

Zenith LEGAL

6 February 2019

Ryssa Prop Pty Ltd as trustee for Forrester Prop 1
18 Twenty Second Avenue
WEST HOXTON NSW 2171

By Post

Dear Gary & Nerissa,

RE: RYSSA PROP PTY LTD YOUR PURCHASE FROM KT PROPERTY MANAGEMENT PTY LTD
PROPERTY: 809/14 CAROL AVENUE, SPRINGWOOD
OUR REF: SS:AC:2847

Settlement took place on 5 February 2019 and note that contracts were exchanged on 17 December, 2018. The exchange date is important if the property is subject to Capital Gains Tax.

Settlement

The amount paid on settlement to the vendor is shown on the **attached** settlement sheet. Payment was made as follows:

By You – deposit		\$29,900.00
By You – on trust		\$74,860.00
By Liberty Financial - settlement		\$207,955.10
To Vendor - deposit	\$29,900.00	
To Vendor - settlement	\$270,120.65	
To Office of State Revenue – Stamp duty	\$8,890.00	
To Zenith Legal – costs and disbursements	\$2,088.66	
To Holland Searches – strata report	\$270.00	
To Inspect My Home – pest and build	\$390.00	
To SAI Global – settlement fees	\$220.47	
To bank cheque fees	\$90.00	
To You – refund of settlement funds	\$745.32	
Totals	\$312,715.10	\$312,715.10

Adjustments

Council rates are \$658.76 and are paid to 31/03/2019. You allowed the vendor your proportion adding \$395.26 to the balance of purchase money. The vendor also allowed you \$79.51 which was deducted from the balance of purchase money for water consumption charges from the date of the last meter reading to the date of settlement.

Suite 1, 22 Memorial Avenue
Liverpool NSW 2170

Tel: 02 9002 0520
Fax: 02 9002 0521

PO Box 72, Liverpool NSW 1871

E-mail: steven@zenithlegal.com.au
Web: www.zenithlegal.com.au

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Professional Standards Legislation.
Legal practitioners employed by Zenith Legal Pty.
Ltd are members of this scheme.

Strata levies are **\$525.20** for Administration and \$169.96 for Sinking and \$51.71 for Insurance are paid to **30/04/2019**. You allowed the vendor your proportion adding \$704.90 to the balance of purchase money.

Registration of transfer and mortgage

A physical Certificate of Title for the property has not been issued however the transfer was handed on settlement to your lender who will arrange for registration at Department of Natural Resources and Mines, QLD.

We suggest that in 2 months you contact Department of Natural Resources and Mines, QLD to ensure that registration of the transfer has taken place and that it is in order. Please contact our office should you wish for us to undertake a title search to confirm registration which will be at an additional charge (if required).

Your mortgage

All mortgage payments should be made regularly and promptly.

Form 24/ BCCM Form 8

Department of Natural Resources and Mines, QLD will notify the Council, the water authority and the Valuer-General when the transfer is registered. We will forward a BCCM Form 8 to the Strata Manager to notify them of your purchase of the property. In future, strata levies, rate assessments and notices of valuation should be sent directly to you. We recommend that you let the Strata Manager, Council, the water authority and our office, if necessary, know if you do not receive any rate assessments levy notices in the near future.

Our Bill of costs

We take this opportunity of enclosing our memorandum of costs and disbursements which we note has been paid in full.

Yours faithfully,

Steven Sidorovski
Solicitor
ZENITH LEGAL

SETTLEMENT STATEMENT

Matter No: 2847
Re: Ryssa Prop Pty Ltd as trustee for Forrester Prop 1 Purchase from KT
Property Management Pty Ltd
Property: 809/14 Carol Avenue, Springwood, Queensland 4127

Settlement Date: 5 February, 2019
Adjustment Date: 5 February, 2019
Contract Date: 17 December, 2018
Settlement Place: Mahoneys - Level 18, 167 Eagle Street, Brisbane
Settlement Time: 2:30pm

Contract Price	\$299,000.00
Less Deposit	<u>29,900.00</u>
	\$269,100.00
Plus Rates (for 01-Jan-19 to 31-Mar-19)	
<u>\$658.76 x 54 days</u>	
90 days	<u>395.26</u>
	\$269,495.26
Less Water Usage (see calculation following)	<u>79.51</u>
	\$269,415.75
Plus Administrative Fund Levy (for 01-Feb-19 to 30-Apr-19)	
<u>\$525.20 x 84 days</u>	
89 days	<u>495.69</u>
	\$269,911.44
Plus Sinking Fund Levy (for 01-Feb-19 to 30-Apr-19)	
<u>\$169.96 x 84 days</u>	
89 days	<u>160.41</u>
	\$270,071.85
Plus Insurance (for 01-Feb-19 to 30-Apr-19)	
<u>\$51.71 x 84 days</u>	
89 days	<u>48.80</u>
	\$270,120.65
BALANCE AT SETTLEMENT	<u><u>\$270,120.65</u></u>

