

JARRATT WEBB & BARRETT

Solicitors

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DX 6142 Tamworth NSW

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Unit 10
35 Stockton Street
PO Box 272
NELSON BAY NSW 2315
DX 7369 Nelson Bay NSW

Phone: (02) 4981 1177
Fax: (02) 4981 5566
ABN: 24 112 659 533

Our Ref: RJJ:MM:36351

Your Ref: Kevin Albert Watson

**NINDENT Pty Limited
PO Box 485
NELSON BAY NSW 2315**

10 May 2019
Reply to Tamworth

Dear Sir/Madam

**RE: YOUR SALE TO LA & V HOLDINGS PTY LTD AS TRUSTEE FOR THE
LODOVICO CONCATO FAMILY TRUST
PROPERTY: 132 GEORGE ROAD, SALAMANDER BAY**

We write in relation to the above matter and confirm that settlement has been scheduled for **Monday 13 May 2019 at 2.00pm.**

The amount to be received on settlement is **\$748,870.72** as per the Settlement Statement and this amount will be paid as follows:-

\$ 1,368.00	- Port Stephens Council	(4 th instalment of Council Rates)
\$ 466.16	- Hunter Water	(Service Charge from 1 March to 30 June)
\$ 112.64	- PEXA	(Electronic Conveyancing fee)
\$ 1,494.45	- Jarratt Webb & Barrett	(Payment of our Tax Invoice)
\$745,429.47	- Nindent Pty Ltd	(BSB: 112-879 Account: 063569958)
<u>\$748,870.72</u>		

Please find enclosed:-

1. Settlement Statement.
2. Our Tax Invoice – which will be paid on settlement.

After settlement, we will write to the Selling Agents authorising them to release the deposit monies namely **\$83,500.00** less Agent's commission, to you. Please advise the agent directly as to your instructions in relation to the balance deposit.

Accordingly, we take this opportunity to thank you for your instructions.

Should you have any queries, please do not hesitate to contact this office.

Yours faithfully
Jarratt Webb & Barrett Solicitors
Per:


Robert Jarratt

Settlement Adjustment Sheet

Adjustment Date: 13 May 2019

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$835,000.00
Less Deposit Paid		\$83,500.00
Balance		\$751,500.00

Council Rates

For period 1/07/2018 to 30/06/2019 - 365 days		
\$5,473.98 Adjusted as Paid		
Purchaser allows 48 days		
For Period 13/05/2019 to 30/06/2019		\$719.87

Water & Sewerage Rates

For period 1/03/2019 to 30/06/2019 - 122 days		
\$466.16 Adjusted as Paid		
Purchaser allows 48 days		
For Period 13/05/2019 to 30/06/2019		\$183.41

Water Usage

Last meter reading 12/02/2019		
Daily average = 0.47kL		
42.30kL calculated at \$2.91/kL = \$123.09		
Vendor allows 90 days (42.30kL)		
For period 12/02/2019 to 13/05/2019	\$123.09	

Rent Paid - May 2019

For period 1/05/2019 to 31/05/2019 - 31 days		
\$5,871.87 Paid		
Purchaser allows 18 days		
For Period 13/05/2019 to 31/05/2019	\$3,409.47	

Totals	\$3,532.56	\$752,403.28
Less Amount Payable by Vendor		\$3,532.56
AMOUNT DUE ON SETTLEMENT		\$748,870.72

TAX INVOICE / ACCOUNT SALE

Company Name Bill Knaggs Real Estate
Trading Name Bill Knaggs Real Estate
Address 14 Market St, Fingal Bay
 NSW 2315
ABN 94247920484

Nindent Pty Ltd
 PO Box 485
 NELSON BAY NSW 2315

Date 13/05/2019
Invoice Number 1P0366-1
Release Type Settlement

Listing Summary

Property Address	132 George Road Salamander Bay, NSW 2317	Listing Type	Sale
Sold Price	\$835,000.00	Agreed Deposit	\$83,500.00
Vendor	Nindent Pty Ltd		
Buyer	La & V Holdings Pty Ltd As Trustee For The Lodovico Concato Family Trust		

Expenses

	GST	Including GST
Commission Due	\$1,670.00	\$18,370.00
Marketing Due	\$41.82	\$460.00
Miscellaneous	\$0.00	\$0.00
Total Expenses	\$1,711.82	\$18,830.00

Balances

Total Held in Trust	\$83,500.00
Less Expenses Due from Trust	\$18,830.00
Outstanding Balance Due	\$0.00
 Balance to Payee	 \$64,670.00

Payment Method Direct Deposit

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ABN: 24 112 659 533

10 May 2019

Invoice No.: 2894
Our Ref: RJJ:TJ:36351

NINDENT Pty Limited
PO Box 485
NELSON BAY NSW 2315

TAX INVOICE

**NINDENT PTY LIMITED SALE TO LA & V HOLDINGS PTY LTD AS TRUSTEE FOR THE
LODOVICO CONCATO FAMILY TRUST
PROPERTY: 132 GEORGE ROAD, SALAMANDER BAY**

Professional Fees

Date	Description	Amount	GST
10/05/2019	To our Professional Costs of taking instructions and making enquiries through the Land Titles Office and obtaining the necessary searches and certificates; drafting of Contract for Sale and forwarding same to Purchaser's Solicitor together with all relevant telephone discussions, correspondence and work generally in respect to this matter	\$1,200.00	\$120.00
Total		\$1,200.00	\$120.00

