

DGZ Capital Gains

Client name	DONJAN SUPERFUND	Prepared by	Sharnee
Client code	DONJSF	Date prepared	12/06/23
Year ended	30 June 2023	Reviewed by	0

			Adjustments		Cash	
18/05/2023	Contract Price	463,900.00	- 58.55	Water Adjustment	26,420.05	Deposit Balance
	Less:		494.42	Rates Adjustment	410,856.74	Settlement
	Price Reduction	- 12,000.00	360.00	Rent Balance	41.01	Balance of Trust Account
	PEXA Fee	- 123.97	- 251.16	Water Consumption		
	Legals	- 1,062.99				
	Commission	- 13,939.95				
		<u>436,773.09</u>	<u>544.71</u>		<u>437,317.80</u>	-
	Plant & Equipment - Balance	- 1,878.41				
26/05/2015	Contract Price & Fees - Prev A/c	- 304,729.07				
	Capital Gain	<u>130,165.61</u>				

Contact : Jessica Yates
Phone : (07) 4132 8900
Email : jyates@pblaw.com
Our Ref : DO052646M:20230465:APR:JY

11 May 2023

Mrs J H & Mr D C Smith
36 Wessells Road
BARGARA QLD 4670

Also by email

Dear Mrs Smith,

**Re: J H & D C Smith as trustee sale to M J & E Casey
Property – 31 Beatrice Street, Walkervale Qld 4670**

We are pleased to confirm that the early settlement of this matter was effected electronically via PEXA on 11 May, 2023.

Settlement

We have **enclosed** a copy of the final settlement statement which sets out the adjustments to the purchase price and details of the cheques provided at settlement for the balance purchase price.

At settlement, the Buyer provided cheques for the balance purchase price in exchange for a signed transfer of the Property.

We have deposited the sum of \$410,856.74 to your credit with Commonwealth Bank of Australia as instructed. This amount has been calculated in accordance with the **attached** Settlement Statement.

Settlement Adjustments

As rates and fire service levy in respect of the subject property were paid for the current rate period, an adjustment was made in your favour. You are not liable for payment of any further rates on the land sold.

An adjustment was also made in the Buyer's favour in respect of the water meter reading on the property. The adjustment represents the unpaid water usage on the Property. You are not liable for any further payments.

An adjustment was also made in the Buyer's favour in respect of agreed reduction in relation to the Building and Pest condition.

Commission

We have requested the Deposit Holder (the Agent) to account to you for the Deposit and e **enclose** herewith a copy of the Agent's tax invoice for your records.

As settlement has been effected and possession delivered to the Buyer the Property is no longer at your risk and you may now cancel any insurances relating to the Property.



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SOLICITORS &
NOTARY PUBLIC

Partners

Anthony Ryan
Notary Public

Bruce Dalton

Glen Krebs

Geoffrey Cunningham

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PO Box 649
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Facsimile

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info@pblaw.com

www.pblaw.com

Your Legal Partner

Statutory provisions exist whereby all relevant government departments will be notified of the change of ownership when the transfer is lodged for registration.

In accordance with your authority we have deducted our fees from the settlement moneys. We will forward a memorandum of our fees and outlays in due course.

We wish to take this opportunity to thank you for your instructions. If we can be of assistance to you in any other matter, please do not hesitate to contact us.

Yours faithfully
PAYNE BUTLER LANG

A handwritten signature in black ink, appearing to read 'Jessica Yates', is written over the typed name and title.

Jessica Yates
Solicitor

e.mail:- jyates@pblaw.com

Encl.

SETTLEMENT STATEMENT

J H & D C SMITH SALE TO M J & E CASEY
PROPERTY - 31 BEATRICE STREET, WALKERVALE QLD 4670
20230465: APR: JY

BPI DUE: 02/05/2023 – waived
FINANCE DUE: 02/05/2023 – satisfied
SETTLEMENT DATE: 18/05/2023
TIME: 2pm
VENUE: PEXA239697387
ATTENDING: PBL + KeyLaw + Buyers Bank

