

SETTLEMENT STATEMENT

Matter No: 20230651
Re: Schneider Special Pty Ltd as trustee for Schneider Super Fund Sale to Williams
Property: 5 Alexandra Street, Bundaberg East, Queensland 4670

Settlement Date: 29 May, 2023
Adjustment Date: 29 May, 2023
Contract Date: 28 February, 2023
Settlement Place: PEXA
Settlement Time: 1:30PM

Contract Price	✓	\$662,500.00
Less Deposit		<u>50,000.00</u>
		\$612,500.00
Less Release Fee	✓	<u>208.83</u>
		\$612,291.17
Plus Rates (for 01/01/2023 to 30/06/2023)		
<u>\$6,758.58 x 32 days</u>	Add rates as income	
181 days		✓ <u>1,194.89</u>
		\$613,486.06
Less Water Usage (see calculation following)	Add to rates as expense	✓ <u>5.14</u>
		\$613,480.92
Less Unbilled Water	Add to rates as expense	✓ <u>27.31</u>
BALANCE AT SETTLEMENT		<u>\$613,453.61</u>

CHEQUE DETAILS

1. PEXA	\$123.97 ✓
2. Finemore Walters & Story	GST \$1,668.52 ✓
3. Ray White Bundaberg Property Trust Account	GST \$20,444.75 ✓
4. National Australia Bank	\$86,065.57 ✓
5. Schneider Super Fund	<u>\$505,150.80 ✓</u>
CHEQUES TOTAL	<u>\$613,453.61</u>

ADDITIONAL CHEQUES

1. Schneider Super Fund (release of deposit)	\$50,000.00 ✓
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WATER USAGE CALCULATION

Date water paid to: 08/04/2023 Reading: 5,726 kL Charge per kL -
Date of search reading: 11/05/2023 Reading: 5,735 kL \$1.23



BUNDABERG 31 Woongarra St, (PO Box 704) Bundaberg Qld 4670
07 4153 0000 07 4153 0017

CHILDERS Kingston & Stanton
11 Crescent St, (PO Box 96) Childers Qld 4660
07 4126 1133 07 4126 1823

MUNDUBBERA 68 Lyons Street, (PO Box 210) Mundubbera Qld 4626
07 4165 4611 07 4165 4052

GIN GIN 4 Dear Street, Gin Gin Qld 4671

29 May 2023

Schmeider Special Pty Ltd
c/- David & Pamela Schmeider
10 Goose Green Place
Longford TAS 7301

By email: info@transwoodmastercoopers.com.au

Please reply to our Bundaberg office

Contact: Rebecca Emmerson
Phone: 0741530058
Email: rebeccaemmerson@fws.com.au
Our Ref: ZAM:RJE:20230651
Your Ref: David William Schmeider

Dear Mr & Mrs Schmeider

**YOUR SALE TO LACHLAN ANDREW WILLIAMS & CHEMENE DESIREE WILLIAMS
PROPERTY: 5 ALEXANDRA STREET, BUNDABERG EAST QLD 4670**

We confirm that settlement of the sale of your property occurred on 29 May 2023.

Please find **enclosed** the Settlement Statement relating to your sale.

We confirm:

- the cheque to National Australia Bank Limited was provided to them in exchange for a release of their mortgage.
- the cheque to you has been deposited to your nominated account.
- the cheque in favour of PEXA was drawn in payment of the electronic settlement fee.
- council rates and water charges have been adjusted in accordance with the terms of the Contract and the buyer is now responsible for future invoices that are issued.
- the transfer documents will be lodged by the buyer (or their lender) at the Titles Registry Office and it will notify the relevant authorities of the change of ownership.
- original lease documents held in our safe custody have been provided to the buyer.
- the deposit held in our trust account has been released and deposited to your nominated account.

1002472

PARTNERS

Hal Ing BCom, LLB
Annette Wesche LLB, LLM
Danielle Britton LLB
Zack McKay LLB

CONSULTANT

Mark Story BCom, LLB



SENIOR ASSOCIATES

Charlotte Nielson LLB

ASSOCIATES

Sarah Protani LLB
Rebecca Hill BJus LLB (Hons)

SOLICITORS

Timothy Slocomb BFP, LLB
Chloe Dilger LLB

Finemore Walters & Story

SOLICITORS

ABN: 80 049 417 820

BUNDABERG - 4153 0000
CHILDERS - 4126 1133
MUNDUBBERA - 4165 4611
accounts@fws.com.au
PO Box 704, Bundaberg Qld 4670

