

# SETTLEMENT STATEMENT

MATTER NO: TA:RG:2000220

KEARNEY PURCHASE FROM BOWLES AS TRUSTEE UNDER INSTRUMENT 712963015  
PROPERTY: UNIT 33, 34-48 VIN E JONES DRIVE, ROSSLYN

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**Settlement Date:** 10 February 2020  
**Adjustment Date:** 10 February 2020  
**Contract Date:** 5 January 2020  
**Settlement Place:** David Mills Lawyers  
**Settlement Time:** 2:30 pm

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Contract Price	\$305,000.00
Less Deposit	\$15,000.00
	\$290,000.00
Less Rates (for 1/01/2020 to 30/06/2020) <u>\$1,515.60 x 41 days</u> 182 days	\$341.43
	\$289,658.57
Plus Body Corporate Levies (adjusted as paid for 1/01/2020 to 31/03/2020) <u>\$1,494.50 x 50 days</u> 91 days	\$821.15
<b>BALANCE AT SETTLEMENT</b>	<b>\$290,479.72</b>
<b>FUNDS REQUIRED FOR SETTLEMENT</b>	
Amount due on settlement as per settlement statement	\$290,479.72
Stamp Duty	\$9,100.00
Registration Fees	\$660.00
Our account	\$643.50
<b>BALANCE ON SETTLEMENT</b>	<b>\$300,883.22</b>



Ken Bressington – Principal  
James Harney LLB – Principal  
Adam Bressington LLB – Solicitor

Bressington & Partners Pty Ltd  
ABN 82 612 123 592

17 February, 2020

Mr J P and Mrs G P Kearney  
108 Musgrave Street  
NORTH ROCKHAMPTON QLD 4701

**Contact**

Tegan Andrienco  
tegan@bresso.com.au

**Our reference:**

TA:ST 2000220

**Your reference:**

**BY POST:**

Dear Mr and Mrs Kearney,

**RE: YOUR PURCHASE FROM BOWLES AS TRUSTEE UNDER INSTRUMENT 712963015  
PROPERTY: UNIT 33, 34-48 VIN E JONES DRIVE, ROSSLYN**

We refer to the above matter and to previous correspondence herein.

We *enclose* the following documents for your attention and personal records:-

1. Copy of Form 2.2 (Stamp Duty);
2. Registration Confirmation Statement for Title Reference 50785518 which indicates that the property has now transferred;
3. Our Trust Account Statement detailing monies paid into and disbursed from our Trust Account; and
4. Our Tax Invoice/Account for acting.

As this now completes our part in the matter, we take this opportunity of thanking you for allowing us to be of assistance in your property purchase. Please do not hesitate to contact our office if you have any questions whatsoever.

Yours faithfully,

  
Bressington & Partners Solicitors

*The Difference is we Care*

Phone: (07) 4927 7344 | Facsimile: (07) 4922 2993 | Website: [www.bressingtonsolicitors.com.au](http://www.bressingtonsolicitors.com.au)

79 Bolsover Street | P.O. Box 1611 | Rockhampton QLD 4700 | [admin@bresso.com.au](mailto:admin@bresso.com.au)

*"Liability limited by a scheme approved under professional standards legislation"*

# Bressington & Partners Solicitors

[ABN 82 612 123 592]

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Telephone: (07) 4927 7344 | Facsimile: (07) 4922 2993

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James Harney LLB – Principal  
Adam Bressington LLB – Solicitor

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## TAX INVOICE

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17 February 2020

Our reference: JDH:st 2000220

Bill Ref: 40773

Mr J & Mrs G Kearney

108 Musgrave Street

NORTH ROCKHAMPTON QLD 4701

**Re: PURCHASE FROM NEVILLE RICHARD BOWLES ATF  
UNIT 34 ROSSLYN BAY RESORT  
34-48 VIN E JONES DRIVE, ROSSLYN**

### DESCRIPTION OF SUPPLY FOR OUR FEES HEREIN:

To our professional costs of and incidental to receiving instructions from you and acting thereon

<b>OUR COSTS</b>			\$ 700.00 *
Postage, Petties & Sundries	49.12	*	49.12
<b>OUTLAYS</b>			
Land Tax Search	44.98	*	
Rates Search	126.00	*	
Body Corporate Information Certificate	59.41	*	
Title Search	71.04	*	301.43
<b>Sub Total</b>			<b>\$1,050.55</b>
Goods & Services Tax *			\$ 92.45
<b>Total</b>			<b>\$1,143.00</b>
Less amount held in trust			\$-1,143.00
<b>AMOUNT OWING</b>			<b>\$ 0.00</b>

