

Bull, Son & Schmidt

LAWYERS

Incorporating Jennifer E Darin

Our Ref: SN:CH:20150862
Thursday, 24 December 2015

Mr J Glass
J C J G Holdings Pty Ltd
Suite 1.13, Delhi Corporate
32 Delhi Road
NORTH RYDE NSW 2113

By Express Post

Dear Jason

**J C J G HOLDINGS PTY LTD & J C J G SUPERANNUATION PTY LTD
PURCHASE FROM MAINCON HOLDINGS PTY LTD & PROGROUP
MANAGEMENT PTY LTD
PROPERTY: SUITE 2.18 & STOREROOM 101, 32 DELHI ROAD, NORTH RYDE**

We confirm that your purchase was completed on Friday, 18 December 2015.

We enclose:-

1. Settlement Adjustment Sheets for Suite 2.18 and Storeroom 101;
2. Original Commercial Lease for Suite 2.18;
3. Cheque in favour of J C J G Holdings Pty Ltd in the sum of \$6,276.88 representing bond money;
4. GST Tax Invoices for Storeroom 101; and
5. Our Memorandum of Fees including a Trust Account Statement.

The Settlement Adjustment Sheets show how the balance of the purchase price required to be paid on settlement was calculated. You will note that various adjustments were made pursuant to the Contracts. These were for:-

Suite 2.18

1. Council rates, water rates and strata levies;
2. Allowance by you to vendor of the cost of the Strata Section 109 Certificate in the sum of \$119.90; and
3. Allowance by the vendor to you for the cost of registration of the Discharge of Mortgage in the sum of \$109.50.

Level 7, No. 1 Chandos Street
PO Box 143
St. Leonards NSW 1590
Australia
ABN 97 305 816 284

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Facsimile: 02 9439 6756
Email: lawyer@bullson.com.au
DX 3304 St. Leonards
Web: www.bullson.com.au

Partners: Richard Schmidt B.A. (NSW) LL.B (SYD)
Christopher Quilter B.Sc. LL.B (Notary Public)
Daniel Marucci B.Ec. LL.B.(Hons)
Mark Whowell B.Ec. LL.B. M.A.
Associates: Phillip Dacunto B.A. LL.B
Sarah Newman B.A. Dip. Law LLAB
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Storeroom 101

1. Council rates and strata levies;
2. Allowance by you to vendor of the cost of the Strata Section 109 Certificate in the sum of \$119.90; and
3. GST adjustments.

The balance payable on settlement was paid as follows:

Loan advance from Macquarie Bank

Towards your purchase	\$160,372.50
Stamp Duty	\$7,697.50
Our Tax Invoice (estimate)	\$2,750.00
Bank Cheque Fees	\$40.00
Total Loan Advance	\$170,860.00
Shortfall payable by you	<u>\$74,976.04</u>
Total paid on settlement	\$245,836.04

Macquarie Bank retained the title documents to secure a first mortgage over Suite 2.18 and will attend to registration of the Transfer to J C J G Holdings Pty Ltd together with the Mortgage in its favour. The updated Certificate of Title for the property will be held by Macquarie Bank on account of the Mortgage. In relation to Storeroom 101, Macquarie Bank will attend to registration of the Transfer to J C J G Superannuation Pty Ltd. The updated Certificate of Title for Storeroom will be returned to us.

Notices of Sale were also handed to Macquarie Bank for lodgement at the NSW titles office. In accordance with those notices, the local council, Valuer General and Sydney Water will be provided with details of the change in ownership and all future notices from these authorities will be issued direct to you.

We have advised the Owners Corporation of the change in ownership. The strata is insured by the Owners Corporation. You may wish to obtain some insurance for the interior fixtures which would include public liability.

Prior to settlement all searches and enquiries made for the purchase of your property proved to be in order.

We take this opportunity of thanking you for your instructions and should you have any questions please do not hesitate to contact us.

Yours faithfully
BULL SON & SCHMIDT

C. Hudson

Sarah Newman

Email: newman@bullson.com.au



*Our office will close for the Christmas break at 5:00pm on Wednesday, 23 December 2015
and will re-open at 8:00am Monday, 11 January 2016.
We wish you the compliments of the season!*

SETTLEMENT SHEET

SETTLEMENT AS AT 18 DECEMBER 2015 AT 3.30PM
AT NAB, CNR KING & ELIZABETH STREETS, SYDNEY
ADJUSTMENT AS AT 18 DECEMBER 2015

J C J G HOLDINGS PTY LTD FROM MAINCON HOLDINGS PTY LTD & PROGROUP MANAGEMENT PTY LTD
SUITE 2.18, 32 DELHI ROAD NORTH RYDE

