

MD:JB:191989
Please reply to our **Glenorchy** office

4 September 2019

Cilleuk Pty Ltd (ACN 634 052 305) ATF Oelz Family Super Fund
76 Charolais Crescent
BENOWA QLD 4217

BY EMAIL

Dear Sir/Madam

PURCHASE FROM ZZNM PTY LTD - UNIT 3, 67 MENIN DRIVE, BRIGHTON

We refer to the above matter and advise the amount required to complete this matter as at the **6th September 2019** is **\$297,378.79** made up as follows:

Purchase Price	\$285,000.00
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LESS

Deposit	\$1,000.00
	<u>\$284,000.00</u>

LESS

7% GST Withholding Tax (Margin Scheme)	\$19,950.00
	<u>\$264,050.00</u>

PLUS

Purchasers proportion of Rates @ \$388.00pa / for whole PID of 2,954m2, Part PID of 249m2 = \$32.70p.a. from 06/09/2019 to 30/06/2020 (299 days)	\$26.79
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Purchasers proportion of Body Corporate fees @ \$600p.a from 06/09/2019 to 23/08/2020 (353 days)	\$580.27
	<u>\$607.06</u>
	\$264,657.06

PLUS Disbursements not subject to GST Stamp Duty on Transfer*	\$10,823.75
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Filing fee on Transfer	\$212.22	<u>\$11,035.97</u>
		\$275,693.03

PLUS

Our professional fees and disbursements in accordance with the enclosed Tax Invoice		<u>\$1,296.53</u>
		\$276,989.56

PLUS

Stewart Title Insurance Premium		<u>\$439.23</u>
		\$277,428.79

PLUS

Deputy Commissioner of Taxation		<u>\$19,950.00</u>
		<u>\$297,378.79</u>

* Please note that, for the purposes of calculating duty, your purchase of Units 3 & 4 are considered aggregated by the State Revenue Office. Therefore, the duty payable is on the total consideration of both transactions (\$580,000.00). The total duty payable is \$21,647.50 which we have split equally between both units.

Would you kindly arrange to let us have a bank cheque for **\$297,378.79** payable to Ogilvie Jennings at least two (2) days prior to the settlement date to enable us to complete this matter on your behalf or alternatively transfer two (2) days prior to the settlement date, into the following bank account:-

Ogilvie Jennings Law Practice Trust Account
 Commonwealth Bank
 BSB: 067 000
 Account No: 1091 5391
Reference: 191989

**Please note, if you deposit settlement funds to our trust account by way of Bank Cheque, please provide a photocopy of the Bank Cheque to our offices by facsimile on 6235 0891 prior to settlement.*

We strongly advise that you conduct a pre-settlement inspection as close to the settlement **date as possible and preferably after the Vendor's or their tenants have vacated the property.**

You should undertake this inspection to satisfy yourself as to the following matters:

- (a) That the condition of the premises is relatively the same as when you made your pre-contractual inspection;
- (b) That the chattels listed in the Contract remain on the premises;
- (c) That none of the fixtures have been removed.

If for any reason your inspection reveals problems, please ensure that you contact the writer immediately to ensure that we can deal with the matter prior to settlement.

Unless you contact the writer in this regard we will proceed on the basis that you are satisfied with any inspection you may have undertaken.

If there are any matters in need of clarification with respect to this matter, please do not hesitate to contact us.

Yours faithfully,

OGILVIE JENNINGS

Per:

A handwritten signature in black ink, appearing to read 'M. Dwyer', with a long horizontal line extending to the right from the end of the signature.

MARIA DWYER

Direct Line: 03 6272 6860

Direct Fax: 03 6272 1718

Email: maria.dwyer@ogilviejennings.com.au