With Compliments

  
BRESSINGTON & PARTNERS SOLICITORS

E & O E

[All files will be destroyed after a period of seven (7) years from completion of file]

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Ken Bressington – Principal  
James Harney LLB – Principal  
Adam Bressington LLB - Solicitor

## TRUST ACCOUNT STATEMENT

17 February 2020

Our reference: JDH: ST 2000220

Mr J & Mrs G Kearney  
108 Musgrave Street  
NORTH ROCKHAMPTON QLD 4701

RE: PURCHASE FROM NEVILLE RICHARD BOWLES ATF  
UNIT 34 ROSSLYN BAY RESORT  
34-48 VIN E JONES DRIVE, ROSSLYN

Date	Type	Ref	Drawer/Payee	Description	Transaction Amount	Balance
21/01/20	REC EIPT	406875	J Kearney	P/Costs, Searches & Sundries	500.00CR	500.00CR
07/02/20	REC EIPT	406972	Deposited:20/01/20 John & Glenys Kearney ATF Deposited: 6/02/20	P/Costs, Stamp Duty, Registration Fees, Searches, Sundries & Settlement Monies	300,883.22CR	301,383.22CR
10/02/20	CHE QUE	106134	BOQ b/c IFO - Neville Bowles	Settlement Monies	288,180.22DR	13,203.00CR
10/02/20	CHE QUE	106135	Rossllyn Bay Resort CTS 40634	Settlement Monies	1,494.50DR	11,708.50CR
10/02/20	CHE QUE	106136	David Mills Lawyers	Settlement Monies	805.00DR	10,903.50CR
11/02/20	CHE QUE	106153	Department of Natural Resources, Mines and Energy	Registration Fees	660.00DR	10,243.50CR
17/02/20	CHE QUE	106175	Office of State Revenue	Stamp Duty	9,100.00DR	1,143.50CR
			Transfer to Bressington & Partners General Account Pursuant to Tax Invoice Attached		1,143.50DR	0.00

With Compliments

  
BRESSINGTON & PARTNERS SOLICITORS

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DETAILS

JDH 206522 JOHN PATRICK KEARNEY & GLENYS PETA KEARNEY ATF  
JOHN KEARNEY SUPERANNUATION FUND  
2000220 PURCHASE FROM NEVILLE RICHARD BOWLES ATF  
UNIT 34 ROSSLYN BAY RESORT  
34-48 VIN E JONES DRIVE, ROSSLYN  
DIR. DEP. P/Costs, Searches & Sundries

MADE OUT BY MARIE

BRESSINGTON & PARTNERS LAW PRACTICE TRUST ACCOUNT

*rcd*





THREE HUNDRED THOUSAND EIGHT HUNDRED  
AND EIGHTY THREE DOLLARS AND  
22 CENTS

DETAILS

JDH 206522 JOHN PATRICK KEARNEY & GLENYS PETA KEARNEY ATF  
JOHN KEARNEY SUPERANNUATION FUND  
2000220 PURCHASE FROM NEVILLE RICHARD BOWLES ATF  
UNIT 34 ROSSLYN BAY RESORT  
34-48 VIN E JONES DRIVE, ROSSLYN  
DIR. DEP. P/Costs, Stamp Duty, Registration Fees,  
Searches, Sundries & Settlement Monies

MADE OUT BY MARIE  
BRESSINGTON & PARTNERS LAW PRACTICE TRUST ACCOUNT

*mco*





# REGISTRATION CONFIRMATION STATEMENT

## NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Title Reference : 50785518

This is the current status of the title as at 13:57 on 13/02/2020

### REGISTERED OWNER

Dealing No: 719896019 12/02/2020

JOHN PATRICK KEARNEY  
GLENYS PETA KEARNEY TRUSTEE  
UNDER INSTRUMENT NO. 719896019

### ESTATE AND LAND

Estate in Fee Simple

LOT 303 SURVEY PLAN 230824  
Local Government: LIVINGSTONE  
COMMUNITY MANAGEMENT STATEMENT 40634

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40013703 (Lot 139 on CP LN2944)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