FIGURES: -

Contract Price		\$	463,900.00	✓
Less				
<u>Initial Deposit</u>	\$	5,000.00	✓	✓
<u>Balance Deposit</u>	\$	35,000.00	✓	✓
<u>Agreed Reduction</u>	\$	12,000.00		✓
<u>Water Consumption:</u>	\$	251.16		✓
<u>Water Usage Adjustment</u> (34kl/35d = 0.971428kl/d x \$1.23 x 49d)	\$	58.55	✓	
			\$	411,590.29
Plus				
<u>Rates Adjustment</u> (\$1,789.79 /181 days x 50 days)	\$	494.42	✓	\$ 494.42
				<u>\$ 412,084.71</u>

CHEQUES/DISBURSEMENTS: -

1. PEXA	\$	123.97	✓
2. Payne Butler Lang	\$	1,104.00	✓
3. J H & D C Smith as trustee (<i>net proceeds</i>)	\$	410,856.74	✓
	\$	<u>412,084.71</u>	

SETTLEMENT INSTRUCTIONS

Hand over at Settlement

Release of Mortgage - N/A
Cheque No./s: ** to **
Transfer Documents (if not already provided)

- Ascot Real Estate holds the full Deposit in trust
- Buyer retaining Managing Agent who will attend to rent adjustment and documents

Collect from Settlement

Cheque No./s: ** to **



Date Generated: 11/05/2023

Settlement Completion Record

Settlement Details:

Subscriber PAYNE BUTLER LANG
Subscriber Role: Proprietor on Title
Subscriber Reference: Matter:20230465:SmithTTE
For sale or refinance of: 31 Beatrice Street, WALKERVALE QLD 4670
Land Title Reference: 12254169
Total funds settled via PEXA: \$ 429,308.22
Funds not included in PEXA Financial Settlement: \$ 0.00
Net Adjustments: \$ 0.00
PEXA Workspace ID: PEXA239697387
Settlement Date: 11/05/2023

Signature(s) on Settlement Statement:

Anthony Peter Ryan - 11/05/2023 10:33 AEST

Other Workspace Participants

Incoming Mortgagee FIRST LEGAL
Incoming Proprietor KEYLAW CONVEYANCING / HAINS SOLICITORS

Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	722466113	\$ 463,900.00	\$ 40,000.00	\$ 423,900.00

Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA239697387 S11I	Loan Proceeds	-	-	-	FIRST LEGAL	\$ 62,690.22
2	PEXA239697387 S10I	Funds for Lodgement Fee	-	-	-	FIRST LEGAL	\$ 1,555.04
3	PEXA239697387 S09I	Loan Proceeds	-	-	-	FIRST LEGAL	\$ 365,062.96
					Total		\$ 429,308.22

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA239697387 D08F	Other	-	-	KEYLAW CONVEYANCING / HAINS SOLICITORS	\$ 58.00
2	PEXA239697387 D07F	Professional Fees	-	-	KEYLAW CONVEYANCING / HAINS SOLICITORS	\$ 825.00
3	PEXA239697387 D06F	Other (BPAY)	-	-	KEYLAW CONVEYANCING / HAINS SOLICITORS	\$ 14,661.50



Date Generated: 11/05/2023

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
4	PEXA239697387 D02F	Vendor's Funds	DC & JH Smith as trustee	064403 10359667	PAYNE BUTLER LANG	\$ 410,856.74 ✓
5	PEXA239697387 D05F	PEXA Fees	PEXA Fee Account	-	KEYLAW CONVEYANCING / HAINS SOLICITORS	\$ 123.97 ✓
6	PEXA239697387 D04F	PEXA Fees	PEXA Fee Account	-	PAYNE BUTLER LANG	\$ 123.97 ✓
7	PEXA239697387 D03F	Lodgement Fees	Lodgement Fee Account - QLD	-	FIRST LEGAL	\$ 1,555.04
8	PEXA239697387 D01F	Professional Fees	Payne Butler Lang Trust Account	064403 10214433	PAYNE BUTLER LANG	\$ 1,104.00 ✓
				Total		\$ 429,308.22

Financial Settlement Statement

Settlement Details

Subscriber: PAYNE BUTLER LANG
 Subscriber Reference: Matter:20230465:SmithTTE
 PEXA Workspace ID: PEXA239697387
 Subscriber Role: Proprietor on Title
 Settlement Date: 11/05/2023

Signature(s):

Certifications:

PAYNE BUTLER LANG certifies that all financial information in the financial settlement schedule is accurate.