	Payable by Vendor (\$)	Payable by Purchaser (\$)
PURCHASE PRICE		255,000.00
LESS DEPOSIT		25,500.00
BALANCE PURCHASE MONEY		<u>229,500.00</u>
COUNCIL RATES \$625.63 paid for the financial year 01 July 2015 to 30 June 2016 Proportion payable by Purchaser 195/366 days		333.33
WATER RATES \$14.43 paid for the quarter 01 October 2015 to 31 December 2015 Proportion payable by Purchaser 13/92 days		2.04
STRATA UNIT LEVY \$643.60 paid for the quarter 01 October 2015 to 31 December 2015 Proportion payable by Purchaser 13/92 days		90.94
SECTION 109 CERTIFICATE FROM OWNERS CORPORATION Purchaser allows		119.90
REGISTRATION FEES - ON DISCHARGE OF MORTGAGE Vendor allows	109.50	
TOTAL	\$109.50	\$230,046.21
LESS AMOUNT PAYABLE BY VENDOR		\$109.50
BALANCE ON SETTLEMENT		<u><u>\$229,936.71</u></u>

Payee	Amount (\$)
1. Atkinson Vinden	5,264.93
2. National Australia Bank Limited a/c Maincon Holdings Pty Ltd & Progroup Management Pty Ltd	224,671.78
TOTAL	<u><u>\$229,936.71</u></u>

SETTLEMENT SHEET

SETTLEMENT AS AT 18 DECEMBER 2015 AT 3.30PM
AT NAB, CNR KING & ELIZABETH STREETS, SYDNEY
ADJUSTMENT AS AT 18 DECEMBER 2015

J C J G SUPERANNUATION PTY LTD FROM MAINCON HOLDINGS PTY LTD & PROGROUP MANAGEMENT
PTY LTD
STOREROOM 101, 32 DELHI ROAD NORTH RYDE

	Payable by Vendor (\$)	Payable by Purchaser (\$)
PURCHASE PRICE		5,000.00
LESS DEPOSIT		500.00
BALANCE PURCHASE MONEY		<u>4,500.00</u>
COUNCIL RATES \$595.14 paid for the financial year 01 July 2015 to 30 June 2016 Proportion payable by Purchaser 195/366 days		317.08
STRATA UNIT LEVY \$23.40 paid for the quarter 01 October 2015 to 31 December 2015 Proportion payable by Purchaser 13/92 days		3.31
SECTION 109 CERTIFICATE FROM OWNERS CORPORATION Purchaser allows		59.40
GST ON PURCHASE PRICE \$5,000.00 X 10.00% Purchaser allows		500.00
GST ON ADJUSTMENTS \$320.39 X 10.00% Purchaser allows		32.04
TOTAL	\$0.00	\$5,411.83
LESS AMOUNT PAYABLE BY VENDOR		\$0.00
BALANCE ON SETTLEMENT		<u>\$5,411.83</u>

Payee	Amount (\$)
1. National Australia Bank Limited a/c Maincon Holdings Pty Ltd & Progroup Management Pty Ltd	5,411.83
TOTAL	<u>\$5,411.83</u>

Maincon Holdings Pty Ltd & Progroup Management Pty Ltd

ABN: 70 819 505 371

Suite 4.17, 32 Delhi Road
North Ryde NSW 2113
Telephone: 02 9887 4222 Facsimile: 02 9887 4055

Tax Invoice

Bill To:

JCJG Superannuation Pty Ltd
Suite 1.13
32 Delhi Road
NORTH RYDE NSW 2113

Invoice No:

00003072

Date:
18/12/2015

Attention:

Description

Amount

Sale of Storeroom 101
Delhi Corporate - 32 Delhi Road NORTH RYDE NSW 2113
LOT 101 - SP80947
Folio Identifier 101/SP80947

\$5,000.00

Terms: **18/12/2015**

GST: \$500.00
Total Including GST: **\$5,500.00**

Please forward your cheque to the above address or deposit the above amount to our bank account the details for which are:

Bank National Australia Bank Limited
Branch Norwest NSW
BSB 082 167
Account No. 163637196
Account Name Maincon Holdings Pty Ltd
& Progroup Management Pty Ltd

Maincon Holdings Pty Ltd & Progroup Management Pty Ltd

ABN: 70 819 505 371

Suite 4.17, 32 Delhi Road
North Ryde NSW 2113
Telephone: 02 9887 4222 Facsimile: 02 9887 4055

Tax Invoice

Bill To:

JCJG Superannuation Pty Ltd
Suite 1.13
32 Delhi Road
NORTH RYDE NSW 2113

Invoice No:

