

G.A. SCLIPPA Solicitor
Gregory Amlio Scippa

P.O. Box 1417, Mareeba, Q. 4880.
2a Middlemiss Street, Mareeba
ABN 95 395 155 409

Phone: 07 4092 4864
Fax: 07 4092 4865
Our Ref: GS:1v:8684

8 September 2021

Your Ref:

Venanzio Loreto Pietrograzia and
Flavia Maria Pietrograzia as trustee
PO Box 93
MAREEBA QLD 4880
Post

Dear Flavia and Vince,

**RE: YOUR PURCHASE FROM JOHN RICHMOND BARNES AND LAUREL BARNES
11 BETHEL CLOSE, MAREEBA QLD 4880**

I confirm that the contract for your purchase of 11 Bethel Close,
Mareeba for \$340,000.00 has been signed by all parties and dated 25
August 2021. I emailed to you a copy of the signed contract on
25/08/2021. I note you have paid the deposit of \$34,000.00 to Lilley
Grose & Long Solicitors (copy trust account receipt attached). I thank you for
issuing your instructions to my firm.

I confirm the contract is not subject to you obtaining finance
approval.

The contract is subject to you obtaining satisfactory building and
pest inspections by 8 September 2021. I understand you have done the
building/pest inspections and are happy with the reports and want to
proceed with the purchase.

As part of the building inspection condition I have undertaken a
Building File search through the Mareeba Shire Council to check if any
building approvals issued have final inspections done. I enclose a
copy of the Mareeba Shire Council building file search result.

I draw your attention to the "INCLUDED CHATTELS" at Page 3 of the
Contract, namely Dishwasher, Clothes Dryer and Television.

You should take out INSURANCE as the property is at your risk from the
date of the Contract.

I will commence all the usual property searches and preparation of
documents in readiness for settlement which is scheduled for 24
September 2021.

I estimate my fees and outlays in this matter will be:-

Professional Costs & petties	\$ 1,450.00
Searches and outlays	\$ 450.00
Registration fees	\$ 789.00
Stamp Duty	\$10,325.00
	<u>\$13,014.00</u>

105
 JOHN DAVIS, Surveyor General, being an approved person in terms of Section 19 of the Evidence Act 1917 certify that this plan was made as a permanent record of a document in my custody as under by receipt.

