

HOPKINS MANTTAN

SOLICITORS

Principals
Gary Hopkins LLB
Kate Manttan BA LLB LLM

93 King Street
Buderim Qld 4556

PO Box 740
Buderim Qld 4556

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F 07 5476 5322
E admin@hopkinsmanttan.com.au

Our Ref: KLM:AS:2004004

15 July 2020

The Director
MA Property Group Pty Ltd as Trustee
P.O. Box 23
MOFFAT BECH QLD 4551

BY EMAIL: koolen4@bigpond.com

Dear Marcus and Allanah

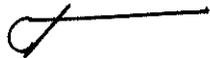
**YOUR TRANSFER FROM KOOLEN PROPERTIES PTY LTD AS TRUSTEE
PROPERTY: 17/24 HOOPERS ROAD, KUNDA PARK**

We refer to the above matter and advise that the transfer documents and mortgage release have now been registered with the Department of Natural Resources and Mines in the above name.

We enclose copy of Registration Confirmation Statement for your records.

Thank you for your instructions and we look forward to being of assistance to you again in the future.

Yours faithfully
HOPKINS MANTTAN



File Contact: Kate Manttan
Direct Email: katem@hopkinsmanttan.com.au

Encl.

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Title Reference : 50644884

This is the current status of the title as at 07:40 on 10/07/2020

REGISTERED OWNER

Dealing No: 720143241 08/07/2020

MA PROPERTY GROUP PTY LTD A.C.N. 151 478 303
TRUSTEE
UNDER INSTRUMENT 720143241

ESTATE AND LAND

Estate in Fee Simple

LOT 17 SURVEY PLAN 195873
Local Government: SUNSHINE COAST
COMMUNITY MANAGEMENT STATEMENT 36347

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 13205121 (POR 120)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

DEALINGS REGISTERED

720143240 RELEASE 08072020 1
720143241 TFR TO TTEE 08072020 1

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 4752679
Office: E LODGE (EFT)
Email: rcs@peteratkinson.com.au
PETER ATKINSON & CO
GPO BOX 506
BRISBANE
QLD 4000

HOPKINS MANTTAN

SOLICITORS

P.O. Box 740, Buderim Qld 4556
Telephone: (07) 5476 5311

File No: 2004004

15 July 2020
Tax Invoice
ABN 17 550 209 082

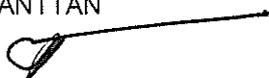
The Director
MA Property Group Pty Ltd as Trustee
By Email: koolen4@bigpond.com

MEMORANDUM OF COSTS
RE: TRANSFER FROM BARE TRUST - KOOLEN PROPERTIES PTY LTD
17/24 HOOPERS ROAD, KUNDA PARK QLD

<u>PROFESSIONAL FEES</u>	AMOUNT	GST	GROSS AMT
To our professional costs of and incidental to our receiving your instructions to transfer property from Bare Trust to Trustee being Lot 17 SP 195873	550.00	55.00	605.00
To our professional costs of and incidental to drawing and engrossing Release Mortgage	150.00	15.00	165.00
<u>OTHER FEES***</u>			
Photocopying, postages, administrative - clerical and consumables	57.84	5.78	<u>63.62</u>
<u>TOTAL FEES:</u>			\$833.62
<u>DISBURSEMENTS:</u>			
Title Search	28.60	2.86	31.46
Company Search - MA Property Group Pty Ltd	21.50	2.15	23.65
Company Search - Koolen Holdings Pty Ltd	21.50	2.15	<u>23.65</u>
<u>TOTAL INVOICE:</u>			\$912.38
<u>CREDIT:</u>			
Less balance monies held in trust			<u>\$83.00</u>
<u>BALANCE OUTSTANDING:</u>			<u>\$829.38</u>

Tax Invoice includes total GST of \$82.94

With compliments,
HOPKINS MANTTAN
Per:
E. & O.E.



THIS ACCOUNT IS PAYABLE BY: 29 July 2020

***Note: We include these items as a fee because many incidental expenses are incurred by us but not paid externally. Please note that the Queensland Law Society has now directed law firms not to describe an item as a disbursement unless it is paid to a third party.

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)

Time Limits

- You may apply for a costs assessment within 12 months of delivery of a bill or request for payment or such extended time as may be permitted by the court or costs assessor after considering the reason for the delay (except sophisticated clients as defined in the LPAQ)
- You may apply to set aside the costs agreement within six years or other times as the law permits

File Retention

Our File for each matter is destroyed after seven (7) years unless the client requests retention. All clients' deeds, wills and other documents held in safe custody will be retained.

Terms of Payment

This Account is delivered conditionally and subject to our reserving the right to withdraw same after 14 days from today, and prior to unconditional payment of the total, and to deliver a substituted bill of costs in itemised taxable form for the full amount of the itemised Account, notwithstanding that it may exceed the amount of this Account.

Withdrawing Trust Money for Legal Costs

Where we are holding Trust Money on account of costs in this matter this Memorandum of Costs constitutes a Request for Payment and a Notice of Withdrawal pursuant to the Legal Professional Regulation.

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PLEASE DETACH & RETURN WITH YOUR PAYMENT

FILE NO: 2004004	PAYMENT DUE DATE: 29 July 2020	AMT PAYABLE: \$829.38
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Please **Quote our File No** when paying by Direct Deposit.

Direct Deposit Details:-

BANK: CBA BRANCH: BUDERIM BSB: 064462 ACCOUNT NO: 10282153

TAX INVOICE

Hopkins Manttan Solicitors
 PO BOX 740
 BUDERIM QLD 4556

Invoice Date
 8 Jul 2020

Peter Atkinson & Company
 ABN 27 161 679 143

Invoice Number
 INV-245305

GPO Box 506
 BRISBANE QLD 4001

Reference
 2004004 MA Property Group
 720143240

Description	Quantity	Unit Price	GST	Amount AUD
Titles Office Lodging (per matter per 5 docs) Release 720143240 Transfer 720143241	1.00	30.00	10%	30.00
			Subtotal	30.00
			TOTAL GST 10%	3.00
			TOTAL AUD	33.00

Due Date: 28 Aug 2020

Pay by Direct Credit: NAB BSB: 084-004 A/c No.: 150206135 (Please quote invoice number in the payment description field).

Pay by Credit Card: Please have your card handy (Visa or MasterCard) and call us on 07 3229 2788.

Pay by Cheque: Please complete the payment advice below, detach and post to the address provided.

PAID

✂-----
PAYMENT ADVICE

To: Peter Atkinson & Company
 ABN 27 161 679 143
 GPO Box 506
 BRISBANE QLD 4001

Customer Hopkins Manttan Solicitors
Invoice Number INV-245305
Amount Due 33.00
Due Date 28 Aug 2020

Amount Enclosed _____

Enter the amount you are paying above