

Our Ref: MWI:2021708

14 December 2021

Attn: Mr R Pearce
RJTP Super Pty Ltd
2088/1-5 Dee Why Parade
DEE WHY NSW 2099

By email only

Dear Ryan,

Your Purchase from Seaford Meadows Pty Ltd – 13/738-740 Grand Boulevard, Seaford Meadows

We are pleased to confirm that settlement of your purchase took place on 9 December 2021. We now **enclose** the following documents:

- (a) Final Settlement Statement, showing the adjustments made on settlement together with Cheque Directions from the Seller's Solicitor advising as to how the balance of settlement funds were to be drawn; and
- (b) Final Tax Invoice, which we note has been paid in full.

We confirm that BC Invest Loans provided part of the settlement funds (i.e. \$217,000) and we note you contributed the funds for the shortfall of the balance of settlement funds. The Transfer documents with the Land Titles Registry. Please contact them in about a month to confirm that you are the registered owner of the Property.

Once the Transfer is registered, Council and the water authority will be notified of your purchase and your mailing address. In future, all rate notices will be sent directly to: **Unit 2088, 1-5 Dee Why Pde, DEE WHY NSW 2099**. However, should you not receive any rate notices, we recommend that you notify the appropriate authority and our office.

To this end, we advise the Council Rates have been paid up to 30 June 2022 and you will now be liable for all future payments to Council for the period commencing 1 July 2022. The Water Rates have also been paid up to 31 December 2021 and you will now be liable for all future payments to Water SA for the period commencing 1 January 2022. You will also now be liable for all future payments of the Body Corporate Levies for the period commencing 1 January 2022.



MPO (NSW) Pty Ltd
ACN 128 898 313

Level 5, Suite 4
66 Hunter Street
Sydney NSW 2000

GPO Box 5108
Sydney NSW 2001

Telephone: +61 2 9101 7000
Facsimile: +61 2 9101 7007

Email:
admin@maximalconveyancing.com.au

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under Professional Standards
Legislation.*

If you have not already done so, we recommend that you take out insurance for the Property.

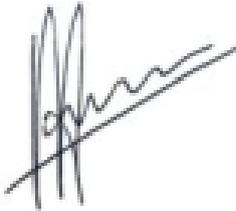
Please liaise with your managing agent for the Property to ensure that the Change of Owner has been sent to the Residential Tenancies Authority and that the bond has been transferred.

As your asset base has changed, you may need to consider changing your existing Will or making a Will if you do not already have one. If so, **de Groot's wills and estate lawyers** would be happy to assist you. Please refer to the **enclosed** sheet for more information.

As settlement has now occurred, our retainer with you is at an end. Thank you for your instructions in this matter and we hope to be of assistance to you in the future.

Should you have any queries, please do not hesitate to contact us at your earliest convenience.

Yours faithfully,
MAXIMAL Investor Conveyancing

A handwritten signature in black ink, appearing to read 'Max Williams', written over a horizontal line.

Max Williams
E: admin@maximalconveyancing.com.au
D: 02 9101 7011

Payment Directions

Vendor Destination Line Items

PEXA Fees	FINLAYSONS	\$ 117.92
Council Rates	FINLAYSONS	\$ 660.00
Loan Payout	PCU CONVEYANCING SERVICES	\$ 280,571.18
Water Rates	FINLAYSONS	\$ 142.10
Professional Fees	FINLAYSONS	\$ 1,962.35
PEXA Fees	PCU CONVEYANCING SERVICES	\$ 43.56
Other	FINLAYSONS	\$ 17,280.00
		<hr/>
		\$ 300,777.11

Purchaser Destination Line Items

Other	DE GROOTS WILLS AND ESTATE LAWYERS	\$ 3,340.39
Professional Fees	ASTILL LEGAL GROUP PTY LTD	\$ 1,349.10
Professional Fees	DE GROOTS WILLS AND ESTATE LAWYERS	\$ 2,209.41
Other	ASTILL LEGAL GROUP PTY LTD	\$ 690.00
PEXA Fees	ASTILL LEGAL GROUP PTY LTD	\$ 59.07
PEXA Fees	DE GROOTS WILLS AND ESTATE LAWYERS	\$ 117.92
Other	ASTILL LEGAL GROUP PTY LTD	\$ 645.00
Lodgement Fees	ASTILL LEGAL GROUP PTY LTD	\$ 2,982.00
		<hr/>
		\$ 11,392.89

