

TAX INVOICE STATEMENT OF ACCOUNT

GST NO: 17-493-329

Sam & Prev Properties Limited
11 Laud Ave
Ellerslie

6823/02
29.9.2021

re Sale 2/9 Mountain Road, Mt Wellington

By	Amount received on settlement as per settlement statement		\$444,095.15
By	Balance of deposit as attached		\$31,156.50
To	Repayment of mortgage as attached	\$464,595.39	
To	Payment to Crockers Body Corporate (2nd Instalment)	\$1,904.51	
To	Payment to Crockers Body Corporate (Pre-settlement disclosure statement)	\$368.00	
To	Our professional charges in relation to: Acting on instructions in respect of this sale; receiving draft sale and purchase agreement and reporting to you and real estate agent; receiving signed sale agreement; receiving balance of deposit from agent and arranging payment to you; obtaining discharge of mortgage from BNZ Bank; preparing Authority & Instruction Form, Company resolutions and Land Transfer Tax Statement ; attending on you to sign documentation; obtaining rates information; obtaining pre-settlement disclosure statement from body corporate; preparing settlement statement and sending to purchaser's solicitor; attending to settlement; correspondence and all incidental attendances herein	\$1,735.00	
To	GST thereon @ 15%	\$260.25	
To	Disbursements (inc GST):		
	LINZ search fee on title	\$5.00	
	LINZ registration fees - discharge of mortgage	<u>\$80.00</u>	\$85.00
To	Office expenses (inc GST): General bureau, photocopying, stationery, file storage, forms, postage, telecommunications and faxes	\$75.00	
To	Balance available	\$6,228.50	
		<u>\$475,251.65</u>	<u>\$475,251.65</u>

E & O E

ANDREW LEMALU LAW
PER



NB Please retain these accounts in case you need them for taxation purposes.
If further copies are required in the future, expenses could be incurred.



M Frost
c/- Conveyancing Centre
Solicitors
Auckland

GST Reg No 17-493-329

SETTLEMENT STATEMENT AS AT 29 SEPTEMBER 2021

Our client:	SAM & PREV PROPERTIES LIMITED
Your client:	FROST
Property:	2/9 MOUNTAIN ROAD, MT WELLINGTON

Purchase price	\$492,000.00	
Deposit paid		\$49,200.00
1st instalment of rates paid by vendor	\$405.95	
Vendor's share of 2021/22 rates for period 1.7.2021 to 29.9.2021 - 91 days based on annual rates of \$1,623.74		\$404.82
1st & 2nd instalment of Body Corporate levies paid by vendor	\$3,809.02	
Vendor's share of 2021/22 Body Corporate levies for period 1.2.2021 to 29.9.2021 - 241 days based on annual levies of \$3,809.02		\$2,515.00
Amount required to settle		\$444,095.15
	<u>\$496,214.97</u>	<u>\$496,214.97</u>

We undertake:

1st instalments of Auckland Council 2021/22 rates have or will be paid in full on settlement

Body Corporate 2021/22 levies, which include water charges, have or will be paid in full on settlement

E & O E
ANDREW LEMALU LAW
PER

A handwritten signature in blue ink, appearing to be 'AL', written over a horizontal line.

24.9.2021

Security Release Team, Lending Services Auckland

T. (09) 976 6652 F. (09) 976 6653
Private Bag 92089
Auckland 1142
New Zealand



Firm: ANDREW LEMALU LAW

Attention: DEV LEMALU

Fax: (09) 579 0449

Date: 29/09/2021

Subject: Settlement Statement for Customer Reference SAM AND PREV PROPERTIES LIMITED LSSD-3833

PLEASE EMAIL SETTLEMENT CONFIRMATION TO SECURITY.RELEASES@BNZ.CO.NZ

Please deposit settlement funds into account **02 1217 0000049 000** and ensure the **reference shown in the parentheses above is recorded in the payee particulars** of your deposit.

If you have credit funds in addition to the 'total amount' being requested by BNZ please deposit separately into the account nominated by your client.

Please quote reference "**SAM AND PREV PROPERTIES LIMITED LSSD-3833**" on fax confirming settlement.

The total amount required consists of the following amounts:

Security discharge fee	0.00
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BATUWANTUDAWE S Reference Code 0080976902 00004

Current Balance	65,886.89	
Accrued interest	4.51	
Principal and/or interest instalment due today	0.00	
Early repayment cost	0.00	
Fees	0.00	
Total		65,891.40

SAM AND PREV Reference Code 0080976902 00005

Current Balance	149,771.94	
Accrued interest	271.35	
Principal and/or interest instalment due today	0.00	
Early repayment cost	641.78	
Fees	0.00	
Total		150,685.07

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SAM AND PREV Reference Code 0080976902 00006

Current Balance	246,509.68
Accrued interest	446.62
Principal and/or interest instalment due today	0.00
Early repayment cost	1,062.62
Fees	0.00
Total	248,018.92

TOTAL SETTLEMENT AMOUNT REQUIRED (as at today's date):	\$ 464,595.39
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- Confirmation of deposit must be faxed back by 4pm to (09) 976 6653 to ensure no further interest is accrued. Please attach a copy of the BNZ settlement statement to your confirmation.
- Please urgently advise by phone or return fax if settlement is no longer proceeding today.

