

From: [Adrian Liaw](#)
To: [lan-liu@](#) [REDACTED]
Cc: [Jessie Wu](#)
Subject: Hurstville - Fee payable calculation
Attachments: [73-75-126 Settlement Confirmation HWL.pdf](#)
[73-75-126 Settlement Figures - Kathy 20171214.pdf](#)
[71A GARTHON - Direction to Pay to HWL Ebsworth Lawyers.pdf](#)
[71A OCG final settlement figures 20171221.pdf](#)
[61-67 Settlement Sheet Final 20180228.pdf](#)
[61-67 Settlement number AY.pdf](#)
[13.08.2018 73-75 Forest Rd & 126 Durham St Purchase cost of property The One Capital.pdf](#)
[04.09.2018 61-67 & 73-75 Forest Rd and 126 Durham St Release fees The One Capital.pdf](#)
[9.12.2019 Consultant Fee Vertex Corporation.pdf](#)
[12.08.2020 Consultant Fee Vertex Corporation.pdf](#)
[71A GARTHON - Ltr to HWL Ebsworth Lawyers\[3\].pdf](#)
[Signed Final Fee Agreement 20 Oct 2017.pdf](#)

Mr Liu

Based on our agreement (see attached), the formula to calculate how much to pay you is as follows:

(Approved FSR X \$1386 X 8546sqm) - \$3m – Settlement sum

Based on the recent gazettal, the approved FSR is 4. The settlement sum is \$38,467,360.91 (see attached invoices and supporting documents). Please note GST has been removed.

Therefore, the total amount payable is \$5,911,663.09 (being (4 x \$1386 x 8546) - \$3m - \$38,467,360.91).

To date, we have already paid you \$4m out of the \$5,911,663.09. The \$4m is broken up as follows (all exclusive of GST with your previous invoices attached):

4 September 2018 - \$1.01m

13 August 2018 - \$990,000

9 December 2019 - \$1m

12 August 2020 - \$1m

This means the amount outstanding payable to you is **\$1,911,633.09**.

I also note that the total FSR used is around 4.22: which means there is a potential 0.22 to be accounted once we can agree on how the hotel is to be treated.

Please let me know whether you agree with my calculations.

Regards

Adrian



The One Capital Group Pty Ltd
 ABN: 39 600 814 131

TAX INVOICE

Invoice To:

Prime Hurstville Pty Ltd
 1705 Level 17, 219-227 Elizabeth St
 Sydney NSW 2000

Date: 4 Sept 2018

Invoice No:100004

Item	Description	TOTAL
1	<p>Part release for fees for 61-67, 71A and 75 Forest Road, 126 Durham Street, Hurstville NSW 2220 (This invoice will be deducted off the final fees at gazettal of Landmark Square)</p>	\$ 760,000.00
Sub Total		\$ 760,000.00
GST		\$ 76,000.00
TOTAL		\$ 836,000.00

Please make cheques payable to: The One Capital Group Pty Ltd

SECURITY FEATURE: THIS CHEQUE CONTAINS MICROPRINTED SIGNATURE LINES. THE ABSENCE OF WHICH MAY INDICATE A FRAUDULENT CHEQUE.

Westpac
341 GEORGE ST SYDNEY NSW

Westpac Banking Corporation

10 / 09 / 2018

Pay LANDMAX GROUP PTY LTD or bearer

The sum of ONE HUNDRED AND FIFTEEN THOUSAND AND FIVE HUNDRED DOLLARS ONLY

\$ - 115,500.00

PRIME HURSTVILLE PTY LTD

NOT NEGOTIABLE

⑈ 2000 29 ⑈ 03 2 ⑈ 4 3 ⑈

93 2 ⑈

SECURITY FEATURE: THIS CHEQUE CONTAINS MICROPRINTED SIGNATURE LINES. THE ABSENCE OF WHICH MAY INDICATE A FRAUDULENT CHEQUE.

