Pty Ltd
bsb 182-222
bank account 304489453

recipient Stratford Gem Pty Ltd
reference 709 OT VPA
amount due \$5,017.00
due date 08/10/2020



Khattar Group International Pty Ltd
ABN 68 136 264 367
Suite 31. Level 2. World Square. 650 George St Sydney
Email: account@blackdiamondz.com.au
Tel: 02 8280 8280 Fax: 02 8280 8282

709/168 Kent St Millers Point

Marketing Campaign

Date **17/02/2021**

Online Essentials

Day Photo x 7 (Skyline)
Dusk Photo x 2 (Skyline, day light saving)
Standard video (Peter)
Copy Writing (skyline)
Brochure A4 Square (print force)
Blackdiamondz database & Wechat Management
Domain.com.au
REA.com.au
Extra Fund

Stage Two Sub Total (incl. GST) **\$8,067**
paid **\$8,067** ✓

Vendor Name _____

Vendor Signature _____

All quoted prices are valid for 30 days from the date of invoice

Section 36 of the Property Stock and Business Agents Act 2002 provides that an application to review a statement of claim or itemised account may be made to the Director - General of the Department of Fair Trading within 28 days after the statement of claim or itemised account is served.

Direct Debit

Black Diamondz Property Concierge Sales Trust

BSB **182 222**

A/C Number **303 806 947**

Credit Card

Mastercard / Visa Only (2% Surcharge)

Cardholder's Name _____

Credit Card Number _____

Expiry Date _____

Signature _____



SYDNEY PROPERTY CONVEYANCING

Suite 701, 161 Walker Street
North Sydney NSW 2060
PO Box 6312, North Sydney NSW 2059

ABN 25 205 731 173

T 1300 367 176
info@sydneypropertyconveyancing.com.au

Tax Invoice 1

Our Ref: CH:TC:20531

15 October 2020

Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363
2503 168 Kent Street
SYDNEY NSW 2000

RE: **YOUR SALE**
PROPERTY: **709/168-170 KENT STREET, MILLERS POINT**
Professional Fees

Date	Description	Amount	GST
15/10/2020	To our costs of acting on your behalf as Vendor including but not limited to taking instructions, preparation of contract for sale, providing contract to agent	\$500.00	\$50.00
		\$500.00	\$50.00

Disbursements

Date	Description	Amount	GST
09/10/2020	NSW: Title Search - 50/SP53158	\$14.07	\$1.41
09/10/2020	NSW: Title Search - 321/SP53158	\$14.07	\$1.41
09/10/2020	NSW: Title Search - CP/SP53158	\$14.07	\$1.41
09/10/2020	InfoTrack: NSW Certificate (Scanned) - City of Sydney Council: Section 10.7 (2) Certificate - 50/SP53158	\$74.20	\$7.42
15/10/2020	InfoTrack: eCOS 2019 - 709/168-170 KENT ST MILLERS POINT NSW 2000	\$22.09	\$2.21
15/10/2020	NSW: Document Image - Dealing AQ397052	\$14.06	\$1.41
15/10/2020	Sundries including printing, telephone, facsimile, postage etc	\$36.36	\$3.64
		\$188.92	\$18.91

Amount	+ GST	- Payments Received	= BALANCE DUE
\$ 688.92	\$ 68.91	\$ 0.00	\$ 757.83 ✓

With Compliments
Sydney Property Conveyancing

PAYMENT TERMS: IMMEDIATE

E & O.E

REMITTANCE ADVICE

Date : 15 October 2020
Client : Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363
Matter : 20531- Your Sale

simplifying conveyancing

Liability limited by a scheme approved under Professional Standards Legislation

Paid from WBC #513



SYDNEY PROPERTY CONVEYANCING

Suite 701, 161 Walker Street
North Sydney NSW 2060
PO Box 6312, North Sydney NSW 2059

ABN 25 205 731 173

T 1300 367 176
info@sydneypropertyconveyancing.com.au

Tax Invoice 2

*Paid 2-7-21
Super*

Our Ref: CH:TC:20531

25 June 2021

Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363
2503 168 Kent Street
SYDNEY NSW 2000

RE: **YOUR SALE**
PROPERTY: 709/168-170 KENT STREET, MILLERS POINT
Professional Fees

Date	Description	Amount	GST
25/06/2021	To our costs of acting on your behalf as Vendor including but not limited to taking instructions, updating contract for sale, providing updated contract to agent Sydney Sotheby's International Realty, say 1 hour	\$200.00	\$20.00
		\$200.00	\$20.00

Disbursements

Date	Description	Amount	GST
24/06/2021	NSW: Title Search - 50/SP53158	\$14.07	\$1.41
24/06/2021	NSW: Title Search - 321/SP53158	\$14.07	\$1.41
24/06/2021	NSW: Title Search - CP/SP53158	\$14.07	\$1.41
24/06/2021	NSW: Document Image - Dealing AR23470	\$14.06	\$1.41
25/06/2021	Sundries including printing, telephone, facsimile, postage etc	\$18.18	\$1.82
		\$74.45	\$7.46

Amount	+ GST	- Payments Received	= BALANCE DUE
\$ 274.45	\$ 27.46	\$ 0.00	\$ 301.91 ✓

With Compliments
Sydney Property Conveyancing

Paid from WBC #513

PAYMENT TERMS: IMMEDIATE

E & O.E

REMITTANCE ADVICE

Date **25 June 2021**
Client Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363
Matter 20531 - Your Sale

By Direct Deposit:
into our St George Bank account with the following details.