Disbursements

Date	Description	Amount	GST
03/04/2019	NSW: Document Image - Dealing AM688736	\$23.81	\$2.38
03/04/2019	ASIC: Organisation Extract - LA & V HOLDINGS PTY LTD ACN 629 642 253 (Supplier fee).	\$9.00	\$0.00
03/04/2019	ASIC: Organisation Extract - LA & V HOLDINGS PTY LTD ACN 629 642 253 (Search fee).	\$15.00	\$1.50
24/04/2019	Revenue NSW: Clearance Certificate - 132 George Road, SALAMANDER BAY, Port Stephens (Supplier fee).	\$15.00	\$0.00
24/04/2019	Revenue NSW: Clearance Certificate - 132	\$17.96	\$1.80



CLICK TO PAY

Visit: <https://jarrattwebbandbarrett.rapidpay.com.au>
Ref: 140272184379



Billor Code: 244699
Ref: 1402 7218 4379

Use your online or mobile banking.
RapidPay will appear as the Biller Name.

*Payments by credit cards may incur surcharge fees

George Road, SALAMANDER BAY, Port
Stephens (Search fee).

10/05/2019	Telephone, postage, printing, faxing etc.	\$80.00	\$8.00
Total		\$160.77	\$13.68

Amount	+ GST	- Received	= Balance Due
\$1,360.77	\$133.68	\$ 0.00	\$1,494.45

With Compliments
Jarratt Webb & Barrett Solicitors

E & O.E

Payment of this invoice can be made by direct deposit to our account follows:
Please quote payment reference number with payment amount.

Bank: St George Bank
Account Name: Jarratt Webb & Graham Pty Ltd t/as Jarratt Webb & Barrett
BSB: 112879
Account Number: 002 649 305
Payment Ref: 36351

JARRATT WEBB & BARRETT

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admin@jarrattlaw.com.au ABN: 24 112 659 533

Our Ref: RJJ:CH:36351

22/08/2018

Mr & Mrs KA Watson
NINDENT Pty Limited
PO Box 485
NELSON BAY NSW 2315

TAX INVOICE

Your Proposed Sale

Property: 132 George Road, Salamander Bay

	Amount (ex. GST)	GST
NSW: Title 5/818962	\$22.36	\$2.24
Section 149 (2) & (5) Zoning Certificate	\$120.91	\$12.09
eCOS	\$18.09	\$1.81
NSW Plan- Deposited Plan 818962	\$25.00	\$2.50
Deposited Plan 818962 (88B)	\$23.81	\$2.39
Hunter Water Service Location Plan	\$29.69	\$1.26
Sundries (<i>telephone, postage, printing, faxing etc.</i>)	\$80.00	\$8.00
Sub-totals	\$319.86	\$30.29
Total amount payable	<u>\$350.15</u>	

**With compliments
Jarratt Webb & Barrett
Per**



**Robert Jarratt
E. & O.E.**

The Legal Profession Act 2004 requires that the following advice be given:

- Interest may be charged at the current rate of 9% prescribed by regulation 110A of the Legal Profession Regulation 2005 on any bill of costs which remains unpaid after 30 days.
- You may apply to have this bill of costs assessed under Division 11 of the Legal Profession Act 2004. Any such application must be made within 60 days after this bill has been given to you. You may also apply under section 336 of that Act to have a costs dispute mediated where the amount in dispute is less than \$10,000. Referral to mediation is not permitted after an application for assessment has been accepted by the Manager, Costs Assessment. You may also apply under section 338 of that Act to have any costs agreement set aside.
- If a lump sum bill is given to you, you have the right to ask for an itemised bill within 30 days. An itemised bill might include items of costs not taken into account in the lump sum bill thereby increasing costs. If an itemised bill is required, we reserve our right to rely on the itemised bill as our final bill.
- Should you not object to our withdrawing any trust money as set out in the above account within 7 days of the date of this Tax Invoice we may do so as allowed under the Legal Professional Act 2004.

Jarratt, Webb & Graham Pty Ltd ACN: 112 659 533 operates as an incorporated legal practice trading as Jarratt Webb & Barrett

Terms of Payment are seven (7) days from the date of the invoice.

Payment Options:

By Cheque payable to Jarratt Webb Barrett

By Electronic Transfer to Jarratt Webb & Barrett

St George Bank BSB 112 879 Account No. 002 649305

Please quote the matter number #36351 on your payment.



Transfer funds within Australia

Internet Banking Receipt Details

Receipt Number

I 3102 3886

Date

22/08/2018

Time

10:42 AM AEST

Transfer Details

Transfer from

Power Saver 063 569 958

Transfer to

Jarratt Webb & Barrett

BSB: 112-879

Account Number: 002649305

Amount

\$350.15

Payer name

Watson Super

Description

36351 Watson

To increase your Payee transfer limit to \$100,000 per day, select the 'Increase Payee Transfer limit' button after selecting the Payee from the 'Payee Accounts' screen. Each Payee account increase must be requested individually. Payments that are confirmed before 5.30pm AEST Monday to Friday will be processed on the same business day. Please allow up to 2 working days for the payment to be received by the Payee.

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