PAYNE BUTLER LANG hereby agrees to the financial settlement schedule details listed in this statement and agree to the fees that will be charged as a result of this settlement transaction.

PAYNE BUTLER LANG understands that if the settlement time is extended during the settlement run due to a delay, this document will not automatically become unsigned. A user will then be able to stop settlement in the financial settlement schedule if they wish.

PAYNE BUTLER LANG certifies that the Balance due to Vendor provided is accurate and agreed.

Balance due to Vendor : \$ 412,084.71

This is the amount that the Vendor will receive from the Purchaser as calculated by purchase price minus deposit paid plus/minus net adjustments as per the Settlement Statement.

Destination Financial Line Item(s):

	Transaction ID	Category	Account Name	Account Details	Amount
1	PEXA239697387D01F	Professional Fees	Payne Butler Lang Trust Account	064403 10214433	\$ 1,104.00
2	PEXA239697387D04F	PEXA Fees	PEXA	N/A	\$ 123.97
3	PEXA239697387D02F	Vendor's Funds	DC & JH Smith as trustee	064403 10359667	\$ 410,856.74

Total Destination Amount: **\$ 412,084.71**



QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

Form 1 (electronic) Version 2

TRANSFER

Duty Assessment Information: In accordance with Duties Act 2001, endorsed by the self assessor.

Transaction Number:	526122536	Client Number:	4169879	Duty Amount:	\$14,661.50
Duty Exempt:	No	UTI Amount:	\$0.00	Date:	11/05/2023
Exempt Reason:					

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Interest being transferred

Fee Simple

2. Lot on Plan Description

LOT 46 ON RP 47844

Title Reference

12254169

3. Transferor

DONALD COWLEY SMITH, JANINE HEATHER SMITH AS TRUSTEE

4. Consideration

\$463,900.00

5. Transferee Given Name

MARK JASON

Surname/Company name

CASEY

Joint Tenants

EVELYN

CASEY

6. Transfer/Execution and Attestation

The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof.

I certify that:

Executed on behalf of
Signer Name
Signer Organisation
Signer Role
Execution Date

Back



QUEENSLAND TITLES REGISTRY

Form 24 Part A (electronic) Version 3

Foreign Ownership of Land Register Act 1988, Duties Act 2001, Land Valuation Act 2010, Land Tax Act 2010, Local Government Act 2009, Water Act 2000, Electrical Safety Act 2002, Fire and Emergency Services Act 1990, South-East Queensland Water (Distribution and Retail Restructuring) Act 2009

PROPERTY INFORMATION (TRANSFER)

PART A - Transferee to complete

Title Reference 12254169

1. Transferee

- | | | |
|---|---|--|
| (a) Given Names and Surname or Company and ACN/ARBN
MARK JASON CASEY

EVELYN CASEY | (b) Date of Birth
15/08/1985

06/06/1988 | (c) Residential or business address after possession
139 Kirralee CR
UPPER KEDRON QLD 4055
139 Kirralee CR
UPPER KEDRON QLD 4055 |
| (d) Contact details after possession | | |
| (i) Phone number | 0425 205 194 | |
| (ii) Postal address | 139 Kirralee CR
UPPER KEDRON QLD 4055 | |
| (iii) Email address | evelyn.simon@hotmail.com | |
| (e) Name of trust | | N/A |
| (f) Is transferee a foreign person / corporation? | | N/A [] NO [X] YES [] |
| (g) Does transferee ordinarily reside in Australia? | | N/A [] NO [] YES [X] |

2. Transaction

- | | |
|------------------------|------------|
| (a) Date of possession | 11/05/2023 |
| (b) Date of settlement | 11/05/2023 |

Execution

I certify that:

Executed on behalf of
 Signer Name
 Signer Organisation
 Signer Role
 Execution Date

Back

PROPERTY INFORMATION (TRANSFER)**PART B - Transferor to complete**

Title Reference 12254169

3. Transferor's residential or business address after settlement36 Wessells RD
Bargara QLD 4670**4. Details of sale price** (Sale price must include GST if applicable)

(a) Property excluding water allocation		(b) Water Allocation - N/A [X]	
Cash	\$463,900.00	Cash	
Vendor Terms	\$0.00	Vendor Terms	
Assumption of liabilities	\$0.00	Assumption of liabilities	
Other:	-\$12,000.00	Other	
agreed reduction			
Total	\$451,900.00	Total	