CHEQUE DETAILS

1. Deputy Commissioner of Taxation	\$20,930.00
	<u>\$249,190.65</u>

CHEQUES TOTAL

\$270,120.65

WATER USAGE CALCULATION

Date water paid to:	19-Oct-18	Reading: 60,359 kL	<i>Charge per kL -</i>
Date of search reading:	24-Jan-19	Reading: 61,676 kL	\$3.9374

SETTLEMENT STATEMENT

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Property Management Pty Ltd
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(All kL results are rounded to whole litres ie 3 decimal places)

Days between readings: 97

61,676 kL - 60,359 kL = 1,317 kL / 97 = 13.577 kL

Average daily usage = 13.577 kL

Days from date paid to settlement = 109

13.577 kL x 109 days = 1,479.893 kL

Adjustment -

Tier 1:

1,479.893 kL x \$3.9374

\$5,826.93

\$5,826.93 x 1.36454% (shared percentage) \$79.51

Zenith

LEGAL

Your Ref:
Our Ref: SS:AC:2847
Contact: Steven Sidorovski
Direct Phone: 02 9002 0520
Direct Email: steven@zenithlegal.com.au
ABN: 43 165 736 505

6 February 2019

Ryssa Prop Pty Ltd as trustee for Forrester Prop 1
18 Twenty Second Avenue
WEST HOXTON NSW 2171

TAX INVOICE

Ryssa Prop Pty Ltd Your purchase from KT Property Management Pty Ltd
Property: 809/14 Carol Avenue, Springwood
OUR REF: SS:AC:2847

Professional Fees

Date	Description	Amount	GST
04/02/2019	To our professional costs for acting on your behalf as buyer in relation to your purchase of the above property under the Real Property Act and in accordance with our Cost Agreement.	\$1,300.00	\$130.00
		\$1,300.00	\$130.00

Disbursements

Date	Description	Amount	GST
	InfoTrack search fee	\$546.32	\$14.44
15/01/2019	FileMan: File Management EB - Secure Retention & Destruction Service	\$39.00	\$3.90
04/02/2019	Sundries	\$50.00	\$5.00
		\$635.32	\$23.34

Amount	+ GST	- Payments Received	= BALANCE DUE
1,935.32	153.34	2,088.66	0.00

With Compliments
Zenith Legal

E & O.E

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Liverpool NSW 2170

Tel: 02 9002 0520
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PO Box 72, Liverpool NSW 1871

E-mail: steven@zenithlegal.com.au
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Trust Account Moneys

If there is money held in our Trust Account on your behalf, it will be transferred for costs and disbursements.

Section 321 Notice – Interest on Unpaid Costs

Interest will be charged at the statutory rate pursuant to Section 321 of the Legal Profession Act 2004 and Regulation 110A of the *Legal Profession Regulation 2005* on any part of this bill which remain unpaid for more than 30 days after the bill is given to you.

Notification of Client's Rights

(Clause 111A Legal Profession Regulation 2005 – Form 3)

If you are not happy with this bill, the avenues open to you include:-

- discussing your concerns with us;
- requesting us for an itemised bill (if a lump sum bill is given to you). However, note that an itemised bill might include items of costs not taken into account in the lump sum bill thereby increasing your costs. If an itemised bill is required, we reserve our right to rely on the itemised bill as our final bill;
- costs assessed under Division 11 of Part 3.2 of the Legal Profession Act 2004 within 12 months after the bill is issued or after the costs are paid in full (whichever is earlier);
- mediation to resolve the costs dispute under Division 8 of Part 3.2 of that Act.

For more information about your rights, please read the fact sheet entitled: Your right to challenge legal costs. You can ask us for a copy, or obtain it from your local law society or law institute (or download it from their website).



A.B.N. 32 160 836 760

PO Box 57
Varsity Lakes QLD 4227

Tax Invoice

Zenith Legal
PO Box Q275
Queen Victoria Building NSW 2000

Invoice No.: 00014308
Date: 16/01/2019
Your Ref: Ryssa/KT
Terms: Net after EOM

DETAILS	TOTAL (inc-GST)
Body Corporate Report Lot 809 Gloria Springwood Apartments (Ryssa Prop P/L P/F KT Corporation	\$270.00

Subtotal:	\$270.00
GST:	\$24.55
Total(inc-GST):	\$270.00
Paid to Date:	\$0.00
Balance Due:	\$270.00

How to Pay



by credit card

Phone: 0481 258 182 or
0434 250 513

by direct debit

National Australia Bank
BSB: 084-917
Account No: 14584 6816



by mail

Detach this section and mail your cheque to...

Holland Searches
PO Box 57
Varsity Lakes QLD 4227

Invoice No: 00014308 Amount Due: \$270.00