Westpac
341 GEORGE ST SYDNEY NSW

Westpac Banking Corporation

10 / 09 / 2018

Pay INVESTMENT ALLIANCE GROUP PTY LTD or bearer

The sum of ONE HUNDRED AND FOUR THOUSAND AND FIVE HUNDRED DOLLARS ONLY

\$ - \$104,500

PRIME HURSTVILLE PTY LTD

NOT NEGOTIABLE

⑈ 2000 27 ⑈ 03 2 ⑈ 4 3 ⑈

93 2 ⑈

SECURITY FEATURE: THIS CHEQUE CONTAINS MICROPRINTED SIGNATURE LINES. THE ABSENCE OF WHICH MAY INDICATE A FRAUDULENT CHEQUE.

Westpac
341 GEORGE ST SYDNEY NSW

Westpac Banking Corporation

10 / 09 / 2018

Pay SK LEGAL PTY LTD T/A SK LAW or bearer

The sum of FIFTY-FIVE THOUSAND DOLLARS ONLY

\$ - 55,000.00

PRIME HURSTVILLE PTY LTD

NOT NEGOTIABLE

⑈ 2000 26 ⑈ 03 2 ⑈ 4 3 ⑈

93 2 ⑈

SECURITY FEATURE: THIS CHEQUE CONTAINS MICROPRINTED SIGNATURE LINES. THE ABSENCE OF WHICH MAY INDICATE A FRAUDULENT CHEQUE.

Westpac
341 GEORGE ST SYDNEY NSW

Westpac Banking Corporation

10 / 09 / 2018

Pay THE ONE CAPITAL GROUP PTY LTD or bearer

The sum of EIGHT HUNDRED AND THIRTY-SIX THOUSAND DOLLARS ONLY

\$ - 836,000.00

PRIME HURSTVILLE PTY LTD

NOT NEGOTIABLE



The One Capital Group Pty Ltd
ABN: 39 600 814 131

TAX INVOICE

Invoice To:

Prime Hurstville Pty Ltd
1705 Level 17, 219-227 Elizabeth St
Sydney NSW 2000

Date: 4 Sept 2018

Invoice No: 100005

Item	Description	TOTAL
1	<p>Balance of release for fees for 61-67, 71A and 75 Forest Road, 126 Durham Street Hurstville NSW 2220</p> <p>(This invoice will be deducted off the final fees at gazettal of Landmark Square)</p> <p>Please disburse cheques as follows:</p> <ul style="list-style-type: none"> SK Legal Pty Ltd T/as SK Law - \$55,000 Investment Alliance Group Pty Ltd - \$104,500 Landmax Group Pty Ltd - \$115,500 	\$ 250,000.00
Sub Total		\$ 250,000.00
GST		\$ 25,000.00
TOTAL		\$ 275,000.00

Please make cheques payable to: See above

SK LEGAL PTY LTD T/AS SK LAW

Solicitor

Level 6, 234 George Street

SYDNEY NSW 2000

ABN 27400198395

3 September 2018

TAX INVOICE

TO: The One Capital Group Pty Ltd
Suite 3C, 124 Forest Road
Hurstville. NSW. 2220
ABN: 39 600 814 131

GENERAL

Legal fees under deed of
settlement between The One
Capital Group Pty Ltd,
Investment Alliance Group Pty
Ltd, Aoyun and Wayne dated 4
September 2018

\$50,000.00

GST \$5,000.00

TOTAL DUE AND PAYABLE**\$55,000.00**Remittance advance

Please pay to:

ANZ

BSB 012 013

A/C No [REDACTED] 6628

Investment Alliance Group Pty Ltd



TAX INVOICE

INVOICE #040918

DATE: SEPTEMBER 4, 2018

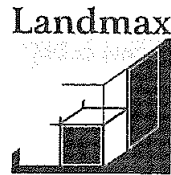
The One Capital Group Pty Ltd
 Suite 3C, 124 Forest Road
 Hurstville, NSW, 2200
 ABN: 39 600 814 131