### DEALINGS REGISTERED

719896019 TFR TO TTEE

\*\* End of Confirmation Statement \*\*

EV Dann  
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 4649636  
Email: accounts@bresso.com.au  
BRESSINGTON & PARTNERS  
Office: ROCKHAMPTON  
Box: 114

# FORM OSR - D2.2

Version 9 - Effective 10 May 2019

COPY



Duties Act 2001 sections 19(3)(b) and 246H

Land Tax Act 2010 section 78(3)

Taxation Administration Act 2001 section 113D(1)

## Dutiable transaction statement

### About this form

You should complete this form each time a dutiable transaction is entered into, whether or not a Form 24 Property Transfer Information Form (available from the Department of Natural Resources and Mines) is completed.

#### Notes:

- This form includes questions relating to additional foreign acquirer duty (AFAD).
- Each non-Australian transferor and transferee must also complete an identity details annexure when the transaction involves a transfer of real property (e.g. houses, apartments, business premises or vacant land).

When completed, this form (including an identity details annexure, if required) must accompany the document for the dutiable transaction that you have entered into. If there is no document for the transaction, you must attach a transfer duty statement (Form D2.3) for the transaction.

Before you begin, you should read the 'Guide to completing a dutiable transaction statement' to make sure that you understand how to lodge your documents for assessment and your obligations, and the meaning of terms used in this form.

### Part A - Dutiable transaction

#### 1. Date

Date of document

08 / 01 / 2020

#### 2. Dutiable transaction type

- Transfer of dutiable property
- Agreement for the transfer of dutiable property
- Surrender of dutiable property that is land in Queensland or a transferable site area
- Vesting of dutiable property under legislation or court order
- Foreclosure of a mortgage over dutiable property
- Acquisition of a new right on its creation, grant or issue
- Partnership acquisition
- Creation or termination of a trust of dutiable property
- Trust acquisition or trust surrender

#### 3. Dutiable property

- Land

Lot (from, if more than 1)

303

Lot (to, if more than 1)

Plan type

SP

Plan number

230824

Title reference

50785518

New building

Residential off-the-plan purchase

- Other property

Indicate the type of dutiable property.

Queensland business asset

Transferable site area

Chattel

Existing right

If applicable, provide the estimated value of the Queensland goodwill and intellectual property. Include these amounts in the dutiable value at question 11.

Estimated business goodwill \$  Estimated intellectual property \$

Provide a detailed description. Attach additional pages if necessary.

**Part B - Transferor details**

Provide details for all transferors. Complete an additional Form D2.2 if required.

**4. Transferor 1 details**

Complete the details for the individual or non-individual transferor, and note if they are a trustee and non-Australian entity.

**Individual**

First name   
Middle names   
Surname   
Date of birth (if known)

**Non-individual (e.g. company, trust)**

Entity name   
ABN  ACN  ARBN

**Trustee**

Is the transferor acting as trustee? Yes  No

Trust name

**Non-Australian entity**

Is the transferor a non-Australian entity?

Yes  Complete an identity details annexure.

No

**Contact details**

Care of   
Current street address   
  
Suburb  State   
Country  Postcode   
Mobile number  Phone number   
Email   
Contact name

Provide name of person responsible for the entity (e.g. name of director or company secretary).



## 5. Transferor 2 details

Complete the details for the individual or non-individual transferor, and note if they are a trustee and non-Australian entity.

### Individual

First name

Middle names

Surname

Date of birth

(if known)

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### Non-individual (e.g. company, trust)

Entity name

ABN

ACN

ARBN

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

### Trustee

Is the transferor acting as trustee?

Yes

No

Trust name

### Non-Australian entity

Is the transferor a non-Australian entity?

Yes

Complete an identity details annexure.

No

### Contact details

Care of

Current street address

Suburb

State

Country

Postcode

Mobile number

Phone number

Email

Contact name

Provide name of person responsible for the entity (e.g. name of director or company secretary).

**Part C - Transferee details**

**6. Transferee 1 details**

Complete the details for the individual or non-individual transferee, and note if they are a trustee and non-Australian entity.

**Individual**

First name   
Middle names   
Surname   
Date of birth

**Non-individual (e.g. company, trust)**

Entity name   
ABN  ACN  ARBN

**Trustee**

Is the transferee acting as trustee? Yes  No

Trust name

**Non-Australian entity**

Is the transferee a non-Australian entity?