BSB 112879
Account No 424911449
Account Name Sydney Property Conveyancing Pty Limited
Reference 20531
Amount **\$301.91**

By Cheque:

Please post cheque made payable to

Sydney Property Conveyancing Pty Limited
PO Box 6312
North Sydney NSW 2059

Please include this remittance advice with your payment.

SETTLEMENT ADJUSTMENT SHEET
STRATFORD GEM PTY LTD ACN 061 543 959 ATF ANNE KEATING SUPER
FUND ABN 74 062 823 363 PURCHASE FROM HO
PROPERTY: 709/168-170 KENT STREET, MILLERS POINT

Settlement: 10 September 2020

Adjustments as at: 10 September 2020

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$980,000.00
Less Deposit		\$98,000.00
Balance		<u>\$882,000.00</u>

Current Council Rates

For Period 1/07/2020 to 30/06/2021 - 365 days

\$922.35 Adjusted as Paid

Purchaser allows 293 days

For period 10/09/2020 to 30/06/2021

\$740.41

Current Water/Sewerage Rates

For Period 1/07/2020 to 30/09/2020 - 92 days

\$153.56 Paid

Purchaser allows 20 days

For period 10/09/2020 to 30/09/2020

\$33.38

Strata Levies Lot 50

For Period 1/09/2020 to 30/11/2020 - 91 days

\$1309.21 Adjusted as Paid

Purchaser allows 81 days

For period 10/09/2020 to 30/11/2020

\$1,165.34

Strata Levies- Lot 321

For Period 1/09/2020 to 30/11/2020 - 91 days

\$168.93 Adjusted as Paid

Purchaser allows 81 days

For period 10/09/2020 to 30/11/2020

\$150.37

Vendor allows for Discharge of Mortgage \$146.40

Purchaser allows for Section 184 Certificate
(Inclusive of GST) 2 @ \$119.90

\$239.80

Totals	\$146.40	\$884,329.30
Less Amount Payable By Vendor		<u>\$146.40</u>
AMOUNT DUE ON SETTLEMENT		<u>\$884,182.90</u>

Cheque Details:-

Destination in favour of City of Sydney Council for	\$922.35
Destination in favour of Owners Corporation Strata Plan 53158 for	\$1,478.14
Total	<u><u>\$2,400.49</u></u>

*Paid SUPER
28-8-20*



Suite 701, 161 Walker Street
North Sydney NSW 2060
PO Box 6312, North Sydney NSW 2059

ABN 25 205 731 173

T 1300 367 176
info@sydneypropertyconveyancing.com.au

Tax Invoice 1

Our Ref: CH:TC:20423

24 August 2020

Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363
2503 168 Kent Street
SYDNEY NSW 2000

RE: YOUR PURCHASE FROM HO
PROPERTY: 709/168-170 KENT STREET, MILLERS POINT
Professional Fees

Date	Description	Amount	GST
24/08/2020	To our costs of acting for you as Purchaser of the abovementioned property including but not limited to taking instructions, advising client on contract, liaising with vendor's solicitor, attending to exchange of Contracts and post-exchange conveyancing procedures	\$500.00	\$50.00
		\$500.00	\$50.00

Disbursements

Date	Description	Amount	GST
24/08/2020	InfoTrack: NSW Certificate (Scanned) - City of Sydney Council: Section 603 Certificate - All (one app)	\$119.00	\$11.90
24/08/2020	Sydney Water: Section 66 Certificate - 50/SP53158 Kent, MILLERS POINT 2000	\$16.72	\$1.67
24/08/2020	Sydney Water: Section 66 Certificate - 321/SP53158 Kent, MILLERS POINT 2000	\$16.72	\$1.67
24/08/2020	Express post	\$14.27	\$1.43
24/08/2020	Sundries including printing, telephone, facsimile, postage etc	\$36.36	\$3.64
		\$203.07	\$20.31

Amount	+ GST	- Payments Received	= BALANCE DUE
\$ 703.07	\$ 70.31	\$ 0.00	\$ 773.38 ✓

With Compliments
Sydney Property Conveyancing

Paid from WBC #513

PAYMENT TERMS: IMMEDIATE

E & O.E

REMITTANCE ADVICE

Date 24 August 2020
Client Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363
Matter 20423- Your Purchase from Ho