TAX INVOICE
ABN 81 128 898 313

Our Ref: 2021708:MWI:JDG
Invoice No: 144347

6 December 2021

RJTP Pty Ltd
U2088/1-5 Dee Why Parade
DEE WHY NSW 2099



MAXIMAL
INVESTOR
CONVEYANCING

MPO (NSW) Pty Ltd
ACN 128 898 313

Level 5, Suite 4
66 Hunter St
Sydney NSW 2000

GPO Box 5108
Sydney NSW 2001

Telephone +61 2 9101 7000
Facsimile +61 2 9101 7007

admin@maximalconveyancing.co
m.au

**RJTP Super Pty Ltd Purchase from Seaford Meadows Pty Ltd – 13/738-740
Grand Boulevard, Seaford Meadows**

On account of our legal costs for work being attended to in manner agreed.	\$1,950.00
GST	\$195.00
<u>Disbursements:</u>	
Vendor: InfoTrack; Invoice#: 20211129; Date: 11/29/2021	\$15.96
- InfoTrack Invoice 20211129 \$1,184.38 - (SRCH) ASIC: Organisation Extract - RJTP SUPER PTY LTD ACN 653 164 286	
InfoTrack - Verification of Identity: SignIT via VOI - VOI Client Authority	\$2.50
InfoTrack - (SRCH) InfoTrack: SA Plan - C - Community Plan 41889, Parcel No: 13	\$20.64
InfoTrack - (AUTH) ASIC: Organisation Extract - RJTP SUPER PTY LTD ACN 653 164 286	\$9.00 *
InfoTrack - (AUTH) InfoTrack: SA Plan - C - Community Plan 41889, Parcel No: 13	\$12.40 *
Total disbursements	\$60.50
GST on Disbursements	\$3.91
Total amount due	\$2,209.41

Yours faithfully
Maximal Investor Conveyancing

Max Williams

Senior Associate

E: admin@maximalconveyancing.com.au

D: 02 9101 7011

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E & O.E. Payment terms are 7 days.

Please see over for client rights regarding accounts

REMITTANCE ADVICE

If paying by cheque, please
return this slip with your payment to:

Date: 06/12/2021
Balance: \$2,209.41

de GROOTS wills & estate lawyers
GPO Box 5108, SYDNEY NSW 2001
Fax: +612 9101 7007 Phone: +612 9101 7000

Client Name: RJTP Pty Ltd
Invoice No: 144347

Please tick your payment option:

Direct Deposit (EFT, T/T or wire transfer)

Bank Details

MPO (NSW) Pty Ltd ACN 128 898 313 trading as de GROOTS wills &
estate lawyers general account: St George Limited
BSB: 334-040 Account Number: 552825318
Quote Our Reference: 2021708:MWI:JDG

Cheque enclosed

QuickFee (Credit Card, EFT or payment plan*): <http://www.degroots.com.au/payment/>

*Initial application fee and interest applies.

Notification of client's rights

You may request an itemised bill from us after receiving a bill that is not itemised or is partially itemised within 60 days after that bill was given to you.

In the event of a dispute in relation to legal costs you may:

- seek the assistance of the NSW Commissioner;
- have the costs assessed.

A complaint to the NSW Commissioner, in relation to this bill, must be made within the required period of 60 days after the legal costs become payable or if an itemised bill was requested, 30 days after that request was complied with. The NSW Commissioner may waive the time requirement if satisfied that the complaint is made within 4 months after the required period and it is just and fair to deal with the complaint, having regard to the delay and reasons for the delay.

An application for costs assessment must be made within 12 months after:

- (a) the bill was given to you, or the request for payment was made to you, the third party payer or other law practice; or
- (b) the legal costs were paid if neither a bill nor a request was made.