Trust Account Statement

Schneider Special Pty Ltd
c/- David & Pamela Schneider
1/62, Frederick Street
Perth TAS 7300

As at: 30/05/2023

Staff Responsible: Zack McKay

Matter: 20230651

Client: Schneider Super Fund

Description: Sale to Williams - 5 Alexandra Street, Bundaberg East - COMMERCIAL

Institution: Westpac Banking Corporation

Account: Finemore Walters & Story Trust Account

BSB: 034122

Account Number: 000215

* Indicates entry date

Date	Transaction No.	Description	Withdrawal	Deposit	Balance
29/05/2023	Receipt 99501	Received from: SCHMEIDER SUPER	-	\$1,668.52	\$1,668.52
*30/05/2023		FUND Reason: Costs and Outlays			
			-	\$1,668.52	\$1,668.52

Finemore Walters & Story

SOLICITORS

ABN: 80 049 417 820

BUNDABERG - 4153 0000
CHILDERS - 4126 1133
MUNDUBBERA - 4165 4611
accounts@fws.com.au
PO Box 704, Bundaberg Qld 4670

Tax Invoice

Schmeider Special Pty Ltd as trustee
for Schmeider Super Fund
10 Goose Green Place
Longford TAS 7301

Date: 30/05/2023
Invoice No: 144217
Due Date: 13/06/2023

Person Responsible: Zack McKay

Matter: 20230651
Schmeider Super Fund

Memo: 20230651 Schmeider Super Fund, Sale to Williams -
5 Alexandra Street, Bundaberg East

Summary

Description	Inv Amount
Professional Fees	\$1,573.00
Disbursements	\$95.52
Total	\$1,668.52
Less Amount Received	-
Less Protected Trust	\$1,668.52
Balance Due	\$0.00



CLICK TO PAY

Visit: <https://finemorewaltersandstory.rapidpay.com.au>
Ref: 140389431408



Billers Code: 244699
Ref: 1403 8943 1408

Use your online or mobile banking.
RapidPay will appear as the Biller Name.



BSB: 084571
Account: 508647876
Ref: 140389431408

Use your online or mobile banking.
Insert reference in the description field.

*Payments by credit cards may incur surcharge fees

SELLER/S AUTHORITY

TO: **FINEMORE WALTERS & STORY**
SOLICITORS
PO BOX 704,
BUNDABERG 4670

RE: **SALE TO WILLIAMS AND WILLIAMS**
PROPERTY: 5 ALEXANDRA STREET, BUNDABERG EAST

I/We **HEREBY AUTHORISE** and **DIRECT** you to deduct and to pay the undermentioned from the sale proceeds which are due to me/us in respect of the abovementioned sale:-

- Rates paid to *30 106 123*
- Commission \$21,133.75 (Including GST of 10%)
- Advertising \$689.00 in credit
- Payout debt to National Australia Bank Limited - *\$85,554.96*..... (approx.)
- Release of Mortgage fees
- Rent to be adjusted as required *PAID TO 28.05.23*
- Electronic settlement fee \$123.97
- Costs \$1,573.00 (including GST) and outlays re: the Sale

AND **TO PAY** the **BALANCE** of the sale proceeds to:-

Please choose **one** of the below options for balance funds – either circle or complete details

MORTGAGEE - National Australia Bank Limited (authority to accept surplus on signed discharge)

OR **BSB** *084-004*..... **Account No.** *989215694*.....
with..... *NAB*..... **Bank/Financial Institution**
IN THE NAMES OF *SCHMEIDER SUPER FUND*.....

I/We agree that you may destroy our file relating to this transaction on the earlier of:

- any specified time agreed between the your practice and me/us (such as a timeframe specified in a costs agreement or retainer); or
- 7 years after settlement of this transaction or the termination of my/our engagement.

DATED: *03.10.2023*

SIGN HERE: *[Signature]*..... *P. Schmieder*.....
Schmeider Special Pty Ltd ACN 602 425 598 as trustee for Schmeider Super Fund



PO Box 3130, Bundaberg QLD 4670
 T 1300 883 699 F 07 4150 5410
 E ceo@bundaberg.qld.gov.au
 W www.bundaberg.qld.gov.au
 ABN 72 427 835 198

Rate Notice

084741-0377
 Schmeider Special Pty Ltd
 As Trustee
 860 Hobart Road
 BREADALBANE TAS 7258

Rate Notice for Period 01/01/2023 to 30/06/2023
Assessment Number 49233
Valuation \$305,000
Area 3647.0000 Sq Mtrs
Issue Date 02/02/2023
Due Date 08/03/2023