00003073

Date:
18/12/2015

Attention:

Description

Amount

Adjustment to settlement of Sale of Storeroom 101 - Delhi Corporate, 32 Delhi Road, NORTH RYDE	
Council Rates	\$317.08
Strata Levies	\$3.31
Section 109 Certificate	\$59.40

GST: \$32.04
Total Including GST: **\$411.83**

Terms: **18/12/2015**

Please forward your cheque to the above address or deposit the above amount to our bank account the details for which are:

Bank National Australia Bank Limited
Branch Norwest NSW
BSB 082 167
Account No. 163637196
Account Name Maincon Holdings Pty Ltd
& Progroup Management Pty Ltd

Bull, Son & Schmidt

LAWYERS
Incorporating Jennifer E Darin

Matter No: 20150862
Invoice No: 51237

24 December 2015

Mr J Glass
JCJG Holdings Pty Ltd
Suite 1.13, Delhi Corporate
32 Delhi Road
NORTH RYDE NSW 2113

TAX INVOICE

J C J G HOLDINGS PTY LTD & J C J G SUPERANNUATION PTY LTD PURCHASE FROM
MAINCON HOLDINGS PTY LTD & PROGROUP MANAGEMENT PTY LTD
PROPERTY: SUITE 2.18 & STOREROOM 101, 32 DELHI ROAD, NORTH RYDE

ACCOUNT SUMMARY:

To our professional fees as per the attached account	\$1,900.00
Disbursements as per the attached account	\$569.96
Subtotal	<hr/> \$2,469.96
GST	\$221.99
Invoice Total	<hr/> \$2,691.95
Less amount to be transferred from Trust	\$2,691.95
Total outstanding this invoice:	<hr/> <hr/> \$0.00

With compliments
Bull Son & Schmidt

Per:


Sarah Newman

E & OE

Level 7, No. 1 Chandos Street
PO Box 143
St. Leonards NSW 1590
Australia
ABN 97 305 816 284

Telephone: 02 9439 5299
Facsimile: 02 9439 6756
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Web: www.bullson.com.au

Partners: Richard Schmidt B.A. (NSW) LL.B (SYD)
Christopher Quilter B.Sc. LL.B (Notary Public)
Daniel Marucci B.Ec. LL.B.(Hons)
Mark Whowell B.Ec. LL.B. M.A.
Consultant: Jennifer Darin (BComm.LL.B.)

Liability limited by a scheme approved under Professional Standards Legislation

PROFESSIONAL FEES

To our costs of acting on your behalf on the purchase of the above property, including taking instructions, perusing Contract, advising you, communicating with the Vendor's solicitor re amendments, attending you on execution and exchange of Contracts, carrying out appropriate enquiries and requisitions, liaising with your incoming mortgagee, stamping of Contract and Transfer, drawing settlement figures, booking and attending to settlement together with all necessary letters, emails, telephone calls and attendances, general care skill and consideration, \$1,700.00

To our costs in attending you in conference to explain and sign super fund mortgage documents, exceeding, but for you say, \$200.00

GST \$190.00

Total Professional Fees \$2,090.00

Disbursements subject to GST

17/12/15	Archive fees	\$30.00
17/12/15	H M Allen & Co - Attending settlement - 18/12/15	\$55.00
17/12/15	H M Allen & Co - Final search - 18/12/15	\$60.00
17/12/15	Photocopies	\$50.00
18/12/15	Cabcharge - Travelling expenses - 18/12/15	\$9.06
18/12/15	Cabcharge - Travelling expenses - 18/12/15	\$7.48
20/11/15	InfoTrack Pty Ltd - NSW: eNos - 39/SP80947	\$5.09
20/11/15	InfoTrack Pty Ltd - NSW: eNos - 101/SP80947	\$5.09
25/11/15	InfoTrack Pty Ltd - InfoTrack: NSW Certificate (Scanned) - CRR - Department of Education and Communities: Inquiry - 39/S	\$18.00
25/11/15	InfoTrack Pty Ltd - (SRCH) InfoTrack: NSW Certificate (Scanned) - CRR - Rail Corporation New South Wales: Inquiry - 39/S	\$8.00
25/11/15	InfoTrack Pty Ltd - (SRCH) InfoTrack: NSW Certificate (Scanned) - CRR - Roads and Maritime Services Sydney: Affected by	\$8.00
25/11/15	InfoTrack Pty Ltd - (SRCH) InfoTrack: NSW Certificate (Scanned) - CRR - Transgrid: Inquiry - 39/SP80947	\$7.40
25/11/15	InfoTrack Pty Ltd - (SRCH) InfoTrack: NSW Certificate (Scanned) - CRR - AusGrid: Inquiry - 39/SP80947	\$7.40
25/11/15	InfoTrack Pty Ltd - (SRCH) Sydney Water: Section 66 Certificate - 39/SP80947 Delhi NORTH RYDE 2113	\$8.20
25/11/15	InfoTrack Pty Ltd - (SRCH) InfoTrack: NSW Certificate (Scanned) - Ryde City Council: Section 603 Certificate - 39/SP8094	\$15.00
25/11/15	InfoTrack Pty Ltd - (SRCH) NSW OSR: Clearance Certificate - Unit: 2.18 Lot: 39 32 Delhi Road NORTH RYDE Ryde City Council	\$14.91
21/12/15	InfoTrack Pty Ltd - NSW OSR: EDR - Agreement for Sale of Land - 13/11/2015	\$5.60
21/12/15	InfoTrack Pty Ltd - NSW OSR: EDR - Agreement for Sale of Land Aggregated - 13/11/2015	\$5.60

