

Phoenix Estate Limited  
c/- The Director

By email: [fritzfrohlke@me.com](mailto:fritzfrohlke@me.com)

## REPORTING STATEMENT

File No. PHO041.0002

**RE: SALE OF PROPERTY AT 1/282 TAHAREPA ROAD, TAUPO  
SETTLEMENT AS AT FRIDAY, 30 JULY 2021**

BY	Grantham Law as per attached Settlement Statement dated 16 July 2021	450,620.32
TO	Bayley's Real Estate as per the attached settlement invoice dated 14 May 2021	10,102.00
TO	BNZ Bank Loan Repayment as per the attached statement dated 30 July 2021	181,217.55
TO	Taupo District Council – payment of rates to clear to 30 September 2021	608.51
TO	Waikato Regional Council – payment of rates to clear to 30 June 2022	225.40
TO	Grantham Law as per attached Tax Invoice dated 30 July 2021	2,174.55
TO	Funds available deposited to your nominated New Zealand Bank Account	256,292.31
		\$450,620.32
		\$450,620.32

**E & OE**  
**GRANTHAM LAW (2020) LIMITED**



**MICHAEL GRANTHAM**  
**Director**  
e// [property@granthamlaw.co.nz](mailto:property@granthamlaw.co.nz)

30 July 2021

**Taupo**

48 Tuwharetoa Street, Taupo 3330  
PO Box 1346, Taupo 3351  
e: [legal@granthamlaw.co.nz](mailto:legal@granthamlaw.co.nz)  
Telephone: 07 376 0014

**Cambridge**

55 Victoria Street, Cambridge 3434  
PO Box 1171, Cambridge 3450  
e: [camlegal@granthamlaw.co.nz](mailto:camlegal@granthamlaw.co.nz)  
Fax: 07 378 2521

Directors: Michael Grantham & Dineen Grantham

In account with **Phoenix Estate Limited**

CR Stavert and DG Mihaere  
c/- Grantham Law (2020) Limited  
PO Box 1346  
Taupo 3351

## SETTLEMENT STATEMENT

**RE: PURCHASE OF PROPERTY AT 1/282 TAHAREPA ROAD, TAUHARA, TAUPO  
SETTLEMENT DATE AS AT FRIDAY, 30 JULY 2021**

Purchase price	460,000.00
Deposit	10,000.00
Purchaser's proportion of the Taupo District Council rates being \$2,434.03 pa for period 30 July 2021 to 30 September 2021 = 62 days	413.45
Purchaser's proportion of the Waikato Regional Council being \$225.40 pa - for period 30 July 2021 to 30 June 2022 = 335 days	206.87
Balance to settle as at Friday, 30 July 2021	450,620.32
	\$460,620.32
	\$460,620.32
<b>Amount required to settle</b>	<b>\$450,620.32</b>

1. We undertake that rates will be paid as above on or before settlement.
2. Interest for late settlement accrues at \$172.60 per day from 4.00pm on settlement date.

16 July 2021

E & OE  
**GRANTHAM LAW (2020) LIMITED**

**MICHAEL GRANTHAM**  
**Director**  
[e//property@granthamlaw.co.nz](mailto:e//property@granthamlaw.co.nz)

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Directors: Michael Grantham & Dineen Grantham



## Settlement Invoice

Helen Grigg Grantham Law PO Box 1346 TAUPO 3351	<b>Tax Invoice No.</b> S331459
	<b>Invoice Date</b> 14 May 2021
	<b>GST No</b> 82-735-224
	<b>Listing Reference</b> 2652965
	<b>Listing</b> 1/282 Taharepa Road, Tauhara
	<b>Vendor</b> PHOENIX ESTATE LIMITED
	<b>Buyer</b> Craig Robert STAVERT and Daria Georgina MIHAERE
	<b>Buyer Solicitor</b> Fiona Hussey (Grantham Law)