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Consultancy Fee	\$95,000	\$95,000
Payment to be deposited into the following account:		SUBTOTAL	\$95,000
Bank: Westpac		GST	\$9,500
Account Name: Investment Alliance Group Pty Ltd (ACN 167926007)			
BSB: 032044 ACCOUNT NUMBER [REDACTED] 532		TOTAL DUE	\$104,500

Investment Alliance Group Pty Ltd (ABN 59167926007)
 Suite 2, Level 6 234 George Street
 Sydney NSW 2000

NEW/RECEIVED

Date 16th August 2018
 Invoice # 1011



Landmax Group P/L
 ABN: 68 614 808 712
 GPO Box 7070
 Sydney 2000
 +612 411198073
 Landmaxgroup@gmail.com

TO [Click here to enter text](#)
 The One Capital Group P/L
 Suite 3C, 124 Forest Road Hurstville NSW 2220
 [Phone] (02)
 Customer ID [One Cap]
 ABN: 39 600 814131

Payment Instructions

ACCOUNT NAME	ACCOUNT DETAILS	BANK	PAYMENT TERMS
Landmax Group P/L	BSB: 012401 Account [REDACTED] 4658	ANZ	Due on receipt

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Agreed Settlement Payment for 71A & 61-67 Forest Road Hurstville	\$105,000	\$105,000
SUBTOTAL			\$105,000
GST			10,500
TOTAL			\$115,500

SECURITY FEATURE: THIS CHEQUE CONTAINS MICROPRINTED SIGNATURE LINES, THE ABSENCE OF WHICH MAY INDICATE A FRAUDULENT CHEQUE

Westpac

341 GEORGE ST SYDNEY NSW

Westpac Banking Corporation

13 / 12 / 2019

Pay: Vertex Corporation Pty Ltd or bearer

The sum of One Million and one Hundred

Thousand Dollars

\$ 1,100,000.00

PRIME HURSTVILLE PTY LTD

NOT NEGOTIABLE



⑈ 200037 ⑈ 03 200 143 ⑈ 932 ⑈

PAID
13 DEC 2019

BY:



Westpac

Westpac Banking Corporation

13 / 12 / 2019

341 GEORGE ST SYDNEY NSW

Pay: Vertex Corporation Pty Ltd or bearer

\$ 1,100,000.00

The sum of One Million and one Hundred

Thousand Dollars

PRIME HURSTVILLE PTY LTD

NOT NEGOTIABLE

SECURITY FEATURE: THIS CHEQUE CONTAINS MICROPRINTED SIGNATURE LINES. THE ABSENCE OF WHICH MAY INDICATE A FRAUDULENT CHEQUE.

⑈ 200037 ⑈ 03 2⑈ 143⑈

⑈ 3 2⑈

PAID
13 DEC 2019

BY:

INVOICE

Company Name	Vertex Corporation Pty Ltd	Invoice # : 0112082020
Address	Unit 11, 33 Macmhon St, Hurstville NSW 2220	
ABN	53 631 846 627	

Customer		Date
Company Name	Prime Hurstville Pty Ltd	Wednesday, 12 August 2020
Address	Level 30.02, 420 George St	
City	Sydney NSW 2000	

Description	TOTAL
On account of agreed consultancy fees to be part paid subject to the gazettal of Landmark Site re-zoning	\$ 1,000,000.00
Subtotal	\$ 1,000,000.00
Payment	TOTAL
EFT	\$ 1,100,000.00
GST	\$ 100,000.00
10.00%	\$ 100,000.00

Bank Westpac
Branch Hurstville Branch
Account name Vertex Corporation Pty Ltd
BSB 032 055
A/C [REDACTED] 646
Reference Invoice No.

Thank you for your Business