

Our Ref MS/1602250 (megan@colwelllyons.com.au)
Please respond to Aspley
Your Ref

David Colwell
Joseph Lyons

10 May 2016

Davey SMSF Property Pty Ltd
PO Box 229
WILSTON QLD 4051

Dear Sir & Madam

**RE: DAVEY SMSF PROPERTY PTY LTD PURCHASE FROM THE PUBLIC TRUSTEE
OF QUEENSLAND AS PERSONAL REPRESENTATIVE
PROPERTY: 1/71 MELTON ROAD, NUNDAH**

We confirm that settlement of your purchase was completed on 26 April 2016.

Please find enclosed:

- Settlement Statement.
- Trust Account Statement.
- Tax Invoice.

Notice of the sale has been given to the local authority and other relevant statutory authorities so that future notices and assessments will issue in your name. You should notify the local authority if you change your address in the future.

Rates have been paid to the end of the current rating period, being 30 June 2016. Once the property has been transferred into your name council will issue a supplementary rate advice reflecting the full rates from the date of sale. If the previous owner was a pensioner, a rebate adjustment will be made, council will also charge a change of ownership fee, this will appear on the next rating notice and will be payable by you.

Body Corporate levies have been paid to the end of the current levy period, being 30 June 2016.

Please note that water charges have been adjusted by the Seller allowing you an amount from the last water meter reading. After completion you will receive a notice from council regarding the water usage that covers a period before you owned the property. It is your responsibility to pay that amount.

Remember to confirm your cover note of insurance and insure your contents.

Liability limited by a scheme approved under professional standards legislation.

ASPLEY OFFICE

1341 Gympie Road, ASPLEY 4034
P.O Box 12, Aspley 4034
Tel: **3263 3366** Fax: 3263 7434

BURPENGARY OFFICE

Shop 3, 161 Station Road, BURPENGARY 4505
P.O Box 1125, Burpengary DC 4505
Tel: **3888 5765** Fax: 3888 6386

www.colwelllyons.com.au

You should have by now taken out an insurance policy to cover the contents of your unit. You should ensure that the policy covers damage to your temporary wall decorations eg. painting, wallpaper and tiles.

All of the searches conducted on your behalf indicate that there are no problems with the Title of the property.

As the matter is now finalised, we enclose our Tax Invoice and our Trust Account Statement showing moneys received and disbursed on your behalf.

We take this opportunity to thank you for your instructions. If we can assist you further in this or any other matter, please do not hesitate to contact us.

Yours faithfully

COLWELL LYONS LAWYERS

Per: 

Megan Stone
Encl.

SETTLEMENT STATEMENT

Prepared on: 26 April 2016

Re: DAVEY SMSF PROPERTY PTY LTD PURCHASE FROM THE PUBLIC TRUSTEE OF QUEENSLAND AS PERSONAL REPRESENTATIVE
Property: 1/71 MELTON ROAD, NUNDAH
Matter No: 1602250

Adjustment Date: 26/04/2016
Settlement Date: 26/04/2016
Settlement Place: PUBLIC TRUSTEE, GROUND FLOOR, 444 QUEEN STREET, BRISBANE
Settlement Time: 3.15PM

CONTRACT PRICE	\$292,500.00
LESS DEPOSIT	\$14,625.00
BALANCE	\$277,875.00

PLUS BUYER ALLOWANCES

Council rates 1/04/2016 - 30/06/2016 \$313.55 Fully Paid - buyer allows 65 / 91 days	\$223.96
Body Corporate levies 1/04/2016 - 30/06/2016 \$617.00 Fully Paid - buyer allows 65 / 91 days	\$440.71
Other Buyer Allowances - QUU CREDIT	\$34.23

} 698.9

LESS SELLER ALLOWANCES

Water rates 1/04/2016 - 30/06/2016 \$175.98 Unpaid - seller allows 26 / 91 days	\$50.28
Water consumption – last meter reading 7/03/2016 - seller allows 50 days 0.1757 kL per day x \$3.4100 per kL	\$29.96
Other Seller Allowances - Prior Unbilled Water Charges	\$54.43

} 134.67

BALANCE AT SETTLEMENT	\$278,439.23
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CHEQUES DRAWN AT SETTLEMENT:

1. THE PUBLIC TRUSTEE OF QUEENSLAND	\$278,439.23
Total Cheques:	\$278,439.23

ADDITIONAL CHEQUES TO BE PROVIDED BY BUYER:

