

Contact : Anthony Ryan
Phone : (07) 4132 8900
Email : aryan@pbllaw.com
Our Ref : BU007784M:20211421:APR:JY

16 December 2021

SB Burke Super Pty Ltd
As trustee for the SB Burke Superfund
C/- Mr S & Mrs B Burke
427 Bonna Road
BRANYAN QLD 4670

and by email

Dear Mr & Mrs Burke,

**Re: SB Burke Super Pty Ltd sale to Bindansuper Pty Ltd
Property – 41 Alexandra Street, Bundaberg East**

We are pleased to confirm that settlement of this matter was effected electronically via on 16 December, 2021.

Settlement

We have **enclosed** a copy of the final settlement statement, together with the PEXA Settlement Record, which sets out the adjustments to the purchase price and details of the cheques provided at settlement for the balance purchase price.

At settlement, the Buyer provided cheques for the balance purchase price in exchange for a signed transfer of the Property.

We have deposited the sum of \$572,327.20 to your credit with National Australia Bank as instructed. This amount has been calculated in accordance with the **attached** Settlement Statement.

Settlement Adjustments

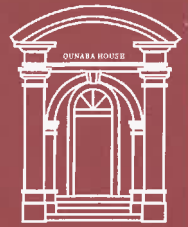
As rates and fire service levy in respect of the subject property were paid for the current rate period, an adjustment was made in your favour. You are not liable for payment of any further rates on the land sold.

An adjustment was also made in the Buyer's favour in respect of the water meter reading on the property. The adjustment represents the unpaid water usage on the Property. You are not liable for any further payments.

Commission

At Settlement the amount of \$9,635.00 was paid to LJ Hooker Bundaberg as instructed and we **enclose** herewith a copy of the Agent's tax invoice for your records.

As settlement has been effected and possession delivered to the Buyer the Property is no longer at your risk and you may now cancel any insurances relating to the Property.



ESTABLISHED 1887

PAYNE
BUTLER
LANG

SOLICITORS &
NOTARY PUBLIC

Partners

Anthony Ryan
Notary Public
Bruce Dalton
Glen Krebs
Geoffrey Cunningham
Jason Greig
Amanda Weier

Solicitor
Jessica Yates

QUNABA HOUSE
2 Targo St
Bundaberg Q 4670

PO Box 649
Bundaberg Q 4670

Telephone
(07) 4132 8900
Facsimile
(07) 4152 2383
info@pbllaw.com
www.pbllaw.com

Statutory provisions exist whereby all relevant government departments will be notified of the change of ownership when the transfer is lodged for registration.

In accordance with your authority we have deducted our fees from the settlement moneys. We will forward a memorandum of our fees and outlays in due course.

We wish to take this opportunity to thank you for your instructions. If we can be of assistance to you in any other matter, please do not hesitate to contact us.

Yours faithfully
PAYNE BUTLER LANG



Anthony Ryan LL.B, FANZCN
Senior Partner
Notary Public

e.mail:- aryan@pbllaw.com
Encl.



The partners and staff of Payne Butler Lang wish you a Merry Christmas and a Prosperous New Year. We advise that this office will be closed from 5.00pm on Friday 24th December 2021 and will re-open on Tuesday, 4th January 2022.

SETTLEMENT STATEMENT

SB BURKE SUPER PTY LTD SALE TO BINDANSUPER PTY LTD
PROPERTY - 41 ALEXANDRA STREET, BUNDABERG EAST

20211421: APR:JY

BPI DUE: 10/11/2021
SPEC. COND. 1: 13/12/2021 (Subject to Sale)
SETTLEMENT DATE: 3 Business Days after the Buyer gives notice under special condition 1.3 (4) that the condition in special condition 1.1 (3) has been satisfied or waived.
16/12/2021
TIME: 1pm
VENUE: PEXA217099254
ATTENDING: PBL + Lever Law