Suite 701, 161 Walker Street
North Sydney NSW 2060
PO Box 6312, North Sydney NSW 2059

ABN 25 205 731 173

T 1300 367 176
info@sydneypropertyconveyancing.com.au

Tax Invoice

Our Ref: CH:JK:20423

4 September 2020

Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363
2503 168 Kent Street
SYDNEY NSW 2000

RE: YOUR PURCHASE FROM HO
PROPERTY: 709/168-170 KENT STREET, MILLERS POINT

Professional Fees

Date	Description	Amount	GST
04/09/2020	To Balance conveyancing fees	\$818.18	\$81.82
		\$818.18	\$81.82

Disbursements

Date	Description	Amount	GST
04/09/2020	In-house Stamping	\$50.00	\$5.00
04/09/2020	E - Settlement Fee	\$60.00	\$6.00
04/09/2020	Revenue NSW EDR - Agreement for Sale of Land	\$9.00	\$0.90
04/09/2020	Fileman Archive/Scanning fee	\$70.00	\$7.00
04/09/2020	Sundries including printing, telephone, facsimile, postage etc	\$40.91	\$4.09
		\$229.91	\$22.99

Amount	+ GST	- Payments Received	= BALANCE DUE
\$ 1,048.09	\$ 104.81	\$ 0.00	\$ 1,152.90 ✓

With Compliments
Sydney Property Conveyancing

Paid from settlement monies

PAYMENT TERMS: ON SETTLEMENT

E & O.E

REMITTANCE ADVICE

Date 4 September 2020
Client Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363
Matter 20423- Your Purchase from Ho

By Direct Deposit: into our St George Bank account with the following details: BSB 112879 Account No 424911449 Account Name Sydney Property Conveyancing Pty Limited Reference 20423 Amount \$1,152.90	By Cheque: Please post cheque made payable to: Sydney Property Conveyancing Pty Limited PO Box 6312 North Sydney NSW 2059 Please include this remittance advice with your payment.
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Anthony Djaja

Subject: FW: SETTLEMENT FIGURES - Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363 Purchase from Ho

From: Anne Keating <anne@keating.net>
Sent: Monday, 4 April 2022 4:48 PM
To: Peter Metcalfe <peter@courtneys.com.au>
Subject: Fwd: SETTLEMENT FIGURES - Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363 Purchase from Ho

Hi Peter,
I think this is the email you required for the settlement of apt 709.
Cheers,
Anne

Begin forwarded message:

From: Anne Keating <anne@keating.net>
Date: 4 September 2020 at 2:15:04 pm AEST
To: Jeanette Khodeir <Jeanette@sydneypropertyconveyancing.com.au>
Subject: Re: SETTLEMENT FIGURES - Stratford Gem Pty Ltd ACN 061 543 959 ATF Anne Keating Super Fund ABN 74 062 823 363 Purchase from Ho

On 4 Sep 2020, at 1:53 pm, Jeanette Khodeir
<Jeanette@sydneypropertyconveyancing.com.au> wrote:

IMPORTANT: PLEASE READ THE INFORMATION BELOW AND CONFIRM
BY RETURN EMAIL THE APPROVAL OF THE SETTLEMENT FIGURES

Dear Anne,

**RE: STRATFORD GEM PTY LTD ACN 061 543 959 ATF ANNE
KEATING SUPER FUND ABN 74 062 823 363 PURCHASE FROM HO
PROPERTY: 709/168-170 KENT STREET, MILLERS POINT**

We are pleased to confirm the following:

FUNDS AVAILABLE FOR SETTLEMENT

We confirm that you shall be providing the full funds for settlement and there is no mortgagee bank involved in the purchase.

SETTLEMENT

Electronic settlement is booked in for **12:00pm on 10 September, 2020.**

You do not need to attend settlement.

FINANCIAL REQUIREMENTS

Attached please find a DRAFT SETTLEMENT ADJUSTMENT SHEET which shows adjustments of rates/levies and the balance of the amount that is required to be paid

on settlement to the vendor. This has **not yet** been agreed by Vendor's solicitor. We will advise you if Vendor's solicitor provides us with an amended settlement adjustment sheet.

Our final tax invoice is also **attached** and **will be paid from the monies provided by you for settlement**.

Please DO NOT arrange any payment to us at any stage.

Based on the funds available from your loan and total amount due including stamp duty the estimated amount to be provided by you is the sum of \$925,197.67 and such sum is made up as follows:-

- Estimated balance settlement monies	\$884,182.90
- Stamp duty payable on Contract	\$ 39,455.00
- PEXA electronic settlement fee	\$ 114.07
- Registration fees to NSW LRS	\$ 292.80
- Tax Invoice 2 – balance conveyancing fee	\$ 1,152.90
	<u>\$925,197.6</u>
	<u>7</u>

In readiness for electronic settlement, please transfer the sum of **\$926,000.00 (which includes a buffer in case the figures are changed)** to our trust account, the details of which are noted below.

