

SETTLEMENT STATEMENT

Matter No: 19012
Re: Pantano & Krejska Property Trust Purchase from Dunlan Investments Pty Ltd
Property: Lot 1/51 Gipps Street, Drayton, Queensland 4350

Settlement Date: 17 February, 2015
Contract Date: 10 December, 2013
Settlement Place: Bernays Lawyers – Level 2, 516 Ruthven Street, Toowoomba
Settlement Time: 3pm

Contract Price	\$299,500.00
Less Deposit	<u>29,950.00</u>
	\$269,550.00
Less Release Fee	<u>162.90</u>
	\$269,387.10
Plus Body Corporate Levies (for 12/12/2014 to 28/02/2015) <u>\$275.00 x 11 days</u> 79 days	<u>38.29</u>
	\$269,425.39
Plus Insurance (for 22/12/2014 to 22/12/2015) <u>\$263.25 x 308 days</u> 366 days	<u>221.53</u>
	\$269,646.92
Plus Rates (for 01/01/2015 to 30/06/2015) <u>\$820.83 x 133 days</u> 181 days	<u>603.15</u>
	\$270,250.07
Plus addition adjustment	<u>0.09</u>
	\$270,250.16
Plus Penalty Interest (29/12/2014 to 17/02/2015 - 50 days @ 9.95%)	<u>3,674.00</u>
BALANCE AT SETTLEMENT	<u><u>\$273,924.16</u></u>
BANK CHEQUES	
1. Body Corporate for Parkview - Drayton CTS 46747	\$275.00
2. Cross Country Realty Pty Ltd	\$4,365.63
3. Parkrent Properties Group Pty Ltd	\$5,517.87
4. Toowoomba Regional Council	\$820.83
5. Westpac Banking Corporation	<u>\$262,944.83</u>
CHEQUES TOTAL	<u><u>\$273,924.16</u></u>

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ADDITIONAL FUNDS REQUIRED FOR SETTLEMENT

1.	Commissioner of State Revenue	\$8,980.30
2.	Lexi Law	\$2,342.20
3.	Briese Lawyers	\$144.00
4.	Briese Lawyers	\$132.00
5.	Department of Natural Resources & Mines	\$858.30
6.	Gadens	\$1,705.00
	Total	<u>\$14,161.80</u>



www.lexilaw.com.au

Our Reference KA:KG:19012
Invoice No 4826
Writer's Email reception@lexilaw.com.au

Date 18 February 2015
Phone: 1300 783 964
Facsimile: 1300 783 965

Pantano & Krejska Property Co Pty Ltd as trustee
56/52-62 / Newstead Terrace
NEWSTEAD QLD 4006

TAX INVOICE

Re: Your purchase from Dunlan Investments Pty Ltd
Property: Lot 1/51 Gipps Street, Drayton

Professional costs			\$2,027.43
	GST	\$202.74	
Disbursements			\$101.84
	GST	\$10.19	
Invoice subtotal			\$2,129.27
Invoice GST		\$212.93	
Less funds held in trust account			\$0.00
	BALANCE DUE		\$2,342.20

This invoice includes GST of \$212.93

With Compliments



Please note:

1. upon completion of your file, a copy of same will be stored by us for 5 years, free of charge, electronically;
2. that it is our firm's policy, unless instructed to the contrary, in writing by you within 14 days of the completion date of your matter, to then destroy the 'hard copy' version of your file.

Liability limited by a scheme approved under professional standards legislation

CONDITIONS OF DELIVERY:

The above costs and disbursements may be other than we would claim on taxation and the above Bill is delivered on the express condition that if it is not paid upon request or if our costs in the matter are to be taxed at your request or otherwise either before or after payment of the above bill or if any errors or omissions have been made by us in relation to the drawing or engrossing of the above bill whether discovered before or after payment thereof we shall be entitled to deliver a further detailed bill in taxable form for, and to claim on taxation and recover, professional costs and/or disbursements exceeding or less than those referred to in the above Bill.

