

ASTROBRIGHT CONVEYANCING

Ann Woo
Certified Practising Conveyancer
Licence No.: 1500192
Member of AIC

ABN 41 351 413 859
Suite 2,1017-1019 Victoria Rd
WEST RYDE NSW 2114
Phone: (02) 9809 3333
Fax: (02) 9809 3399
Mobile: 0421 647 077
e-mail: astrobright@bigpond.com

Our Ref:AW:14-1116

Your Ref:

16 May 2017

KRL Holdings Pty Ltd ATF Low Family Trust
& Surveil Pty Ltd
64 Lardelli Drive
RYDE NSW 2112

by e-mail

Dear Sir,

RE: YOUR PURCHASE OF LOT 58 / 201C, 3 MEIKLE PLACE, RYDE NSW 2112

We advise that settlement of this matter was effected on 16 May 2017 when the sum of \$673,895.21 was paid. This figure was calculated as set out on the enclosed settlement sheet.

The relevant authorities have been notified of the change of ownership (Local Council, Sydney Water and Strata).

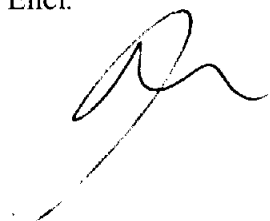
We enclose our receipt in payment of our account.

As this matter is completed we propose to close our file and take this opportunity of thanking you for instructing this firm to act on your behalf.

Yours faithfully

Per:

Encl.



Settlement Date: 16 May 2017

PROPERTY DETAILS

Lot No 58, 201C, The Canopy Apartments, Putney Hill,	58
Ryde	
Vendor:	Frasers Putney Pty Limited
Purchaser:	KRL Holdings Pty Ltd ATF Low Family Trust & Surveil Pty Ltd
Place of settlement:	Level 18, 225 George Street, Sydney NSW 2000

SETTLEMENT FIGURES

					Vendor pays	Purchaser pays
ORIGINAL PRICE:						\$747,450.00
CONTRACT PRICE:						\$747,450.00
COUNCIL RATES:						
Amount adjusted:				\$1,500.00		
For period:	01 July 2016	to		30 June 2017		
Purchaser allows		45	days out of	365		\$184.93
WATER RATES						
Amount adjusted:				\$250.00		
For period:	01 April 2017	to		30 June 2017		
Purchaser allows		45	days out of	91		\$123.63
COMMUNITY LEVIES						
Amount adjusted:				\$0.00		
for period		to				
Purchaser allows			days out of			\$0.00
COMMUNITY AND STRATA INSURANCE						
Amount adjusted:				\$43,420.42		
Adjusted on a unit entitlement basis	67	/		10000		
for period	31 March 2017	to		31 March 2018		
Purchaser allows		319	days out of	365		\$254.25

SETTLEMENT FIGURES

LAND TAX

Amount adjusted:			\$1,000.00	
for period	01 January 2017	to	31 December 2017	
Purchaser allows	229	days out of	365	\$627.40

Adjusted price	\$748,640.21
Less deposit	\$74,745.00
BALANCE DUE ON SETTLEMENT:	\$673,895.21

BANK CHEQUE DETAILS:

Please note that this is your direction to pay and the vendor will not be providing any further direction.

1	Fraser's Putney Pty Ltd	\$673,895.21
	Total	\$673,895.21

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Suite 2, 1017-1019 Victoria
Road
WEST RYDE NSW 2114
Phone: (02) 9809 3333
Fax: (02) 9809 3399

File Number: AW:14-1116

Invoice No: 17-2079

Date: 16/05/2017

BILL TO: KRL Holdings Pty Ltd ATF Low Family Trust & Surveil Pty Ltd

TAX INVOICE

RE: **YOUR PURCHASE FROM FRASERS PUTNEY PTY LTD**
PROPERTY: **LOT 58 /201c, 3 MEIKLE PLACE, RYDE**

	Amount '	TOTAL
TO our professional fees for acting on your behalf in relation to purchase of the above property including all the necessary correspondences with you, the vendor's solicitors and the agent, all the telephone attendances, necessary correspondences with your bank, prepare settlement statement, attend settlement and all the necessary performances to completion as per costs agreement.	\$495.00	\$495.00
Agency fees for registration at LPI	\$165.00	\$165.00

DISBURSEMENTS

TOTAL AMOUNT PAYABLE TO THIS FIRM INCLUDING GST **\$660.00**

With compliments
Per:





Office of
State Revenue

Duties Notice of Assessment

Issue Date

10 Feb 2016

Enquiries

1300 308 863 (8.30am - 5.00pm)

Website

www.osr.nsw.gov.au

ASTROBRIGHT CONVEYANCING
1017- 1019 VICTORIA RD
WEST RYDE NSW 2114

OSR reference

8542583-001

Total amount payable

\$29,147.50

Due date

18 Feb 2016

Assessment no

1628467258

Your reference

KRL Holdings

Client ID

113404324

Liable party: KRL Holdings Pty Ltd, Surveil Pty Ltd

Assessment summary

Duty assessed

\$29,147.50

Total amount payable

\$29,147.50

If you do not pay the total amount payable by the due date, then interest will be imposed on any outstanding balance. You can find information on the current rate of interest at www.osr.nsw.gov.au

The due date for payment of this assessment by return has been set in accordance with your approval under section 37 of the Taxation Administration Act, 1996.