St George Bank
Sydney Property Conveyancing Law Practice Trust Account
Swift Code – SBGLAU2S
BSB – 112879
Account Number – 478878550
Reference Number – **STRATGEMF20423**

Please nominate a bank account to receive surplus settlement fund of **\$802.33** **> (estimated)** on settlement by completing the below table.

Account Name	Stratford Gem ATF Anne Keating Super Fund
Bank Name	Westpac
BSB	032103
Account Number	010513

→ actual amt
refunded =
\$785.72
(\$16.61 diff)

Please ensure the funds are held in our trust account **at least two (2) business days prior to settlement, being XXXXXXXX**. We will advise you the settlement date once we can ascertain the date. Once the transfer is made, please advise us **immediately** so that we can advise our accounting department of such anticipated funds to ensure that proper documentation is provided to you.

Please note that we will NOT change our trust account details for any reason. If you receive any further email from us purporting to direct you to transfer funds to a new trust account, please DO NOT TRANSFER any payment and call our office on 1300 367 176 IMMEDIATELY. This is for cyber safety concern. Thank you for your co-operation.

Prior to settlement, we will forward you an **AUTHORITY TO RELEASE TRUST MONIES**, requesting your authority to distribute trust funds held in our trust account on settlement.

FINAL INSPECTION

Please remember to contact the agent to arrange a final inspection of the property the day before settlement. Please ensure that the property is clean and tidy and in the same state as it was on exchange of contracts, subject to fair wear and tear. Please take particular care in checking that all appliances included in the sale are in working order. If they are not please contact our office immediately.

Please confirm with the agent that they will be holding a full set of keys to the property.

Please call our office when inspection has taken place to confirm all is in order.

KEYS

We will call you after settlement (takes approximately 45 minutes) and will also contact the agent after settlement to notify them that settlement has taken place and to release the keys to you. The keys can then be collected from the agent.

UTILITIES

As previously noted in our email to you following exchange, please ensure you make arrangements prior to settlement for the connection of all relevant utilities, i.e. telephone, gas and electricity services and any other utilities required. Arrangements should be made directly with the relevant authorities.

ADDRESS CHANGES

After settlement, we will contact the Valuer General, Council, Owners Corporation and Sydney Water to notify them of change in ownership and in future all invoices from these institutions will be sent to the address nominated by you.

INVESTMENT OF DEPOSIT

If the selling agent invested the deposit following exchange and you provided your tax file number to the selling agent, you will be entitled to a one half share of the interest earned on the investment of the deposit. This is dealt with separately to the settlement and the selling agent will account to you for your share of the interest following settlement. You should contact the selling agent if you have any questions regarding this.

Please email us if you have any questions at this stage.

Kind regards,

Jeanette Khodeir
Conveyancing Director

Suite 701, 161 Walker Street, North Sydney NSW 2060
PO Box 6312 North Sydney NSW 2059

T: [1300 367 176](tel:1300367176) | M: [+61 0422 659 920](tel:+610422659920) | D: [+612 8920 0200](tel:+61289200200)

E: jeanette@sydneypropertyconveyancing.com.au

W: www.sydneypropertyconveyancing.com.au

[<image001.jpg>](#) [<image002.jpg>](#) [<image003.gif>](#)

[<image004.jpg>](#)

CYBERCRIME ALERT – PLEASE READ

*The Law Society of NSW has reported hackers successfully intercepting emails and inserting fake bank account details and fake telephone details. If you receive an email from us (or anyone else) requesting funds to be deposited to our bank account **PLEASE DO NOT** deposit any funds without first phoning our office on the phone number shown on our costs agreement with a known member of our firm to verify our banking details. Likewise, we will not act on any email from you requesting we transfer funds to a bank account that is different to the bank account details you advised to us in*

Strata Schemes Management Act 2015

LEVY NOTICE

Stratford Gem Pty Ltd ATF
 Anne Keating Super Fund
 Unit 2503 168 Kent Street
 MILLERS POINT NSW 2000

DUE DATE	01/09/21
-----------------	-----------------

Lot No 50
 Unit Number 709
 Unit Entitlement 310
 Date Issued 23 July 2021
 Linked

TAX INVOICE ABN 73 138 184 225
--

Strata Plan No. 53158

Observatory Tower
 168 Kent Street
 Sydney NSW 2000

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/09/21 to 30/11/21	01/09/21	928.26	0.00		928.26
Capital Works Fund	01/09/21 to 30/11/21	01/09/21	366.08	0.00		366.08

Paid Super
10/8/21

TOTAL AMOUNT PAYABLE



\$1,294.34 ✓

GST component on levies of \$1,294.34 is \$117.67

Merchant fees for Visa is 1.74%, Mastercard 1.73%
 and Amex 2.47%

All credit card fees are added at the time of payment

Overdue levies attract 10%pa interest and are subject to collection procedures for which costs are charged to the owner.

