

SETTLEMENT STATEMENT

Unrelated party

MATTER: PARKER ATF PURCHASE FROM PATRICIA PROPERTY INVESTMENTS PTY LTD
PROPERTY: 115 TOONGARRA ROAD, WULKURAKA QLD 4305
SETTLEMENT DATE: 04 JUNE 2021
ADJUSTMENT DATE: 04 JUNE 2021
SETTLEMENT PLACE: COLIN BIGGERS AND PAISLEY, LEVEL 35, 1 EAGLE STREET, BRISBANE
SETTLEMENT TIME: 2:00PM

	Amount (\$)
CONTRACT PRICE	950,000.00
LESS DEPOSIT	10,000.00
	<u>940,000.00</u>
PLUS COUNCIL RATES	
\$2,657.40 paid for the quarter 01 April 2021 to 30 June 2021 Proportion being 26/91 days	759.26
	<u>940,759.26</u>
LESS WATER USAGE	
(based on previous usage) 19/04/2021 - 04/06/2021 = 46 days at 0.103kL per day = 4.738kL @ 405 cents per kL	19.19
	<u>940,740.07</u>
LESS WATER & SEWERAGE ACCESS FEE	
\$958.44 unpaid for the period 19 April 2021 to 18 April 2022 Proportion being 47/365 days	123.42
	<u>940,616.65</u>
LESS PRIOR UNBILLED WATER CHARGES	123.20
	<u>940,493.45</u>
LESS TRANSFER OF TENANT'S BOND	9,166.66
	<u>931,326.79</u>
BALANCE ON SETTLEMENT	<u>\$931,326.79</u>

Payee	Amount (\$)
1. Colin Biggers & Paisley	2,772.00
2. Ray White Ipswich	21,350.00
3. Patricia Property Investments Pty Ltd	907,204.79
TOTAL	<u>\$931,326.79</u>

Our Requirements at Settlement

1. Department of Resources \$3,044.00
2. Commissioner of State Revenue \$35,775.00



Matter No: 943723
Invoice No: B19823

7 June 2021

Mr AG, Ms C, Mr JJ & Mr BW Parker
150 Toongarra Road
WULKURAKA QLD 4305

TAX INVOICE

ACN: 159 062 745 / ABN: 93 159 062 745

RE: Parker ATF PURCHASE FROM Patricia Property Investments Pty Ltd

For our professional fees for all work undertaken with respect to purchase from Patricia Property Investments Pty Ltd including attending to all necessary documentation, searches, adjustments, and correspondence required to effect settlement
In excess of but to you, say

Total Fees (inclusive of GST) \$2,011.51

Disbursements subject to GST

Description	Amount
Doc-Search - 04/06 Attend S'ment on your behalf at Colin Biggers Paisley Bris	\$50.00
FileMan Pty Ltd - Secure retention and destruction services	\$29.00
Department of Transport & Main Roads: Property Search	\$35.74
QLD Land Tax Certificate - 634/CPCC2764	\$47.62
QLD: Plan Image - cpcc2764	\$29.57
QLD: Title Search - 50200907	\$25.75
Total	<hr/> \$217.68
GST	\$21.77
Total Disbursements subject to GST	<hr/> \$239.45

Disbursements not subject to GST

Description	Amount
Australian Financial Security Authority - PPSR Search	\$2.00
Ipswich City Council - Limited Plan & Dev, Cert of Classification, Hydraulic Services Plan	\$689.00
Queensland Government - Contaminated Land Register Search	\$53.00
Queensland Urban Utilities - Special Water Meter Reading	\$49.25
WBC - Bank cheque fee	\$10.00
Total Disbursements not subject to GST	<hr/> \$803.25

Invoice Total \$3,054.21
Less amount to be transferred from Trust \$3,054.21
Total Amount Now Due

\$0.00

With compliments

FALLU MCMILLAN LAWYERS

Per:

