

Lawyer-in-charge : Ms Joyce Tor
Direct tel : 6359 0886
Email : JT@lawhub.com.sg

Executive : Ms Lee Hui Ling
Direct tel : 6359 0818
Email : hl@lawhub.com.sg



Our ref: LAW/JT/103/2018/87239/HL (17/9)

23 August 2018

490 Lorong 6 Toa Payoh
#03-10 HDB Hub
Singapore 310490
☎ (65) 6337 3383
☎ (65) 6334 2270
✉ info@lawhub.com.sg

VIA EMAIL

Tan Yeow Guan, Johnson
Block 449 Yishun Ring Road #12-94
Singapore 760449

Dear Sir

SALE OF BLOCK 449 YISHUN RING ROAD #12-94 SINGAPORE 760449

We refer to the above matter which is scheduled for completion on 17 September 2018. We append below our completion account for your attention:-

Sale price	\$	440,000.00 ✓
Less:		
Deposit paid	\$	5,000.00 ✓
Outstanding Fire Insurance payable to HDB //	\$	8.71 ✓
Redemption amount payable to CPF Board //	\$	316,727.25 ✓
Our Tax Invoice //	\$	1,605.00 ✓
Agent's Commission to ERA REALTY NETWORK PTE LTD //	\$	9,416.00 ✓
Balance due to you on completion	\$	107,243.04 ✓

Pursuant to pursuant to Order of Court Case No. FC/D 1038/2018, Mr Tan Yeow Guan, Johnson's share of the sale proceeds is derived as follows :-

\$107,243.04 x 40% = \$42,897.22 ✓

Balance sale proceeds due to you \$42,897.22 ✓
LESS: Payment to Ho Suet Wah (He Xuehua) being deposit \$ 3,000.00 ✓

Payment to Ho Suet Wah (He Xuehua) being agreed
Costs pursuant to Order of Court Case
No. FC/D 1038/2018
\$ 1,000.00 ✓
\$38,897.22 ✓
=====

We shall let you have the cheque for **\$38,897.22** issued in favour of **Tan Yeow Guan, Johnson** being the balance sale proceeds due to you.

Pursuant to pursuant to Order of Court Case No. FC/D 1038/2018, Ms Ho Suet Wah (He Xuehua)'s share of the sale proceeds is derived as follows :-

\$107,243.04 x 60% = \$64,345.82 ✓

Balance sale proceeds due to you	\$64,345.82 ✓
ADD: Payment by Tan Yeow Guan, Johnson being deposit	\$ 3,000.00 ✓

Payment by Tan Yeow Guan, Johnson being agreed	
Costs pursuant to Order of Court Case	
No. FC/D 1038/2018	\$ 1,000.00 ✓
	\$68,345.82 ✓
	=====

We shall let you have the cheque for **\$68,345.82** issued in favour of **Ho Suet Wah (He Xuehua)** being the balance sale proceeds due to you.

Please let us have the following on or before completion:-

- ☒ Original receipt for service and conservancy charges paid up to 17 September 2018 & original letter duly endorsed by Town Council.
- ☒ Keys to the flat.

In the meantime, we enclose the following for your file records:-

- ☒ a copy of the CPF redemption statement
- ☒ the agent's commission Tax Invoice
- ☒ our Tax Invoice

Yours faithfully,



LAWHUB LLC

enc

LEE Hui Ling

From: Matthew FS TAY (HDB) <Matthew_FS_TAY@hdb.gov.sg>
Sent: Thursday, 16 August, 2018 3:55 PM
To: LEE Hui Ling
Subject: Blk 449 Yishun Ring Rd #12-94

Hi Hui Ling

co eo FebB

There is no outstanding loan due to HDB. Sellers have to pay \$8.71 for the renewal of the fire insurance. Please let us have your mode of payment as soon as it is ready. Thank you.

