

Contract for Houses and Residential Land

Twelfth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society incorporated as being suitable for the sale and purchase of houses and residential land in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date:

18th February 2017

SELLER'S AGENT

NAME:	Kuranda Property Office in conjunction with G.L. Walker Pty Ltd		
ABN:	27167360844	LICENCE NO:	3676277
ADDRESS:	643 Speswah Road		
SUBURB:	SPEEWAH	STATE:	QLD POSTCODE: 4881
PHONE:	MOBILE:	FAX:	EMAIL:
	0480 117 566		raliaela@qpo.net.au

SELLER

NAME:	EBBIE ERL SWEMMER		
ADDRESS:	100 MOGRATH ROAD		
SUBURB:	MAREEBA	STATE:	QLD POSTCODE: 4880
PHONE:	MOBILE:	FAX:	EMAIL:
	0458609901		ebbieewemmer@gmail.com

NAME:	PAMELA MELODY SWEMMER		
ADDRESS:	1/5 LIMPET AVENUE		
SUBURB:	PORT DOUGLAS	STATE:	QLD POSTCODE: 4877
PHONE:	MOBILE:	FAX:	EMAIL:
	0430 041 333		pamswemmer@gmail.com

SELLER'S SOLICITOR

NAME:	Gigent Lawyers AND Robert P Palethorpe Solicitors		
REP:	CONTACT:		
ADDRESS:	PO Box 6995	AND	Po Box 491
	Delms Cld 4870		Port Douglas Cld 4877
SUBURB:		STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:
40513533/40999191		40514533/40999011	pietro@gigentlawyers.com.au/rppale@hgpond.net.au

AS

BUYER

NAME: DANNY JOHN PIETROGRAZIA and CHRIS LUKE PIETROGRAZIA ABN: \_\_\_\_\_

ADDRESS: PO BOX 88

SUBURB: MAREEBA STATE: QLD POSTCODE: 4880

PHONE: \_\_\_\_\_ MOBILE: 0428933891/0427608077 FAX: \_\_\_\_\_ EMAIL: dannypietrograzia@hotmail.com/chrispietro@hotmail.com

NAME: PIETROGRAZIA BROTHERS PTY LTD (ACN 818 865 126) AS TRUSTEE ABN: \_\_\_\_\_

ADDRESS: PO BOX 88

SUBURB: MAREEBA STATE: QLD POSTCODE: 4880

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

BUYER'S AGENT

NAME: \_\_\_\_\_ LICENCE NO: \_\_\_\_\_

ABN: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

BUYER'S SOLICITOR

NAME: GA SCIUPPA SOLICITOR

REF: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: 2A MIDDLEMISS STREET (PO BOX 1417)

SUBURB: MAREEBA STATE: QLD POSTCODE: 4880

PHONE: 40924804 MOBILE: \_\_\_\_\_ FAX: 40924865 EMAIL: gsciuppa@top.net.au

PROPERTY

Land: ADDRESS: 845 Mount Mulligan Road

SUBURB: Dimbulah STATE: QLD POSTCODE: 4872

Built On  Vacant

Description: Lot 188 AND Lot 51

Title Reference: On Crown Plan H0639 AND On Crown Plan H0602086 (TL 0/234970)

21258085 AND 4082401

Area: 859.1ha and 200 ha or more or less Land sold as:  Freehold  Leasehold if neither is selected, the land is taken as being Freehold

INITIALS DP & TS

PJ

TAX INVOICE

The Directors  
 Pietrograzia Brothers Pty Ltd  
 PO Box 93  
 MAREEBA QLD 4880

Mr DJ Pietrograzia &  
 Mr CL Pietrograzia  
 PO Box 93  
 MAREEBA QLD 4880

REFER:GS:lv:6964

In the matter of Your purchase of 845 Mount Mulligan Road, Dimbulah.

