



LEGAL

**Our Ref:** TH:20196

**Your Ref:**

**Author:** Tony Hockings

**Email:** ajh@lexcode.com.au

**Date:** 12 April 2019

Directors

Lovisa Services Pty Ltd as Trustee for Lovisa Superannuation Fund  
2 Dianella Court  
Annandale Qld 4814

**Lovisa Services Pty Ltd as Trustee for Lovisa Superannuation Fund – Purchase of 8 Schmid Street (also known as 435 Woolcock Street) Garbutt Qld 4814**

We confirm that settlement of the above purchase occurred on 12 April 2019.

**Registration of transfer**

The documents necessary to transfer title into the name of Lovisa Services Pty Ltd as Trustee (**Lovisa Services**) were handed to our agent who will attend to registration at the Titles Registry.

The Titles Registry will notify the council of the sale so that future rate and water assessments and notices of valuation will be sent directly to Lovisa Services.

**Settlement**

The balance purchase money was paid on settlement in accordance with the Settlement Statement which is contained in the attached Folder. You will note that as Clearance Certificates were received from the sellers there was no payment made to the Australian Taxation Office on account of foreign resident capital gains withholding.

Details of the various rate adjustments are shown on the settlement sheet and it will be your responsibility to attend to the payment of the council rates from 13 April 2019.

As Lovisa Services is purchasing this property as an investment, you should retain the Settlement Statement and your copy of the stamped contract contained in the attached Folder for future tax records. The acquisition date of the property is the contract date.

**Costs**

We also attach copy of our Tax Invoice in the total amount of **\$8,290.22 including GST** calculated as follows (as per the Tax Invoice):

- Fixed Professional Fee - **\$5,500.00 plus GST**
- Professional Fee for additional work re reduction of contract price due to crane - **\$574.04 plus GST**
- Agent Fee of Purcell Taylor to stamp contract and transfer form, lodge stamp duty with OSR, attend settlement and register Transfer with DNRME - **\$300.00 plus GST**
- Disbursements (search fees) - **\$1,221.81 plus GST**

### **Insurance**

Please ensure that insurance is taken out immediately for the property.

### **Land tax**

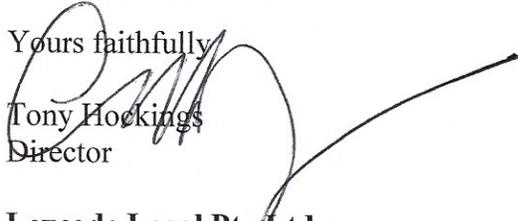
The current Land Tax Clearance Certificates confirming no unpaid land tax up until 30 June 2019 are contained in the attached Folder.

### **Lease**

A copy of the lease with Code Valley Corp Pty Ltd is also contained in the attached Folder. This lease commenced on 11 April 2019 and is for a term of 6 months. The first 3 months of the lease are rent free.

Thank you for your instructions.

Yours faithfully

  
Tony Hoekings  
Director

**Lexcode Legal Pty Ltd**

Encl:

- Tax Invoice; and
- Folder of Contract and Transactional documents including lease.