

**Our Reference** MGL5:CM5:20222780

**Contact Person:** Carol McGown  
**Email:** cmcgown@dbl.com.au  
**Partner Responsible:** Mark Lillicrap

**Please respond to:** Carina Office  
**Phone Number:** 07 3395 1800



2 February 2023

dbl.com.au  
ABN 32 181 430 481

**Mr ML & Mrs M Dal Pra**  
**By Email: mmdp@bigpond.com**

Dear Mark and Marina

**Your sale to Malabar Qld Pty Ltd**  
**Property: 1973 Logan Road, Upper Mt Gravatt**

We are pleased to advise that settlement of the sale of your property was completed electronically on 18 January 2023.

Please find **enclosed**:

- Settlement Statement detailing final figures and disbursement of sale proceeds in accordance with your instructions.
- Tax Invoice.

We draw your attention to the following matters:

### **BALANCE OF SALE PROCEEDS**

The amount of \$2,506,754.98 has been deposited to your bank account as instructed.

### **DEPOSIT**

After settlement, we authorised the agent to release the balance of the deposit to you. The deposit, less the agent's commission, will be paid to you directly by the agent.

### **SETTLEMENT AND CHANGE OF OWNERSHIP**

Settlement was completed via the PEXA electronic settlement system.

The enclosed Settlement Statement sets out the adjustments to the sale price and details of the payments provided at settlement.

As settlement proceeded electronically, registration of the property into the Buyer's name was effected immediately through the Department of Natural Resources, Mines and Energy (Land Titles Office). The local council and valuer general's department will be notified automatically of the change of property ownership when registration is completed with the Land Titles Office. All future notices should issue to the Buyer. If you continue to receive rates and or other notices please forward these to us.

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

#### **Brisbane CBD**

Level 12, 145 Eagle 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

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

Rates have been paid to the end of the current rating period in accordance with the search results received from Council. Accordingly, an adjustment was made in the settlement calculations in your favour to account for the period after settlement. The next notice issued by Council will be the responsibility of the buyer.

Please contact our office should you receive a rates notice for the property after settlement.

With respect to the water consumption charges, please note that these charges are billed in arrears. Accordingly, any adjustment noted on the settlement statement was made in the Buyer's favour, as these charges accrued during the period of your ownership of the property. These charges will appear on the Buyer's future rates notice.

## **PROFESSIONAL COSTS AND OUTLAYS**

We enclose our Tax Invoice. You will see that we have retained from the proceeds of the sale the sum of \$1,700.17 on account of costs and outlays on the transaction.

## **WILLS**

In light of your recent sale, we strongly suggest that you review your wills. If we can assist you with this, please let us know.

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**



**Carol McGown**  
Conveyancing Paralegal

Encl.

# SETTLEMENT STATEMENT

Prepared: 18 January 2023

**Re:** DAL PRA AS TRUSTEE SALE TO MALABAR QLD PTY LTD AS  
TRISTEE  
**Property:** 1973 LOGAN ROAD, UPPER MT GRAVATT  
**Matter No:** 20222780

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**Adjustment Date:** 18 January 2023  
**Settlement Date:** 18 January 2023  
**Settlement Place:** PEXA  
**Settlement Time:** 11.30 AM

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<b>CONTRACT PRICE</b>	\$2,500,000.00
<b>LESS DEPOSIT</b>	\$250,000.00
<b>BALANCE</b>	\$2,250,000.00
<b>PLUS BUYER ALLOWANCES</b>	
<b>Council Rates</b> 1/01/2023 - 31/03/2023 \$2,890.03 Fully Paid - buyer allows 72 / 90 days Brisbane City Council	\$2,312.02
<b>Land Tax</b> for 2022-2023 \$12,500.00 Fully Paid - buyer allows 163 / 365 days	\$5,582.19
<b>Other Buyer Allowances -</b> GST Payable	\$250,779.92
	\$2,508,674.13
<b>LESS SELLER ALLOWANCES</b>	
<b>Water Access Charges</b> 13/01/2023 - 12/01/2024 \$243.99 Unpaid - seller allows 6 / 365 days	\$4.01
<b>Sewerage Charges</b> 13/01/2023 - 12/01/2024 \$581.56 Unpaid - seller allows 6 / 365 days	\$9.56
<b>Other Seller Allowances -</b> Qld Urban Utilities account to issue Rounding adjustment	\$81.38 \$0.06
<b>BALANCE AT SETTLEMENT</b>	\$2,508,579.12
<b>PAYMENTS AT SETTLEMENT:</b>	
1. DBL SOLICITORS	\$1,700.17
2. PEXA	\$123.97
3. Nickmont Pty Ltd	\$2,506,754.98
<b>Total Payments:</b>	\$2,508,579.12

