

7 December 2023

Stelijah Investment Trust
32 Middleton Road
Upper Riccarton
CHRISTCHURCH 8041

Dear Nerida

SALE 91 SUVA STREET, UPPER RICCARTON, CHRISTCHURCH

I am pleased to advise that the sale of your property has been concluded and I now enclose a statement detailing the financial transactions through my trust account. As all costs and disbursements have been paid by deduction you are not required to make any further payment to me.

A Notice of Change of ownership has been sent to the local authority so that future rate demands will be sent directly to the purchaser.

If you have not already done so, cancel your house insurance policy and obtain any partial refund of premium available to you.

Any automatic payments in respect of outgoings on the house, whether for rates, insurance or mortgage payments should be immediately cancelled.

If any aspect of the sale or the enclosed statement requires clarification please contact me.

I would like to take this opportunity to thank you for your instructions. If I can be of service to you in the future, please do not hesitate to contact me.

Yours faithfully



KATHRYN LAWRY
Principal Solicitor

Encl
Ref: 0029.7
Dw/Fin Ltr

Stelijah Investment Trust
32 Middleton Road
Upper Riccarton
CHRISTCHURCH 8041

Kathryn Lawry
Solicitor
PO Box 79052
CHRISTCHURCH 8446

TAX INVOICE
GST No: 57-293-861

		Amounts paid on your behalf	Amounts received on your behalf
SALE 91 SUVA STREET, UPPER RICCARTON, CHRISTCHURCH			
BY	Davidson Legal - balance to settle copy statement attached		788,093.45
TO	ANZ - repay loan	712,981.72	
TO	Ray White - pay commission	15,909.50	
TO	Office Fee	50.00	
TO	Disbursements		
	Title Search Fee	6.00	
	Registration Fee on Discharge	90.00	96.00
TO	Our fee for Sale	1,300.00	
	Plus GST:	195.00	
TO	Balance paid to your ANZ A/c 01 0811 0216956 00	57,561.23	
		\$ 788,093.45	\$ 788,093.45

E&OE



KATHRYN LAWRY

7 December 2023

Ref: 0029.7

kml/Statement

C Tang & J Lin
 C/- Davidson Legal
 Solicitors
 P O Box 6613
 CHRISTCHURCH 8442

AMENDED

Stelijah Investment Trust
 C/- Kathryn Lawry
 Solicitor
 PO Box 79052
 CHRISTCHURCH 8446

re: <u>91 Suva Street, Upper Riccarton, Christchurch</u>	Debit	Credit
Purchase price	\$799,000.00	
Deposit (paid)		10,000.00
Rent paid in advance		1,120.00
1st & 2nd Installments of Christchurch City Council rates	1,732.14	
Vendor's proportion of Christchurch City Council rates from 1/7/23 to 7/12/23 (160 days) @ \$3,464.52 pa		1,518.69
Balance		788,093.45
	<u>\$800,732.14</u>	<u>\$800,732.14</u>

TO Amount required to settle on 7 December 2023 \$788,093.45

Note:

- 1 It is undertaken that the rates installments referred to above will be paid by Vendor to 31/12/23
- 2 Purchaser to pay all subsequent rates.
- 3 Purchaser to arrange own insurance as from 7/12/23
- 4 Daily rate after 7/12/23 @ 16 % = \$345.47
- 5 My trust account number is 06-0541-0359526-01
- 6 Please refer to settlement instructions attached.

E&OE


 KATHRYN LAWRY

27 November 2023

Ref: 0029.7

Dw/Settlement Statement



Lending Services Centre
Contact: Shivsharan Raheja
Ph: (09) 251 0791
Fax: 0800 277 777
Email: lending services@anz.com

Confirmation of Settlement Proceeds
ANZ Reference Number: 77910118

To: Kathryn Lawry,
Barrister & Solicitor,
P O Box 79052,
Christchurch 8446

Attention: Kathryn Lawry

Fax Number: 033428294

Settlement Date: 07 December 2023

No. Pages: 1

Customer Name: Stelijah Investment Trust

Breakdown of Repayment Figures:

STELIJAH INVESTMENT TRUST

Type	Account number	Amount to repay
Loan	0797-0086134047-1017	\$220,785.98
Loan	0817-0086134047-1008	\$201,309.75
Loan	0817-0086134047-1009	\$70,000.00
Loan	0825-0086134047-1014	\$220,785.99

Discharge Fee and Cash Contribution repayment*	\$100.00
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Total Amount Due

\$712,981.72

Please credit account number: 06-0580-0992118-50

NOTE: *please deposit any residual funds directly to the customer's nominated account*

For Direct Credits please quote **77910118** in Particulars and **TRUST** in Reference



Please tick appropriate settlement confirmation below and send confirmation to this office as soon as possible to prevent further interest accruing to the lending facilities.

