

**Our Reference** MGL:LOB:2020050100

**Contact Person:** Lauren O'Brien  
**Email:** lobrien@dbl.com.au  
**Partner Responsible:** Mark Lillicrap

**Please respond to:** Wynnum Office  
**Phone Number:** 07 3106 5600



10 March 2020

dbl.com.au  
ABN 32 181 430 481

Mr BJT Vote  
Bay Terrace (Qld) Pty Ltd atf The Bay Terrace Bare Trust  
12 Cynthia Court  
RIVERSIDE TAS 7250

**By Email:** eye.vote@me.com

Dear Brendan

**Transfer from Distribunet Australia Pty Ltd  
Property: 184 Bay Terrace, Wynnum**

We are pleased to advise that settlement of your purchase was completed on 6 March 2020.

Please find **enclosed**:

- Settlement Statement.
- Tax Invoice.

We draw your attention to the following matters:

### **SETTLEMENT AND REGISTRATION OF TRANSFER DOCUMENTS**

Your financier attended settlement and provided the advance in accordance with your loan offer document. Please refer to the settlement statement for the breakdown of funds distributed in accordance with your instructions.

At settlement the Seller handed to us the relevant Title documents in exchange for the Balance Purchase Price. We handed these documents together with the Transfer to your financier, who will attend to the registration of the property into your name, as well as registration of your mortgage. You should be notified by your mortgagee once the registration has taken place.

We advise that we **do not** follow up the financier regarding registration of the Title into your name. Should you not receive confirmation of registration from your financier within 6 weeks of settlement, we suggest you contact your financier or broker to ascertain the current position regarding the lodgement and registration of the Transfer and Mortgage into your name.

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Liability limited by a scheme approved under Professional Standards Legislation (personal injury work exempted)

#### **Brisbane CBD**

Level 25, 239 George Street  
GPO Box 82 Brisbane QLD 4001  
P 07 3225 5600 F 07 3229 5376

#### **Carina**

848 Old Cleveland Road  
PO Box 41 Carina QLD 4152  
P 07 3395 1800 F 07 3849 0635

#### **Morningside**

622 Wynnum Road  
PO Box 602 Morningside QLD 4170  
P 07 3899 0722 F 07 3899 0733

#### **Wynnum**

212 Bay Terrace  
PO Box 811 Wynnum QLD 4178  
P 07 3106 5600 F 07 3106 5601

## **CHANGE OF OWNERSHIP – LOCAL AUTHORITY**

The Land Titles Office will inform the local government and various government departments of the change of ownership of the Property so that relevant records may be updated. This should ensure that all future notices for the Property are directed to you.

You should notify the local authority if you change your postal address in the future.

Council may impose an ownership transfer fee on the property transaction. If any fee is payable, this fee will appear on your next rates notice. We recommend that you contact Council to ascertain whether any exemptions with respect to transfer fees apply to you.

## **RENTAL ADJUSTMENT**

We note the agent attended to all rental adjustments in relation to this transaction.

## **RATES, ACCESS CHARGES AND WATER CONSUMPTION**

Rates have been paid to the end of the current rating period in accordance with the search results received from Council. Once the property has been transferred into your name, Council will issue a supplementary rate advice reflecting the full rates from the date of sale. If the previous owner was a pensioner, a rebate adjustment will be made. As mentioned above, Council may also charge a change of ownership fee, this will appear on the next rating notice and will be payable by you.

## **PROFESSIONAL COSTS AND OUTLAYS**

As the matter is now finalised, we enclose our Tax Invoice. You will see that we retained the tax invoice amount from the purchase monies at settlement on account of costs and outlays.

As this brings the matter up to date, we are closing our file. We take this opportunity to thank you for your instructions and your timely attention to matters which arose from time to time.

In case there are other matters in which we may assist you, we advise that our areas of practice include:

- Property/Conveyancing including Leasing,
- Commercial Law including Buying and Selling of Businesses
- Leasing and Commercial Property
- Construction Law
- Litigation
- Administration of Wills and Estates
- Insolvency
- Enduring Powers of Attorney
- Injury Claims
- Criminal Law

- Family and Relationships Law
- General Practice

Please do not hesitate to contact us should you require assistance with any matter in the future.

Yours faithfully

**DBL Solicitors**



**Lauren O'Brien**  
Senior Solicitor

Encl.