DRAWING OF PLAN MUST BE RESTRICTED TO THE SPACE INSIDE THE BLUE LINES

FOR OPENING NOTIFICATIONS SEE BACK

105
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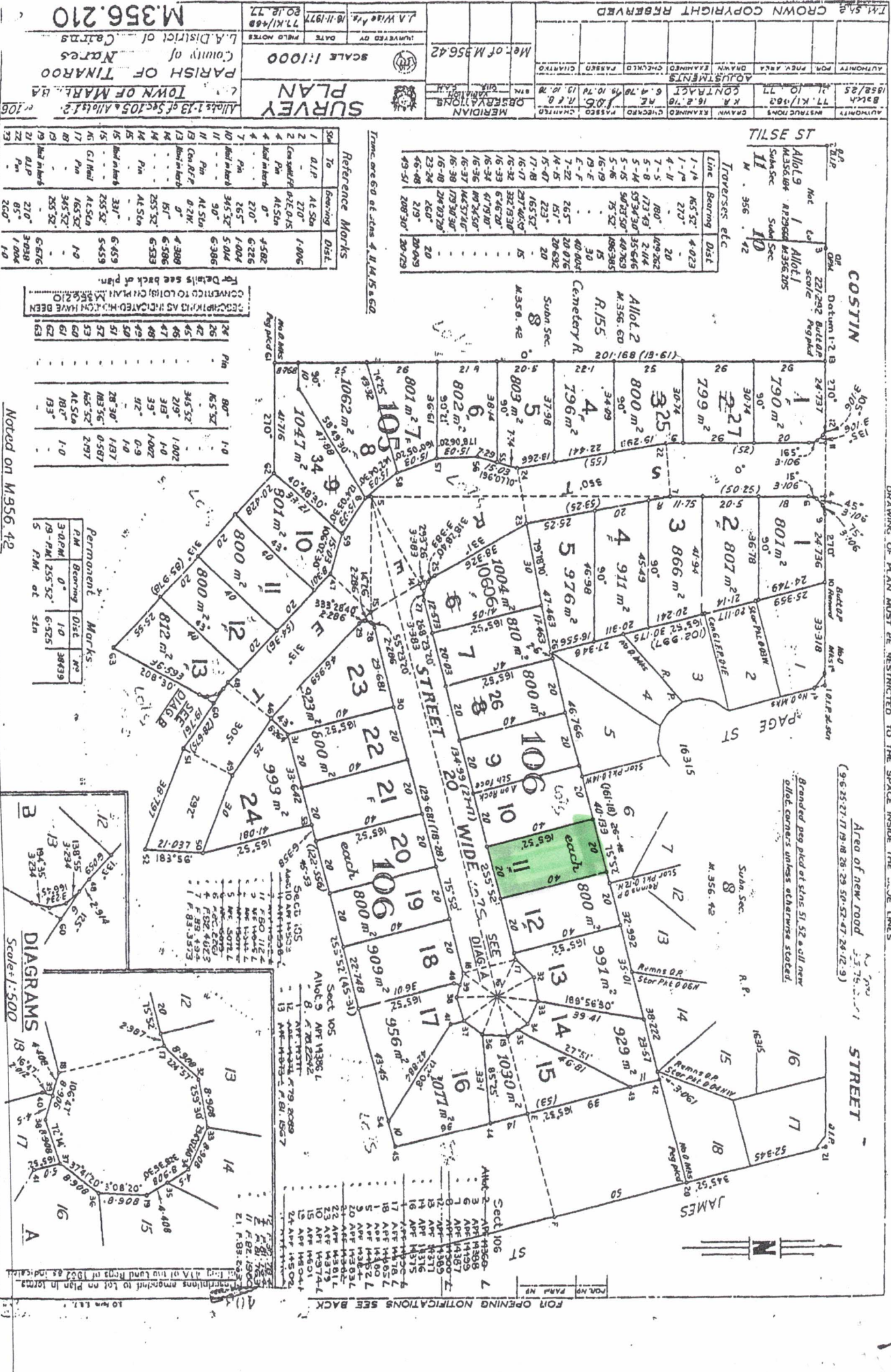
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Venanzio Loreto Pietrograzia and
Flavia Maria Pietrograzia as trustee

2021

The above stamp duty amount is calculated at the full investment rate.

For your records I advise my Trust Account details as follows:-

GA SCLIPPA SOLICITOR TRUST ACCOUNT
NATIONAL AUSTRALIA BANK
BSB: 084 797 / ACCOUNT NO. 52581 6918
REFERENCE: pietrograzia

The names on the Contract are **Venanzio Loreto Pietrograzia and Flavia Maria Pietrograzia at the Pietrograzia Superannuation Fund**. Unless I hear from you to the contrary these are the names that I will use on the Transfer documents to go on the ownership of the property.

I enclose a copy of a plan on which I have highlighted **Lot 11**. Please confirm that this is in fact the property you intend to purchase by signing and returning the plan to me.

You should take the opportunity prior to settlement to inspect, measure and/or survey the property boundaries to ensure that no improvements which have been built by neighbours encroach on the property you are buying nor that any improvements you are buying encroach on neighbours' property. You have rights under the contract to terminate the contract or claim compensation prior to settlement if there are any material or other encroachments. Therefore, it is recommended that you inspect or have the property boundaries inspected/surveyed with these matters in mind prior to settlement and let me know immediately if there are any encroachments.

COVID-19 WARNING

As you are aware the **COVID-19** situation unfolding worldwide is having unprecedented impacts on interpersonal interactions and business functions. While my office is currently endeavouring to function as normal, I anticipate the possibility that there will be significant disruptions to some services that may affect your transaction.

Given that you have a current/new conveying transaction underway, I feel it necessary to advise that there is a prospect that your matter may be impacted by unfolding events. A widespread lockdown or closure could have unknown impacts.