	Settlement amount deposited into the account number as noted above		
	Settlement delayed	New Date (if known)/...../.....
	Settlement withdrawn		

ANZ BANK NEW ZEALAND LIMITED

*The cash contribution that the customer must repay to ANZ under a Deed of Acknowledgement signed by the customer.

Tax Invoice



GST: 123-560-035
Ray White Papanui
Winston Residential Limited
Level 1 / 7 Winston Avenue

30th Nov 2023

To:
Kathryn Lawry Law
Kathryn Lawry

SALE: 91 Suva Street Upper Riccarton
VENDOR: Nerida Joy Gaeth & Cornwall Trustees 60 Limited
PURCHASER: Chi Tang and Jie Lin

Summary

Sale Price	\$799,000.00
Agreed Deposit	\$10,000.00
Agreed Marketing (VPA)	\$939.00 (inc GST)
Vendor Contribution Received	\$939.00 (inc GST)
Agreed Office Commission (inc GST)	\$25,909.50
GST included in Commission	\$3,379.50

Finalised Breakdown

Total Deposit Received	\$10,000.00
Deposit Remaining in Trust	\$10,000.00
- Part Commission	\$10,000.00
- Marketing Balance	\$0.00 (inc GST)
Balance due to our office at release	\$15,909.50

Commisison Breakdown as per Agency Agreement:

Base of \$550.00
3.5% up to \$400,000 ;
2% of the balance + GST

We understand the commission will be paid on settlement date, please arrange payment to:
Winston Residential Limited
BNZ - 02-1278-0031543-00

ANZ Direct Online

Domestic Transaction



Kathryn Lawry - Barrister and Solicitor
417607

Due Date: 07/12/2023

Batch Information

Batch Name: OOP01527
Batch No: 60531101
Batch Input: New Batch
Status: Processed
Payment Type: Domestic One-Off Payment
Group: OTHER

Signatories

Challenge Code:	2291357
Signatory	Response
Kathryn Lawry	1625194

Funds From

Account Number: 06-0541-00359526-001
Account Name: Kathryn Lawry - B
Particulars: SALE FUNDS
Code:
Reference: 0029.7

Charges

Account Number: BANK DEFAULT
Account Name:

Other Party

Short Code:
Account Number: 01-0811-00216956-000
Account Name: STELIJAH INVESTMENT
Particulars: SALE FUNDS
Code: 91 SUVA ST
Reference:

Amount: \$57,561.23

Stelijah Investment Trust
32 Middleton Road
Upper Riccarton
CHRISTCHURCH 8041

Kathryn Lawry
Solicitor
PO Box 79052
CHRISTCHURCH 8446

TAX INVOICE
GST No: 57-293-861
Invoice No. 002337

SALE 91 SUVA STREET, UPPER RICCARTON, CHRISTCHURCH

TO:

Fee for professional services regarding your sale including taking instructions, receiving contract, advising you of confirmation dates, liaising with you and Purchasers Solicitor regarding extension requests, receiving Certificate of Acceptance, forwarding to Purchasers Solicitor, receiving confirmation, drafting Authority and Instruction Form, drafting Tax Statements, drafting Settlement documentation, attending on you to sign same, arranging discharge of mortgage from ANZ, preparing Undertakings, attending to Settlement, releasing Edealing Registration, notifying Council of change of ownership, paying ANZ loan, paying commission, paying funds to you, and reporting to you.

Fee: 1,300.00

Plus GST: 195.00

\$ 1,495.00

E&OE


KATHRYN LAWRY

7 December 2023

Ref: 0029.7

Dw/Invoice