PAYMENT OPTIONS	
	<div style="display: flex; justify-content: space-between;"> <div> Tel: 1300 552 311 Ref: 1497 5806 1 </div> <div> Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158 </div> </div>
	<div style="display: flex; justify-content: space-between;"> <div> www.mccormacks.com.au Ref: 1497 5806 1 </div> <div> Internet: Visit this website to make a secure credit card payment over the internet. </div> </div>
	<div style="display: flex; justify-content: space-between;"> <div> Tel: 1300 552 311 Ref: 1497 5806 1 </div> <div> Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register. </div> </div>
	<div style="display: flex; justify-content: space-between;"> <div> Biller Code: 74625 Ref: 1497 5806 1 </div> <div> BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. </div> </div>
	<div style="display: flex; justify-content: space-between;"> <div> Billpay Code: 9216 Ref No: 1497 5806 151 </div> <div> In Person: Present this bill at any Post Office to make cash, cheque or debit card payments. </div> </div>
	<div style="display: flex; justify-content: space-between;"> <div> Make cheque payable to: StrataPay 1497 5806 1 </div> <div> Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia </div> </div>
	<div style="display: flex; justify-content: space-between;"> <div> BSB: 067-970 Account No: 1497 5806 1 (Applies to this bill only) </div> <div> Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia. </div> </div>

StrataPay Reference

1497 5806 1

Amount

\$1,294.34

Due Date

01 Sep 21

MCCORMACKS NSW PTY LTD
 Observatory Tower
 53158/02100050 Lot 50/709

Stratford Gem Pty Ltd ATF
 Anne Keating Super Fund
 Unit 2503 168 Kent Street
 MILLERS POINT NSW 2000

Powered by  **STRATAPAY**
 A Smarter Way...



*71 216 149758061 51

Strata Schemes Management Act 2015 LEVY NOTICE

Stratford Gem Pty Ltd ATF
 Anne Keating Super Fund
 Unit 2503 168 Kent Street
 MILLERS POINT NSW 2000

DUE DATE 01/09/21

Lot No 321
 Unit Number 709C
 Unit Entitlement 40
 Date Issued 23 July 2021
 Linked

TAX INVOICE
 ABN 73 138 184 225

Strata Plan No. 53158

Observatory Tower
 168 Kent Street
 Sydney NSW 2000

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/09/21 to 30/11/21	01/09/21	119.78	0.00		119.78
Capital Works Fund	01/09/21 to 30/11/21	01/09/21	47.24	0.00		47.24

Paid super 10/8/21

TOTAL AMOUNT PAYABLE

\$167.02 ✓

GST component on levies of \$167.02 is \$15.18

Merchant fees for Visa is 1.74%, Mastercard 1.73%
 and Amex 2.47%

All credit card fees are added at the time of payment

Overdue levies attract 10%pa interest and are subject to collection procedures for which costs are charged to the owner.

PAYMENT OPTIONS	
 Tel: 1300 552 311 Ref: 1497 5807 8	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
 www.mccormacks.com.au Ref: 1497 5807 8	Internet: Visit this website to make a secure credit card payment over the internet.
 Tel: 1300 552 311 Ref: 1497 5807 8	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
 Biller Code: 74625 Ref: 1497 5807 8	B Pay: Contact your participating financial institution to make a payment from your cheque or savings account using B Pay.
 Billpay Code: 9216 Ref No: 1497 5807 869	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
 Make cheque payable to: StrataPay 1497 5807 8	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
 BSB: 067-970 Account No: 1497 5807 8 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference

1497 5807 8

Amount

\$167.02

Due Date

01 Sep 21

MCCORMACKS NSW PTY LTD
 Observatory Tower
 53158/02100321 Lot 321/709C

Stratford Gem Pty Ltd ATF
 Anne Keating Super Fund
 Unit 2503 168 Kent Street
 MILLERS POINT NSW 2000

Powered by **STRATAPAY**
 A Smarter Way...



