

EFFECTIVE

LEGAL SOLUTIONS

Our Ref: DE:JL:17648

Your Ref:

18 September 2018

Super Tuite Pty Ltd ATF The Super Tuite Fund
97 Central Coast Highway
KARIONG NSW 2250

Dear Sir/Madam

RE: Your Sale to The Scorpion and the Frog Pty Ltd
Property: Unit 9/2-4 Burns Crescent, Gosford

Settlement took place on 14 September 2018.

Settlement money

On settlement the sum of \$81,411.02 calculated in accordance with the attached settlement adjustment sheet was received.

The money was disbursed in accordance with your instructions as follows:

1. Owners Corporation SP33469	\$559.46
2. Central Coast Council	\$421.33
3. Effective Legal Solutions	\$1,400.00
4. PEXA	\$112.64
5. Super Tuite Pty Ltd	\$78,917.59

Notification of sale

A notice of sale is lodged by the purchaser's solicitor at the land titles office and future rate assessments and notices of valuation will be sent to the purchaser.

Deposit and payment of the agent's commission

On settlement we provided the agent with the required authority to account to you for the balance of the deposit after deduction of their commission.

"No Problems, Just Solutions"

MARINERS CENTRE OF EXCELLENCE
SUITE 313, LEVEL 3,
1 BRYANT DRIVE, TUGGERAH NSW 2259
PO Box 3305 TUGGERAH NSW 2259

T: 02 4352 3908
F: 02 4352 3914
E: INFO@EFFECTIVELEGALSOLUTIONS.COM.AU

WESTFIELD'S PARRAMATTA
SUITE 6A, LEVEL 6,
159-175 CHURCH STREET, PARRAMATTA NSW 2150
PO Box 3305 TUGGERAH NSW 2259

Insurance

As you will appreciate the insurance on the property can now be cancelled and a refund of part of the premium requested. Where contents are covered you may wish to keep that section of the policy current in which event you should advise your insurer of your new address.

Costs

A copy of our invoice is attached which shows the amount paid by you for our costs and disbursements.

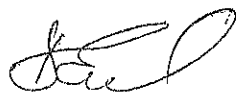
Taxes

If capital gains tax applies to the sale then the relevant date of the sale is the date of exchange, which was 6 July 2018.

Thank you for your instructions.

Yours faithfully

EFFECTIVE LEGAL SOLUTIONS



Douglas Eaton

Encl.

SETTLEMENT ADJUSTMENT SHEET

**SUPER TUIITE PTY LTD SALE TO THE SCORPION AND THE FROG PTY LTD
PROPERTY: UNIT 9/2-4 BURNS CRESCENT, GOSFORD**

Settlement: 14 September 2018
Adjustments as at: 14 September 2018

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>	
Purchase Price		\$90,000.00	
Less Deposit		\$9,000.00	
Balance		<u>\$81,000.00</u>	
 Current Council Rates			
For Period 1/07/2018 to 30/09/2018 - 92 days			
\$184.19 Adjusted as Paid			
Purchaser allows 16 days			
For period 14/09/2018 to 30/09/2018		\$32.03	
 Current Water Rates			
For Period 1/07/2018 to 30/09/2018 - 92 days			
\$236.60 Adjusted as Paid			
Purchaser allows 16 days			
For period 14/09/2018 to 30/09/2018		\$41.15	
 Water Usage			
Last meter reading 18/05/2018			
Daily Average = 0.0259 kL			
Vendor allows 119 days			
For period 18/05/2018 to 14/09/2018	\$7.06		
 Purchaser allows for Section 184 Certificate (Inclusive of GST)			\$119.90
 Strata Levies			
For Period 28/08/2018 to 27/11/2018 - 92 days			
\$279.73 Adjusted as Paid			
Purchaser allows 74 days			
For period 14/09/2018 to 27/11/2018		\$225.00	
Totals	\$7.06	\$81,418.08	
Less Amount Payable By Vendor		\$7.06	
AMOUNT DUE ON SETTLEMENT		<u><u>\$81,411.02</u></u>	

EFFECTIVE

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Our Ref: DE:JL:17648
ABN: 81616714759