18 January 2023

Mr ML & Mrs M Dal Pra  
18 Hastings Street  
TENERIFFE QLD 4005



Invoice No: CF5:550696  
Matter No: 20222780

## TAX INVOICE

**Re: Dal Pra sale to Malabar**  
**1973 Logan Road, Upper Mt Gravatt**

<b>PROFESSIONAL FEES:</b>	<b>AMOUNT</b>	<b>GST</b>	<b>GROSS AMT</b>
To our professional costs herein comprising all instructions, attendances and perusal of documents, correspondence and attention to notices of sale, adjustment of rates, taxes, etc., apportionment of sale price and all matters usual and necessary to complete the transaction on behalf of the Vendor, including Titles Office search fee, postage, phone, photocopying, facsimile and sundries, our care and consideration:	\$1350.15	\$135.01	\$1485.16

<b>DISBURSEMENTS:</b>	<b>AMOUNT</b>	<b>GST</b>	<b>GROSS AMT</b>
PPSR Grantor Search	\$26.20	\$2.42	\$28.62
PPSR Grantor Search	\$26.20	\$2.42	\$28.62
Certificate of Occupancy Standard (Commercial Only)	\$151.70	\$6.07	\$157.77

**TOTAL INVOICE**

**\$1700.17**

*Tax Invoice includes total GST of \$145.92*

With Compliments  
**DBL Solicitors**

**PAID**

**\*\* TERMS STRICTLY 14 DAYS NETT \*\***

- E & OE
- We reserve the right to withdraw this Tax Invoice and amend it at any time prior to payment
- Interest is payable on Tax Invoices that remain outstanding after 30 days or from such time as prescribed in the Client Agreement, if any, at the rate prescribed by the Legal Profession Act 2007 being the Cash Target Rate as defined by the Legal Profession Regulations 2007 plus 2%. We reserve the right to charge interest. Further, we reserve the right at any time prior to full payment of our Tax Invoice or taxation to withdraw our Tax Invoice and substitute it for another Tax Invoice, which Tax Invoice may be for a sum higher than the Tax Invoice presently rendered

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**Please Reply to**  
Level 12  
145 Eagle Street  
GPO Box 82  
Brisbane Qld 4001

**P** 07 3225 5600  
**F** 07 3229 5376

dbl.com.au  
ABN: 32 181 430 481

# Nickmont Superannuation Fund (ML & M Dal Pra ATF)

18 Hastings St  
TENERIFFE QLD 4005

## Tax Invoice

A.B.N. 50 042 517 851

Invoice No.: 00000033

A.C.N.

Date: 17/01/2023

Ship Via:

**Bill To:**

Malabar QLD Pty Ltd ATF Malabar QLD Trust  
c/- Suite 4/90-95 Grand Plaza Drive  
BROWNS PLAINS Q 4118

**Ship To:**

Malabar QLD Pty Ltd ATF Malabar QLD Trust  
c/- Suite 4/90-95 Grand Plaza Drive  
BROWNS PLAINS Q 4118

DESCRIPTION	AMOUNT	CODE
Sale of 1973 Logan Rd Upper Mt Gravatt	\$2,758,579.12	GST

Your Order No:

Customer ABN: 89 115 940 859

Freight: \$0.00 GST

Shipping Date:

Terms: Net 30th after EOM

GST: \$250,779.92

Comment:

Code	Rate	GST	Sale Amount
GST	10%	\$250,779.92	\$2,507,799.20

Total Inc GST: \$2,758,579.12

Amount Applied: \$0.00

**Balance Due: \$2,758,579.12**