E. & O.E.



FEE SCHEDULE

Date	Description	Amount	GST
17/02/15	To our professional costs of and incidental to acting on your behalf; including receiving and perusing Contract of Sale; preparation and perusal of documents and all correspondence, written and received; attending to adjustments; liaising with the solicitors for the seller regarding settlement moneys, arranging settlement and attending to same on your behalf; our fees in excess of but to you say:	\$1,625.43	\$162.54
17/02/15	To our professional costs of and incidental to attending to all telephone calls, facsimiles, photocopying, emails and other office services	\$102.00	\$10.20
17/02/15	To our professional fees for settlement extensions	\$300.00	\$30.00
	Total	\$2,027.43	\$202.74

DISBURSEMENT SCHEDULE

Date	Description	Amount	GST
18/12/14	InfoTrack: QLD Certificate - Dept of Housing and Public Works: Transport Noise Corridor Search - 1/SP256712	\$9.00	\$0.90
18/12/14	QLD Transport: Property Search - Lot 1 Plan SP256712	\$30.49	\$3.05
18/12/14	InfoTrack: QLD Land Tax Certificate - 1/SP256712	\$40.26	\$4.03
17/02/15	QLD: Title Search - 50974004	\$22.09	\$2.21
	Total	\$101.84	\$10.19

Invoice Subtotal	\$2,129.27
+ GST	\$212.93
- Payments received	\$2,342.20
- Adjustments	\$0.00
BALANCE DUE	\$0.00



Bill Disclosure Statement
(Division 6 of Part 3.4 of the *Legal Profession Act 2007*)

We must disclose to you the following avenues available to you if you are not happy with this bill:

- (i) discussing your concerns with us
- (ii) requesting an itemised bill having our costs assessed
- (iii) having our costs assessed
- (iv) applying to set aside our costs agreement

1. Discuss your concerns with us

If you wish to discuss the fees and costs detailed in our Bill, please do not hesitate to contact Jeremy Worcester. If you do not wish to contact the Solicitor please do not hesitate to contact our Accounts Manager, Joy Maginness. You will not be charged for this. If you are still not happy after the discussion, you have the following avenues.

2. Request an itemised bill

You have the right to request an itemised bill after we have given you our bill. The itemised bill will detail all work undertaken on your behalf and will reflect the professional fees and costs as detailed in our Costs Agreement. It will not list a dollar value beside each item of work completed in the same that an itemised bill would if it were completed pursuant to the relevant Court Scale.

We will provide our itemised bill within 28 days of receiving your request.

We will not charge you for preparing the itemised bill, although it is possible that the total amount of the bill may increase once the work is itemised.

3. Costs Assessment

You may apply to the relevant court for a costs assessment.

The court will appoint an independent person (a costs assessor) to consider the bill and your objections to it. The costs assessor will decide what is a fair and reasonable amount for you to pay.

You have **12 months** from the date when the bill was given to you (or you were asked for payment, or when you paid the costs if you didn't get a bill or a request to pay) to apply for a costs assessment.

Your bill cannot be assessed unless it is an itemised bill. If the bill is not an itemised bill, you can ask us to give you an itemised bill. We will provide you with an itemised bill within 28 days. We will not charge you for preparing an itemised bill.

You can apply for costs assessment even if you have paid all or part of your legal costs, or if you have paid them without receiving a bill. There is a fee for applying for costs assessment, but if the bill is reduced by 15 percent or more, or we are found to be at fault, we may be required to pay the costs of the assessment.

To obtain a costs assessment, you must apply to the appropriate court – Supreme, District or Magistrates Court, depending on the amount involved.

You must also give notice of the costs assessment to us.

4. Setting aside the Costs Agreement

You can challenge our costs agreement by applying to the Supreme Court.

We recommend that you get independent legal advice if you wish to consider this option.

If you wish to challenge the costs agreement, you should not apply to the relevant court for a costs assessment, as you could lose the right to challenge the validity of the costs agreement.

You have six (6) years within which to apply to the court.

5. Other methods

There may be other ways you can resolve your concerns about legal costs.

If the options above don't suit you, seek other legal advice.

We may take court action against you if you don't pay your bill. However, we must wait until 30 days after giving you the bill (or 30 days after giving you an itemised bill, if you have requested one) or after a costs assessment before doing so.

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

'Costs mediation' allows you to discuss your concerns with the help of an independent facilitator. Mediation is generally quicker and cheaper than costs assessment (see below). Although mediators cannot give legal advice during the mediation or decide on the fairness or reasonableness of the costs, mediation has proven to be a good way to settle many disputes.

In Queensland the Department of Justice & Attorney-General has a free mediation service through its Dispute Resolution Centres. Contact details are: Brisbane 3239 6269 or Other than Brisbane 1800 017 288

However, act quickly to ensure you have enough time for other alternatives if mediation fails.