5. Property Details

(a) Land/Water allocation description		(b) Property address			
Lot	Plan type & no.	Street no.	Street name	Suburb/Town/Locality	Postcode
46	RP47844	31	Beatrice ST	WALKERVALE	4670
(c) Property transferred includes		(d) Current land use		(e) Water allocation - N/A [X]	
Plant & machinery		[]	Vacant land	[]	(i) Is water allocated unsupplemented?
Livestock		[]	Dwelling	[X]	NO [] YES []
Crops		[]	Multi-unit	[]	(ii) Reference number of the water allocation dealing certificate - unsupplemented
Existing right		[]	Flats	[]	
Moveable chattels		[]	Guest house / Private hotel	[]	
Water licence		[]	Farming	[]	
Interim water allocation		[]	Industrial	[]	
Other		[]	Commercial	[]	
		[]	Other	[]	
(f) Safety switch					
(i) Is an electrical safety switch installed?				N/A []	NO [] YES [X]
(ii) Has transferee been informed in writing about its existence?				N/A []	NO [] YES [X]
(g) Smoke alarm					
(i) Is a compliant smoke alarm/s installed?				N/A []	NO [] YES [X]
(ii) Has transferee been informed in writing about its existence?				N/A []	NO [] YES [X]

6. Transaction information

(a) Has an agreement in writing for the transfer of dutiable property been entered into?	NO [] YES [X]
(b) Date of written agreement	18/04/2023
(c) Are the transferor and transferee related or associated at the date of the transfer?	NO [X] YES []
(d) State the degree of relationship or association and supply evidence of value to Queensland Revenue Office	
(e) Is the consideration less than the unencumbered value of the property included in this transaction?	NO [X] YES []
(f) Does this transaction form part of an arrangement that includes other dutiable transactions?	NO [X] YES []
(g) Is GST payable on this transaction?	NO [X] YES []
(h) Is the transaction under the margin scheme?	NO [] YES []
(i) Is any transferor a non-Australian entity?	NO [X] YES []

Execution

I certify that:

Executed on behalf of
Signer Name
Signer Organisation
Signer Role
Execution Date

Contact : Jessica Yates
Phone : (07) 4132 8900
Email : jyates@pbllaw.com
Our Ref : DO052646M:20230465:APR:JY

3 May 2023

Mrs J H & Mr D C Smith
36 Wessells Road
BARGARA QLD 4670

and by email: donjaninesmith@gmail.com

Dear Mrs Smith,

**Re: J H & D C Smith sale to M J & E Casey
Property – 31 Beatrice Street, Walkervale Qld 4670**

Settlement is due to be effected on 18 May, 2023 and we **enclose** draft settlement figures in the **attached** Settlement Statement.

Please note these adjustments are yet to be confirmed by the Buyer's solicitor. We have requested a tentative settlement time of 2pm.

Payment of Settlement Funds

At settlement, we will arrange for payment of:

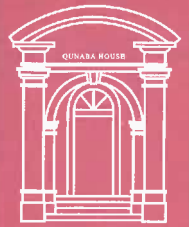
1. our professional fees and outlays (as disclosed to you);
2. the balance commission due to the Agent (if applicable); and
3. any outstanding council rates or body corporate levies (if applicable).

Any funds remaining after payment of the above amounts will be banked into your nominated bank account as instructed.

Vacating the Premises

The Contract provides that the property must be vacant at the time of settlement, save for the Tenant and their possessions. It is usually most convenient for all keys for the property to be left with the real estate agent prior to settlement. If you do not hear from us to the contrary, would you please arrange to do that. Would you also please provide with the keys a written record of all codes for all combination locks as well as any devices of control of security systems (if any) on the property.

Under the terms of the Contract, unless otherwise agreed between you and the Buyer, any fixtures, fittings or chattels not included in the definition of Property which are left behind after settlement has been effected will be deemed to be abandoned by you and the Buyer may appropriate, remove or dispose of the same. Any costs incurred by the Buyer in the removal of such items may be recovered from you.



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Your Legal Partner

Inspection before Settlement

Under the Contract, the Buyer is entitled (after giving reasonable notice to you) to enter the Property, once, for the purpose of conducting a pre-settlement inspection.