10 September 2018

Super Tuite Pty Ltd ATF The Super Tuite Fund
97 Central Coast Highway
KARIONG NSW 2250

TAX INVOICE No. 583

Super Tuite Pty Ltd ATF The Super Tuite Fund Sale to The Scorpion and the Frog Pty Ltd
Property: Unit 9/2-4 Burns Crescent, Gosford

Professional Fees

Description	Amount	GST
To our professional costs for acting for you in relation to the abovementioned sale. Professionals costs include: opening file, contract preparation and review, liaising with proposed purchasers solicitor, ordering Section 184 Certificate, attending settlement etc	\$1,272.73	\$127.27
Total	\$1,272.73	\$127.27

Disbursements

Description	Amount	GST
Strata Plan 33469	\$0.00	
Section 88B Instrument	\$0.00	
Title Search CP/33469	\$0.00	
Electronic 2018 Contract for Sale	\$0.00	
Title Search 9/SP33469	\$0.00	
Zoning Certificate	\$0.00	
Sewer Service Diagram	\$0.00	
Section 47 Certificate	\$0.00	
Sewer Mains Location Reference Sheet	\$0.00	
Total	\$0.00	

Total Amount	+ GST	- Payments Received	= BALANCE DUE
\$1,400.00	\$127.27	\$ 0.00	\$1,400.00

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With Compliments
Effective Legal Solutions

E & O.E

A handwritten signature in black ink, appearing to be 'A. P.', written in a cursive style.

You may also pay by direct deposit into our bank account. Our account details are as follows:



ABN 68 805 508 600

Electronic Payments

National Australia Bank

BSB: **082 677**

Account No: **360 202 749**

Your Reference: **17648- Super Tuite Pty Ltd ATF The Super Tuite Fund**



Cheque Payments:

Please make cheques payable to 'Effective Legal Solutions'
and mail to P.O Box 3305, Tuggerah, NSW 2259

Notification of client's rights

1. If this bill is not itemised, you are entitled to request a fully itemised bill within 30 days of the bill becoming payable. If the itemised bill exceeds the amount specified in this lump sum bill, the additional costs may be recovered from you only if the costs are determined to be payable after a costs assessment before the Supreme Court or after a binding determination by the NSW Commissioner.
2. If there is a dispute or you are unhappy with this bill you can discuss your concerns with Douglas Eaton, who is designated as responsible principal for this bill, or apply for costs assessment before the Supreme Court within 12 months of receiving the bill, or a request for payment being made, or when the bill was paid. An application can be made outside of this 12-month period if the court considers it just and fair, having regard to the reasons for the delay. You may also apply to have our cost agreement set aside or have the dispute mediated.
3. You may also seek the assistance of the NSW Commissioner in the event of a dispute about this bill within 60 days of the bill becoming payable or, if you requested an itemised bill, within 30 days of receiving that bill. The NSW Commissioner may waive the time requirement if the complaint is made within 4 months after the required period and it is just and fair to deal with the complaint having regard to the reasons for delay. If you make a complaint about the costs to the NSW Commissioner you cannot have the costs assessed unless the costs dispute is unable to be resolved by the NSW Commissioner and they have notified the parties of their entitlement to apply for a costs assessment or the NSW Commissioner arranges for a costs assessment.
4. If an interim bill is provided it may be assessed at the time of the interim bill or at the time of the final bill whether or not the interim bill has previously been assessed or paid.
5. Interest will be charged on unpaid legal costs in accordance with the terms of our costs agreement. Should the costs agreement not deal with the charging of interest, we will charge interest on legal costs which remain unpaid 30 days after giving you this bill, in accordance with s 195 of the Legal Profession Uniform Law. The rate of interest is the Cash Rate Target stipulated by the Reserve Bank of Australia as at the date of issue of this bill plus 2 %.
6. If we hold money in our trust account for you, we will apply it towards payment of our legal costs that are owing at the expiration of 7 business days from the date this bill was issued, unless an objection is made.

Responsible principal of law practice - or if not signed by a responsible principal, the responsible principal is Douglas Eaton.