



GOLOTTAS

Solicitors & Barristers & Conveyancers

Our Ref: DG:CM:011606
Your Ref:

18 May 2020

Solicitor Director
R.A. GOLOTTA
Email
rgolotta@ggaslaw.com.au

Senior Associate
D.G. GOLOTTA
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The Directors
FJVC Investments Pty Ltd atf
FJVC Unit Trust
Lot 5 Hargraves Place
WETHERILL PARK NSW 2164

By Email: info@vartuliplastering.com.au and brunettahomes1@bigpond.com

Dear Sirs,

**RE: YOUR SALE TO EGAN
PROPERTY: 13 PANDANUS CIRCUIT, BOLWARRA**

Suite 4, Ground Floor
12 - 16 Daniel Street,
Wetherill Park NSW 2164

PO Box 6529
Wetherill Park BC NSW 1851

DX 25061
Fairfield

Telephone
(02) 9729 3286

Facsimile
(02) 9729 1245

We refer to the above matter and confirm that settlement was effected on **8th May 2020**.

The Title Deeds of the property were handed to the purchaser's Solicitor who will lodge them for registration into their clients name.

Notices of sale advising of the transfer of the property from your name have been sent to the Local Council and Water Board.

On settlement Council rates and Water rates were adjusted on a fully paid basis and the purchaser allowed their proportion of these rates to you. The amount still outstanding was then paid and you will not have to pay any further rates in relation to the property.

We confirm that on settlement the GST Withholding amount in the sum of \$43,050.00 was paid directly to the Australian Taxation Office and we enclose herewith our Statement of Account which indicates the balance due to you in the sum of **\$555,769.48**.

We confirm that the sum of \$508,299.48 was paid to you on settlement and we have directed the Agent to pay the sum of \$47,470.00 to you being the balance of the deposit less the Agents sales commission.

We thank you for your instructions in this matter and trust that everything has been completed to your satisfaction.

Should you have any queries please do not hesitate to contact this office.

Yours faithfully
GOLOTTAS

Per: 
David Golotta

Encl.



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MEMORANDUM OF COSTS AND DISBURSEMENTS
TAX INVOICE A.B.N. 20 113 121 118
RE: YOUR SALE OF 13 PANDANUS CIRCUIT, BOLWARRA

	GST	TOTAL
To our professional costs of acting on behalf of the sale; preparing Contract for sale of Land; forwarding Contract to purchasers Solicitor; to attending and arranging exchange; to answering Requisitions on title; to attending to execution of transfer, to arranging settlement, all care, skill and consideration	\$ 100.00	\$ 1,100.00

DISBURSEMENTS

Contract fee	\$ 7.27	\$ 0.73	\$ 8.00
Land Tax Clearance Certificate	\$ 54.59	\$ 1.96	\$ 56.55
Globalx Search fees	\$ 71.10	\$ 7.11	\$ 78.21
Sundries, telephone & postage	\$ 61.39	\$ 6.14	\$ 67.53
Photocopying & Facsimiles	\$ 60.00	\$ 6.00	\$ 66.00
Section 10.7 (2) Certificate	\$ 87.69	\$ 3.47	\$ 91.16
Drainage Diagram	\$ 31.17	\$ 1.38	\$ 32.55

TOTAL COSTS AND DISBURSEMENTS

\$ 1,500.00

With Compliments,
GOLOTTAS

Per

David Golotta

YOUR RIGHTS

If you wish to dispute our bill you may:

1. refer the dispute to the Legal Services Commissioner or to the Law Society for mediation, at any time before applying for assessment of the costs, if the amount in dispute is less than \$10,000.00;
2. apply to the Manager, Costs Assessment; for an assessment of the whole or any part of the legal costs, subject to Division 11 of Part 3.2 of the Legal Profession Act 2004. An application under this section must be made within twelve (12) months after the bill was given or the request was made or after the costs were paid in full (whichever is earlier or earliest). An interim bill may be assessed either at the time of the interim bill or at the time of the final bill;
3. if an application for assessment is made, you may apply to have the costs agreement between you and this firm set aside. This must be done before the assessment is finalised.

Where our costs are not paid within 30 days of receipt of the invoice we may charge interest on the unpaid amount at the Cash Rate Target specified by the Reserve Bank of Australia, increased by 2%.



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FINAL
STATEMENT OF ACCOUNT
RE: YOUR SALE OF 13 PANDANUS CIRCUIT, BOLWARRA

EXCHANGE DATE: 20 April 2020 **SETTLEMENT DATE: 8 May 2020**

BY	Amount received on account of sale price		\$	615,000.00
BY	Amount received on account of purchasers proportion of Council Rates		\$	246.08
BY	Amount received on account of purchasers proportion of Water Rates		\$	114.50
BY	Amount received on account of settlement fee		\$	
TO	Amount paid to ATO for GST on sale	\$	43,050.00	
TO	Our Costs and Disbursements	\$	1,500.00	
TO	Amount paid to Maitland Council	\$	423.00	
TO	Amount paid to Hunter Water	\$	263.57	
TO	Water usage allowance	\$	210.46	
TO	Agents sales commission	\$	14,030.00	
TO	PEXA settlement fee	\$	114.07	
TO	BALANCE DUE TO YOU	\$	555,769.48	
		\$	615,360.58	\$ 615,360.58

With Compliments,
GOLOTTAS

Per


David Golotta