Please see the back of this notice for general information about this assessment and payment methods.

Please refer to the attached statement for detailed information about this assessment.

Stephen R Brady

Chief Commissioner of State Revenue

OSR Contact Details



For more information and services on duties
www.osr.nsw.gov.au



1300 308 863*



Office hours
8:30 am - 4:30pm, Mon. - Fri.



All written correspondence to:
GPO Box 4042,
Sydney NSW 2001
or
DX 456 Sydney

* Interstate clients please call (02) 9689 6200.
Help in community languages is available.

Office of State Revenue: ISO 9001 - Quality Certified

Department of Finance, Services & Innovation

General information

What happens if you fail to pay by the due date?

If you do not pay by the due date, interest will be charged on any overdue amount, even if you are lodging an objection.

How to lodge an objection to your assessment?

You have the right to object, however you will need to lodge a separate objection for each assessment you disagree with. Your objection must comply with all the following criteria, it must:

1. Be lodged with this office no later than 60 days from the date of your assessment;
2. Quote your OSR reference number;
3. State the grounds of your objection in full;
4. Be lodged in writing.

If your objection is successful we will pay interest on any refund of tax. For more information on lodging your objection please phone 1300 139 814*

Investigations and audits

OSR regularly conducts investigations to ensure taxpayers pay the correct amount of tax or duty. You can find more information on OSR's investigations activity in the Directions for using Electronic Duties Returns.

What records do you need to keep?

An approved person must retain records to ensure that the correct tax has been assessed and paid to OSR for a period of five years as set out in Part 8 Section 53 of the *Taxation Administration Act 1996*.

Voluntary disclosure

If you think you may have understated your liability, you may make a confidential voluntary disclosure at any time by calling OSR's Compliance line on 1800 806 592

Cheque payments

OSR only accepts personal/company cheques on Duties transactions for amounts up to \$600

Make sure cheques are payable to the Commissioner of State Revenue and cross 'Not Negotiable'

Read more about OSR Cheque Acceptance Policy for Duties at
www.osr.nsw.gov.au

Refunds

Note: Any refund due will be issued electronically.



OSR reference	8542583-001
Client name	ASTROBRIGHT CONVEYANCING
Your reference	KRL Holdings
Lodgement date	10 Feb 2016

Transaction Details

Document type	Off the plan purchases
Execution date	13 Nov 2014
Dutiable amount	\$747,450.00
Duty assessed	\$29,147.50
Liable party names(s)	KRL Holdings Pty Ltd (ACN 77889082), Surveil Pty Ltd (ACN 88284002)
Property ID(s)	D1129793/4
Exemption type	
Related OSR reference	
Transfer Item Type	1 x 18(2)

Stamping details

OSR Reference		8542583-001
Document		\$29,127.50
No of duplicates	x1	\$10.00
No of transfers	x1	\$10.00

Assessment details: S49A on Agreement for sale of land and on Transfer, TS on Agreement for sale of land

This duty statement is a summary of the transaction submitted to the Office of State Revenue through Electronic Duties Return. This duty statement confirms that the transaction has been assessed by the Office of State Revenue.

Stephen R Brady

Chief Commissioner of State Revenue

Contract for the sale of land – 2005 edition

TERM

Vendor's agent

MEANING OF TERM

GREENCLIFF REALTY PTY LTD of 2301/4 Sterling Circuit, Camperdown NSW 2050

Co-agent

SNOWDEN PARKES of 14 Church Street, Ryde NSW 2112

Vendor

FRASERS PUTNEY PTY LTD ABN 31 141 477 750

Level 12, 101 Bathurst Street, Sydney NSW 2000

Vendor's Solicitor

NORTON ROSE FULBRIGHT AUSTRALIA, Grosvenor Place, 225 George St, Sydney, 9330 8000, Fax 9330 8111 Lorraine Frost DX 368 Sydney

Completion date

See definition of **Completion Date** in clause 30.1

Land

Apartment 201C Lot 58 Car Space 1, Storage Space

(Address, plan details and title reference)