*71 216 149758078 69

Last bill	Payments	Balance	This bill	Total amount due
\$151.89	\$151.89	\$0.00	\$157.31	\$157.31

STRATFORD GEM PTY LTD
 OBSERVATORY TOWER
 U 2503/168-170 KENT ST
 MILLERS POINT NSW 2000

Please pay by

22/07/21

Account number

4937 170

Account for strata unit

**Observatory Tower Se 709/168-170
 Kent St Millers Point**

Fixed charges - GST free	1 Jul 21 - 30 Sep 21	\$
Water service		12.35
Wastewater (sewerage) service		138.64
Stormwater drainage area		6.32

Total amount due \$157.31 ✓

*Handed over
 19/7/21*

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 July 2021

**Account for Observatory Tower Se 709/168-170
 Kent St Millers Point**



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 4937 170 0003

Online ID: 15594424

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

4937 170 0003



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

22/07/21



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$157.31

TRAN CODE 831 USER CODE 066859 CUSTOMER REFERENCE NUMBER 000049371700003



RATE NOTICE FOR 01/07/21 TO 30/06/22

Cheque Payments
GPO Box 5112
SYDNEY NSW 2001

City of Sydney
Telephone: 02 9265 9333
cityofsydney.nsw.gov.au

ABN: 22 636 550 790

Correspondence
GPO Box 1591
Sydney NSW 2001

Please see the back of this notice for Customer Service details

As the owner, holder or tenant or any other person liable to pay rates and charges in respect of the below mentioned land (or the agent to any such person) you are hereby notified that such land has been rated by Council as shown hereunder.

POSTING DATE

DUE DATE

30/07/2021

31/08/2021

ASSESSMENT NUMBER

007345-2

PAY YOUR RATES ONLINE

www.cityofsydney.nsw.gov.au/ratesonline



Billers Code: 7500

Ref: 0073452



STRATFORD GEM PTY LIMITED
Observatory Tower
2503/168-170 Kent St
MILLERS POINT NSW 2000

Go to www.cityofsydney.nsw.gov.au/changeofaddress
to change the mailing address



DESCRIPTION AND SITUATION OF LAND RATED

Unit 709/168-170 Kent Street, MILLERS POINT NSW 2000
Lot 50 SP 53158, Lot 321 SP 53158

RATING CATEGORY: Residential

PARTICULARS OF RATES AND CHARGES	RATE	RATEABLE VALUE BASE DATE 1/7/2019	AMOUNT
Residential Rate Min	0.00116210	316731	598.55
Stormwater Charge	12.5000	1	12.50
Min Dom.Waste 1/Wk	323.0000	1	323.00

Go paperless!
Receive your rate notice by email. Sign up at cityofsydney/e-rates

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 27/07/21.

1st INSTALMENT	2nd INSTALMENT	3rd INSTALMENT	4th INSTALMENT	TOTAL AMOUNT DUE
\$233.55 ✓ 31-Aug-21	\$233.50 ✖ 30-Nov-21	\$233.50 ✖ 28-Feb-22	\$233.50 ✖ 31-May-22	\$934.05 ✓

Paid 1st Super 10/8/21

For important information and payment methods, please see reverse.

* 2nd - 4th inst. \$233.50 x 3 = \$700.50 paid on sale settlement - per settlement adjustment sheet

4079894-Run1-1-M3-005845

Detach and return deposit slip only when paying by mail

Please do not attach cheques with staples or pins

Name: STRATFORD GEM PTY LIMITED

Assessment Number: 007345-2
Instalment Amount: \$233.55
Total Amount: \$934.05
Due Date: 31/08/2021



BPAY Billers Code 7500

Cust Ref No. 0073452

• BPAY this payment via internet or phone banking



Telephone and Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

*Final read
booked in for
25-10-21*

Electricity account

*Paid Super
8/9/21*

Enquiries **133 466**
Street Light or
Power Failure (24 Hrs)
Ausgrid **131 388**



115/8798

STRATFORD GEM PTY. LTD. T/F ANNE KEATING SUPERANNUATION FUND
SE 2503, Observatory Tower, 168-170 Kent ST
MILLERS POINT, NSW 2000

Internet **energyaustralia.com.au**

Customer number	0145 413 000
Account number	8972 076 436
Service address	U 709, OBSERVATORY TOWER, 168 Kent ST, MILLERS POINT, NSW 2000
Customer ABN	77 061 543 959
Tax Invoice	Issue date 26 Aug 2021

Due date
14 Sep 2021

Total amount due
\$163.13

Electricity account summary 28 May 2021 to 25 Aug 2021

Plan	No Frills (Home)
Opening balance	\$194.57
Payment received thank you 22 Jun 2021 BPay \$194.57Cr	\$194.57Cr
Adjustments	
Late Payment Fee	\$12.00
Balance carried forward	\$12.00
Current charges (see over for details)	\$151.13
Total amount due (incl. GST)	\$163.13 ✓

An * means that the amount shown includes GST.

The NSW Government offers rebates to help customers with the cost of electricity. These include the NSW Gvt Household Rebate, NSW Gvt Rebate for Life Support, NSW Medical Energy Rebate, NSW Family Energy Rebate, NSW Seniors Energy Rebate and Energy Accounts Payment Assistance (EAPA). To find out more about these rebates and how to apply for them, visit energyaustralia.com.au/nsw-concessions

Overdue bills may incur a late payment fee. For more information, go to energyaustralia.com.au/latefees

**Bill higher
than expected?**
**Find some
common
reasons why**

energyaustralia.com.au/checklist

017890/R1.382/20.01.1P/0504

EnergyAustralia Pty Ltd ABN 99 086 014 968.

