

Office: Lakes Entrance.  
Our Ref: GRA:NM:3064217  
Your Ref:  
Direct 03 5155 1286  
Fax: 03 5155 2451  
Email: gandrews@wgm.com.au

29 September 2017

E & C Yeates Pty Ltd  
22 Pyke Street  
BAIRNSDALE VIC 3875

Dear Elliott

**Your purchase from GE & DA Kennedy Pty Ltd**  
**Property: 15 Kyle Street, Bairnsdale**

We write to confirm that settlement of this matter was effected on Thursday, 28 September 2017

We are attending to your registration as the owner and will be in further contact with you when the Title issues back to us from the Titles Office.

We have **enclosed** Settlement Statement showing that an amount of \$270,783.44 was required which was paid to our trust account for settlement.

It takes approximately 2 to 4 weeks for the Title to be processed through the Titles Office before it issues back to us registered in your name. When received, we will notify you and will hold it in our safe for safe custody on your behalf. In the meantime, there is nothing to restrict your ownership in any way and you can deal with the Title in all respects as the unencumbered owner after settlement.

You will see in the Statement of Adjustments that a pro rata adjustment of the rates has been made, on a daily basis, between yourself and the Vendor. Please note that, once settlement has been completed, we will attend to payment of the Council rates. Water rates have been paid to the settlement date and the Water Authority will bill you directly for the period on and from settlement.

All rating authorities will be advised of the change of ownership of the property.

We take this opportunity to thank you for your instructions.

Yours faithfully

**WARREN, GRAHAM & MURPHY PTY LTD**

*Graeme Andrews*

Per:  
Graeme Andrews

# WARREN GRAHAM & MURPHY

## Lawyers

Incorporating Stephen Phillips & Associates Pty Ltd

### DIRECTORS:

P.M. Murphy  
W.C. Jones  
R.M. Hubbard  
B.G. Clarke

### CONSULTANTS:

I.R. Campbell

### SENIOR ASSOCIATES:

A.C. Tanner  
S.V. Phillips

### REGISTERED MIGRATION AGENT:

S.E. Murphy  
MARN 1687696

### LEGAL EXECUTIVE:

G.R. Andrews

### OFFICE MANAGER:

W.J. Barnard

### BAIRNSDALE:

119 Main Street, 3875  
P.O. Box 473  
Tel: (03) 5152 2661  
Ausdoc: DX 82201  
Fax: (03) 5152 3569

### SALE:

99 Raymond Street, 3850  
P.O. Box 684  
Tel: (03) 5144 1777  
Ausdoc: DX 85004  
Fax: (03) 5144 7404

### LAKES ENTRANCE:

383 Esplanade, 3909  
P.O. Box 521  
Tel: (03) 5155 1286  
Ausdoc: DX 90901  
Fax: (03) 5155 2451

### ORBOST:

14 Ruskin Street, 3888  
Tel: (03) 5154 2010  
Fax: (03) 5155 2451

### MALLACOOTA:

62 Maurice Avenue, 3892  
Tel: (03) 5158 0077  
Fax: (03) 5155 2451

### WARBURTON:

3407 Warburton Hwy, 3799  
Tel: (03) 5966 2530  
Fax: (03) 5966 2607

### INTERNET

[www.wgm.com.au](http://www.wgm.com.au)

### E-MAIL

[wgm@wgm.com.au](mailto:wgm@wgm.com.au)



**W.G.&M.**  
**WARREN, GRAHAM & MURPHY**

WARREN GRAHAM and  
MURPHY Pty Ltd

ABN: 89 126 243 061  
ACN: 126 243 061

**E-MAILED**  
2/10/17

**E & C YEATES PTY LTD FROM GE & DA KENNEDY PTY LTD  
PROPERTY: 15 KYLE STREET, BAIRNSDALE**

**STATEMENT OF ADJUSTMENTS**

**DATE OF SETTLEMENT: 28/09/2017**

	<b>VENDOR</b>	<b>PURCHASER</b>
<b>East Gippsland Shire Council - Rates, Charges &amp; Levies</b>		
\$2,385.34 Annually		
Adjusted as Paid to 30/06/2018		
Purchaser allows 275 days		1,797.17
	<u>\$0.00</u>	<u>\$1,797.17</u>
<b>Less Vendor's Proportion</b>		0.00
<b>PURCHASER TO PAY VENDOR</b>		<u><u>\$1,797.17</u></u>