If you foresee any factor or circumstance that you know will or may impact on your transaction or your ability to remain in contact with me over any potential closure periods, please urgently advise my office. If my office is required to close at any time, I will notify you, until then you should continue to call us on our practice's known verified phone number mentioned above.

I cannot guarantee that there will not be delays or impacts on your transaction as a result of the evolving situation.

Venanzio Loreto Pietrograzia and
Flavia Maria Pietrograzia as trustee

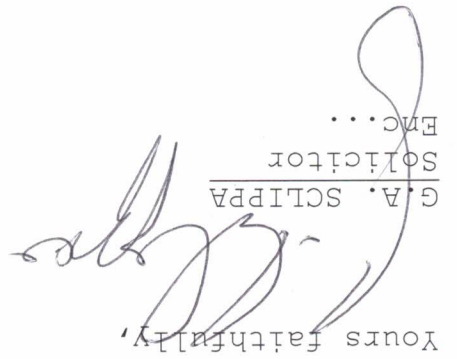
Page 3
Wednesday, 8 September

2021

I will contact you again as the matter progresses to collect funds and
finalise settlement arrangements.

In the meantime, should you have any queries please do not hesitate to
contact me.

Yours faithfully,



G.A. SCIPPA
Solicitor
Enc...

Liability limited by a scheme approved under professional standards legislation.

LILLEY, GROSE & LONG

Solicitors

PO Box 156
Atherton Qld 4883
Ph. 07 4091 2655
Fax. 07 4091 2325
mail@igl.com.au
ABN: 51 817 571 060

Trust Account Receipt

Venanzio Loreto Pietrograzia and Flavia Maria Pietrograzia
as trustees for The Pietrograzia Superannuation Fund
PO Box 93
MAREEBA QLD 4880

Date: 25/08/2021
Date Entered: 25/08/2021
Receipt No: 15212

Received From:

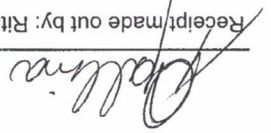
Venanzio Loreto Pietrograzia and Flavia Maria
Pietrograzia as trustees for The Pietrograzia
Superannuation Fund
PO Box 93
MAREEBA QLD 4880

Account Name: LILLEY GROSE & LONG TRUST
ACCOUNT
Bank: WESTPAC
BSB: 034160
Account Number: 001

Payment Method	Total Amount	Amount in words
Personal Cheque Drawer: V&F Pietrograzia ATF The Pietrograzia Superannuation Fund	\$34,000.00	Thirty Four Thousand Dollars

Matter No	Client	Description	Reason	Amount
55653	Mr John Richmond Barnes & Mrs Laurel Barnes	Sale - 11 Bethel Close Mareeba	On Account of Deposit Money - 11 Bethel Close, Mareeba	\$34,000.00

Receipt made out by: Rita Gallina
On behalf of Lilley Grose & Long





Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880
P: 1300 308 461
F: 07 4092 3323
W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

Council Ref: DEV-SEA:RP:krp
APP No.: CerB/21/0143
Your Ref:

31 August 2021

GA Scippa Solicitor
PO Box 1417
MAREEBA QLD 4880

Dear Sir/Madam

**BUILDING FILE SEARCH - Lot 11 M 356210
PROPERTY ADDRESS - 11 Bethel Close MAREEBA QLD 4880**

With reference to the above-mentioned request I advise that a search of Council's building records has been conducted. The following list of permit/s details are recorded against the property.

DESCRIPTION	PERMIT	APPROVAL DATE	FINAL APPROVAL DATE
Building: Dwelling	8009/4557	24 September 1980	26 January 1982
Carport	8505/6255	20 May 1985	Not on Council Record

DESCRIPTION	PERMIT	APPROVAL DATE	FINAL APPROVAL DATE
Plumbing: Dwelling	8009/1087	18 September 1980	26 January 1982

Furthermore there are no requisitions in the form of outstanding notices or orders recorded.

For further information please contact Council's Building Services Department, on 1300 308 461.