Yes  Complete an identity details annexure.  
No

**Additional foreign acquirer duty**

Is the transferee a foreign person?  Yes (Also complete question 12.)  No  
Is the transferee an agent who is a foreign person, acting for a principal?  Yes (Also complete question 12.)  No  
Is the principal a foreign person?  Yes (Also complete question 12.)  No

If the transferee is a trustee of a foreign trust, provide the following information for the trust.

Country of establishment   
Country of tax residence   
Overseas registration number (e.g. business registration number)   
Foreign Investment Review Board application number   
Other overseas identifier (e.g. other government registration)

**Contact details**

Care of

Current street address

Suburb  State

Country  Postcode

Mobile number  Phone number

Email

Contact name   
Provide name of person responsible for the entity (e.g. name of director or company secretary).

**7. Transferee interest acquired**

Interest acquired

The ownership share of the property acquired by the transferee expressed as a fraction, such as 1/2, 1/3, 1/4, or 1 if the transferee acquired all of the property.

**8. Transferee 2 details**

Complete the details for the individual or non-individual transferee, and note if they are a trustee and non-Australian entity.

**Individual**

First name

Middle names

Surname

Date of birth

**Non-individual (e.g. company, trust)**

Entity name

ABN  ACN  ARBN

**Trustee**

Is the transferee acting as trustee? Yes  No

Trust name

**Non-Australian entity**

Is the transferee a non-Australian entity?

Yes  Complete an identity details annexure.

No

**Additional foreign acquirer duty**

Is the transferee a foreign person?  Yes (Also complete question 12.)  No

Is the transferee an agent who is a foreign person, acting for a principal?  Yes (Also complete question 12.)  No

Is the principal a foreign person?  Yes (Also complete question 12.)  No



If the transferee is a trustee of a foreign trust, provide the following information for the trust.

Country of establishment	<input type="text"/>
Country of tax residence	<input type="text"/>
Overseas registration number (e.g. business registration number)	<input type="text"/>
Foreign Investment Review Board application number	<input type="text"/>
Other overseas identifier (e.g. other government registration)	<input type="text"/>

**Contact details**

Care of	<input type="text"/>		
Current street address	<input type="text" value="108 Musgrave Street"/>		
	<input type="text"/>		
Suburb	<input type="text" value="North Rockhampton"/>	State	<input type="text" value="QLD"/>
Country	<input type="text" value="Australia"/>	Postcode	<input type="text" value="4701"/>
Mobile number	<input type="text"/>	Phone number	<input type="text"/>
Email	<input type="text"/>		
Contact name <small>Provide name of person responsible for the entity (e.g. name of director or company secretary).</small>	<input type="text"/>		

**9. Transferee interest acquired**

Interest acquired	<input type="text" value="1/2"/>	The ownership share of the property acquired by the transferee expressed as a fraction, such as 1/2, 1/3, 1/4, or 1 if the transferee acquired all of the property.
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**Part D - Other transaction information**

**10. Related parties**

Are any of the transferors related to any of the transferees?  Yes Provide evidence of value.  No

**11. Dutiable value**

Is the consideration less than the unencumbered value of property (including chattels) in this transaction?

<input type="checkbox"/> Yes	Unencumbered value (including business goodwill and intellectual property)	<input type="text" value="\$"/>
<input checked="" type="checkbox"/> No	Consideration (including business goodwill and intellectual property)	<input type="text" value="\$305,000.00"/>

**12. Additional foreign acquirer duty (AFAD) residential land**

Is the land used solely or primarily for residential purposes, or will it be in the future?

<input type="checkbox"/> Yes	Value of AFAD residential land	<input type="text" value="\$"/>	(This includes chattels where the use is directly linked to, or is incidental to, the use and occupation of the land.)
<input type="checkbox"/> No			

13. Dutiable transaction arrangement

Provide full details of any other dutiable transactions that, together with this dutiable transaction, form part of an arrangement:

Date of dutiable transactions/arrangement	Description of dutiable transactions/arrangement	Have the transactions been lodged for assessment? If yes, provide transaction or assessment number if available.
08/01/2020	Contract	No
/ /		
/ /		
/ /		

**Part E - Concessions and exemptions**

14. Concession/exemption claim

- A transaction that is exempt from transfer duty will also be exempt from AFAD.
- Concessions do not apply to AFAD.

If a concession or exemption is being claimed, provide the number from the guide that corresponds to the concession/exemption being claimed.