6 June 2017

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TRUST ACCOUNT STATEMENT

By inter bank credit received from DJ Pietrograzia being part settlement monies, Stamp Duty, registration fees legals searches and outlays	143,893.00
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By inter bank credit received from Pietrograzia Brothers being part Settlement monies, Stamp Duty, registration fees legals searches and outlays	182,514.00	37%
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36.49

By inter bank credit received from CL Pietrograzia being balance Settlement monies, Stamp Duty, registration fees legals searches and outlays	153,893.00
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To settlement monies	460,541.97
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To Commissioner of State Revenue for Stamp Duty on Contract of Sale	15,225.00
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To Depart Natural Resources & Mines For registration fees	1,690.00
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To D & C Pietrograzia being refund of surplus funds	93.03
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To my costs and outlays as above	2,750.00
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<u>\$480,300.00</u>	<u>\$480,300.00</u>
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NOTICE OF WITHDRAWAL

This is a Notice of Withdrawal  
 given pursuant to R58(3) of  
 the Legal Profession Regulation 2007

- 93.03  
 + 2000.00 deposit  
 50006.97

# G.A. SCLIPPA Solicitor

*Gregory Amilio Sclippa*

Phone: 07 4092 4864  
Fax: 07 4092 4865

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

Our Ref: GS:sj:6964

6 June 2017

Your Ref:

The Directors  
Pietrograzia Brothers Pty Ltd  
PO Box 93  
MAREEBA QLD 4880

Mr DJ Pietrograzia &  
Mr CL Pietrograzia  
PO Box 93  
MAREEBA QLD 4880

Dear Gentlemen,

**RE: YOUR PURCHASE FROM EBBIE ERL SWEMMER & PAMELA MELODY SWEMMER  
- 845 MOUNT MULLIGAN ROAD, DIMBULAH QLD 4872.**

I confirm that your purchase of the property at 845 Mount Mulligan Road, Dimbulah settled on 12 April 2017. Settlement figures were calculated as follows:

Purchase price	\$480,000.00	SMSF.
LESS Deposit	\$ 20,000.00	
	<u>\$460,000.00</u>	
LESS Release of Mortgage fees (x2)	\$ 350.00	
	<u>\$459,650.00</u>	
PLUS Rates Adjustment		
\$1,880.00 x 79 days / 181 days	\$ 820.55	<del>303.61</del>
	<u>\$460,470.55</u>	
PLUS Land Rental Adjustment		
\$330.00 x 79 days / 365 days	\$ 71.42	26.42
	<u>\$460,541.97</u>	
TOTAL		

The sellers have paid all Rates up until 30 June 2017 and the amount of \$820.55 added to the purchase price represents your reimbursement to the sellers of a pro-rata share of the Rates from the date of settlement. The Mareeba Shire Council has been notified of the change of ownership and all future Rates Notices for the property will issue to you.

As you are aware Lot 51 is currently leasehold tenure from the State of Queensland in the form of a Rolling Term Lease. The seller has paid the annual land rental up to 30 June 2017 and the amount of \$71.42 added to the purchase price represents your reimbursement to the sellers of a pro-rata share of this rental from the date of settlement.

You provided all the settlement monies via my Trust Account.

I am now pleased to confirm that the Titles Office has registered the Transfer of the Lot 51 and Lot 189 into your names. I enclose a photocopy of the *Registration Confirmation Statements (x2)* for your records.

# G.A. SCLIPPA Solicitor

ABN: 95 395 155 409

2a Middlemiss Street, Marceba

Phone: (07) 4092 4864

Fax: (07) 4092 4865

## TAX INVOICE

The Directors  
Pietrograzia Brothers Pty Ltd  
PO Box 93  
MAREEBA QLD 4880

Mr DJ Pietrograzia &  
Mr CL Pietrograzia  
PO Box 93  
MAREEBA QLD 4880

REFER:GS:lv:6964

In the matter of Your purchase of 845 Mount Mulligan Road, Dimbulah. 6 June 2017

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. . . . .		1,740.00
<u>ADD ADMINISTRATION CHARGES</u>		
Telephone, postage fax photocopies		99.39
And bank cheque		
<u>ADD OUTLAYS/DISBURSEMENTS as follows:-</u>		
MSC Building file search	50.00	
Title searches	85.12	
Plan searches	45.04	
Dealing Image search (Land management agreement)	41.73	
Rates Search	70.00	
Biosecurity register search	57.24	
Contaminated Site Search	66.23	
Depart Transport property search	35.45	
Land Tax Search	46.60	
DNR & Mines water licence search	67.75	
Ergon Energy property search	34.68	
Powerlink property search	32.27	
National Native Tribunal search	9.50	
Mining Local Area Permit searches	19.00	660.61
Plus GST . . . . .		250.00
<b>TOTAL (inclusive of GST)</b>		<u>\$2,750.00</u>
<b>BALANCE HELD IN TRUST</b>		\$2,750.00
<b>TOTAL TO PAY (inclusive of GST)</b>		<u><u>NIL</u></u>

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