FIGURES: -

Contract Price			\$	595,000.00
Less	<u>Deposit</u>			
	REA Trust Account	\$	10,000.00	
	<u>Rent</u>			
	Paid to 15 December 2021			
	<u>Water Consumption:</u>	\$	94.01	
	<u>Water Usage Adjustment</u>			
	(9kl/48d = 0.1875kl/d x \$1.19 x 64d)	\$	14.28	\$ 10,108.29
				\$ 584,891.71
Plus	<u>Rates Adjustment</u>			
	(\$3,574.64 /184 days x 15 days)	\$	291.41	
	<u>BRC Change of Ownership Fee</u>	\$	70.00	\$ 361.41
				<u>\$ 585,253.12</u>

CHEQUES: -

1.	PEXA	\$	117.92
2.	Bundaberg Regional Council	\$	70.00
3.	Payne Butler Lang Trust Account	\$	3,103.00
4.	LJ Hooker Bundaberg	\$	9,635.00
5.	SB Burke Super Pty Ltd (Bank Cheque)	\$	572,327.20
		\$	<u>-585,153.12</u>

this should be 585,253.12

SETTLEMENT INSTRUCTIONS

Hand over at Settlement

Release of Mortgage - N/A
Cheque No./s: ** to **
Transfer Documents (if not already provided)

Collect from Settlement

Cheque No./s: ** to **



Financial Settlement Statement

Settlement Details

Subscriber: PAYNE BUTLER LANG
 Subscriber Reference: 20211421:Burke:APR
 PEXA Workspace ID: PEXA217099254
 Subscriber Role: Proprietor on Title
 Settlement Date: 16/12/2021

Signature(s):

Certifications:

PAYNE BUTLER LANG certifies that all financial information in the financial settlement schedule is accurate.

PAYNE BUTLER LANG hereby agrees to the financial settlement schedule details listed in this statement and agree to the fees that will be charged as a result of this settlement transaction.

PAYNE BUTLER LANG understands that if the settlement time is extended during the settlement run due to a delay, this document will not automatically become unsigned. A user will then be able to stop settlement in the financial settlement schedule if they wish.

PAYNE BUTLER LANG certifies that the Balance due to Vendor provided is accurate and agreed.

Balance due to Vendor : \$ 585,253.12

This is the amount that the Vendor will receive from the Purchaser as calculated by purchase price minus deposit paid plus/minus net adjustments as per the Settlement Statement.

Destination Financial Line Item(s):

	Transaction ID	Category	Account Name	Account Details	Amount
1	PEXA217099254D01F	Council Rates	BUNDABERG COUNCIL SEARCHES (341461)	48813	\$ 70.00
2	PEXA217099254D02F	Professional Fees	Payne Butler Lang Trust Account	064403 10214433	\$ 3,103.00
3	PEXA217099254D03F	Other	LJ Hooker Bundaberg Trust Accoun	184446 303778963	\$ 9,635.00
4	PEXA217099254D04F	Vendor's Funds	SB Burke Super Pty Ltd as trustee	084571 245562271	\$ 572,327.20
5	PEXA217099254D07F	PEXA Fees	PEXA	N/A	\$ 117.92

Total Destination Amount:

\$ 585,253.12

Back

Tax Invoice

SB Burke Super Pty Ltd

due 16/12/2021

Invoice Date
30/11/2021

Invoice #
551997

ABN
61788789240

Property Address
41 Alexandra Street Bundaberg East

OLSEN PROPERTY INVESTMENTS
PTY LTD AS TRUSTEE FOR THE
OPI TRUST

<https://bundaberg.ljhooker.com.au/>
0741318000

Po Box 1164 Bundaberg Qld 4670

Items

description	GST	amount (inc. GST)
Commission for sale of 41 Alexandra Street, Bundaberg East QLD 4670	10%	\$19,635.00
	Sub Total exc. GST	\$17,850.00
	GST	\$1,785.00
	Invoice Total	\$19,635.00
	LESS Paid or Credited	\$0.00
	BALANCE DUE	\$19,635.00



