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12 May 2006

Arthur and Fiona Cristian
 11 Roycroft Street
 BOWRAL NSW 2576


 DIBBS ABBOTT STILLMAN LAWYERS

Facsimile: 02 4861 1113

Dear Mr and Mrs Cristian

**PERPETUAL LIMITED
 ARTHUR CRISTIAN & FIONA CRISTIAN
 LOAN ACCOUNT NUMBER 71389870
 Our Ref: JAB/GTB/3301650**

We act for Perpetual Limited ("Perpetual").

We refer to your telephone discussion today with our Gary Koning.

We confirm that Perpetual has taken possession of the property described in folio identifier 54/755903, known as 40 Warrain Crescent, Currarong, NSW ("the Property"). Perpetual took possession of the Property pursuant to its rights as mortgagee and as a consequence of your failure to make loan repayments pursuant to the terms of your Macquarie Mortgage Saver Home Loan contract.


~~Perpetual intends to proceed to sell the Property.~~

Perpetual will seek appraisals from Real Estate agents and then select an agent to proceed with the marketing and sale of the Property.

Perpetual does not intend to allow any further access to the Property, except to allow you supervised access to remove your personal effects from the Property. Please contact Tony of Tagma on (07) 3351 1632 or 0419 729 447 to make these arrangements.

Perpetual is prepared to consider the sale of the Property with the holiday rental website on which the property is advertised. Perpetual will seek the advice of its appointed real estate agent in this regard.

Yours faithfully
Dibbs Abbott Stillman


 Gary Koning
 Senior Associate
 Email: gary.koning@daslaw.com.au
 Direct Line: 61 2 8233 9789

Partner Responsible: Gerard Breen

063189 v1 SYDNEY GKONING 12.05.06

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 F 61 7 3100 5001

Canberra
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Perth
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