Regards,

HDB REF : 9140-7829-3-17 EFF DATE OF RESALE : 17/09/2018 EFFDTE ANYDAY : Y
CASE NO : 14950G18 LAST CPF PAYMENT DATE : 05/2016 BO : IN
COMPLETION DATE : 17/09/2018 BUYER TAKING BANK LOAN : N
LOAN

INTEREST RATE : 0.00%
O/S BALANCE : \$ 0.00
COMPOUND INTEREST : \$ 0.00
NET O/S BALANCE : \$ 0.00
NET O/S BALANCE (P/DISCHARGE): \$ 0.00

PENALTY FEE : \$ 0.00
LEGAL COST : \$ 0.00
CA ADMIN FEE : \$ 0.00
SC/CC IN ARREAR (HDB) : \$ 0.00
FIRE INSURANCE PREMIUM : \$ 5.50
FIRE INSUR.ADMIN FEE (w/GST) : \$ 3.00 /\$ 0.21



Matthew Tay Fang Sheng . Senior Estate Manager
Estate Administration & Property Group . Tel: 64903653
Housing & Development Board

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Visit our website at <http://www.hdb.gov.sg>



Central
Provident
Fund Board
www.cpf.gov.sg

Lawhub LLC

Private and Confidential

7 August 2018

Reference number: PHS/0903NSMUN78255
0866NSMUN79030
Your reference number: LAW/JT/103/2018/87239/HL
Telephone number: 6202 2051
Fax number: 6250 3574
Email address: Public-Housing@cpf.gov.sg

Dear Sirs

Tan Yeow Guan, Johnson (CPF A/C NO. S7825903E)
Ho Suet Wah (CPF A/C NO. S7903866J)
Sale of Flat at 449 Yishun Ring Rd #12 – 94 S'pore

Please refer to your letter of 31 July 2018.

Please act for us in this matter.

The amount to be refunded to Mr Tan's and Ms Ho's CPF accounts in September 2018 is \$150,668.24 and \$166,059.01 respectively. The refund is inclusive of interest which they would have earned had they not made any withdrawal from their CPF account.

If payment is not made by 30 September 2018, please write to us for a fresh redemption amount.

Yours faithfully

Muneera Khaja (Ms)
Executive
Public Housing (HDB Loan) Section
Central Provident Fund Board

13AUG'18 11:04AM

TAX INVOICE

• ADVOCATES & SOLICITORS • COMMISSIONERS FOR OATHS • NOTARY PUBLIC

GST Reg No.: 200516088C
Co Reg No.: 200516088C
Incorporated with Limited Liability
www.lawhub.com.sg



490 Lorong 6 Toa Payoh
#03-10 HDB Hub
Singapore 310490
☎ (65) 6337 3383
☎ (65) 6334 2270
✉ info@lawhub.com.sg

REF : LAW/JT/103/2018/87239/HL (17/9)

CD : 17/9/18

BILL NO :

DATE : 23 August 2018

To: TAN YEOW GUAN, JOHNSON &
HO SUET WAH (HE XUEHUA)

RE: **SALE of**
Block 449 Yishun Ring Road #12-94 Singapore 760449

OUR PROFESSIONAL CHARGES in acting for you in:-

- the sale of the property	\$1,238.08	
- refund of CPF monies	\$120.19	
		<hr/>
		\$1,358.27

DISBURSEMENTS SUBJECT TO GST

Title search fees	\$25.00	
Postage, facsimile transmissions, photocopy, telephone charges, transport, courier services & other incidentals	\$70.00	\$95.00
		<hr/>

DISBURSEMENTS NOT SUBJECT TO GST

Commissioning fees	\$50.00	\$50.00
		<hr/>
		\$1,503.27

Add: 7% GST on professional charges	\$95.08	
Add: 7% GST on disbursements	\$6.65	
		<hr/>
		\$1,605.00
		<hr/>



LAWHUB LLC

OHL009r

PAYMENT IS DUE UPON RECEIPT OF THIS INVOICE E. & O. E. PLEASE MAKE PAYMENT TO "LAWHUB LLC"
In Association with Tang Lai & Leung, Hong Kong S.A.R.

