

# Webers Circus Exciting Show

*The Webers Circus With A Touch of South America has successfully aimed it's entertainment at all ages, everyone will love the humour of our South American clown, children will gaze up at the high trapeze and wheel of death in awe as the mums and dads hold their breath, the rascally miniature horses and the little silky dogs will warm the cockles of just about anyone's heart. The acts and artists come from a wide and diverse background of circus families and countries. The countries include Colombia, Germany, Hungary, New Zealand and Australia.*



attempts the impossible when he balances on a revolving wheel both on the inside and outside. The wheel almost reaches the top of the tent, it is an amazingly breathtaking height. There is No safety harness or net of any sort. The Audience just can't get enough of Hewin or the Wheel of Death.

What is a circus without a clown, never before has

Australia seen a more funnier clown then Yean-Paul. He has brought comedy which has never been seen in this country and which well truly excite and thrill the audience. People from all ages love his gags, even the babies and tots can't turn away. "The best thrill a clown can get is to look at the audience and see every single person laughing". "Clowning is my life", it's all I ever wanted to do" and just to prove circus really runs through the blood of these performers not only are most of them from circus families, Rudy and his three brothers were born in a caravan with a midwife (in Germany), Wonita, Dakota and Wonona were born in a hospital and from two days old were travelling on. (in Australia), Robica (the dog trainer) and Yean-Paul were also born on touring circuses.

Don't forget to see this exciting show. Of course, you can book tickets on 0448 247 287 and 0448 CIRCUS or check the website [www.weberscircus.com](http://www.weberscircus.com).

Webers Circus is run by owners Rudiger and Natalie Weber who have worked on hit musicals "Cats", "Grease", "Shout" and "long way to the top". They also co-produced and toured the Great Moscow Circus and Cirque Le Voyageuse. The Webers came to Australia in 1972 from Germany. Their family goes back six generations in circus with three generations currently here in Australia. Rudy and Natalie and their three daughters Wonita, Dakota and Wonona travel and perform with the circus, Dakota (13) and Wonona (7) do school by correspondence. Natalie is born and bred Australian Circus performer she comes from the famous West circus family.

The show stopper is by far the WHEEL OF DEATH. You have to see it to believe it. Hewin

For your chance to win tickets to the circus, simply fill in the coupon below and send it to:

KOSMOS NEWSPAPER /FOR WEBER CIRCUS  
2 CANAL ROAD, ST PETERS, NSW 2044

NAME.....

ADDRESS.....

PHONE: B/H.....A/H.....MOBILE.....

EMAIL:.....

## First Home Buying

Buying your first home can be a fantastic feeling. Months of house hunting and finally you find the perfect place. You make an offer to the real estate agent and the vendor accepts. What next ? In today's article, we share some hints to help guide you through the maze of legal issues you will confront before the house is finally yours.

### Unconditional finance approval

The first thing to sort out is your finances. Know exactly how much you can afford and your maximum limit. Whether you are bidding at an auction or negotiating a private sale, you must ensure that you have unconditional finance approval in writing.

In most cases, unconditional approval is only given once the bank has independently valued the property. Signing a contract without such approval is dangerous, very dangerous.

### Pest and building reports

Once the vendor has accepted the offer, and you either have or are working on the unconditional bank approval, it is wise to order an independent pest a building report to get a true picture of the condition of the property.

All contracts say that you buy and accept the property in the condition it is in on the date of the contract. Too bad if you find out later, that it has building problems or termites. For a relatively small cost pest and building reports can save you a fortune.

### See your solicitor

You need someone to check the contract for hidden traps. It is the law that the agent has available a sales contract to give to potential buyers on request. Ask to see the contract and have it checked early.

### Cooling off

Let's say that your money is ready and the property is in good condition. The real estate agent will

no doubt be pressuring you to exchange contracts, that is, to sign and pay a deposit so that the sale is legally binding.

Agents like to offer to take the property "off the market" for only 0.25% deposit. This means you sign a legally binding contract, from which time you have only 5 working days to see a solicitor, organize unconditional finance approval and a pest and building report.

If you, your solicitor, your bank are not ready by the end of the 5th day then you can pull out but you lose the money you have paid. If you do not pull out, then you must pay the rest of the 10% deposit or the vendor can terminate the contract.

If you are buying real estate for the first time, try to avoid signing contracts under a cooling off.

### Government assistance

Eligible first home buyer can qualify for a government grant of \$7,000 together with stamp duty exemptions for homes purchased for under \$500,000. This grant may change in line with recent government announcements. Conditions apply but in most cases your bank or solicitor will be able to help you obtain the full benefit to which you are entitled.

This article is intended to provide a general overview on matters of interest. It is not intended to be comprehensive nor does it constitute legal advice. You should seek legal or other professional advice before acting or relying on any of its content.

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Greek Orthodox Archdiocese of Australia

*Come for the Fantastic Spring Fair*

Sunday 2nd, November 2008

1130 Anzac Parade, Maroubra NSW 2035

11 am - 5 pm

Stay for the Senior School Tours.

Think fun. Live Music. Dance. Rides.

Dragster Slide. Mini Jeep. Football

Shoot Out. Pony Rides. Animal Farm.

Christmas Novelties. Face

Painting. Stalls with great gift ideas.

This is a Fair with a distinctive Greek flavour.

Great food.

Great music. Lamb souvlakia. BBQ Octopus.

Sizzling sausages. Greek cakes. Homemade jams.

Fairy floss. Homemade lemonade.

Gourmet Coffee. Think serious.

Take a Tour around the Senior School.

The Principal will conduct guided tours at 11.30am

and again at 3.30pm. Take the opportunity to see the

Computer Labs, Visual Arts Centres, Woodwork

shop, Year 12 Common Room, Science Labs

and Food Technology facilities. It's a chance to see

just how much St. Spyridon College has to offer.

Discover just what a great College

you have here, right in the heart of Maroubra.

We look forward to seeing you there!