



shadpartners  
solicitors & conveyancers

Our ref: CS:LB:97672  
2 March 2020

EA Super Property Holdings Pty Ltd  
BY EMAIL ONLY

Dear Esin,

RE: Your Purchase from Xiao Liu  
Property: Unit 801/10 French Avenue, Bankstown

We confirm that settlement took place on 28 February 2020.

**Registration of transfer**

The certificate of title for the property and the transfer were electronically provided to NSW Land Registry on settlement and will be registered at the NSW Land Registry. Registration usually takes about a week and the certificate of title will be held by our office following registration. We will notify you once we receive the certificate of title.

**Notices of sale**

The NSW Land Registry Services office will notify the council, the water authority and Valuer General of the sale, and in future, rate assessments and notice of valuation should be sent directly to you.

**Settlement**

We enclose for your records –

- Settlement adjustment sheet
- Statement of account

Details of the various rate adjustments are shown on the settlement adjustment sheet and it will be your responsibility to attend to the payment of the council rates from 30 June 2020 and the payment of the water rates from 31 March 2020.

all correspondence to: p.o. box 1005 bankstown 1885 or dx 1212 sydney  
Liability limited by a scheme approved under Professional Standards Legislation

shad legal services pty ltd trading as shad partners  
(incorporated under the Legal Profession Act 2004)

92 gow street padstow nsw 2211

abn: 32 114 943 396

t: 02 9790 7000

f: 02 9708 0122

e: info@shadpartners.com.au

w: shadpartners.com.au

**Strata**

We have notified the strata manager that you are the new owner and accordingly they will issue future strata levies to you. It will be your responsibility to attend to the payment of the strata levies from 31 March 2020.

**Costs**

A copy of our invoice is enclosed which shows the amount paid by you for our costs and reimbursements.

**Insurance**

The owners corporation insures the buildings and for public risk and therefore it is only necessary for you to insure your contents if you so choose.

**Land tax**

If you do not use your property as your residence then you should consider the land tax implications of this purchase as it will be your responsibility to file land tax returns, if required. If you need any advice about this please contact us.

Thank you for your instructions.

Yours faithfully,

Per/  
**SHAD PARTNERS**

A handwritten signature in black ink, appearing to be a stylized 'L' or similar character, positioned to the right of the typed name 'SHAD PARTNERS'.

**SETTLEMENT ADJUSTMENT SHEET**

**EA SUPER PROPERTY HOLDINGS PTY LTD AS TRUSTEE FOR EA SUPER  
PROPERTY HOLDINGS PTY LTD AS TRUSTEE FOR EA SUPER PROPERTY  
HOLDINGS TRUST PURCHASE FROM LIU  
PROPERTY: UNIT 801/10 FRENCH AVENUE, BANKSTOWN**

Settlement: 28 February 2020  
Adjustments as at: 28 February 2020

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$525,000.00
Less Deposit		\$52,500.00
Balance		<u>\$472,500.00</u>
<b>Current Council Rates</b>		
For Period 1/07/2019 to 30/06/2020 - 366 days		
\$1183.20 Adjusted as Paid		
Purchaser allows 123 days		
For period 28/02/2020 to 30/06/2020		\$397.63
<b>Current Water/Sewerage Rates</b>		
For Period 1/01/2020 to 31/03/2020 - 91 days		
\$183.24 Adjusted as Paid		
Purchaser allows 32 days		
For period 28/02/2020 to 31/03/2020		\$64.44
<b>Strata Levies</b>		
For Period 1/01/2020 to 31/03/2020 - 91 days		
\$675.00 Adjusted as Paid		
Purchaser allows 32 days		
For period 28/02/2020 to 31/03/2020		\$237.36
Vendor allows for Discharge of Mortgage	\$143.50	
Totals		
Less Amount Payable By Vendor	\$143.50	\$473,199.43
<b>AMOUNT DUE ON SETTLEMENT</b>		<u>\$143.50</u> <u><b>\$473,055.93</b></u>

# Shad Partners

ABN 32 114 943 396  
92 Gow Street, Padstow NSW 2211

TAX INVOICE

Our Ref: CS:LB:97672  
28 February 2020

E A Super Property Holdings Pty Ltd

## MEMORANDUM OF PROFESSIONAL COSTS AND DISBURSEMENTS DUE

Re: **Your Purchase from Xiao Liu**  
**Property: Unit 801/10 French Avenue, Bankstown**

TO our costs for acting on your behalf in relation to purchase	
Of the above-named property	\$1,100.00
GST	110.00
Total	\$1,210.00

## STATEMENT OF ACCOUNT

### RECEIVED

Deposit paid	\$ 52,500.00
From you re stamp duty on Trust Deed	520.00
Received from you for settlement	494,180.17
Total	\$547,200.17

### PAID

Shad Partners	\$1,210.00
Infotrack – rate inquiry certificates	172.77
Sarraf Strata – 184 certificate	119.90
Revenue NSW – duty on Trust Deed	520.00
Revenue NSW - duty on Contract	19,077.00
NSW LRS - registration fees	430.50
PEXA – settlement fee	114.07
To vendor on exchange	52,500.00
To vendor on settlement	473,055.93
Total	\$547,200.17

With Compliments,  
**SHAD PARTNERS**

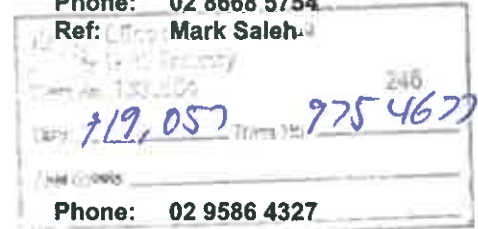
E & O E

# Contract for the sale and purchase of land 2018 edition

TERM	MEANING OF TERM
vendor's agent	<b>Harcourts Greenacre ACN</b> 1/149 Waterloo Road, Greenacre, NSW 2190
co-agent	
vendor	<b>Xiao Liu</b>
vendor's solicitor	<b>Ausdoor Legal Pty Ltd</b> Level 5, 233 Castlereagh Street, Sydney NSW 2000 PO Box 20675, World Square NSW 2002
date for completion land (address, plan details and title reference)	<b>42nd day after the contract date</b> <b>Unit 801/10 French Avenue, Bankstown, New South Wales 2200</b> <b>Registered Plan: Lot 53 Plan SP 95339</b> <b>Folio Identifier 53/SP95339</b>

**NSW Duty:**

Phone: 02 8668 5754  
 Ref: Mark Saleh



Phone: 02 9586 4327  
 Fax: 02 8323 4690  
 Ref: KY:191028514  
 E: info@ausdoorlegal.com

(clause 15)

improvements  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  storage space  
 none  other:  
 attached copies  documents in the List of Documents as marked or as numbered:  
 other documents:

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions	<input checked="" type="checkbox"/> blinds	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> other: OVEN and air-conditioner and dryer		
exclusions				
purchaser	EA Super Property Holdings Pty Ltd (ACN 605 305 511) ATF EA			
purchaser's solicitor	Super property Holdings Trust Suite 6, Level 6, 402-410 Chapel Rd Bankstown NSW 2200 Chad Partners - 92 Gow St Padstow NSW 2211			
price	\$525,000			
deposit	\$52,500			(10% of the price, unless otherwise stated)
balance	\$472,500			
contract date	17 January 2020			(if not stated, the date this contract was made)

buyer's agent

vendor

**GST AMOUNT (optional)**  
 The price includes  
 GST of: \$

witness

purchaser  JOINT TENANTS  tenants in common  in unequal shares

witness