**Our checklist can help
you better understand
your energy use**

Go to energyaustralia.com.au/checklist



Paid 3/11/21

Electricity account

Enquiries **133 466**
 Street Light or
 Power Failure (24 Hrs)
 Ausgrid **131 388**



115/7136

STRATFORD GEM PTY. LTD. T/F ANNE KEATING SUPERANNUATION FUND
 SE 2503, Observatory Tower, 168-170 Kent ST
 MILLERS POINT, NSW 2000

Internet **energyaustralia.com.au**

Customer number	0145 413 000
Account number	8972 076 436
Service address	U 709, OBSERVATORY TOWER, 168 Kent ST, MILLERS POINT, NSW 2000
Customer ABN	77 061 543 959
Tax Invoice	Issue date 26 Oct 2021

Due date
12 Nov 2021

Total amount due
\$79.18

Electricity account summary 26 Aug 2021 to 25 Oct 2021

Plan	No Frills (Home)
Opening balance	\$163.13
Payment received thank you	\$163.13Cr
08 Sep 2021 BPay	\$163.13Cr
Adjustments	
Special read - final read - Bus Hrs (incl. GST)	\$12.79
Balance carried forward	\$12.79
Current charges (see over for details)	\$66.39
Total amount due (incl. GST)	\$79.18 ✓

An * means that the amount shown includes GST.

The NSW Government offers rebates to help customers with the cost of electricity. These include the NSW Gvt Household Rebate, NSW Gvt Rebate for Life Support, NSW Medical Energy Rebate, NSW Family Energy Rebate, NSW Seniors Energy Rebate and Energy Accounts Payment Assistance (EAPA). To find out more about these rebates and how to apply for them, visit energyaustralia.com.au/nsw-concessions

Overdue bills may incur a late payment fee. For more information, go to energyaustralia.com.au/latefees

**More
 convenience,
 less clutter.**

Switch to eBills at
energyaustralia.com.au/myaccount

015640/R1.384/20.01.1P/dft

EnergyAustralia Pty Ltd ABN 99 086 014 968.

Make this your last paper bill.

With eBills and our app you can easily
 manage your energy online.

Switch today at energyaustralia.com.au/myaccount




EnergyAustralia
 LIGHT THE WAY

xxl 19 Oct
 final read 25 Oct.
Gas account



115/6541

STRATFORD GEM PTY. LTD. T/F ANNE KEATING SUPERANNUATION FUND
 SE 2503, Observatory Tower, 168-170 Kent ST
 MILLERS POINT, NSW 2000

 Enquiries **133 466**
 Gas Supply Faults
 Jemena **132 083**
 Emergencies (24 Hrs)
 Jemena **131 909**

 Internet **energyaustralia.com.au**

Customer number	0145 413 000
Account number	0286 014 611
Service address	U 709, OBSERVATORY TOWER, 168 Kent ST, MILLERS POINT, NSW 2000
Customer ABN	77 061 543 959
Tax Invoice	Issue date 10 Sep 2021

Due date
29 Sep 2021

Total amount due
\$81.43

Gas account summary 11 Jun 2021 to 09 Sep 2021

Plan	Total Plan Plus 24 (Business)
Opening balance	\$137.30
Payment received thank you	\$137.30Cr
22 Jun 2021 BPay	\$137.30Cr
Balance carried forward	\$0.00
Current charges (see over for details)	\$81.43
Total amount due (incl. GST)	\$81.43

An * means that the amount shown includes GST.

Discounts - Your total Gas rewards and discounts received since March, 2021 are \$85.14 Cr.

Overdue bills may incur a late payment fee. For more information, go to energyaustralia.com.au/latefees

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013301/R1.383/20.01.1P/dft

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EnergyAustralia

Reminder Notice: Please act now

Your account is overdue



015/3203

Stratford Gem Pty. Ltd. T/F Anne Keating Superannuation Fund
SE 2503
Observatory Tower
168-170 Kent St
MILLERS POINT NSW 2000

Paid 1-11-21

Enquiries

133 466

Gas Supply Faults

131 909



Internet

energyaustralia.com.au

TOTAL AMOUNT DUE**\$81.43****Due 27 Oct 2021****Gas Account**

Account number	0286014611
Service address	U 709 OBSERVATORY TOWER 168 Kent ST MILLERS POINT NSW 2000
Issue date	19 Oct 2021
MIRN	5240691710

Hello

A review of your account shows an outstanding balance. You are required to pay the total amount due of \$81.43 (incl. GST) before the end of the reminder notice period which is 27 Oct 2021.

If you do not pay your account or contact us by the due date, we will continue with our normal collection process.