Property Location and Description: 5 Alexandra Street BUNDABERG EAST QLD 4670 Lot 1 RP 228971

Council Rates & Charges	Annual Charge	Number of Services	Half Yearly Charge
General Rate - Category 16		0.016470 rate/\$ on \$305,000	\$2,511.68
Sewerage Charge	822.00	6.00	\$2,466.00
Waste Collection - Non Domestic	439.00	2.00	\$439.00
Water Access - 25MM	691.00	1.00	\$345.50
Water Consumption - Bberg			\$95.94
Community Wellbeing & Environment Charge	100.00	1.00	\$50.00
Trade Waste - Category 2	446.00	1.00	\$223.00
		Sub-Total	\$6,131.12
State Government Charges			
State Emergency Levy Grp 5 - CI A	1892.80	1.00	\$946.40
		Sub-Total	\$946.40
		Total Levy	\$7,077.52

TOTAL PAYMENT DUE **\$7,077.52**

Please Note: Payments received after 5 January 2023 may not show on this Notice. Any arrears shown on this Notice are due immediately and interest will accrue until paid.

Meter Readings

Meter No.	Previous Reading	Current Reading	Consumption
07C068592	13/04/2022 5574	17/10/2022 5652	78 KL

CHG

Ohana - Water - 50% - \$441.44 = \$220.72/INV4

Ohana - Trade Waste - 100% - \$223.00 = \$223.00/INV4

Kitchinmoks - Water - 20% - \$441.44 = \$88.28/INV4

\$532.00

Notice is hereby given that the rates and charges levied by Bundaberg Regional Council, by virtue of the Local Government Act 2009, on land described above for the period stated on the Rate Notice are DUE AND PAYABLE ON OR BEFORE THE DUE DATE OF THIS RATE NOTICE. Furthermore, rates and charges not paid by the due date are deemed to be overdue. Stephen Johnston, CHIEF EXECUTIVE OFFICER

BUN004A

Payment Slip

POST billpay

Due Date Amount



*467 49233 \$7,077.52

PAID

07/03/23

Schmeider Special Pty Ltd
 As Trustee
 860 Hobart Road
 BREADALBANE TAS 7258

POST billpay

Billor Code: 0467
 Ref: 49233

Pay in person at any Post Office, by phone 13 18 16
 or go to postbillpay.com.au



Billor Code: 5744
 Ref: 49233

BPAY® this payment via Internet or phone banking.
 BPAY View® - View and pay this bill using internet banking.
 BPAY View Registration no.: 49233
 *Registered to BPAY Pty Ltd. ABN 69 079 137 518

Assessment Number	49233
Due Date	08/03/2023
Due Date Amount	\$7,077.52

Please see over for other payment options

SCHMEIDER SUPER FUND

A.B.N. 25 665 966 855
5 Alexandra Street Bundaberg East QLD 4670

Invoice No.: 435
Date: 07/03/2023

OHANA WINERY & EXOTIC FRUITS PTY
5 Alexandra Street
Bundaberg Qld 4670

Deliver To:

Tax Invoice

Description	Unit Price	Quantity	GST	Total
BRC Rate Notice - 01/01/23 - 30/06/23				
50% Water Charges (Total \$441.44)	220.72	1		220.72
100% Trade Waste Charges (Total \$223.00)	223.00	1		223.00

PAID

Total excluding GST \$443.72
GST \$0.00
Total including GST \$443.72
Amount Received \$0.00
Invoice Balance \$443.72

ACCOUNT DETAILS: BSB - 084 004 A/C - 98 921 5694 NAME - Schmeider Super Fund

8/01/03

SCHMEIDER SUPER FUND

A.B.N. 25 665 966 855
5 Alexandra Street Bundaberg East QLD 4670

Invoice No.: 436
Date: 07/03/2023

KITCHENWORKS BUNDABERG
7 Alexandra Street
Bundaberg East QLD 4670

Deliver To:

Tax Invoice

Description	Unit Price	Quantity	GST	Total
BRC Rate Notice - 01.01.2023 - 30.06.2023 20% Water Charges (Total \$441.44)	88.28	1		88.28

PAID

Total excluding GST	\$88.28
GST	\$0.00
Total including GST	\$88.28
Amount Received	\$0.00
Invoice Balance	\$88.28

ACCOUNT DETAILS: BSB - 084 004 A/C - 98 921 5694 NAME - Schmeider Super Fund

8/07/23