Yours faithfully



For the manager

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Andrew Lemalu Law

DX CP34006

Ellerslie

Folio No.: 451453**Listing No:** 816771**Date:** 16th Sep 2021

Page No 1

ATTENTION: Devereauc Lemalu

FAX: (09) 579 0449

PARTIES: Sam and Prev Properties Limited

Margaret Lyndall Frost

ADDRESS: 2/9 Mountain Road, Mt Wellington

PRICE: \$492,000.00

Debit

Credit

Deposit Received:

\$49,200.00

Commission:

*

\$18,043.50

BALANCE Direct Credited

\$31,156.50

* Charges of \$18,043.50 includes GST of \$2,353.50

Direct Credited to 123110 007137202, Andrew Lemalu Law Trust Account

Our Commission Rates (excluding GST)

On the first \$300,000 of the price 3.95% On the balance of the price 2%

Minimum fee of \$11,000 + GST

Receipts Are Required from Solicitors and Institutions to comply with Real Estate Agents Audit Regulations.

RETURN ADVICE

(Please attach Receipt)

Folio No: 451453

2/9 Mountain Road, Mt Wellington

Barfoot & Thompson Ltd

PO Box 18092

Glen Innes

Auckland 1743

Tax Invoice

Andrew Lemalu Lawyer
PO Box 11321
Ellerslie Auckland 1542

Tax Invoice

Invoice No: 0006441 Issue Date: 08/09/21
GST Number: 48679048
Net Amount Payable: \$ 368.00
Due Date: 22/09/21

On Behalf of Crockers Body Corporate Management S147 - Plan No. CBCM525

Property: Crockers Body Corporate Management S147

Address: 525 Manukau Road, Epsom, Auckland 1023

Reference: 146379 -S147 Fee for Unit 2 (B)

Description	Quantity	Net	GST	Totals
Other	1	320.00	48.00	368.00

Gross Amount 368.00

Net Amount Payable \$ 368.00

If mailing your payment please tear off this slip and return with payment.

Please make cheques payable to: CBCM525 Crockers Body Corporate

Payment Information

Please make all payments to the bank account listed below and ensure you use the unique reference number as the reference details for this payment.

☐

☐ For details of the Levy Collection Process please go to:
www.crockers.co.nz/body-corporate/levies-collection-payment

Plan No. CBCM525

Crockers Body Corporate Management S147

Invoice No: 0006441
Net Amount Payable: \$ 368.00
Due Date: 22/09/2021

Direct Credit:

Financial Institution: Westpac NZ

Account Name: CBCM525 Crockers Body Corporate

Bank Account: 03-0162-0062423-000

Reference: LP0304326441

UNIT TITLES ACT 2010
PRE-SETTLEMENT DISCLOSURE STATEMENT
Section 147

BODY CORPORATE NUMBER 146379

of 9-17 Mountain Road, Mt Wellington, Auckland

Unit 2 (B) and AU 1 and AU 2

- a) The financial year for the Body Corporate runs from 1st February 2021 to 31st January 2022 and the levy due from the Owner for the year is \$3,809.02.
- b) The ordinary levy is payable in Two (2) instalments due on 30th April 2021 and 30th October 2021.
- c) The Owner has paid the following amounts due to 31st January 2021:

<u>\$1,904.51</u>	1st instalment
\$1,904.51	TOTAL

However, as at today the following amount remains unpaid under Section 121 and Section 128 of the Act:

<u>\$1,904.51</u>	2 nd instalment
\$1,904.51	TOTAL

- d) The Body Corporate has not instituted legal proceedings against the owner in relation to unpaid levies.
- e) Water rates are part of the ordinary levy.
- f) There are no costs relating to repairs to building elements or infrastructure contained in the unit that remain unpaid.
- g) Interest is not accruing on any money owing to the Body Corporate.
- h) The Body Corporate has not received notice that any proceedings are pending against the Body Corporate in any Court or Tribunal.
- i) The operational rules of the Body Corporate are the rules registered with LINZ.
- j) The buildings and other improvements are insured to their full insurable value of \$4,420,000.00, under section 135 of the Act with Chubb Insurance (Orion Policy) via Crombie Lockwood NZ Ltd due for renewal 27th March 2022. Should you require the insurance policy to be noted, please contact the insurance broker directly Phone: (09) 623 9900 Fax: (09) 623 9901.

Signed by the Seller or person authorised by the Seller:

Date:

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