



Bale Boshev Lawyers

ABN 82 747 815 964

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Paul O'Sullivan, B.Leg.S.
Katherine Boshev B.Bus, LL.B.
Samantha Lawrence B.A., LL.B.
Ongami Amacha BFA.LL.B., LLM Comm.Lit

Your Ref:

Our Ref:

Office:

SKB:KS:58036
Belmont

13 November 2019

A & A McDonald Family Superannuation Fund Pty Ltd
57 Parklea Avenue
CROUDACE BAY 2280

Dear Sir/Madam

**RE: AAMK PROPERTY PTY LTD TRANSFER TO A & A MCDONALD FAMILY
SUPERANNUATION FUND PTY LTD
PROPERTY: 4/17 TEMPLAR PLACE, BENNETTS GREEN**

We advise registration of the transfer has now been completed at the Land Registry Services and enclose copy of Identifier 4/SP96417 confirming same.

We note this now finalises the matter and would like to take this opportunity of thanking you for allowing us your instructions.

We would be pleased if you would contact the writer in relation to the safekeeping of your title deed as soon as possible

We would of course be pleased to place same in our strongroom for safe keeping free of charge if you so desire.

We now enclose our Tax Invoice for Costs & disbursements incurred in this matter and look forward to receiving payment of same at your earliest possible convenience.

Yours faithfully,

BALE BOSHEV LAWYERS - BELMONT

per:

Scott Bryant

www.blaw.com.au

Liability limited by a scheme approved under Professional Standards legislation

HAMILTON OFFICE
1st Floor, 60 - 62 Beaumont Street
P.O. Box 122, Hamilton, 2303
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MAITLAND OFFICE
Level 1, 11 Mitchell Drive
P.O. Box 2249, Greenhills 2323
DX 7819 Newcastle
Telephone: (02) 4933 3172
Facsimile: (02) 4934 3100

BOX 30P
(AP664313)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE

4/SP96417

EDITION

4

DATE OF ISSUE

7/11/2019

CERTIFICATE AUTHENTICATION CODE

9K5Q-XS-72JN

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 4 IN STRATA PLAN 96417
AT BENNETTS GREEN.
LOCAL GOVERNMENT AREA: LAKE MACQUARIE.

FIRST SCHEDULE

A & A MCDONALD FAMILY SUPERANNUATION FUND PTY LTD

(TZ AP664313)

SECOND SCHEDULE

1. INTERESTS RECORDED ON REGISTER FOLIO CP/SP96417

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).



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Our Ref: SKB .KLS.

Office: Belmont

13 November 2019

A & A McDonald Family Superannuation
Fund Pty. Ltd.
57 Parklea Avenue
CROUDACE BAY 2280

TAX INVOICE

Dear Sir

**RE: AAMK PROPERTY PTY. LTD TRANSFER TO A & A MCDONALD FAMILY
SUPERANNUATION FUND
PPTY: 4/17 TEMPLAR PLACE BENNETTS GREEN**

To our professional costs of and incidental to acting on your behalf in relation to the above named matters,
including receipt of your initial instructions and advising in respect to same, all conversations with your accountant Heidi Ruch from Sidcor in respect to the proposed transfer, Preparation drafting and submission to you of the Transfer being from AAMK Property Pty. Ltd. to A & A McDonald Family Superannuation
Execution and advising you of the stamp duty implications
In respect to the transfer, receipt and
Perusal of the Valuation Report from you as requested,
Letter to you dated 12th July 2019 confirming the stamp Duty applicable to the transfer, and submission of relevant Documentation to our Sydney Agents L.J. Kane to enable The stamping of the Transfer between the Security Trustee and the RSF Trustee at the Office of State Revenue, receipt of title deed now
Standing in the names of A & A McDonald Family Superannuation Fund Pty. Ltd. and accounting to you
Including submission of enos forms to LRS to enable Relevant council to be advised of the change in ownership
And accounting to you generally

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\$1,100.00

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Disbursements:

Infotrack title search	\$ 44.54	
Enos	\$ 7.59	
Fee to LJ Kane for stamping services	\$120.00	
L.J. Kane Law Stationer registration		
Fees x 1 transfer	\$172.45	
Incidentals including telephone calls, facsimile, bank charges, agency, postage, photocopying and the like	\$100.00	\$444.58

\$1,544.58

10% GST Component

\$154.49

Total Costs & Disbursements including GST

\$1,699.07

Yours faithfully
BALE BOSHEV

Per

Scott Bryant

E & O E

PAID 26/11/19.

Should you prefer to direct deposit payment of this account, our EFT details are:

Account name: Bale Boshev Lawyers
Bank: ANZ

BSB: 012 670
Account No: 206 586 836

Please use the matter number above **(57652)** as a reference

This is strictly a seven (7) day account

Notification pursuant to the Legal Profession Uniform Law

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).¹ 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 %.

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 30 days after the date that the costs in that bill become payable.

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

- seek the assistance of the NSW Commissioner;
- have the costs assessed².

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.

¹ No interest is chargeable if this bill is given to you more than 6 months after the completion of your matter unless you request an itemised bill in respect of a lump sum bill outside the 6 month period or a bill has not been issued at your request.

² If you make a complaint about the costs to the NSW Commissioner you cannot have the costs assessed unless the costs dispute is unable to be resolved by the NSW Commissioner and they have notified the parties of their entitlement to apply for a costs assessment or the NSW Commissioner arranges for a costs assessment.