Please telephone immediately if you are aware of any concerns the Buyer may have in regards to the pre-settlement inspection.

The solicitor responsible for the conduct of your file can explain your rights and remedies, if the Buyer discovers anything adverse on the inspection of the Property.

Yours faithfully
PAYNE BUTLER LANG



Jessica Yates
Solicitor

e-mail: jyates@pbllaw.com

Encl.

SETTLEMENT STATEMENT

J H & D C SMITH SALE TO M J & E CASEY
PROPERTY - 31 BEATRICE STREET, WALKERVALE QLD 4670
20230465: APR: JY

BPI DUE: 02/05/2023 – waived
FINANCE DUE: 02/05/2023 – satisfied
SETTLEMENT DATE: 18/05/2023
TIME: 2pm
VENUE: PEXA239697387
ATTENDING: PBL + KeyLaw + Buyers Bank

FIGURES: -

Contract Price			\$	463,900.00
Less	<u>Initial Deposit</u>	\$	5,000.00	
	<u>Balance Deposit</u>	\$	35,000.00	
	<u>Agreed Reduction</u>	\$	12,000.00	
	<u>Water Consumption:</u>	\$	251.16	
	<u>Water Usage Adjustment</u>	\$		
	(34kl/35d = 0.971428kl/d x \$1.23 x 56d)	\$	66.91	\$ 52,318.07
				\$ 411,581.93
Plus	<u>Rates Adjustment</u>			
	(\$1,789.79 / 181 days x 43 days)	\$	425.20	\$ 425.20
				<u>\$ 412,007.13</u>

CHEQUES/DISBURSEMENTS: -

1.	PEXA	\$	123.97
2.	Payne Butler Lang	\$	1,104.00
3.	Ascot Real Estate	\$	**
4.	J H & D C Smith as trustee (<i>net proceeds</i>)	\$	**
		\$	<u>412,007.13</u>

SETTLEMENT INSTRUCTIONS

Hand over at Settlement

Release of Mortgage - N/A
Cheque No./s: ** to **
Transfer Documents (if not already provided)

Collect from Settlement

Cheque No./s: ** to **

Contact: Jessica Yates
Direct Line: (07) 4132 8941
Email: jyates@pbllaw.com
Our Ref: DO052646M:20230465:JY

17 May 2023

Mrs J H & Mr D C Smith
36 Wessells Road
BARGARA QLD 4670

and by email donjaninesmith@gmail.com

Dear Mrs Smith,

Re: D C & J H Smith as Trustee Under Instrument 716568699 sale to M J & E Casey
Property at: 31 Beatrice Street, Walkervale Qld 4670

We refer to previous correspondence in the above matter.

As this matter is now finalised, we take this opportunity of **enclosing** our Memorandum of Fees and Trust Statement in regard to moneys paid by you on account of costs and outlays showing a refund due to you of \$41.01. We accordingly **enclose** herewith our Trust Account cheque for this amount. ✓

We should be pleased if you would sign and return to us the **enclosed** authority so that we might attend to the drawing of our fees.

Please note that unless otherwise instructed by you, our file will be destroyed at the expiration of seven years from the date of this account.

As details in respect to this transaction may be required for future Capital Gains Tax calculations, we recommend that you retain for your records a copy of the Contract, our invoice and settlement letter.

Once again we thank you for your instructions throughout and trust that the matter has been handled to your satisfaction.

If we can be of further assistance in the future, please do not hesitate to contact us.

Yours faithfully,
PAYNE BUTLER LANG



Anthony Ryan LL.B, FANZCN
Senior Partner
Notary Public

KD
Encl



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**PAYNE
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LANG**

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Your Legal Partner

TAX INVOICE BI0014757
ABN 46234 667 739
Our Ref: APR20230465/JY

17 May 2023
Payment terms: 14 days

Mrs J H & Mr D C Smith
36 Wessells Road
BARGARA QLD 4670

Email: donjaninesmith@gmail.com

Re: D C & J H Smith as Trustee Under Instrument 716568699 sale to M J & E Casey
Property at: 31 Beatrice Street, Walkervale Qld 4670

Professional Fees	\$893.00	
Plus GST	\$89.30	\$982.30

Overheads

Postage, telephone, facsimile, government charges, photocopying, consumables, petties and sundries.	\$23.25	
Plus GST	\$2.33	\$25.58