1. COLWELL LYONS LAWYERS	\$1,112.08
2. OFFICE OF STATE REVENUE	\$8,662.50
Total Cheques:	\$9,774.58

**COLWELL LYONS
LAWYERS
ABN 42 144 006 155**

**PO BOX 12, ASPLEY 4034
TELE: 3263 3366**

MS:1602250

TAX INVOICE

27 April 2016

Bill Ref: 6528

Davey SMSF Property Pty Ltd
PO Box 229
WILSTON QLD 4051

**RE: DAVEY SMSF PROP P/F THE PUBLIC TRUSTEE
1/71 MELTON ROAD, NUNDAH**

Professional Services:

Professional Fees (Subject to GST)

\$ 750.00 *

Sundries

50.00 *

\$ 50.00

Disbursements:

GST inclusive:

Title search

22.61

Final search

22.61

Settlement notice

32.00

ESS searches as per attached list

554.86

\$ 632.08

Sub Total

\$1,432.08

Goods & Services Tax *

\$ 80.00

Total

\$1,512.08

Less amount held in trust

-1,312.37

BALANCE DUE & OWING

\$199.71

STATEMENT

BY amount received from you

\$400.00

BY amount received from you

\$72,370.33

\$72,770.33

TO balance purchase monies

\$62,785.46

\$9,984.87

TO bank cheque fee

\$10.00

\$9,974.87

TO OSR – stamp duty

\$8,662.50

\$1,312.37

TO part costs & outlays as above

\$1,312.37

NIL

With compliments

E & OE

ACCOUNT PAYMENT OPTIONS

In Person



Please return this slip with your payment to:

1341 Gympie Road
ASPLEY 4034

By Post



Please return this slip with your payment to:

PO Box 12
ASPLEY 4034

By Bank Telegraphic or Internet Transfer



To have your financial institution transfer payment to our account please include your family name & file reference number and send to our account:-

Colwell Lyons Lawyers Pty Ltd General Account - Westpac Aspley
BSB: 034 064
A/C: 286 146

Overseas clients: Please include the SWIFT Code

Topmark Solutions Pty Ltd

Trading as "Electronic Search Services"

ABN 72 091 080 901

Phone (07) 3229-8111



Colwell Lyons Lawyers
As agent for DAVEY SMSF PROPERTY PTY LTD ACN
610 376 406
PO Box 12
ADDYFIELD QLD 4004

Invoice No.	1362Z-6218
Date:	23/03/2016
Your Ref:	MS/1602250:DAVEY MS/1602250:

Details Searches requested for: 1/71 MELTON ROAD NUNDAH

	Total (ex GST)	GST	Total (inc GST)
B Corp Info Cert (BCCM Form 13)& Cert of Insurance <i>CTS number:12948, Scheme name:Tooview Community Titles Scheme, Manager's name:Whittles Group Pty Ltd, Manager's address:1/17 Waterloo Street Cleveland, Manager's phone no.:3479 9300</i>	82.65	8.27	90.92
Land Tax	40.45	4.05	44.50
Property Notices	75.85	0.00	75.85
Rates: Standard search	171.20	0.00	171.20
Registered plan	20.50	2.05	22.55
Transport & Main Roads Property Search	29.40	2.94	32.34
Water Meter reading - QUU	77.55	0.00	77.55
Service Fee - Trial Monitored	36.32	3.63	39.95

Subject to GST \$230.26
 GST Exempt \$324.60

Subtotal	\$533.92
GST	\$20.94
Amount Due	\$554.86

TERMS 7 DAYS
Due by: 30 Mar 2016
 Late payment may incur an administration fee

PAID



by Credit Card Online
 To pay via MasterCard or VISA:
 Visit www.searchess.com.au/pay
 Note: Credit Card surcharges apply.
 If paying more than one invoice
 Email remittance to accounts@searchess.com.au

by EFT
 (Please only EFT payments for ESS to this account number)
 Bank: National Australia Bank
 BSB:084-255
 Account: 481931112
Quote Ref: 1362Z6218
 Email remittance to accounts@searchess.com.au



by Mail
 Detach this section and mail your cheque to:
 Electronic Search Services
 GPO Box 2235
 BRISBANE QLD 4001

Amount Due \$554.86
Invoice No. 1362Z-6218