1. Please note that any money held by us for your account will, as permitted by Rule 7(a)(iv) Solicitors' Accounts Rules 1985, be applied in satisfaction of this invoice.
2. The invoice amounts are to be paid free, clear and net of any deduction or withholding.
3. Subject to any written agreement to the contrary, interest shall accrue on this invoice at the prevailing rate as prescribed by the Legal Profession (Solicitors' Remuneration) Order, and for such purposes, the delivery of this invoice shall constitute a demand for payment of the same.
4. We reserve the right to render a bill for a higher amount for taxation if this bill is not acceptable by you.
5. When making payment, please attach a copy of this invoice or quote our file reference and this invoice number.

JT/87239/HCL
21AUG18 1:33PM

**Rate & Review
your
ERA Salesperson**

ReviewPropertyAgent.sg

ERA Realty Network Pte Ltd

A MEMBER OF ERA SINGAPORE



REAL ESTATE
Co Registration No. 198103027M
Estate Agent Licence No. L3002382K
229 Mountbatten Square
Mountbatten Road #03-01
Singapore 398007
Tel : (65) 6226 2000
Fax : (65) 6805 5220



Payment Slip

Assoc Code : 3702511 [M-NAV P-NAV]
Assoc Name: TOH CHEE YONG, JOHNSON

Premise : BLK 449 YISHUN RING ROAD
#12-94 JADE SPRING @ YISHUN
SINGAPORE 760449

TAN YEOW GUAN JOHNSON & HO SUET WAH
c/o: LAWHUB LLC
BLK 490 LORONG 6 TOA PAYOH
#03-10 HDB HUB
SINGAPORE 310490
Attn: LEE HUI LING

Invoice No. : NVS1881987
Invoice Date : 13-AUG-2018
Transaction No. : ERN_T180728074
Amount : \$ 9,416.00

Change of Mailing Address

New Mailing : _____
Effective Date : _____ Signature/Date : _____
Cheque No. : _____
Bank : _____

Tax Invoice

GST Reg No.: M2-0044134-6
Co Registration No.: 198103027M

Invoice to : TAN YEOW GUAN JOHNSON & HO SUET WAH
Premise : BLK 449 YISHUN RING ROAD
#12-94 JADE SPRING @ YISHUN
SINGAPORE 760449
Seller : TAN YEOW GUAN JOHNSON & HO SUET WAH
Buyer : HONG QIUYAN

Invoice No. : NVS1881987
Invoice Date : 13-AUG-2018
Transaction No. : ERN_T180728074
Transaction Type : SALES

Associate : JOHNSON TOH C Y (3702511 / R050567Z)

Payment Due : UPON COMPLETION OF SALES

Being marketing fee due to us for services rendered in connection
with the transaction of the above-mentioned premise.

7% GST

8,800.00

616.00

Total payable

\$ 9,416.00

E. & O. E.

Mode of payment:

1. Please issue your payment by crossed cheque to "ERA Realty Network Pte Ltd", and state the invoice number on the reverse side of your cheque.
2. Please note that you should avoid paying in cash, cheque, bank transfer or any other mode of payment directly to the salesperson.
3. Cash payment can only be made at our office premises ERA@Mountbatten Square, 229 Mountbatten Road #03-01, Singapore 398007.
4. All payments are due upon completion of the transaction.
5. The Company reserves their rights to demand for all outstanding payment to be paid immediately.
6. For enquires, please call 6805 5082 / 5083 / 5117 & 5118.

This is a computer generated invoice, no signature is required.

CUSTOMER COPY

Lawyer-in-charge : Ms Joyce Tor
Direct tel : 6359 0886
Email : JT@lawhub.com.sg

Executive : Ms Lee Hui Ling
Direct tel : 6359 0818
Email : hl@lawhub.com.sg



Our Ref: LAW/JT/103/2018/87239/HL (17/9)
Your Ref: RS14950G18/TFS

23 August 2018

BY HAND

490 Lorong 6 Toa Payoh
#03-10 HDB Hub
Singapore 310490
☎ (65) 6337 3383
☎ (65) 6334 2270
✉ info@lawhub.com.sg

Resale Operation Unit
Housing & Development Board
480 Lorong 6 Toa Payoh
HDB Hub, The Atrium, 2nd Storey,
Singapore 310480