**SETTLEMENT STATEMENT**

Purchase Price:	255,000.00
Less Deposit Paid:	<u>26,500.00</u>
Balance:	<u>228,500.00</u>
Plus adjustments:	1,797.17
Plus GST on Contract Price	25,500.00
Plus GST on adjustments	179.71
<b>BALANCE DUE TO VENDOR:</b>	<u><u>\$255,976.88</u></u>

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26 September 2017

E & C Yeates Pty Ltd  
22 Pyke Street  
BAIRNSDALE VIC 3875

**TAX INVOICE**

**Invoice No. 96938**

**Purchase**

**Property - 15 Kyle Street, Bairnsdale**

To our costs in connection with purchase of property at 15 Kyle Street, Bairnsdale. To instructions, perusal, having executed and exchanged Contract of Sale including Section 32 Statement, Title investigation, all necessary attendances and correspondence, preparation and having executed Transfer of Land and attending settlement;

Total fees subject to GST	\$650.00	
GST applied	\$65.00	
Total fees including GST	\$715.00	\$715.00

**Disbursements**

Register Search Statement (Title) Volume 8959 Folio 152	\$19.36	
Copy of Plan LP010515	\$13.59	
State Revenue Office: Land Tax Certificate - 8959/152	\$30.03	
East Gippsland: Land Information Certificate - 8959/152	\$39.65	
Department of Environment, Land, Water & Planning Certificate Express - 8959/152	\$19.36	
East Gippsland Water: Water Information Statement - 8959/152	\$68.83	
East Gippsland Water: Special Meter Reading - 8959/152	\$80.11	
ASIC: Organisation Extract - E&C YEATES PTY LTD ACN 620 866 284	\$21.18	
ASIC: Organisation Extract - G.E. & D.A. KENNEDY PROPRIETARY LIMITED ACN 006 378 945	\$21.18	
Telephone, photocopies, postage	\$40.00	
Lodging fee	\$36.82	
Final Search	\$11.27	
Total Disbursements	\$401.38	
GST applied	\$40.18	
Total Disbursements including GST	\$441.56	\$441.56

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GRAHAM &  
MURPHY  
Lawyers**

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**WARREN, GRAHAM & MURPHY**

WARREN GRAHAM and  
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<b>Total Fees and Disbursements:</b>	<u>\$1,156.56</u>
<b>Less amount held in Trust</b>	<u>\$0.00</u>
<b>Amount now owing</b>	<u><b>\$1,156.56</b></u>
<b><u>WARREN, GRAHAM &amp; MURPHY PTY LTD</u></b>	

Per:  
Graeme Andrews

**E. & O.E.**

**Amount deducted at settlement.**

The following avenues are available to you if you are not happy with this bill:

- Discuss your concerns with us, Peter Murphy is the designated responsible principal for this bill, for all initial enquiries please contact Wendy Barnard – Office Manager on 5152 2661 to discuss your account.
- Request an Itemised bill. You must do this within 30 days from the date which the legal costs become payable. We will provide an itemised bill at no charge. However, if you request an itemised bill and the total amount specified in the itemised bill exceeds the amount previously specified in the lump sum bill for the same matter, then we may be able to recover the higher costs should the matter proceed to a costs assessment under section 198 or a binding determination under section 292 of the Uniform Law.
- Have our costs assessed before the Supreme Court Costs Court ("Costs Court") under Division 7 of Chapter 4.3 of the Uniform Law OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law. The parameters for taking such steps are as follows:
  - (i) In relation to a costs assessment before the Costs Court – you must make the application within 12 months of when the bill was given or a request for payment was made, or where there was no bill or request made, when the legal costs were paid. An application can be made outside of 12 months in certain circumstances where the delay and reasons for the delay make it just and fair to do so. There is no monetary limitation on the amount of the legal costs in relation to a costs assessment before the Costs Court.
  - (ii) In relation to a costs dispute before the VLSC – you must make the application within 60 days after the legal costs have become payable or where you have asked for an itemised bill, within 30 days after the itemised bill was provided. The VLSC may waive the time limits specified above if the complaint is made within 4 months after the required period. This is in circumstances where the delay and reasons for the delay make it just and fair to do so, provided we have not commenced legal proceedings in respect of the legal costs. There is a monetary limitation of less than \$100,000 (indexed) for the total bill for legal costs in dispute OR, where the amount is \$100,000 or more, the amount of the legal costs in dispute is less than \$10,000 (indexed).

**Our rights in relation to interest**

We intend to charge interest on unpaid legal costs if our costs are unpaid after 14 days of giving you this bill, in accordance with the Uniform Law. The rate of interest is the Cash Target Rate plus 2 per cent, specified by the Reserve Bank of Australia as at the date of this bill.