Total \$319.83

GST \$31.99

Total expenses subject to GST \$351.82

Disbursements not subject to GST

25/11/15	InfoTrack Pty Ltd - (AUTH) InfoTrack: NSW Certificate (Scanned) - Ryde City Council: Section 603 Certificate - 39/SP8094	\$75.00
25/11/15	InfoTrack Pty Ltd - (AUTH) InfoTrack: NSW Certificate (Scanned) - CRR - AusGrid: Inquiry - 39/SP80947	\$37.00
25/11/15	InfoTrack Pty Ltd - (AUTH) InfoTrack: NSW Certificate (Scanned) - CRR - Rail Corporation New South Wales: Inquiry - 39/S	\$40.00
25/11/15	InfoTrack Pty Ltd - (AUTH) Sydney Water: Section 66 Certificate - 39/SP80947 Delhi NORTH RYDE 2113	\$6.13
25/11/15	InfoTrack Pty Ltd - (AUTH) InfoTrack: NSW Certificate (Scanned) - CRR - Transgrid: Inquiry - 39/SP80947	\$37.00
25/11/15	InfoTrack Pty Ltd - (AUTH) NSW OSR: Clearance Certificate - Unit: 2.18 Lot: 39 32 Delhi Road NORTH RYDE Ryde City Council	\$15.00
25/11/15	InfoTrack Pty Ltd - (AUTH) InfoTrack: NSW Certificate (Scanned) - CRR - Roads and Maritime Services Sydney: Affected by	\$40.00
Total		\$250.13
Total Expenses		<u>\$601.95</u>

24 December 2015

TRUST STATEMENT

Our Ref: 20150862
Solicitor: Sarah Newman
Email: newman@bullson.com.au
Your Ref: SN:CH:20150862

JCJG Holdings Pty Ltd
Suite 1.13, Delhi Corporate
32 Delhi Road
NORTH RYDE NSW 2113

**Re: J C J G HOLDINGS PTY LTD & J C J G SUPERANNUATION PTY LTD PURCHASE FROM
MAINCON HOLDINGS PTY LTD & PROGROUP MANAGEMENT PTY LTD
PROPERTY: SUITE 2.18 & STOREROOM 101, 32 DELHI ROAD, NORTH RYDE**

Date	Ref	Payee/Payer Details	Debit	Credit	Balance
22/12/2015	BC 34617	Macquarie Bank Limited On account of costs and disbursements	\$0.00	\$2,750.00	\$2,750.00
22/12/2015	BC 1749	Macquarie Bank Limited Transit Stamp duty MACQUARIE Sydney NSW A\$7,697.50 paid on 21/12/2015 to Office of State Revenue	\$0.00	\$0.00	\$2,750.00
22/12/2015	BC 1749	Macquarie Bank Limited Transit Stamp duty MACQUARIE Sydney NSW A\$7,697.50 received on 21/12/2015 from Bank Cheque	\$0.00	\$0.00	\$2,750.00
			<u>\$0.00</u>	<u>\$2,750.00</u>	<u>\$2,750.00</u>

Less amount to be transferred on account of this invoice \$2,691.95

Balance of Trust Account \$58.05

E&OE
BULL SON & SCHMIDT

Proposed Withdrawal of Trust Money

It is intended to withdraw the above amount from money held in our trust ledger at the expiration of 7 business days from the date this bill was given unless an objection is made.

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 assessed¹.

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; 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.

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).² 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 %.

With compliments

Bull, Son & Schmidt



Per:

Sarah Newman

E&OE

Responsible principal of law practice - or if not signed by a responsible principal, the responsible principal is Richard Schmidt

¹ 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.

² 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.