# SETTLEMENT STATEMENT

Prepared: 4 March 2020

Re: **BAY TERRACE (QLD) PTY LTD TRANSFER FROM DISTRIBUNET PTY LTD AS TRUSTEE**

**PREMISES: 184 BAY TERRACE, WYNNUM**  
Property: **184 BAY TERRACE, WYNNUM**  
Matter No: **2020050100**

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**Adjustment Date:** 6 March 2020  
**Settlement Date:** 6 March 2020  
**Settlement Place:** SAI Global  
**Settlement Time:** 2:15pm

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<b>CONTRACT PRICE</b>	\$1,200,000.00
<b>LESS DEPOSIT</b>	\$0.00
<b>BALANCE</b>	<u>\$1,200,000.00</u>

## PLUS BUYER ALLOWANCES

<b>Council Rates</b> 1/01/2020 - 31/03/2020 \$1,757.50 Fully Paid - buyer allows 25 / 91 days	\$482.83
<b>Sewerage Charges</b> 1/01/2020 - 31/03/2020 \$141.72 Fully Paid - buyer allows 25 / 91 days	\$38.93
<b>Sewerage Charges</b> 1/01/2020 - 31/03/2020 \$425.25 Fully Paid - buyer allows 25 / 91 days	\$116.83
	<u>\$1,200,638.59</u>

## LESS SELLER ALLOWANCES

<b>Water Access Charges</b> 1/01/2020 - 31/03/2020 \$58.77 Unpaid - seller allows 66 / 91 days	\$42.62
<b>Water Consumption</b> last meter reading 10/12/2019 Average: 0.1094 kL per day - seller allows 87 days - Total: 9.52 kL	
Tier 1 Consumption 9.52 kL at \$0.7930 per kL	\$7.55
State Bulk Water Charge 9.52 kL at \$3.0170 per kL	\$28.72
	<u>\$36.27</u>

<b>BALANCE AT SETTLEMENT</b>	<u><u>\$1,200,559.70</u></u>
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## CHEQUES DRAWN AT SETTLEMENT:

1. Australia and New Zealand Banking Group Limited	\$1,200,559.70
<b>Total Cheques:</b>	<u><u>\$1,200,559.70</u></u>

## ADDITIONAL CHEQUES REQUIRED AT SETTLEMENT:

2. Commissioner of State Revenue	\$49,525.00
3. DBL Solicitors	\$2,757.66



**SCHEDULE FOR TAX INVOICE NO. 538493**

<b>Date</b>	<b>Person</b>	<b>Details</b>	<b>Total</b>
07/02/2020	KGB	Telephone out to client regarding transfers and telephone out to accountant seeking copy of signed bare trust.	
07/02/2020	KGB	Email Out to bank seeking update and providing transfers.	
07/02/2020	KGB	Email Out to client with update.	
17/02/2020	LOB	Attendance	
20/02/2020	LOB	Attendance	
20/02/2020	KGB	Email Out to Thomson Geer enclosing documentation.	
26/02/2020	LOB	Telephone out to bank, telephone out to seller, telephone out to client, email to bank.	
26/02/2020	KGB	Attendance to draft stamping.	
27/02/2020	KGB	Email Out to client enclosing Form 20.	
27/02/2020	KGB	Email Out to bank enclosing Priority Notice.	
29/02/2020	LOB	Emails in and out with client.	
03/03/2020	KGB	Telephone out to ANZ booking settlement.	
04/03/2020	KGB	Telephone In from Thomson Geer booking settlement.	
04/03/2020	KGB	Drafting settlement statement.	
04/03/2020	LOB	Attendance preparing for settlement.	
05/03/2020	KGB	Attendance to preparation for settlement.	
<b>Total Fees</b>			<b>\$800.00</b>

**Form 2**

*Legal Profession Act 2007 (s 331(3))*  
**FORM OF NOTIFICATION OF CLIENT'S RIGHTS**  
*Your rights in relation to legal costs*

The following avenues are available to you if you are not happy with this bill:

- requesting an itemised bill
- discussing your concerns with us
- having our costs assessed
- applying to set aside our costs agreement

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet titled Your right to challenge legal costs. You can ask us for a copy, or obtain it from your local law society or law institute (or download it from their website)

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Thank you for asking us to act for you.

Hackers have targeted matters like yours and have diverted funds from intended accounts. This has meant clients of law practices across Australia have lost money. You can help reduce this risk.

## **Client Cyber Alert**

To DBL SOLICITORS. If I provide instructions to you to act for me then I:

**X WILL NOT**

Transfer any money more than \$10,000 **without first** telephoning your law practice to verbally confirm the account number, details and amounts.

**X WILL NOT**

Contact you using a phone number listed in any communication from you that asks for money or sets out account numbers or details **without first** checking the phone number in a prior separate paper communication from you or checking your website or white or yellow pages telephone listing.

**X WILL NOT**

Open attachments, click on hyperlinks or download buttons in unexpected emails **without first** contacting the sender to check legitimacy.

**✓ WILL**

Contact your law practice if in any doubt about emails or other electronic communications that appear to have come from you.

**✓ WILL**

Give the same warnings to anyone else we know who is involved in the matter (e.g. the agent, broker, family member involved or any other third party) and may also be involved in transferring money.

**✓ WILL**

Contact you by telephone to confirm verbally any changes to our bank account details.



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