Disbursement Expenses incurred

QLD: Dealing Image - 716568699	\$50.10	
Plus GST	\$5.01	\$55.11
Bill Value		\$1,062.99
Less Funds Recovered from Trust		\$-1,062.99 ✓
Total for Bill BI0014757		\$0.00

E & O E
Payne Butler Lang

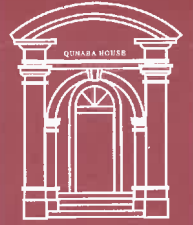
All items have been taxed at 10%
(Total GST content of this bill is \$96.64)

SMITH, Janine Heather & SMITH, Donald
Cowley

APR20230465/JY
17 May 2023

BI0014757

\$0.00



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Your Legal Partner

1. GST

This Tax Invoice includes total GST of \$96.64. Which is more particularly detailed in the above column headed "GST". You will need this Tax Invoice to claim an Input Tax Credit, if you are so entitled, under the GST Legislation.

We attached for taxation purposes, the applicable Tax Invoice (if any) for those items under the heading "Disbursement Incurred as Your Agent" which are in excess of \$75.00. You will need these Tax invoices to claim an Input Tax Credit, if you are so entitled, under the GST Legislation.

For those items under the heading "Disbursements Incurred as Your Agent", where the total invoice is no more than \$75.00 and on which GST is noted, you do not need a Tax Invoice to claim an Input Tax Credit if you are so entitled under the GST Legislation.

Those items detailed under the heading "Disbursements Incurred as Your Agent", on which no GST is noted, are GST free.

2. INTEREST PAYABLE

Interest is payable on Tax Invoice that remain outstanding after 30 days or from such time as prescribed in the Cost Agreement, if any, at the rate prescribed by Section 59(3) of the Civil Proceedings Act 2011 (currently six (6) %) plus the Cash Target Rate as defined by the Legal Profession Regulations 2007 (currently 0.1%).

3. YOUR CONSENT FOR DESTRUCTION OF YOUR FILE/S:

- 3.1 The law says that not all documents on our file will be your client documents, including some file notes, working papers, accounts or internal emails, which will belong to us.
- 3.2 Where permitted by law, we may elect to hold some or all of your client documents solely in electronic form. We will keep your client documents, relating to the legal work we perform for you, for seven (7) years after the engagement has ended or has been terminated. After this time, we may destroy them without contacting you again.
- 3.3 At the conclusion of the legal work which we perform for you, or where our engagement is terminated, you may request your client documents from us at no charge. If you do make such a request, they will be provided to you within a reasonable timeframe. This will end our obligation to keep your client documents.
- 3.4 You agree that we may also retain copies of your client documents, for our own regulatory, insurance and other reasonable internal purposes.
- 3.5 Where your client documents are held by us in electronic form, only electronic copies of them will be provided to you. Those copies will be provided in a reasonable electronic format, usually the same format in which we hold them.
- 3.6 No software or equipment will be provided to you enable you to view or access your electronic client documents. Electronic documents may be provided to you solely in a "read only" format, unless it was part of our engagement that they be provided in a form which permits editing or modification by you. While we take reasonable measures against malware, viruses or other harmful code, to the

extent the law permits, no warranty is given that the electronic documents will be free from these. We recommend that you use a reputable security program at all times.

- 3.7 We may choose to make your electronic documents available to you for a limited time via a file sharing platform so that you can download them, if we consider this to be reasonable. While this would be at no charge to you, please be aware that you may incur data charges associated with the download for which we will not be liable. We accept no liability for any loss you may suffer as a result of your use of that service.

4. UNPRESENTED CHEQUES

Any cheques we issue to you must be presented within one month from the cheque date. Any cheque that is not so presented will incur a stop payment fee (currently \$5.00) which will be automatically deducted from the amount due to you and a fresh cheque will then be issued for the lesser amount.

5. YOUR RIGHTS IN RELATION TO LEGAL COSTS:

Legal Profession Act 2007 (QLD) (s 331 (3))

Disputes

If you dispute our legal costs you may -

- Contact us to discuss your concerns with us;
- Request an itemised bill;
- Apply for a costs assessment within 12 months of delivery of a bill or request for payment (if **our costs are assessed at a higher amount than the amount we charged, we reserve the right to withdraw our initial tax invoice and submit one for the amount of the assessment**); or
- Apply to set aside the Costs Agreement within six years or such other time period as the law permits.