Payment Advice

deposit details

Bank: Macquarie Bank Limited
BSB: 184 446
Account Number: 303778963
Account Name: LJ Hooker Bundaberg Trust Account

customer SB Burke Super Pty Ltd

invoice # 551997

reference Alexandra41

amount due \$19,635.00

due date 16/12/2021



Bundaberg

14 Bourbong Street
Bundaberg QLD 4670
T 07 4131 8000
F 07 4131 8080
E bundaberg@ljh.com.au

LJ Hooker - Bundaberg Settlement Statement

14 Bourbong Street Bundaberg Qld

OLSEN PROPERTY INVESTMENTS PTY LTD AS TRUSTEE FOR THE OPI TRUST

ABN. 61788789240

Tax Invoice

TO: SB Burke Super Pty Ltd
Payne Butler & Lang
C/-

Property: 41 Alexandra Street, Bundaberg East

Salesperson: Nathan Powell

Settlement Date: 16/12/2021

Vendor: SB Burke Super Pty Ltd

Purchaser: Bindasuper Pty Ltd as Trustee

Sale Price: \$595,000.00

Deposit in Trust Received: \$10,000.00

Balance on commission invoice #551997 (Alexandra41)	\$19,635.00
Balance due to OLSEN PROPERTY INVESTMENTS PTY LTD AS TRUSTEE FOR THE OPI TRUST	\$9,635.00

**All items listed above include GST where applicable*

bundaberg.ljhooker.com.au

Olsen Property Investments Pty Ltd as Trustee
for the OPI Trust T/A
L J Hooker Bundaberg
ABN 61 788 789 240



Date Generated: 16/12/2021

Settlement Completion Record

Settlement Details:

Subscriber: PAYNE BUTLER LANG
Subscriber Role: Proprietor on Title
Subscriber Reference: 20211421:Burke:APR
For sale or refinance of: 41 Alexandra Street, BUNDABERG EAST QLD
Land Title Reference: 4670
16549244
Total funds settled via PEXA: \$ 758,650.03
Funds not included in PEXA Financial Settlement: \$ 0.00
Net Adjustments: \$ 0.00
PEXA Workspace ID: PEXA217099254
Settlement Date: 16/12/2021

Signature(s) on Settlement Statement:

Anthony Peter Ryan - 16/12/2021 12:11 AEST

Other Workspace Participants

Incoming Proprietor LEVER LAW

Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	721350109	\$ 595,000.00	\$ 10,000.00	\$ 585,000.00

Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA217099254 S01F	Purchaser's Equity	-	-	-	LEVER LAW	\$ 758,650.03
					Total		\$ 758,650.03

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA217099254 D02F	Professional Fees	Payne Butler Lang Trust Account	064403 10214433	PAYNE BUTLER LANG	\$ 3,103.00
2	PEXA217099254 D07F	PEXA Fees	PEXA Fee Account	-	PAYNE BUTLER LANG	\$ 117.92
3	PEXA217099254 D09F	Other (BPAY)	-	-	LEVER LAW	\$ 19,800.00
4	PEXA217099254 D05F	Lodgement Fees	Lodgement Fee Account - QLD	-	LEVER LAW	\$ 1,751.00
5	PEXA217099254 D01F	Council Rates	BUNDABERG COUNCIL SEARCHES (341461)	48813	PAYNE BUTLER LANG	\$ 70.00
6	PEXA217099254 D06F	PEXA Fees	PEXA Fee Account	-	LEVER LAW	\$ 117.92



Date Generated: 16/12/2021

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
7	PEXA217099254 D08F	Professional Fees	-	-	LEVER LAW	\$ 1,700.00
8	PEXA217099254 D10F	Other	-	-	LEVER LAW	\$ 150,027.99
9	PEXA217099254 D04F	Vendor's Funds	SB Burke Super Pty Ltd as trustee	084571 245562271	PAYNE BUTLER LANG	\$ 572,327.20
10	PEXA217099254 D03F	Other	LJ Hooker Bundaberg Trust Accoun	184446 303778963	PAYNE BUTLER LANG	\$ 9,635.00
				Total		\$ 758,650.03