Unregistered Plan being Lot 58 which is part of a plan of proposed subdivision of Lot 2 in Community Plan No. 2 Putney Stage 2 Development Site (being a plan of proposed subdivision of Lots 4 and 7 in DP 1129793) (copy attached) being part folios 4/1129793 and 7/1129793

known as **Apartment 201C, "Canopy Central", 245 Morrison Road, Ryde NSW 2112**

☒ VACANT POSSESSION ☐ subject to existing tenancies

☐ HOUSE ☐ garage ☐ carport ☒ home unit ☐ car space ☐ none

☐ other: storage space

☐ Documents in the List of Documents as marked or as numbered:

☒ Other documents: **See clause 85**

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions

☐ blinds ☐ curtains ☐ insect screens ☐ stove
☐ built-in wardrobes ☐ dishwasher ☐ light fittings ☐ pool equipment
☐ clothes line ☐ fixed floor coverings ☐ range hood ☐ TV antenna
☒ other: See Annexure G ☐ (FLOORING UPGRADE OPTION)

Exclusions

Purchaser

KRL Holdings Pty Ltd ACN 077 889 082 and Surveil Pty Ltd 088 284 002
 64 Lardelli Drive, Ryde NSW 2112

Purchaser's solicitor

Astrobright Conveyancing

Ph: 9809 3333

2/1017-1019 Victoria Road, West Ryde NSW 2114

Ref: A Woo

Price

\$747,450.00

Deposit

\$ 74,745.00

Balance

\$672,705.00

Contract date

13 November 2014

(if not stated, the date this contract was made)

Vendor

GST AMOUNT (optional)
 The price excludes GST, if
 any – see clause 33

NSW Treasury	
Client No: 113404324	3211
Duty: \$19,127.50	Witness
Trans No: 844583-001	
Asst details: 649A TS	

Purchaser

☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

Witness

Tax information (the parties promise this is correct as far as each party is aware)

Vendor duty is payable

☐ NO ☐ yes in full ☐ yes to an extent

Deposit can be used to pay vendor duty

☐ NO ☐ yes

Land tax is adjustable

☐ NO ☒ yes

GST: Taxable supply

☐ NO ☒ yes in full ☐ yes to an extent

Margin scheme will be used in making the taxable supply

☐ NO ☒ yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- ☐ not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- ☐ by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- ☐ GST-free because the sale is the supply of a going concern under section 38-325
- ☐ GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-0
- ☐ input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address and telephone number

TBA

General

- ☒ 1 property certificate for the land
- ☐ 2 plan of the land
- ☒ 3 unregistered plan of the land
- ☐ 4 plan of land to be subdivided
- ☐ 5 document that is to be lodged with a relevant plan
- ☒ 6 section 149(2) certificate (Environmental Planning and Assessment Act 1979)
- ☒ 7 section 149(5) information included in that certificate
- ☒ 8 sewerage connections diagram
- ☐ 9 sewer mains diagram
- ☐ 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract
- ☐ 11 section 88G certificate (positive covenant)
- ☐ 12 survey report
- ☐ 13 section 317A certificate (certificate of compliance)
- ☐ 14 building certificate given under *legislation*
- ☐ 15 insurance certificate (Home Building Act 1989)
- ☐ 16 brochure or note (Home Building Act 1989)
- ☐ 17 section 24 certificate (Swimming Pools Act 1982)
- ☐ 18 lease (with every relevant memorandum or variation)
- ☐ 19 other document relevant to tenancies
- ☐ 20 old system document
- ☐ 21 Crown tenure card
- ☐ 22 Crown purchase statement of account
- ☐ 23 Statutory declaration regarding ~~vendor duty~~

Strata or community title (clause 23 of the contract)

- ☐ 24 property certificate for strata common property
- ☒ 25 plan creating strata common property
- ☒ 26 strata by-laws not set out in *legislation*
- ☒ 27 strata development contract or statement
- ☐ 28 strata management statement
- ☐ 29 leasehold strata - lease of lot and common property
- ☐ 30 property certificate for neighbourhood property
- ☐ 31 plan creating neighbourhood property
- ☐ 32 neighbourhood development contract
- ☐ 33 neighbourhood management statement
- ☐ 34 property certificate for precinct property
- ☐ 35 plan creating precinct property
- ☐ 36 precinct development contract
- ☐ 37 precinct management statement
- ☐ 38 property certificate for community property
- ☒ 39 plan creating community property
- ☐ 40 community development contract
- ☒ 41 community management statement
- ☐ 42 document disclosing a change of by-laws
- ☐ 43 document disclosing a change in a development or management contract or statement
- ☐ 44 document disclosing a change in boundaries
- ☐ 45 certificate under Management Act – section 109 (Strata Schemes) or section 26 (Community Land)