Other Information

For more information about your rights, please read the facts sheet titled "Legal Costs – your right to know". You can ask us for a copy, or obtain it from the Queensland Law Society or download it from their website at www.qls.com.au

6. RETRIEVAL OF ARCHIVED INFORMATION:

If you request information that has been in our archives for a period exceeding one (1) year from the date it was archived, we will charge you an administration fee of \$75.00 plus GST (total fee of \$82.50), plus the cost of any photocopying at a reasonable commercial rate (if you require copies or original documents).

7. LIABILITY

"Liability limited by a scheme approved under professional standards legislation. Personal Injury Work exempted". A copy of the scheme is available at the Queensland Law Society Website: www.qls.com.au

REMITTANCE ADVICE

Client Name: SMITH,Janine Heather & SMITH,Donald Cowley
Our Reference: APR20230465/JY
Balance Owing: \$0.00

Paying by Mail	Please return payment, in the form of a cheque or Credit Card Authority (see below) to PO Box 649, Bundaberg, QLD 4670
Paying in Person	Please attend to Reception during Business Hours at: 2 Targo Street Bundaberg. Please note, Business Hours are 8:30 am to 5:00 pm Monday to Friday
Paying by Direct Deposit	Account: Payne Butler Lang General Account Bank: Commonwealth Bank Bundaberg Branch No: 064 403 Account No: 1044 7173 Please be sure to quote reference BI0014757 when making your payment.
Paying by Phone	Please phone Accounts on (07) 4132 8900 during Business Hours
Paying by Card Fax: (07) 4152 2383 Email: info@pblaw.com Post: PO Box 649, Bundaberg QLD 4670	<u>Credit Card Authority</u> Please charge the following amount to my credit card: \$ _____ Visa Mastercard Card Number: _____ / _____ / _____ / _____ Expiry Date: _____ / _____ CCV: _____ (3 digits found on back of Card) Signature of Cardholder: Name of Cardholder: Address: Telephone Number:

*"Liability limited by a scheme approved under professional standards legislation. Personal Injury Work exempted."
A copy of the scheme is available at the Queensland Law Society Website: www.qls.com.au*

Our Ref: DO052646M:20230465:JY

TO: Messrs Payne Butler Lang
Solicitors
PO Box 649
BUNDABERG QLD 4670

Dear Sirs,

**Re: D C & J H Smith as Trustee Under Instrument 716568699 sale to M J & E
Casey
Property at: 31 Beatrice Street, Walkervale Qld 4670**

In regard to moneys held on my behalf in your Trust Account in regard to the above matter, I authorise and instruct you to apply the same against your legal fees and outlays in the sum of \$1,062.99.

DATED this _____ day of _____, 2023.

.....
Janine Heather Smith

.....
Donald Cowley Smith

Trust Ledger Statement

17 May 2023

Matter No: JY:20230465

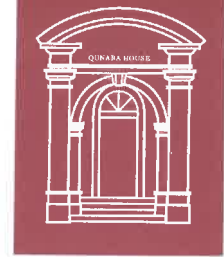
Mrs J H & Mr D C Smith
36 Wessells Road
BARGARA QLD 4670

Matter Re: D C & J H Smith as Trustee Under Instrument 716568699
sale to M J & E Casey
Property at: 31 Beatrice Street, Walkervale Qld 4670

In accordance with the requirements of the *Legal Profession Act and Regulations (Trust Money and Trust Accounts)*, the following is a statement of the monies received into, and paid out of our trust account on your behalf.

