



ABN 94 617 256 201

Level 11, 60 Carrington Street  
Sydney NSW 2000

P.O. Box Q147  
QVB Post Shop, NSW 1230  
DX 320, Sydney

Our Ref : Laura Kelly / 1265413  
Direct Line : 02 9030 8014  
Email : Laura.Kelly@galilee.com.au

Main : 02 9030 8000  
Fax : 02 9324 8080

World Class Conveyancing  
Suite 8, Level 2, 398 Chapel Road  
Bankstown NSW 2200

11 January 2022

**Perpetual Corporate Trust Limited advance to Spring Camellia Superfund Pty Ltd ACN 654 967  
683 as Trustee for Spring Camellia Superfund**  
**Security: 384 South Street, Harristown QLD 4350**  
**Title: 13786110**

We confirm settlement has been booked for the above matter as follows:

Settlement Date: Friday 14 January 2022  
Settlement Time: 3:00PM  
Settlement Venue: Wonderley & Hall - 1/33 Neil St Toowoomba

Please give us your payment directions for the full loan amount no later than 12pm 2 days prior to settlement.

**The amount available has been calculated as follows:**

<b>LOAN AMOUNT</b>	<b>\$735,000.00</b>
Less the following fees and charges	
Annual Fee	\$395.00
Valuation Fee	\$2,805.00
Registration Fees AC QLD	\$3,613.00
Out of CBD Agency Fee	\$181.50
Mortgagee Solicitors	\$887.77
<b>TOTAL</b>	<b>\$7,882.27</b>
<b>AVAILABLE AMOUNT</b>	<b>\$727,117.73</b>

It is a condition of settlement that all funds are drawn in accordance with the loan purpose. Your direction must include any required repayment of outstanding loans as required under the Loan Contract. Settlement may be cancelled if funds are requested to be disbursed to third parties without satisfactory explanation.

**Shortfall of Funds**

We do not hold authority for shortfall funds. Please note, if applicable, the following additional fees will be deducted from the amount available:

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Bank Cheques - a fee of \$10.00 per bank cheque will be deducted from the available amount.

Out of CBD Settlement - any settlement venue outside of the CBD will incur agency costs.

Trust Cheques - are not available.

A cancellation fee of \$150 + GST may apply if this settlement needs to be cancelled and rebooked.

Should you have any queries please contact us.

Yours faithfully,

**GALILEE SOLICITORS**

Per LK

Borrowing Cost Over 5 Years \$ 7,882.27 = \$1,576.45per year  
Yr 1(from 14.01.2022 to 30th June 2022 = 167 days  
 $\$1576.54/365 \times 167 = \$721.29$