Yours faithfully

ROBERT PRIZMIC
[Signature]

SUPERVISOR BUILDING AND PLUMBING COMPLIANCE

DISCLAIMER

The information in this Building File Search is supplied on the basis of information found on Council files and onsite observations where applicable, made by Council officers. Persons making decisions with financial or legal implications must not rely upon this Building File Search for the purpose of determining whether any particular facts or circumstances exist and Mareeba Shire Council (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

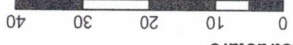


Date: 19/08/2021

State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:
This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or damage or inconvenience caused as a result of reliance on information or data contained in this map.

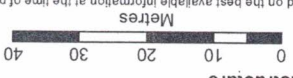




Date: 19/08/2021

State Planning Policy

Making or amending a local planning instrument and designating land for community infrastructure



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SETTLEMENT STATEMENT

BUYER:	Venanzio Loreto Pietorgrazia and Flavia Maria Pietorgrazia
SELLER:	John Richmond Barnes and Laurel Barnes atf Pietorgrazia Superannuation Fund 11 Bethel Close, Mareeba
PROPERTY:	11 Bethel Close, Mareeba
SETTLEMENT DATE:	Friday 24 September 2021
SETTLEMENT PLACE:	
SETTLEMENT TIME:	

Figures:-

Purchase price	\$340,000.00
LESS Deposit	\$ 34,000.00
	<u>\$306,000.00</u>
PLUS Rates Adjustment	\$ 812.05
	<u>\$306,812.05</u>
PLUS Pensioner Rebate adjustment	\$ 126.89
	<u>\$306,938.94</u>
LESS Water Usage adjustment 101kls / 70 days x 86 days x \$0.7598	\$ 94.28
	<u>\$306,844.66</u>

PLUS Professional Costs & petties
 Searches and outlays
 Registration fees
 Stamp Duty

\$ 1,450.00
 \$ 450.00
 \$ 789.00
 \$10,325.00
\$13,014.00

TOTAL REQUIRED FROM CLIENTS \$319,850.00

GA SCILPPA SOLICITOR TRUST ACCOUNT
 NATIONAL AUSTRALIA BANK
 BSB: 084 797
 ACCOUNT NO. 52581 6918
 REFERENCE: PIETOGRAZIA

Page 1
See attached

ENTERED

WITH P.O. Box 1417, Mareeba, Q. 4880
G.A. SCLIPPA Solicitor

N: 95 395 155 409

TAX INVOICE

2a Middlemiss Street, Mareeba
 Phone: (07) 4092 4864
 Fax: (07) 4092 4865

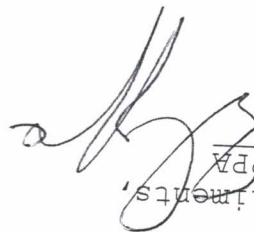
Venanzio Loreto Pietrograzia and
 Flavia Maria Pietrograzia as trustee
 PO Box 93
 MAREEBA QLD 4880

In the matter of Your purchase of 11 Bethel Close, Mareeba.

REFER:GS:IV:8684

9 October 2021

TO MY PROFESSIONAL COSTS of and incidental
 to the above matter comprising receipt of instructions,
 investigation of title, searches, attendances, perusal
 and/or preparation of Contract and Transfer
 documents, all correspondences, stamping, settlement
 and all other matters incidental hereto.
 ADD ADMINISTRATION CHARGES
 Telephone, postage fax photocopies
 And bank cheque
 ADD OUTLAYS/DISBURSEMENTS as follows:-
 Building file search
 Title searches
 Rates Search
 Contaminated Site Search
 Depart Transport property search
 Land Tax Search
 PPSR searches
 Plus GST
 TOTAL (inclusive of GST)
 BALANCE HELD IN TRUST
 TOTAL TO PAY (inclusive of GST)

With compliments,
 G.A. SCLIPPA
 Solicitor
 Per: - 

1,190.00	54.00
88.89	53.14
	140.00
	84.63
	45.45
	59.29
	4.00
440.51	
171.94	
\$1,891.34	
\$1,891.34	
NIL	

ENTERED