Shantel Wyllie
Solicitor

E & OE

ABN 93 159 620 745
Matter No: 943723
07 June 2021

Mr AG, Ms C, Mr JJ & Mr BW Parker
150 Toongarra Road
WULKURAKA QLD 4305

RE: Parker ATF PURCHASE FROM Patricia Property Investments Pty Ltd

TRUST STATEMENT

Date	Ref	Payee/Payer Details	Debit	Credit	Balance
31/05/2021	DD 6702	Mr AG, Ms C, Mr JJ & Mr BW Parker Settlement funds, transfer duty and our fees.	\$0.00	\$40,000.00	\$40,000.00
01/06/2021	DD 6703	Mr AG, Ms C, Mr JJ & Mr BW Parker Settlement funds, transfer duty and our fees.	\$0.00	\$300,000.00	\$340,000.00
02/06/2021	DD 6707	Mr AG, Ms C, Mr JJ & Mr BW Parker Settlement funds, transfer duty and our fees.	\$0.00	\$320,000.00	\$660,000.00
03/06/2021	DD 6716	Mr AG, Ms C, Mr JJ & Mr BW Parker Settlement funds, transfer duty and fees	\$0.00	\$313,200.00	\$973,200.00
04/06/2021	PY 11876	Patricia Property Investments Pty Ltd Bank Cheque for Settlement	\$907,204.79	\$0.00	\$65,995.21
04/06/2021	PY 11877	Colin Biggers & Paisley Settlement Cheque	\$2,772.00	\$0.00	\$63,223.21
04/06/2021	PY 11878	Ray White Ipswich Settlement Cheque	\$21,350.00	\$0.00	\$41,873.21
04/06/2021	PY 11879	Office of State Revenue Transfer Duty Payment	\$35,775.00	\$0.00	\$6,098.21
04/06/2021	PY 11880	Department of Resources Titles Office Filing Fee	\$3,044.00	\$0.00	\$3,054.21
			<u>\$970,145.79</u>	<u>\$973,200.00</u>	<u>\$3,054.21</u>

Less amount to be transferred on account of this invoice \$3,054.21
Balance of Trust Account \$0.00

E&OE
Fallu McMillan Lawyers

Trust Ledger

for all transactions

Matter **943723** Client Parker, Alan, Colleen, Jeremy & Bre

Long Description Parker ATF Andrell Employees Superannuation Fund & Parker ATF Toongarra Proeprty Fund PURCHASE FROM Patricia Property Investments Pty Ltd; Property 115 Toongarra Road, Wulkuraka QLD 4305
 Address 150 Toongarra Road WULKURAKA QLD 4305

Date/Bank	Refno	Description	Debit	Credit	Balance
31/05/2021	6702	Mr AG, Ms C, Mr JJ & Mr BW Parker		40,000.00	40,000.00
	T03 DD	Settlement funds, transfer duty and our fees.			
Cleared funds \$40,000.00			0.00	40,000.00	
			Balance	40,000.00	

Trust Summary

Code	Bank Name	Trust Balance	Cleared Balance	Protected Trust	Reserved Trust	Unprotected
T03	Fallu McMillan Lawyers Practice Account	40,000.00	40,000.00			40,000.00
		40,000.00	40,000.00	0.00	0.00	40,000.00

CURRENT TITLE SEARCH
 QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 39541101
 Search Date: 08/12/2021 08:54

Title Reference: 50200907
 Date Created: 24/12/1997

Previous Title: 40012858

REGISTERED OWNER

Interest

Dealing No: 721268012 19/11/2021

ALAN GEORGE PARKER	
COLLEEN PARKER	
JEREMY JOSEPH PARKER	
BRENDEN WILLIAM PARKER	TRUSTEE
UNDER INSTRUMENT 720845151	
TOONGARRA PROPERTY PTY LTD A.C.N. 654 264 990	
	TRUSTEE
UNDER INSTRUMENT 720845151	

1/2

1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 634 CROWN PLAN CC2764
 Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 40012858 (Lot 634 on CP CC2764)

ADMINISTRATIVE ADVICES - NIL
 UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2021]
 Requested By: D-ENQ GLOBALX