We may give you an interim bill covering part only of the legal services we were retained to provide. Legal costs that are the subject of an interim bill may be assessed either at the time of the interim bill or at the time of the final bill, whether or not the interim bill has previously been assessed or paid.

If this is a lump sum bill and you request an itemised bill, which exceeds the amount specified in this lump sum bill, the additional costs may be recovered from you only if the costs are determined to be payable after a costs assessment or after a binding determination by the NSW Commissioner.

Interest

Interest will be charged on unpaid legal costs in accordance with the terms of our costs agreement. Should the costs agreement not deal with the charging of interest, we will charge interest on legal costs which remain unpaid 30 days after giving you this bill, in accordance with the Legal Profession Uniform Law (NSW). The rate of interest is the Cash Rate Target stipulated by the Reserve Bank of Australia as at the date of this bill plus 2 %.

The responsible principal is Margot de Groot.

RJTP Super Pty Ltd Purchase from Seaford Meadows Pty Ltd – 13/738-740 Grand Boulevard, Seadord Meadows
Itemisation for invoice number 144347

Date	Person	Details
25/10/2021	MWI	Emailing CLAG to client (no charge)
28/10/2021	MWI	Reviewing Contract
29/10/2021	MWI	Telephone to client for contract review
10/11/2021	MWI	Perusing email from Agent attaching signed contract
10/11/2021	MWI	Diarising key dates
10/11/2021	MWI	First letter to client advising key dates and fees
15/11/2021	MWI	TO OUR ADDITIONAL Professional fees to extend the finance date
16/11/2021	MWI	Accepting PEXA invitation, creating client as party and creating Transfer documents
23/11/2021	MWI	TO OUR ADDITIONAL Professional fees to extend the finance date
25/11/2021	MWI	Email to other side advising finance approval
29/11/2021	MWI	TO OUR ADDITIONAL Professional fees to provide Guarantor with legal advice
02/12/2021	MWI	Drafting Settlement Statement
02/12/2021	MWI	Stamping Contract in RevenueSA Online
02/12/2021	MWI	Pre-settlement advice to client

Estate Planning

Offering well-priced solutions

Why de Groots:

- Over 30 years as one of Australia's top ranked independent estate law firms, with extensive experience working with accountants, advisors and other lawyers to service client needs.
- Our Sydney office is easily accessible in the heart of the city. We also have located offices in Brisbane and Melbourne and alliance partners in other states and territories.
- An exceptionally talented and attentive legal team that offers superior client service and who excel in all aspects of estate planning, administration and dispute resolution.

From Senior Associate Max Williams:



“For various reasons, people delay initiating or updating their wills or estate plans. You can obtain a quality de Groots will and superior service at a reasonable price.”

Suite 4, Level 5, City Mutual Building, 66 Hunter Street,
Sydney 2000 New South Wales Australia

GPO BOX 5108 Sydney 2001, New South Wales Australia

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If you have any questions, please call
Max Williams on **+61 2 9101 7000**

Fax: **+61 2 9101 7007**

Email: **email@degroots.com.au**

Office hours: Mon – Fri 8.30am – 5.00pm

degroots.com.au

Enduring powers of attorney:

- For individual- **\$450 plus GST**
- For couple- **\$800 plus GST**

Appointments of Enduring Guardian:

- For individual- **\$450 plus GST**
- For couple- **\$800 plus GST**

Will with no testamentary trusts

- For individual- **\$650 plus GST depending on complexity**
- For couple- **\$1,200 plus GST depending on complexity**

Will (with no TT) + Enduring Power of Attorney + Appointment of Enduring Guardian

- For individual- **\$1,275 plus GST**
- For couple- **\$2,500 plus GST**

Testamentary trust wills:

- Testamentary trust wills (providing for up to 3 trusts to be established)
- For individual- **\$1,600 plus GST**
- For couple- **\$3,000 plus GST**

(Excludes: ancillary documents, appointor, utilisation of de Groots Guardian Services Pty Ltd in the role of trustee of trusts, distribution of household contents other than directly with the remaining estate falling into a testamentary trust, other specific gifts, calamity distribution)

Our pricing is provided as a guide. de Groots use a value pricing or fixed price approach. We will confirm our pricing considering your specific circumstance.