

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

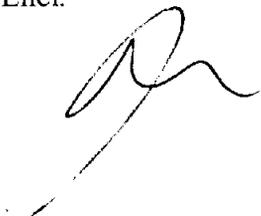
We advise that settlement of this matter was effected on 16 May 2017 when the sum of \$673,895.21 was paid. This figure was calculated as set out on the enclosed settlement sheet.

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 | Frasers Putney Pty Ltd | \$673,895.21 |
| | Total | \$673,895.21 |

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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:





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 | MEANING OF TERM |
|---|---|
| Vendor's agent | 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 (Address, plan details and title reference) | Apartment 201C Lot 58 Car Space 1, Storage Space 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 |
| Attachments | <input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies |
| Attached copies | <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input checked="" type="checkbox"/> home unit <input type="checkbox"/> car space <input type="checkbox"/> none <input type="checkbox"/> other: storage space |
| | <input type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input checked="" type="checkbox"/> 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.

| | |
|-----------------------|---|
| Exclusions | <input type="checkbox"/> blinds <input type="checkbox"/> curtains <input type="checkbox"/> insect screens <input type="checkbox"/> stove |
| | <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> pool equipment |
| | <input type="checkbox"/> clothes line <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> TV antenna |
| | <input checked="" type="checkbox"/> other: See Annexure G <input type="checkbox"/> (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 <i>atf Low Family Trust.</i> |
| 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 | NSW Treasury Client No: 113404324 3211 Duty: 49,127.50 Trans No: 84583-001 Asst details: 449A TS Witness |
| | GST AMOUNT (optional) The price excludes GST, if any - see clause 33 |

| | |
|---|---|
| Purchaser | <input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares Witness |
| Tax information (the parties promise this is correct as far as each party is aware) | |
| Vendor duty is payable | <input type="checkbox"/> NO <input type="checkbox"/> yes in full <input type="checkbox"/> yes to an extent |
| Deposit can be used to pay vendor duty | <input type="checkbox"/> NO <input type="checkbox"/> yes |
| Land tax is adjustable | <input type="checkbox"/> NO <input checked="" type="checkbox"/> yes |
| GST: Taxable supply | <input type="checkbox"/> NO <input checked="" type="checkbox"/> yes in full <input type="checkbox"/> yes to an extent |
| Margin scheme will be used in making the taxable supply | <input type="checkbox"/> NO <input checked="" type="checkbox"/> yes |
| This sale is not a taxable supply because (one or more of the following may apply) the sale is: | |
| <input type="checkbox"/> not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b)) | |
| <input type="checkbox"/> by a vendor who is neither registered nor required to be registered for GST (section 9-5(d)) | |
| <input type="checkbox"/> GST-free because the sale is the supply of a going concern under section 38-325 | |
| <input type="checkbox"/> GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-0 | |
| <input type="checkbox"/> 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 | Strata or community title (clause 23 of the contract) |
|---|--|
| <input checked="" type="checkbox"/> 1 property certificate for the land | <input type="checkbox"/> 24 property certificate for strata common property |
| <input type="checkbox"/> 2 plan of the land | <input checked="" type="checkbox"/> 25 plan creating strata common property |
| <input checked="" type="checkbox"/> 3 unregistered plan of the land | <input checked="" type="checkbox"/> 26 strata by-laws not set out in <i>legislation</i> |
| <input type="checkbox"/> 4 plan of land to be subdivided | <input checked="" type="checkbox"/> 27 strata development contract or statement |
| <input type="checkbox"/> 5 document that is to be lodged with a relevant plan | <input type="checkbox"/> 28 strata management statement |
| <input checked="" type="checkbox"/> 6 section 149(2) certificate (Environmental Planning and Assessment Act 1979) | <input type="checkbox"/> 29 leasehold strata - lease of lot and common property |
| <input checked="" type="checkbox"/> 7 section 149(5) information included in that certificate | <input type="checkbox"/> 30 property certificate for neighbourhood property |
| <input checked="" type="checkbox"/> 8 sewerage connections diagram | <input type="checkbox"/> 31 plan creating neighbourhood property |
| <input type="checkbox"/> 9 sewer mains diagram | <input type="checkbox"/> 32 neighbourhood development contract |
| <input type="checkbox"/> 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract | <input type="checkbox"/> 33 neighbourhood management statement |
| <input type="checkbox"/> 11 section 88G certificate (positive covenant) | <input type="checkbox"/> 34 property certificate for precinct property |
| <input type="checkbox"/> 12 survey report | <input type="checkbox"/> 35 plan creating precinct property |
| <input type="checkbox"/> 13 section 317A certificate (certificate of compliance) | <input type="checkbox"/> 36 precinct development contract |
| <input type="checkbox"/> 14 building certificate given under <i>legislation</i> | <input type="checkbox"/> 37 precinct management statement |
| <input type="checkbox"/> 15 insurance certificate (Home Building Act 1989) | <input type="checkbox"/> 38 property certificate for community property |
| <input type="checkbox"/> 16 brochure or note (Home Building Act 1989) | <input checked="" type="checkbox"/> 39 plan creating community property |
| <input type="checkbox"/> 17 section 24 certificate (Swimming Pools Act 1982) | <input type="checkbox"/> 40 community development contract |
| <input type="checkbox"/> 18 lease (with every relevant memorandum or variation) | <input checked="" type="checkbox"/> 41 community management statement |
| <input type="checkbox"/> 19 other document relevant to tenancies | <input type="checkbox"/> 42 document disclosing a change of by-laws |
| <input type="checkbox"/> 20 old system document | <input type="checkbox"/> 43 document disclosing a change in a development or management contract or statement |
| <input type="checkbox"/> 21 Crown tenure card | <input type="checkbox"/> 44 document disclosing a change in boundaries |
| <input type="checkbox"/> 22 Crown purchase statement of account | <input type="checkbox"/> 45 certificate under Management Act – section 109 (Strata Schemes) or section 26 (Community Land) |
| <input checked="" type="checkbox"/> 23 Statutory declaration regarding vendor duty | |

WARNINGS

- 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.
- A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 1987 or the Retail Leases Act 1994.
- If any purchase money is owing to the Crown, it may become payable when the transfer is registered.
- If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.
- 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.
- 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.~~
- 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.
- 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)

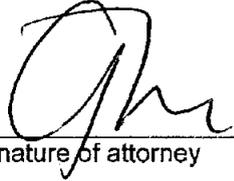
OR

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

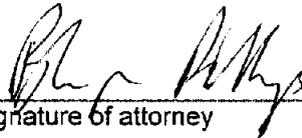
Student
Occupation of witness

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: 113-40-024 Duty: \$10- 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 Abstrabright Conveyancing Suite 2, 1017-1019 Victoria Road, West Ryde NSW 02-9809 3333 | Reference: | CODES T TW |
|-------------------------|--|------------|------------------|

(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) **TRANSFeree**

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

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:
Office held:

Name of authorised person:
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:
Signatory's capacity:

Mi Mi Kwon
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.