For Transactions to 17 May 2023:

Date	Type	Narrative	Received	Paid	Balance
11/05/2023	Receipt	Professional Fees Received from Payne Butler Lang (Pexa Settlement 239697387D01230465) (Drawer Payne Butler Lang (Pexa Settlement 239697387D01230465)) per Telegraphic Transfer	\$1,104.00		\$1,104.00
TBA	Cheque	Payment of invoice BI0014757 payee is Payne Butler Lang		\$1,062.99	\$41.01
TBA	Cheque	Refund of Trust balance payee is J H & D C Smith		\$41.01	\$0.00
Closing Balance:					\$0.00



ESTABLISHED 1887

PAYNE

BUTLER

LANG

SOLICITORS &
NOTARY PUBLIC

Partners

Anthony Ryan
Notary Public
Bruce Dalton
Glen Krebs
Jason Greig
Amanda Weier

Senior Associates

Nicole McEldowney
Jessica Yates

Associate

Hayley Turner

QUNABA HOUSE

2 Targo St
Bundaberg Q 4670

PO Box 649
Bundaberg Q 4670

Telephone

(07) 4132 8900

Facsimile

(07) 4152 2383

info@pbllaw.com

www.pbllaw.com



Sales: (07) 4153 3511
Rentals: (07) 4151 5890

MAINPAGE PTY LTD
A.B.N. 64 051 443 504
sales@ascot.net.au
rentals@ascot.net.au

Payne Butler Lang
PO BOX 649
Bundaberg, Qld 4670

ACN 051 443 504
Lic. No. 1502 322

Settlement Tax Invoice

RE: 31 Beatrice St, Walkervale
Smith TTE sale to Casey

Date: 20/04/2023
Invoice # F6.2964

Commission Owning

Sale Price	\$	463,900.00	
Special Commission Rate	\$	12,651.82	✓
10% GST on Commission	\$	1,265.18	✓
Total Commission	\$	13,917.00	✓
Title Search	\$	22.95	
<i>Initial Deposit Paid</i>	\$	5,000.00	
<i>Remainding Deposit Due upon unconditional</i>	\$	35,000.00	
BALANCE OWING TO ASCOT	-\$	26,060.05	✓

CHEQUE PAYABLE TO: Ascot Real Estate
DIRECT DEBIT - BSB: 084 571 Account No: 527 043 031
Account Name: Mainpage Pty Ltd T/as Ascot Real Estate
REFERENCE: 31Beatrice

Kind Regards,
ASCOT REAL ESTATE

STACEY PETERSEN - Administration Officer

Ascot Group of Companies:

Ascot Real Estate 33-35 Takalvan Street, Bundaberg, Q. 4670
Ascot Rental Division 33-35 Takalvan Street, Bundaberg, Q. 4670
Ascot Homes & Garages 8 Princess Street, Bundaberg East, Q. 4670

Telephone: (07) 4153 3511
Telephone: (07) 4151 5890
Telephone: (07) 4152 9222

Facsimile: (07) 4153 3517
Facsimile: (07) 4153 3517
Facsimile: (07) 4152 0909

33-35 Takalvan St
Bundaberg West QLD 4670
(w) 07 4151 5890
<https://www.ascot.net.au/>
kate@ascot.net.au
ABN: 64051443504
Licence: 1502322



Tax Invoice

Statement #2

11 May 2023

Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Money In	\$0.00
Money Out	\$0.00
You Received	\$26,420.05

Details for Account SUP06625

	Money Out	Money In
Balance brought forward		\$0.00
Balance of deposit owing to seller - 31 Beatrice St, Walkervale QLD 4670		\$26,420.05
Payment		
Withdrawal by EFT to supplier DC JH Smith [EFT Transfer to: DC JH Smith, (064403) - ***744]	\$26,420.05 ✓	
Balance remaining		\$0.00

9th March 2023

To whom it may concern,

I representative of Ascot Real Estate has carried out an appraisal at the address 31 Beatrice Street, Walkervale and believes this property to be within the range of \$340,000 and \$360,000.

Please see below comparatives.

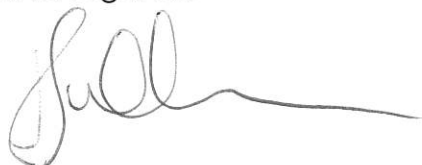
16 Adams Street, Bundaberg West
3 Bed / 1 Bath / Double Lock Up \$340,000

42 Hurst Street, Walkervale
3 Bed / 1 Bath / Shed \$365,000

91 Burnett Street, Bundaberg South
4 Bed / 1 Bath / Double Lock Up \$360,000

This assessment has been done as an approximation only and no liability is accepted by Ascot Real Estate or it's representatives. Any persons or entities looking to rely on this information should conduct further research to determine their own assessment.

Kind regards,



Jessie Fuller
Ascot Real Estate

Ascot Group of Companies:

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