Attn: Mr Tay Fang Sheng Matthew Room No: 105

Dear Sirs

SALE OF BLOCK 449 YISHUN RING ROAD #12-94 SINGAPORE 760449

We refer to the above matter which is scheduled for completion on 17 September 2018. We append below our completion account for your attention:-

Sale price	\$	440,000.00	✓
Less:			
Deposit paid	\$	5,000.00	✓
Balance due on completion	\$	435,000.00	✓

Please let us have the following on completion:-

1	cashier's order in favour of HDB	\$	8.71	✓
2	cashier's order in favour of CENTRAL PROVIDENT FUND BOARD	\$	316,727.25	✓
3	cashier's order in favour of TAN YEOW GUAN, JOHNSON	\$	38,897.22	
4	cashier's order in favour of HO SUET WAH (HE XUEHUA)	\$	68,345.82	
5	cashier's order in favour of LAWHUB LLC	\$	1,605.00	✓
6	cashier's order in favour of LAWHUB LLC - CVY	\$	9,416.00	✓

We enclose herewith the following for your attention:-

- ☒ ~~a copy of the bank's redemption statement.~~
- ☒ a copy of the CPF redemption statement
- ☒ a copy of the agent's commission Tax Invoice
- ☒ a copy of our Tax Invoice
- ☒ the **Original Letter of Authority** duly signed and witnessed

Yours faithfully,

LAWHUB LLC

enc

c.c. Tan Yeow Guan, Johnson &
Ho Suet Wah (He Xuehua)



LETTER OF AUTHORITY / STATUTORY DECLARATION

TAN YEOW GUAN, JOHNSON
HO SUET WAH (HE XUEHUA)
BLOCK 449 YISHUN RING ROAD
#12-94 SINGAPORE 760449

To: HDB

Dear Sir/Madam

Re: **Letter of Authority** for payment of the balance sale proceeds on completion of the sale of BLOCK 449 YISHUN RING ROAD #12-94 SINGAPORE 760449.

I/We TAN YEOW GUAN, JOHNSON & HO SUET WAH (HE XUEHUA) the Vendor in the transaction confirm that I/We have agreed to permit the payment of the sale proceeds due to me under the abovenamed transaction in the manner as follows:


- (a) the amount of **\$9,416.00** in favour of **ERA REALTY NETWORK PTE LTD** being payment to our estate agent (to be paid out from **LAWHUB LLC – CVY** account);
- (b) the amount of **\$1,605.00** in favour of **LAWHUB LLC**, for payment of legal costs and expense;
- (c) pursuant to Order of Court Case No. FC/D 1038/2018, after discharging all outstanding loans relating to the above flat, refund of respective CPF funds including interest utilized, payment of all expenses in relation to the above flat, the balance sale proceeds to be divided in the following manner:-
 - a. TAN YEOW GUAN, JOHNSON – 40%
 - b. HO SUET WAH (HE XUEHUA) – 60%

Out of TAN YEOW GUAN, JOHNSON's 40% share, to pay HO SUET WAH (HE XUEHUA) a sum of \$3,000.00 being deposit and \$1,000.00 being agreed costs pursuant to Order of Court Case No. FC/D 1038/2018.

As against me/us TAN YEOW GUAN, JOHNSON & HO SUET WAH (HE XUEHUA), I/We TAN YEOW GUAN, JOHNSON & HO SUET WAH (HE XUEHUA) exempt you (and/or any party under your instruction), from any liability whatsoever, from any act matter or thing that is performed under the directions given in this letter of authority.

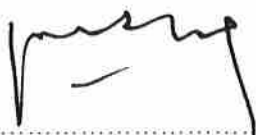
I/We declare that this letter of authority is irrevocable unless you have notice of and had not initiated any act under this instruction before receiving our revocation of this letter of authority.

And we make this solemn declaration by virtue of the provisions of the Oaths and Declarations Act (Cap. 211), and subject to the penalties provided by that Act for the making of false statements in statutory declarations, conscientiously believing the statements contained in this declaration to be true in every particular.

Signature of Declarant

Declared before me at Singapore on 23rd August 2018



Commissioner of Oaths

