

# 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	
<b>Totals</b>	<b>\$312,715.10</b>	<b>\$312,715.10</b>

### 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

Liability limited by a scheme approved under  
Professional Standards Legislation.  
Legal practitioners employed by Zenith Legal Pty.  
Ltd are members of this scheme.

PO Box 72, Liverpool NSW 1871

E-mail: [steven@zenithlegal.com.au](mailto:steven@zenithlegal.com.au)  
Web: [www.zenithlegal.com.au](http://www.zenithlegal.com.au)

*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.

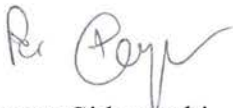
**Form 24/ BCCM Form 8**

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

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**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

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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
<b>BALANCE AT SETTLEMENT</b>	<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

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(All kL results are rounded to whole litres ie 3 decimal places)

Days between readings: 97

$61,676 \text{ kL} - 60,359 \text{ kL} = 1,317 \text{ kL} / 97 = 13.577 \text{ kL}$

Average daily usage = 13.577 kL

Days from date paid to settlement = 109

$13.577 \text{ kL} \times 109 \text{ days} = 1,479.893 \text{ kL}$

*Adjustment -*

Tier 1:

$1,479.893 \text{ kL} \times \$3.9374$

\$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](mailto: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

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](mailto: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

PAID

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

### How to Pay

by credit card  
Phone: 0481 258 182 or  
0434 250 513



by mail  
Detach this section and mail your cheque to...

Holland Searches  
PO Box 57  
Varsity Lakes QLD 4227

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

Invoice No: 00014308      Amount Due: \$270.00



**Invoice To:**

Zenith Legal Attn: Steven  
1/22-26 Memorial Avenue  
Liverpool, NSW 2170

**Service Address:**

809/14 Carol Avenue, Springwood,  
QLD 4127

**TAX INVOICE**

INV-28208-G3Q8S3

Invoice Date: 16/01/2019  
Invoice No: INV-28208-G3Q8S3  
Booking No: BOO-28202-F6P8S9

**RE: Service requested for 809/14 Carol Avenue, Springwood, QLD 4127  
Ryssa Prop Pty Ltd ACN 628704156 as trustee for Forrester Prop 1**

Description	Unit Price
Building Inspection	\$177.27
Pest Inspection	\$177.27

Sub Total	\$354.54
Discount (%)	\$0.00
GST	\$35.46
<b>Total Amount</b>	<b>\$390.00</b>

PAID

Bellara Holdings Pty Ltd and Boike Enterprises Pty Ltd

ABN: 18651923875

**PAYMENT DETAILS**

INVOICE NO: INV-28208-G3Q8S3  
BOOKING NO: BOO-28202-F6P8S9

CLIENT: Zenith Legal Attn: Steven  
TOTAL: \$390.00

FOR DIRECT PAYMENT PLEASE USE **BOO-28202-F6P8S9** AS THE REFERENCE

Bellara Holdings Pty Ltd and Boike Enterprises Pty Ltd  
BSB: 034-660  
ACCOUNT: 407186

PLEASE NOTE: Bellara Holdings Pty Ltd will reflect the charge for the above service on your bank statement. Please contact us on 1300 337 447 if you have any questions.

**INFORMATION RELATING TO THE SERVICE PROVIDED IS ONLY RELEASED ON RECEIPT OF PAYMENT**