

From: Dianne King | Royal Conveyancing
dianne@royalconveyancing.com.au
Subject: FW: [External]Tennick purchase from Blakemore SMSF Property
No 1 Pty Ltd - Unit 8, 110 Johnson Road, Hillcrest
Date: 29 Apr 2022 at 2:33:02 pm
To: markheather@netspace.net.au

Good Afternoon Mark & Heather

Please see below and attached and kindly advise me of your instructions by return.

Kind regards

Dianne King

Director | Conveyancing Manager



**OFFICE: Jimboomba, QLD 4280 | MAIL: PO Box 600,
Springwood, QLD 4127**
EMAIL: dianne@royalconveyancing.com.au
PHONE: 07 3667 9562 | MOBILE: 0428 658 608



Certified Member

*For PEXA purposes our Subscriber Organisation Name
is **PRIORITY CONVEYANCE/ ROYAL CONVEYANCING***

WARNING: Queensland Law Firms have been victims of fraudulent hijacking of email accounts which have resulted in losses of large sums of money. DO NOT act on ANY email which appears to be from our firm and which provides details of a bank account into which you are asked to deposit money without FIRST telephoning our firm to confirm the bank account details.

COVID – PLEASE NOTE:- Royal Conveyancing is firmly committed to the health, safety and wellbeing of its clients and staff. For that reason we have adopted measures developed by Queensland Law Society based on advice from the Federal and State Governments. If you have been diagnosed with COVID-19, are experiencing symptoms associated with the virus or are otherwise feeling unwell, please DO NOT COME TO OUR OFFICE. In such circumstances you should follow the advice of the Chief Health Officer, Queensland Government. We have the capacity to consult with you and provide advice via telephone and email. Unless specifically instructed by us to do otherwise, please telephone us on 07 3667 9562 to arrange the best way for us to continue to assist you with your legal service needs.

This email and any attachments ("this email") contains information which may be privileged, confidential, the subject of copyright, or otherwise the exclusive property of the sender or designated recipient. We do not waive the privilege, confidentiality, copyright or moral rights associated with this email. Any unauthorised use, disclosure or reproduction of this email is strictly prohibited. If you have received this email in error, please notify us immediately and delete this email and all copies. We will only be responsible for a change to a document if we made the change. The content of and opinions expressed in non-business emails are not necessarily ours. Emails and their attachments may contain viruses or other defects and may not be replicated successfully on other systems. We do not guarantee that this email is free from any virus, defect or other error, and do not accept liability for any loss or damage caused by any viruses or defects. While we use virus scanning software, we recommend you carry out your own virus checks on this email.

Liability limited by a scheme approved under Professional Standards Legislation.

From: Jacqueline Tan <Jacqueline.Tan@galilee.com.au>
Sent: Friday, 29 April 2022 2:30 PM
To: Dianne King | Royal Conveyancing
<dianne@royalconveyancing.com.au>
Cc: brooke_colledge@raywhite.com
Subject: [External]Tennick purchase from Blakemore SMSF Property No 1 Pty Ltd - Unit 8, 110 Johnson Road, Hillcrest
Importance: High

CAUTION: This email originated from outside of Royal Conveyancing. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Colleagues,

We refer to the above matter.

Our client has conducted its building and pest inspections and found some issues on the property. We are instructed to advise that our client may be prepared to consider the building and pest inspections satisfactory if your client agrees to make the contract conditional upon your client rectifying the following issues in a workmanlike manner satisfactory to our client in their absolute discretion, at its own cost, as follows:-

1. Insulation in the roof - to remove and replace with a new one to be in compliant with the current regulation; and
2. Crack on bath spout and tile and leaks - to be replaced.

Your client is to complete the rectification works no later than 3 days prior to Settlement.

Alternatively, our client may also be prepared to consider this

condition satisfactory if your client would agree to a price reduction in the amount of \$1,260.00 being the cost of repairs that our client has received quotes on. **Quotes attached.** We **attached** a copy of the building and pest inspection reports for your client's consideration. Please seek your client's instructions and revert the same to us. We reserve our client's rights pursuant to the Contract until such time as we confirm that our client is satisfied with the building and pest inspections.

Kind Regards,

Jacqueline Tan
(Chen Chen Tan)

Solicitor

Galilee Solicitors

Brisbane | [07 3184 7596](tel:0731847596)

Adelaide Brisbane Hobart Melbourne Perth Sydney

www.galilee.com.au



IMPORTANT NOTICE- CYBER RISK ALERT ON TRANSFER OR DEPOSIT OF MONEY: Remittance to legal firms are being targeted by cyber-criminals and have been successful in diverting funds into fraudulent bank accounts. These scams include money transfers, false or tampered invoices. Please note that bank account details we provide to you will not change. We will never send an email, SMS or telephone you to advise you of a change of bank account. We will never ask you to call an alternative telephone number, other than our main office number to verify bank account details.

DO NOT

- Transfer any money to our bank account without telephoning our office on [02 3184 7596](tel:0231847596) to verbally confirm bank account details prior to remitting any funds.
- Open attachments, click on hyperlinks or download buttons in unexpected emails from us, without first contacting us to confirm legitimacy.

DO

- Contact our office if you have any doubt about any email or electronic communication that appears to have come from us.
- Should you receive any email, SMS, telephone call or other communication requesting a change of bank account for EFT remittance, please disregard it and contact us immediately at [02 3184 7596](tel:0231847596).
- Give this warning to anyone else who is involved in this matter (agent, financier, family member etc) who may be transferring money.