Where to get help if you need it

If you need longer to pay your outstanding balance, or you would like to talk to us about a dispute or complaint on your account, contact us before 27 Oct 2021 and we can discuss your payment options before you incur any additional charges.

- Chat with us online at energyaustralia.com.au/livechat (Monday to Friday, 8am-9pm & Saturdays, 9am-6pm AEST)
- Call **133 466** (Monday to Friday, 8am-6.30pm AEST)
- You can request a bill extension or set up a payment plan yourself - simply visit energyaustralia.com.au/myaccount

Avoid additional charges
Take the hassle out of paying by setting up direct debit at energyaustralia.com.au/myaccount

Please turn the page for more information

LVREMLMP

EnergyAustralia Pty Ltd ABN 99 086 014 968.

**Gas payment options**

If your bill has been delayed, you are entitled to an extended amount of time to pay.



Direct Debit
call 133 466



Billpay Code: 3248
Ref: 10002860146111

Pay in person at any Post Office or agency, or phone 13 18 16, or go to www.postbillpay.com.au



Mail
Please post this payment slip with your cheque payable to: EnergyAustralia, GPO Box 4491, Melbourne, Victoria 3001



Bill Code: 97410
Ref: 10002860146111

BPAY® - Make this payment via Internet or phone banking.
BPAY View® - Review, view and pay this bill using Internet banking.
BPAY View® Registration No - 0286014611
* Registered to BPAY Pty Ltd, ABN 69 079 137 518



Phone
Call 1300 559 873 to pay by MasterCard, Visa or American Express for payment amounts up to \$10,000.

*Merchant service fee may apply to credit card payments: MasterCard or Visa - 0.36%; American Express - 1.5%.
Fee is calculated on the total payment amount.
Any fees applied will be shown on your next bill and are GST inclusive. Some exemptions apply.



*324810002860146111000008143

Due date**27 Oct 2021****Total amount due**

\$81.43
(incl. GST)

Trancode	User code	Payment reference
831	067024	10002860146111

<0000008143>

<067024>

<010002860146111>

>



EnergyAustralia

Gas account

Paid 3-11-21
\$53.38



115/7128

STRATFORD GEM PTY. LTD. T/F ANNE KEATING SUPERANNUATION FUND
SE 2503, Observatory Tower, 168-170 Kent ST
MILLERS POINT, NSW 2000

Customer number	0145 413 000
Account number	0286 014 611
Service address	U 709, OBSERVATORY TOWER, 168 Kent ST, MILLERS POINT, NSW 2000
Customer ABN	77 061 543 959
Tax Invoice	Issue date 26 Oct 2021

Gas account summary 10 Sep 2021 to 25 Oct 2021

Plan	Total Plan Plus 24 (Business)
Opening balance	\$81.43
Adjustments	
Late Payment Fee	\$12.00
Special Meter Read (incl. GST)	\$12.54
Balance carried forward	\$105.97
Current charges (see over for details)	\$28.84
Total amount due (incl. GST)	\$134.81

An * means that the amount shown includes GST.

Discounts - Your total Gas rewards and discounts received since March, 2021 are \$92.36 Cr.

Overdue bills may incur a late payment fee. For more information, go to energyaustralia.com.au/latefees

Enquiries	133 466
Gas Supply Faults Jemena	132 083
Emergencies (24 Hrs) Jemena	131 909

Internet energyaustralia.com.au

Due date
12 Nov 2021

Total amount due
\$134.81

781.43
of which \$81.43 is
overdue and payable now

53.38

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energyaustralia.com.au/myaccount

015624/R1.384/20.01.1P/dft

EnergyAustralia Pty Ltd ABN 99 086 014 968.

Make this your last paper bill.

With eBills and our app you can easily
manage your energy online.

Switch today at energyaustralia.com.au/myaccount



EnergyAustralia
LIGHT THE WAY

Onlinemove Australia

709

ABN: 91 115 637 815
Email: accounts@onlinemove.com.au
Ph: 02 9632 4855

TAX INVOICE

Invoice to: **Anne Keating**
2503 / 168 Kent Street
Sydney, NSW 2000

Booking: **Anne**
Ph: **0418 601 199**
Email: anne@keating.net

Invoice # **18832**

Date: **27/10/2021**

Date	Description	Hours	Rate	Total
21/10/2021	Re: Furniture to Storage Queen bed assemble, washing machine 1 fridge, 4 dining chairs and Arm chair etc Pickup: Apartment 709, 168 Kent Street Sydney, NSW Deliver: Onlinemove Australia - Storage Unit 15, 453-455 Victoria Street Wetherill Park, NSW	5		\$ 600.00

Handwritten signature and date 1-11-21

Account Name: Onlinemove Australia
BSB: 112-879 Account No: 028 405 448

Sub Total	\$ 600.00
GST	\$ 60.00
Total	\$ 660.00



Please use Invoice number as reference for e.f.t .deposit