Real Estate Fee	\$17,480.00	
GST	\$2,622.00	\$20,102.00
Less Deposit Received		\$10,000.00
		\$10,102.00
Balance owed to Bayleys Taupo		\$10,102.00

Security Release Team, Lending Services Auckland  
T. (09) 976 6652 F. (09) 976 6653  
Private Bag 92089  
Auckland 1142  
New Zealand



Firm: GRANTHAM LAW 2020 LIMITED  
Attention: HELEN GRIGG  
Fax: (07)  
Date: 30/07/2021  
Subject: Settlement Statement for Customer Reference PHOENIX ESTATE LIMITED 40201737

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**PLEASE EMAIL CONFIRMATION TO SECURITY.RELEASES@BNZ.CO.NZ BY 4PM**

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 "**PHOENIX ESTATE LIMITED 40201737**" on fax confirming settlement.

The total amount required consists of the following amounts:

Security discharge fee	40.00
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**PHOENIX ESTATE Reference Code 0079680255 03008**

Current Balance	180,000.00
Accrued interest	647.26
Principal and/or interest instalment due today	0.00
Early repayment cost	530.29
Fees	0.00
Total	181,177.55

<b>TOTAL SETTLEMENT AMOUNT REQUIRED (as at today's date):</b>	<b>\$ 181,217.55</b>
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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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**Notice of confidential information**

The information contained in this facsimile message is **confidential information** and may also be **legally privileged**, intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any use, review, dissemination, distribution or copying of this document is strictly prohibited. If you receive this document in error, please immediately notify us by telephone (call collect to the person and telephone number above) and destroy the original message. Full details, our current Disclosure Statement and Qualifying Financial Entity Disclosure Statement may be obtained from any BNZ store or Partners Centre, or viewed on our website [bnz.co.nz](http://bnz.co.nz).



## RATES AND PROPERTY INFORMATION REPORT

GREAT LAKE TAUPŌ

Taupo District Council

Valuation Number: 0732181700B

Printed as at:

30/07/21

To: Helen Grigg  
Address: Grantham Law (2020) Limited  
Fax:  
From: Stephen Johns

### PROPERTY INFORMATION

Owners/Occupiers: Phoenix Estate Limited  
Postal Address: PO Box 818 , Taupo  
Legal Description: Flat 2 Garage 2 DPS 74386 on Lot 1 DPS 4583 Having 1/2 Interest in 951 Sqm  
Location: 1/282 Taharepa Road, Taupo Land Area: 0.0000  
Capital Value: 312,000 CT Ref: SA60C/500  
Land Value: 174,000  
Improvements: 138,000

### RATES INFORMATION

Annual Rates 2021/22	\$	2,434.03
Balance as at 1 July 2021	\$	0.00
Arrears Penalties:	\$	0.00
Instalment to Date:	\$	608.51
YTD Payments:	\$	0.00
Instalment Penalties 2021/22	\$	0.00
<b>Total Current Balance:</b>	<b>\$</b>	<b>608.51 ✓</b>

(To clear to end of current instalment)

### CURRENT INSTALMENT:

Instalment	Period	Due Date
1	1 July - 30 Sept	20/08/21
2	1 Oct - 31 Dec	22/11/21
3	1 Jan - 31 Mar	21/02/22
4	1 Apr - 30 June	20/05/22

TDC Bank Account Number: 02-0428-0220004-00  
Please use the valuation number shown at the top of this page to reference your payment.

Previous Arrears	\$	0.00
Total Penalties 2021/22	\$	0.00
Court Costs	\$	0.00

Amount to clear to end of instalment 1:	\$	608.51
Amount to clear to end of instalment 2:	\$	1,217.02
Amount to clear to end of instalment 3:	\$	1,825.53
Amount to clear to end of instalment 4:	\$	2,434.03
<b>AMOUNT TO CLEAR TO 30 JUNE IS:</b>	<b>\$</b>	<b>2,434.03</b>

A Direct Credit is set up, it will need to be cancelled by your client.

Please note this does not include Regional Council rates for Waikato Regional Council.