This e-mail message is intended only for the addressee/s and contains information which may be confidential.

If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents, and delete the message from your system. Unless specifically indicated, this email does not constitute formal advice by the sender or Galilee Solicitors.



Quote_No_...127975.pdf

260 KB



QUOTE

MERIDETH TENNICK

Date
28 Apr 2022
Expiry
28 Sep 2022
Quote Number
QU-0221
Reference
ZIZZJOHNSON
ABN
66 631 833 291

Zizzo Contractors Pty Ltd
4/6 Trams court
Woodridge QLD 4114
Email
zizzcontractors@outlook.com

Description	Quantity	Unit Price	GST	Amount AUD
ELECTRICAL ISOLATION	1.00	300.00	10%	300.00
SUPPLY AND INSTALL 100.1 CSR BRADFORD GOLD GATTS INSULATION	1.00	600.00	10%	600.00
UNIT #110 JOHNSON RD HILLCREST -8411 488 891				
			Subtotal	900.00
			TOTAL GST 10%	90.00
			TOTAL AUD	990.00

Terms

This Quote is Valid for Thirty (30) Days from Date of Quote.





MSJ Plumbing Queensland Pty Ltd
ATF The Jones Family Trust
PO Box 683
BROWNS PLAINS QLD 4118

Tel. (07) 3809 0273
admin@msjplumbing.net
www.msjplumbing.net
ABN 31 942 088 781
Licence # 1500 3472

CUSTOMER QUOTATION NO. 4042

Meredith Tennick
13 Diamantina Street
Hillcrest QLD 4118

Quote Name:
Site: 8/110 Johnson Road, Hillcrest
Site Address: 8/110 Johnson Road
Hillcrest QLD 4118
Created Date: 29/04/2022
Valid For: 30 Day(s)

Thank you for allowing MSJ Plumbing the opportunity to quote on works at the above listed site address.

This quote is for the supply and installation of a new bath spout to replace the existing cracked spout.

The tiles around the bath spout are already cracked and MSJ Plumbing will hold no responsibility if further damage is created to these tiles whilst undertaking the works.

Please note the following (if applicable to your job):

- All care and consideration is taken when undertaking works on your property, however no responsibility can be taken due to unforeseen and hidden issues. Any additional issues found will be brought to the attention of the responsible person as soon as possible
- If we hit rock (or rock like material) during excavation of the drain, further costs will be incurred and discussed with yourself immediately on appropriate action to be taken and associated costs
- Excess soil/spoil/gravel etc will not be removed from site. We will however pile this neatly on site. If you are wanting this spread out in the yard, we may be able to accommodate this, however additional costs will be incurred for the time taken

Exclusions to this quote are:

- Any works not listed above
- Machine hire (unless stated above)
- Gas works (unless stated above)
- No pest control
- Any damages to other services (i.e. NBN, gas, telstra, water etc)
- Council fees and inspections
- No slab cuts or concrete removal (unless mentioned above)
- PC items, tap ware and fixtures to be supplied by others (unless mentioned above)
- Puddle flanges to all areas that are membraned to be undertaken by others
- Patching, painting and making good
- Removal of rubbish from site (we will place neatly in a pile onsite for you, or in your bins. If you would like this removed from site, additional costs will be incurred for the removal)
- Out of hours work

TERMS AND CONDITIONS:

1. This proposal is valid for the term stipulated above.
2. Work will not commence on this property until this proposal and its conditions are agreed to and accepted in writing.



MSJ Plumbing Queensland Pty Ltd
ATF The Jones Family Trust
PO Box 683
BROWNS PLAINS QLD 4118

Tel. (07) 3809 0273
admin@msjplumbing.net
www.msjplumbing.net
ABN 31 942 088 781
Licence # 1500 3472

CUSTOMER QUOTATION NO. 4042

3. MSJ Plumbing reserve the right to review this proposal and its conditions should there be any changes in the extent of works or the design concept.
4. No responsibilities for any delays due to inclement weather.
5. Invoices for work completed shall be paid within the timeframe stipulated on the invoice. Any costs associated in the recovery of invoices outside of our trading terms will include debt collection fees and/or associated legal costs.
6. Payment of your invoice via eftpos and/or credit card will incur a merchant surcharge which will be added at the time of payment and increase the invoice cost.
7. Payment details are listed on the invoice and please ensure that your invoice number is listed in the payment reference. All remittances should be sent to accounts@msjplumbing.net.
8. Materials/goods remain the property of the provider, MSJ Plumbing, until full payment has been made.
9. Should the project concept or design be changed after works have commenced, which requires redesign of elements already completed, then additional fees shall be applicable. These additional fees shall be assessed on a time charge basis or other mutually agreed.
10. Any issues with works are to be brought to the attention of the Director at MSJ Plumbing, Matt Jones, immediately or as soon as possible to allow for rectification if required. MSJ Plumbing will not accept responsibility for payment of a third party invoice unless prior arrangement have been made and accepted in writing by the Director.
11. By approving and accepting this quote proposal, you are agreeing to the terms and conditions listed above and agree to pay all agreed upon costs within the set time frames.

Total	\$270.00
Incl. GST of	\$24.55

Thank you.

Total	\$270.00
Incl. GST of	\$24.55