**Part F - Verification**

This verification is to be completed by at least 1 party to the transaction.

I/we verify that I/we have read the guide to completing this form and that the information supplied to the Commissioner of State Revenue is true and correct.

Signature

Name

Date

Signature

Name

Date

**COPY**

For registered self assessors only:

Client number  Transaction number

The Office of State Revenue is collecting the information on this form on behalf of the Commissioner of State Revenue for the purposes of administering state revenue. This is authorised by the Duties Act 2001, the Land Tax Act 2010 and the Taxation Administration Act 2001. Your personal information may be disclosed without your consent in circumstances outlined in the Taxation Administration Act or as otherwise authorised by law. It is the Office of State Revenue's usual practice to disclose personal information collected on this form to the Australian Taxation Office and other Australian state and territory revenue offices in accordance with the Taxation Administration Act.

Return the completed form to your legal adviser, or settlement or lodgigng agent. If you do not have one, send the form and documents to the Commissioner of State Revenue, GPO Box 2593, Brisbane Qld 4001.  
 Email: duties@treasury.qld.gov.au  
 PH: 1300 300 734  
 Visit [www.qld.gov.au/osr](http://www.qld.gov.au/osr) for information about duties and other state taxes.

COPY



**FOR  
YOUR  
ACCOUNTANT**





# Bressington & Partners Solicitors

[ABN 82 612 123 592]

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Ken Bressington - Principal  
James Harney LLB - Principal  
Adam Bressington LLB - Solicitor

## TAX INVOICE

17 February 2020

Our reference: JDH:st 2000220  
Bill Ref: 40773

Mr J & Mrs G Kearney  
108 Musgrave Street  
NORTH ROCKHAMPTON QLD 4701

Re: **PURCHASE FROM NEVILLE RICHARD BOWLES ATF  
UNIT 34 ROSSLYN BAY RESORT  
34-48 VIN E JONES DRIVE, ROSSLYN**

### DESCRIPTION OF SUPPLY FOR OUR FEES HEREIN:

To our professional costs of and incidental to receiving instructions from you and acting thereon

<b>OUR COSTS</b>			\$ 700.00 *
Postage, Petties & Sundries	49.12	*	49.12
<b>OUTLAYS</b>			
Land Tax Search	44.98	*	
Rates Search	126.00	*	
Body Corporate Information Certificate	59.41	*	
Title Search	71.04	*	301.43
<b>Sub Total</b>			<b>\$1,050.55</b>
<b>Goods &amp; Services Tax *</b>			<b>\$ 92.45</b>
<b>Total</b>			<b>\$1,143.00</b>
Less amount held in trust			\$-1,143.00
<b>AMOUNT OWING</b>			<b>\$ 0.00</b>

With Compliments

  
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NORTH ROCKHAMPTON QLD 4701

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			Transfer to Bressington & Partners General Account Pursuant to Tax Invoice Attached		1,143.50DR	0.00

With Compliments

  
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# SETTLEMENT STATEMENT

MATTER NO: TA:2000220

KEARNEY PURCHASE FROM BOWLES AS TRUSTEE UNDER INSTRUMENT 712963015

PROPERTY: UNIT 33, 34-48 VIN E JONES DRIVE, ROSSLYN

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**Settlement Date:** 10 February 2020  
**Adjustment Date:** 10 February 2020  
**Contract Date:** 5 January 2020  
**Settlement Place:** David Mills Lawyers  
**Settlement Time:** 12:00PM

---

Contract Price	\$305,000.00
Less Deposit	\$15,000.00
	\$290,000.00
Less Rates (for 1/01/2020 to 30/06/2020)	
<u>\$1,515.60 x 41 days</u>	
182 days	\$341.43
	\$289,658.57
Plus Body Corporate Levies (adjusted as paid for 1/01/2020 to 31/03/2020)	
<u>\$1,494.50 x 50 days</u>	
91 days	\$821.15
<b>BALANCE AT SETTLEMENT</b>	<b><u>\$290,479.72</u></b>

## CHEQUE DETAILS

<u>Payee</u>	<u>Amount</u>
Rossllyn Bay Resort CTS 40634	\$1,494.50
David Mills Lawyers	\$805.00
Neville Bowles	\$288,180.22
<b>CHEQUES TOTAL</b>	<b><u>\$290,479.72</u></b>