DISCLAIMER: Preparation and provision of this information has been made in good faith from a number of sources. While all due care has been taken, Taupo District Council takes no responsibility for this information being incorrectly communicated. This information is intended for the recipient only and should not be passed onto a third party except for the purposes of property settlement.

**To:** Helen **From:** Rates - Waikato Regional Council  
**Organisation:** GRANTHAM LAW **Email:** helen@granthamlaw.co.nz  
**Fax No:** **Date:** 16-JUL-2021  
**Subject:** Rates Information - For Property Settlement Purposes.

<b>Property Location</b>	282/1 TAHAREPA RD TAUPO DISTRICT	<b>Valuation Number</b>	07321/817/00B
<b>Legal Description</b>	Flat 2 Garage 2 DPS 74386 on Lot 1 DPS 4583 Having 1/2 Interest in 951 Sqm		
<b>Area (m2)</b>	0		

<b>Total Year's Rates 2021/2022</b>	225.40 #
<b>Balance from 2020/2021</b>	0.00
<b>Payments Received</b>	0.00
<b>Adjustments</b>	0.00
<b>Penalties Incurred</b>	0.00
<b>Balance as at 16-JUL-2021</b>	225.40 ✓

- Payment to Waikato Regional Council must be for the full year's rates.
- A 10 percent penalty charge is added to all arrears unpaid after 1 July 2021.
- A 10 percent penalty charge is added to all current year rates unpaid after 1 November 2021.
- A 10 percent penalty charge is added to all arrears unpaid after 5 January 2022.

#While every effort has been made to ensure the accuracy of the 2021/2022 information provided, there is maintenance of property information effective 30 June 2021 still to be completed.

<b>Payee Bank Details</b>		
<b>Bank A/C No:</b>	06-0317-0096442-00	
<b>Bank A/C Name:</b>	Waikato Regional Council	
<b>Particulars</b>	<b>Code</b>	<b>Reference</b>
RP237462	51037665	BP



The financial information supplied may alter after the date of this facsimile/email.  
This information is accurate as at: 16-JUL-2021  
Prepared by: Kellie-Anne Fierro  
For further information phone (07) 859 0999 or 0800 800 401.

Phoenix Estate Limited  
43 Horomatangi Street  
Taupo 3330  
New Zealand

**TAX INVOICE**  
GST No. 131-667-035  
Invoice No: 7201  
Ref: PHO041.0002  
30 July 2021

**Sale of property at 1/282 Taharepa Road, Taupo**

Our fee for professional services including receiving instructions from you; receiving Agreement for Sale and Purchase of Real Estate from Bayleys Real Estate; communications with Real Estate Agent, other parties solicitor and you; searching title; preparation of Settlement Statement and providing same to other party; correspondence with the Bank of New Zealand to obtain a Discharge Mortgage; attendance with you to execute Client Authority & Instruction form and associated sale documentation, including required documentation for Phoenix Estate Limited, such as director/shareholder resolutions etc, all Landonline attendances; receiving settlement funds; attending to repayment of the Bank of New Zealand loan, and outstanding commission to Bayleys Real Estate / rates etc; dispersing balance of sale funds to you, reporting to you and all matters incidental thereto:

Our Fee	\$1,650.00
Plus GST	\$247.50
Total for professional fees	\$1,897.50
Office Administration Fee	\$165.00
Plus GST	\$24.75
Total administration fee inclusive of GST	\$189.75
Disbursements	
Land Information NZ Charges	\$85.00
PPSR Search Fee	\$2.30
Total disbursements inclusive of GST	\$87.30
Balance required from you	\$2,174.55

Michael Grantham  
GRANTHAM LAW (2020) LTD  
E & OE

Thank you for your business. Your payment is due within seven days from the date of this invoice, unless otherwise agreed. Please quote the tax invoice number with your payment.  
Account number: 02-0428-0177333-00  
Interest may be charged at a rate of 5% per annum if any amount becomes overdue.

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