WARNINGS

1. Various Acts of Parliament and other matters can affect the rights of the parties to this contract. Some important matters are actions, claims, decisions, licences, notices, orders, proposals or rights of way involving

AGL Gas Networks Limited	Government Business & Government Procurement	Public Works Dept
Council	Heritage Office	Roads & Traffic Authority
County Council	Infrastructure Planning and Natural Resources	Rural Lands Protection Board
East Australian Pipeline Limited	Land & Housing Corporation	Sustainable Energy Development
Education & Training Dept	Mine Subsidence Board	Telecommunications authority
Electricity authority	Owner of adjoining land	Water, sewerage or drainage authority
Environment & Conservation Dept	Primary Industries Department	
Fair Trading	RailCorp	

If you think that any of these matters affects the property, tell your solicitor.
2. A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 1987 or the Retail Leases Act 1994.
3. If any purchase money is owing to the Crown, it may become payable when the transfer is registered.
4. If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.
5. The vendor should continue the vendor's insurance until completion. If the vendor wants to give the purchaser possession before completion, the vendor should first ask the insurer to confirm this will not affect the insurance.
6. The purchaser will usually have to pay stamp duty on this contract. ~~The sale will also usually be a vendor duty transaction. If duty is not paid on time, a party may incur penalties.~~
7. If the purchaser agrees to the release of deposit any rights in relation to the land (for example, the rights mentioned in clause 2.8) may be subject to the rights of other persons such as the vendor's mortgagee.
8. The purchaser should arrange insurance as appropriate.

DISPUTES

If you get into a dispute with the other party, the Law Society and Real Estate Institute encourage you to use informal procedures such as negotiation, independent expert appraisal or mediation (for example mediation under the Law Society Mediation Guidelines).

AUCTIONS

Regulations made under the Property Stock and Business Agents Act 2002 prescribe a number of conditions applying to sales by auction.

EXECUTION – VENDOR

Executed by **Frasers Putney Pty Ltd** in
accordance with section 127 of the
Corporations Act 2001:

Director/company secretary

Director

Name of director/company secretary
(BLOCK LETTERS)

Name of director
(BLOCK LETTERS)

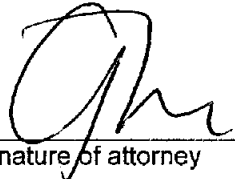
OR

Executed by

Cameron Stuart Thomson

as attorney for **Frasers Putney Pty Ltd**
under power of attorney dated 31 October
2014

in the presence of:



Signature of attorney



Signature of witness

Cameron Stuart Thomson
Name of attorney

THOMAS JOHN KELLY
Name of witness (BLOCK LETTERS)

24 Stuart Street Longueville
Address of witness

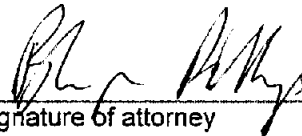
Student
Occupation of witness

Executed by

Benjamin David Harper-Phillips

as attorney for **Frasers Putney Pty Ltd**
under power of attorney dated 31 October
2014

in the presence of:



Signature of attorney



Signature of witness

Benjamin David Harper-Phillips
Name of attorney

THOMAS JOHN KELLY
Name of witness (BLOCK LETTERS)

24 Stuart Street Longueville
Address of witness

Student
Occupation of witness

Form: 01T
Release: 6-1

①

TRANSFER

New South Wales
Real Property Act 1900

Leave this space clear. Affix additional
pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

161

Office of State Revenue	
NSW Treasury	
Client No: 113-40-324	2211
Duty: \$10--	Trans No: 854-2583-001
Asst details: 549 A	

(A) TORRENS TITLE

FOLIO IDENTIFIER 58/SP95189

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any <i>Abtrobright Conveyancing</i> <i>Suite 2, 1017-1019 Victoria Road, West Ryde NSW</i> <i>02-9809 3333</i>	CODES T TW
Reference:		

(C) TRANSFEROR

FRASERS PUTNEY PTY LTD ABN 31 141 477 750

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 747,450.00

and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

KRL HOLDINGS PTY LTD ACN 077 889 082 20% and SURVEIL PTY LTD ACN 088 284 002 80%

(I)

TENANCY: Tenants in Common

DATE

- (J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: Frasers Putney Pty Ltd
Authority: section 127 of the Corporations Act 2001

refer Annexure A'

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

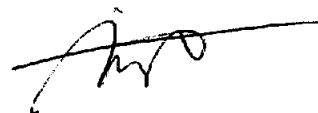
Name of authorised person:

Office held:

Office held:

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:



Signatory's name:

Mi Mi Kwon

Signatory's capacity:

licensed conveyancer

(K) The transferee

certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No.

Full name:

Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS