



CJM LAWYERS

CRONIN • JAMES • MCLAUGHLIN

Our Ref: S:NA:1900809

10 September 2019

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211

CJM Lawyers
PO Box 8378
GOLD COAST MAIL CENTRE Q 9726
Level 9, 50 Cavill Avenue
SURFERS PARADISE QLD 4217

Email: info@cjmlaw.com.au
www.cjmlaw.com.au
Phone: 1300 245 299
Fax: 07 5574 2586

ABN 51 767 009 515

Dear Sir/Madam,

**YOUR PURCHASE FROM MG LAND PTY LTD ACN 133 684 358
PROPERTY: UNIT 60, WARWICK TERRACES, 36 COX ROAD, PIMPAMA**

We confirm that settlement took place on 29 August 2019.

Registration of transfer

The documents necessary to transfer title into your name were handed to your financier, La Trobe Financial, through their Solicitors, Purcell Partners who will attend to registration at the Titles Registry.

The Titles Registry will notify the council and water authority of the sale so that future rate and water assessments and notices of valuation will be sent directly to you.

Settlement

The balance purchase money was paid on settlement in accordance with the attached settlement sheet. Your lender paid \$235,322.62 and the balance was paid by you in the sum of \$145,000.00. We enclose our Trust Account Receipt and Trust Account Statement for your attention. We have surplus funds remaining in our Trust Account after settlement in the sum of \$5,393.25.

Please provide your Bank Account details and we will arrange to EFT the funds into your Bank Account.

There was no adjustment made for the General Rates for the property as they have not been assessed separately yet. Once the registration has been effected, the Council will provide a Pro Rata Rates and Water Notice for payment by you.

If you are purchasing this property as an investment, you should retain the settlement statement and your copy of the stamped contract for future tax records. The acquisition date of the property is the contract date.



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Body corporate

We have notified the body corporate manager that you are the new owner and accordingly they will issue future body corporate levies to you. It will be your responsibility to attend to the payment of the levies from 1 November 2019 to 28 February, 2020.

Costs

A copy of our invoices are attached which shows the amount paid by you for our costs and disbursements. **ALL PAID IN FULL.**

Insurance

Building insurance must be effected from the business day after the contract is signed and is normally effected as a requirement of the lender. However if you have not already done so, please attend to this immediately. You may also wish to arrange for a contents policy at the same time.

The owners corporation insures the buildings for public risk and therefore it is only necessary for you to insure your contents if you so choose.

Land tax

If you own other properties, you may need to consider the land tax implications of this purchase. If you need any advice about this, please contact us.

Thank you for your instructions.

Kind Regards,
CJM LAWYERS

NINA ARAKELIAN
Conveyancing Manager

nina@cjmlaw.com.au



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SETTLEMENT STATEMENT

Matter No: 1900809
Re: JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee Purchase from
MG Land Pty Ltd ACN 133 684 358
Property: Unit 60, Warwick Terraces, 36 Cox Road, Pimpama, Queensland 4209

Settlement Date: 29 August, 2019
Adjustment Date: 28 August, 2019
Contract Date: 30 April, 2019
Settlement Place: Thornton Legal, 116 Johnston Street, Southport
Settlement Time: 2:30pm

Contract Price	\$399,900.00
Less Deposit	<u>39,990.00</u>
	\$359,910.00
Plus Administrative Fund Levy (adjusted as paid for 1/07/2019 to 31/10/2019) <u>\$599.83 x 64 days</u> 123 days	<u>312.11</u>
	\$360,222.11
Plus Sinking Fund Levy (adjusted as paid for 1/07/2019 to 31/10/2019) <u>\$184.80 x 64 days</u> 123 days	<u>96.16</u>
	\$360,318.27
Plus Volunteer Fire Brigade, Emergency Management, Koala Habitat, Open Space, Recreational Space, City Transport (for 1/07/2019 to 31/12/2019) <u>\$115.65 x 125 days</u> 184 days	<u>78.57</u>
	\$360,396.84
Plus Original Developer Insurance Adjustment --Clauses 7.1, 7.2)	<u>22.93</u>
	\$360,419.77
Plus Insurance Levy Adjustment	<u>248.10</u>
BALANCE AT SETTLEMENT	<u><u>\$360,667.87</u></u>

SETTLEMENT STATEMENT

Matter No: 1900809
Re: JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee Purchase
from MG Land Pty Ltd ACN 133 684 358
Property: Unit 60, Warwick Terraces, 36 Cox Road, Pimpama, Queensland 4209

FUNDS REQUIRED FOR SETTLEMENT

Amount required to complete purchase	\$ 360,667.87	
<i>Plus –</i>		
Professional costs	\$ 973.91	
Disbursements	\$ 426.09	
Estimated stamp duty	\$12,421.50	
Settlement Agent fee	\$55.00	
Independent Legal Advice –Guarantor documents	\$385.00	
<i>Less –</i>		
Moneys held in our Trust Account		\$0.00
Funds provided by your financier – Nett funds		\$ 235,322.62
Amount required from you to complete settlement		\$139,606.75
AMOUNT HELD IN OUR TRUST ACCOUNT		\$145,000.00
REFUND TO YOU AFTER SETTLEMENT		\$ 5,393.25
Total funds required:	\$374,929.37	\$374,929.37



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Our Ref: S:NA:1900809

14 August 2019

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee trading as
JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
5 Hampshire Close
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ABN 51 767 009 515

TAX INVOICE: 6457

**YOUR PURCHASE FROM MG LAND PTY LTD ACN 133 684 358
PROPERTY: UNIT 60, WARWICK TERRACES, 36 COX ROAD, PIMPAMA**

	Amount	GST	Total
Professional Costs	\$1,048.20	\$104.82	\$1,153.02
<i>Less Discount applied to Professional Costs (discount only applied if paid within 7 days)</i>	<i>(\$162.83)</i>	<i>(\$16.28)</i>	<i>(\$179.11)</i>
Disbursements	\$412.41	\$13.68	\$426.09
Invoice Total	\$1,297.78	\$102.22	\$1,400.00
<i>Less payments received</i>			\$ 0.00
<i>Less funds to be transferred from Trust</i>			\$ 0.00
BALANCE DUE			\$1,400.00

Please see the attached schedule for details of Professional Costs and Disbursements

With compliments
CJM LAWYERS

PAID



CLICK TO PAY

Visit: <https://cjmlawyers.rapidpay.com.au>
Ref: 140215416409



Billers Code: 244699
Ref: 1402 1541 6409

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



BSB: 034660
Account: 344170
Ref: 140215416409

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

*Payments by credit cards may incur surcharge fees



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PAYMENT OPTIONS

Payment by EFT/Direct Deposit:

Bank: Westpac Bank
Account: CJM Lawyers General Account
BSB: 034 660
Account No: 344 170
Reference: 1900809

Payment by cheque remitted to:

CJM Lawyers
PO Box 8378
Gold Coast Mail Centre QLD 9726
*Please include reference 1900809 with
your payment*

Payment by Credit Card (Visa/MasterCard):

Please telephone or attend at our office with your card details

TERMS: NETT 7 DAYS



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**SCHEDULE OF PROFESSIONAL COSTS AND DISBURSEMENTS****PROFESSIONAL COSTS**

Date	Description	Staff	Units	Amount
14/08/2019	Leap File Opening	NA		\$25.00
14/08/2019	To our professional costs of and incidental to attending to all telephone calls, facsimiles, photocopying, emails and other office services	NA		\$123.20
14/08/2019	Stamping fee on Transfer	NA		\$50.00
14/08/2019	To our professional costs for acting for you in relation to the abovementioned purchase. Professional costs include: attending to searches and enquiries, review of contract, preparation for settlement etc	NA		\$850.00
Total			0	\$1,048.20

DISBURSEMENTS

Date	Description	Amount	GST
08/08/2019	InfoTrack: QLD Certificate (over \$130) - Gold Coast City Council: Rates and Water only search - 60/SP303824 (Supplier fee).	\$136.00	
08/08/2019	InfoTrack: QLD Certificate (over \$130) - Gold Coast City Council: Rates and Water only search - 60/SP303824 (Search fee).	\$16.50	\$1.65
08/08/2019	QLD: Plan Image - SP303824 (Supplier fee).	\$17.70	
08/08/2019	QLD: Plan Image - SP303824 (Search fee).	\$6.57	\$0.66
08/08/2019	QLD: Body Corp Currency Certificate - SSKB (Stewart Silver King & Burns) - All Branches: Certificate of Currency - 60/SP303824	\$54.23	\$5.42
08/08/2019	QLD: Body Corp Information Certificate - SSKB (Stewart Silver King & Burns) - All Branches: Information Certificate - 60/SP303824 (Supplier fee).	\$65.35	
08/08/2019	QLD: Body Corp Information Certificate - SSKB (Stewart Silver King & Burns) - All Branches: Information Certificate - 60/SP303824 (Search fee).	\$29.19	\$2.92



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08/08/2019	InfoTrack: QLD Land Tax Certificate - 60/SP303824 (Supplier fee).	\$36.58	
08/08/2019	InfoTrack: QLD Land Tax Certificate - 60/SP303824 (Search fee).	\$8.55	\$0.86
14/08/2019	Bank Charges	\$20.00	
14/08/2019	InfoTrack search fee --day of settlement	\$21.74	\$2.17
Total		\$412.41	\$13.68

STATUTORY NOTICES

E&OE. We reserve the right to withdraw this Invoice and to deliver a formal Costs Statement in assessable form and to charge such higher amounts as may be shown.

The file in this matter will be destroyed after 7 years from closure.

Form 2

Legal Profession Act 2007 (s 331(3))

FORM OF NOTIFICATION OF CLIENT'S RIGHTS

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

- requesting an itemised bill
- discussing your concerns with us
- having our costs assessed
- applying to set aside our costs agreement

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the facts sheet titled *Your right to challenge legal costs*. 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).

If we hold funds in our trust account on your behalf in relation to our costs and disbursements, then we propose to withdraw funds from trust towards payment of the costs and disbursements listed in this bill. This notice is given to you to satisfy *Legal Profession Regulation 2007 r.58*.

Statement charge

A charge of \$30.00 will apply to all statements issued for unpaid bills.

Interest Payable

Interest is payable on all unpaid bills at the rate that is specified as the maximum allowable rate under the *Legal Profession Act 2007* as at the date of this bill.



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14 August 2019

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee trading as
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ABN 51 767 009 515

TAX INVOICE: 6457

YOUR PURCHASE FROM MG LAND PTY LTD ACN 133 684 358
PROPERTY: UNIT 60, WARWICK TERRACES, 36 COX ROAD, PIMPAMA

	Amount	GST	Total
Professional Costs	\$1,048.20	\$104.82	\$1,153.02
<i>Less Discount applied to Professional Costs (discount only applied if paid within 7 days)</i>	<i>(\$162.83)</i>	<i>(\$16.28)</i>	<i>(\$179.11)</i>
Disbursements	\$412.41	\$13.68	\$426.09
Invoice Total	\$1,297.78	\$102.22	\$1,400.00
<i>Less payments received</i>			\$ 0.00
<i>Less funds to be transferred from Trust</i>			\$ 0.00
BALANCE DUE			\$1,400.00

Please see the attached schedule for details of Professional Costs and Disbursements

With compliments
CJM LAWYERS



CLICK TO PAY

Visit: <https://cjmlawyers.rapidpay.com.au>
Ref: **140215416409**



Billers Code: **244699**
Ref: **1402 1541 6409**

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



BSB: **034660**
Account: **344170**
Ref: **140215416409**

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

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PAYMENT OPTIONS

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Bank: Westpac Bank
Account: CJM Lawyers General Account
BSB: 034 660
Account No: 344 170
Reference: 1900809

Payment by cheque remitted to:

CJM Lawyers
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*Please include reference 1900809 with
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Payment by Credit Card (Visa/MasterCard):

Please telephone or attend at our office with your card details

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SCHEDULE OF PROFESSIONAL COSTS AND DISBURSEMENTS

PROFESSIONAL COSTS

Date	Description	Staff	Units	Amount
14/08/2019	Leap File Opening	NA		\$25.00
14/08/2019	To our professional costs of and incidental to attending to all telephone calls, facsimiles, photocopying, emails and other office services	NA		\$123.20
14/08/2019	Stamping fee on Transfer	NA		\$50.00
14/08/2019	To our professional costs for acting for you in relation to the abovementioned purchase. Professional costs include: attending to searches and enquiries, review of contract, preparation for settlement etc	NA		\$850.00
Total			0	\$1,048.20

DISBURSEMENTS

Date	Description	Amount	GST
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Statement charge

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Interest Payable

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Trust Account Receipt

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as
trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211
Australia

Date: 15/08/2019
Date Entered: 16/08/2019
Receipt No: 5268

Received From: JPTALA Property Pty Ltd A.C.N.632 977 925
as trustee trading as JPTALA Property Pty Ltd
A.C.N.632 977 925 as trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211

Account Name: CJM Lawyers Law Practice Trust Account
Bank: Westpac Bank
BSB: 034660
Account Number: 344496

Payment Method	Total Amount	Amount in words
EFT	\$50,000.00	Fifty Thousand Dollars

Matter No	Client	Description	Reason	Amount
1900809	JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee	Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama	Part settlement monies, costs and outlays	\$50,000.00

Receipt made out by: Jenna McIntyre

On behalf of CJM Lawyers



CJM LAWYERS

CRONIN • JAMES • MCLAUGHLIN

Our Ref: S:EZ:1900809

12 August 2019

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee trading as
JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211
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EMAIL: johntala@hotmail.com

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Phone: 1300 245 299
Fax: 07 5574 2586

ABN 51 767 009 515

TAX INVOICE: 6438

**YOUR PURCHASE FROM MG LAND PTY LTD ACN 133 684 358
PROPERTY: UNIT 60, WARWICK TERRACES, 36 COX ROAD, PIMPAMA**


	Amount	GST	Total
Professional Costs	\$350.00	\$35.00	\$385.00
Disbursements	\$ 0.00	\$ 0.00	\$ 0.00
Invoice Total	\$350.00	\$35.00	\$385.00
Less payments received			\$ 0.00
Less funds to be transferred from Trust			\$ 0.00
BALANCE DUE			\$385.00

PAID

Please see the attached schedule for details of Professional Costs and Disbursements


With compliments
CJM LAWYERS

PAYMENT DUE DATE: 19 August 2019




CLICK TO PAY

Visit: <https://cjmlawyers.rapidpay.com.au>
Ref: 140221691680



Billers Code: 244699
Ref: 1402 2169 1680

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



BSB: 034660
Account: 344170
Ref: 140221691680

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

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SCHEDULE OF PROFESSIONAL COSTS AND DISBURSEMENTS

PROFESSIONAL COSTS

Description	Amount	GST
To our professional costs for acting on your behalf in relation to review of loan documents and independent legal advice and all other associated matters contained herein.	\$350.00	\$35.00
Total	\$350.00	\$35.00

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TRANSFER

Dealing Number



OFFICE USE ONLY

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.

Print one-sided only

Duty Imprint
Client No: 4232617
Transaction No: 518-021-225
Duty Paid \$ 12,421.50
UTI \$
Date: 29/08/19 Signed:

Duties Act 2003
 Exempt

1. **Interest being transferred** (if shares show as a fraction) **Lodger** (Name, address, E-mail & phone number) **Lodger Code**
FEE SIMPLE

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000).

2. **Lot on Plan Description** **Title Reference**
LOT 60 ON SP303824 51190260

3. **Transferor**
MG LAND PTY LTD ACN 133 684 358

4. **Consideration**
\$399,900.00

5. **Transferee** Given names Surname/Company name and number (include tenancy if more than one)
~~JPTA~~ ~~JPTA~~ ~~JPTA~~ AS TRUSTEE
JPTA PROPERTY PTY LTD A.C.N.632
977 925 AS TRUSTEE

6. **Transfer/Execution** 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. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6(h) on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6(h) on the Form 24 is based on information supplied by the Transferee.

NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

ROBERT JAMES DAVEY
Solicitor

Witnessing Officer (signature, full name & qualification)

8/8/19
Execution Date **Transferor's Signature**

Witnessing Officer (signature, full name & qualification)

MG LAND PTY LTD A.C.N. 133 684
358 BY ITS ONLY CONSTITUTED
ATTORNEY ANNETTE PATRICIA
GULLE PURSUANT TO REGISTERED
POWER OF
ATTORNEY NO. 719133508
Execution Date **Transferor's Signature**

Witnessing Officer (signature, full name & qualification)

29/08/19
Execution Date **Transferee's or Solicitor's Signature**

Witnessing Officer (signature, full name & qualification)

1/1 **Suzette Noble Araneta**
Execution Date **Solicitor's Signature**

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

Title Reference [51190260]

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: FORM 1 TRANSFER

Name of authorised person or solicitor:

Nina Arakelian

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

CJM Lawyers

Item/s being altered or corrected:

ITEM 5

Details of alteration or minor correction:

CORRECTION MADE TO THE TRANSFEREE'S NAME

Party represented (where signed by solicitor):

Buyer

.....
Authorised person's or Solicitor's Signature

(This form must accompany Titles Registry Form 1 – Transfer when lodged in the Titles Registry)

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, Taxation Administration Act 2001

PART A – Transferee to complete

Title reference [51190260] Page 1 of 2

Electronic version – for completion before printing one-sided only.

Where insufficient space in an item, use Form 20
(Enlarged Panel).Mark appropriate with 'X'Refer to guide for completion for further information and details about
the purpose of the collection of information.**Official use only****1. Transferee**(a) Given names & surname
or Company & ACN/ABN(b) Date of birth
(dd/mm/yyyy)(c) Residential or business address
after possessionJP TALA PROPERTY PTY LTD
A.C.N.632 977 925 AS TRUSTEE

5 Hampshire Close, Highland Park QLD 4211

(d) Contact details after possession

(i) Phone number - 0433 323 647

(ii) Postal address (include only one address even if multiple owners) - As above OR complete address below

(iii) Email address - johntala@hotmail.com

(e) Name of trust - OR complete - **Talaapitaga Property Holding Trust**(f) Is transferee a foreign person / corporation?
Note: The definition of a foreign person or corporation is defined
in the *Foreign Ownership of Land Register Act 1988*
Refer to Guide for Completion for more information.N/A NO
(N/A if only for a
Water Allocation)YES ➤Attach completed Form 25
(Foreign Ownership Information)

(g) Does transferee ordinarily reside in Australia?

N/A NO
(N/A if only for a
Water Allocation)YES **2. Transaction**(a) Date of possession (dd/mm/yyyy) 29/08/2019➤ The date of possession is the actual date the transferee has legal
control or ownership of the property. Usually, this is the date of
settlement, or the date as agreed to by both parties.(b) Date of settlement (dd/mm/yyyy) 29/08/2019➤ The date of settlement must be completed even where it is the same
as the date of possession.**This form is comprised of two Parts -**

- Part A – Transferee to complete
- Part B – Transferor to complete

**BOTH parts must be submitted
with the Form 1 Transfer.**

(This form must accompany Titles Registry Form 1 – Transfer when lodged in the Titles Registry)

PART B – Transferor to complete

Title reference [51190260] Page 2 of 2

Electronic version – for completion before printing one-sided only.

Where insufficient space in an item, use Form 20 (Enlarged Panel).

Mark appropriate with 'X'

Refer to guide for completion for further information and details about the purpose of the collection of information.

3. Transferor's residential or business address after settlement

PO Box 1249, Burleigh Heads QLD 4220

4. Details of sale price (Sale price must include GST if applicable)

(a) Property excluding water allocation
 Cash \$399,900.00
 Vendor terms
 Assumption of liabilities

(b) Water allocation - N/A OR complete below
 Cash
 Vendor terms
 Assumption of liabilities

Other (specify above) **Total** \$399,900.00

Other (specify above) **Total** \$ 0.00

5. Property details

(a) Land / Water allocation description (b) Property address

Lot	Plan type & no.	Street no.	Street name	Suburb/Town/Locality	Postcode
60	SP303824	Unit 60/36	Cox Road	PIMPAMA	4209

(c) Property transferred Includes (d) Current land use

Plant & machinery <input type="checkbox"/>	Vacant land <input type="checkbox"/>
Livestock <input type="checkbox"/>	Dwelling <input type="checkbox"/>
Crops <input type="checkbox"/>	Multi-unit <input checked="" type="checkbox"/>
Existing right <input type="checkbox"/>	Flats <input type="checkbox"/>
Movable chattels <input type="checkbox"/>	Guest house/Private hotel <input type="checkbox"/>
Water licence <input type="checkbox"/>	Farming <input type="checkbox"/>
Interim water allocation <input type="checkbox"/>	Industrial <input type="checkbox"/>
Other (specify above)	Commercial <input type="checkbox"/>
	Other <input type="checkbox"/>

(e) Water allocation - N/A OR complete below

(i) Is water allocation unsupplemented?
 NO YES > complete (ii) below

(ii) Reference number of the water allocation dealing certificate - unsupplemented

(f) Safety switch

(i) Is an electrical safety switch installed? N/A NO YES

(ii) Has transferee been informed in writing about its existence? N/A NO YES

(g) Smoke alarm

(i) Is a compliant smoke alarm/s installed? N/A NO YES

(ii) Has transferee been informed in writing about its existence? N/A NO YES

6. Transaction information

(a) Is there an agreement in writing for the transfer of dutiable property? NO YES > If Yes, complete (b) below

(b) If Yes, provide the date of the written agreement (dd/mm/yyyy) - 30/04/2019 (Leave blank if No above)

(c) Were any transferees related to or associated with any transferors at the date of the dutiable transaction? NO YES > If Yes, complete (d) below

(d) If Yes above, state the degree of relationship / association and supply evidence of value to Office of State Revenue - > See guide for completion

(e) Is the consideration less than the unencumbered value of the property included in this transaction? NO YES > See guide for completion

(f) Is this transaction part of an arrangement that includes other dutiable transactions? NO YES > See guide for completion

(g) Is GST payable on this transaction? See guide for completion NO YES > If Yes, complete (h) below

(h) If GST is payable, is the transaction under the margin scheme? NO YES

(i) Is any transferor a non-Australian entity? NO YES > See guide for completion



Trust Account Receipt

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as
trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211
Australia

Date: 15/08/2019
Date Entered: 16/08/2019
Receipt No: 5268

Received From: JPTALA Property Pty Ltd A.C.N.632 977 925
as trustee trading as JPTALA Property Pty Ltd
A.C.N.632 977 925 as trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211

Account Name: CJM Lawyers Law Practice Trust Account
Bank: Westpac Bank
BSB: 034660
Account Number: 344496

Payment Method	Total Amount	Amount in words
EFT	\$50,000.00	Fifty Thousand Dollars

Matter No	Client	Description	Reason	Amount
1900809	JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee	Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama	Part settlement monies, costs and outlays	\$50,000.00

Receipt made out by: Jenna McIntyre

On behalf of CJM Lawyers



Trust Account Receipt

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as
trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211
Australia

Date: 16/08/2019
Date Entered: 19/08/2019
Receipt No: 5280

Received From: JPTALA Property Pty Ltd A.C.N.632 977 925
as trustee trading as JPTALA Property Pty Ltd
A.C.N.632 977 925 as trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211

Account Name: CJM Lawyers Law Practice Trust Account
Bank: Westpac Bank
BSB: 034660
Account Number: 344496

Payment Method	Total Amount	Amount in words
EFT	\$50,000.00	Fifty Thousand Dollars

Matter No	Client	Description	Reason	Amount
1900809	JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee	Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama	Part settlement monies, costs & outlays	\$50,000.00

Receipt made out by: Jenna McIntyre

On behalf of CJM Lawyers



Trust Account Receipt

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as
trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211
Australia

Date: 20/08/2019
Date Entered: 21/08/2019
Receipt No: 5295

Received From: JPTALA Property Pty Ltd A.C.N.632 977 925
as trustee trading as JPTALA Property Pty Ltd
A.C.N.632 977 925 as trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211

Account Name: CJM Lawyers Law Practice Trust Account
Bank: Westpac Bank
BSB: 034660
Account Number: 344496

Payment Method	Total Amount	Amount in words
EFT	\$40,000.00	Forty Thousand Dollars

Matter No	Client	Description	Reason	Amount
1900809	JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee	Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama	Part settlement monies, costs & outlays	\$20,000.00
1900809	JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee	Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama	Part settlement monies, costs & outlays	\$20,000.00

Receipt made out by: Jenna McIntyre

On behalf of CJM Lawyers



Trust Account Receipt

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as
trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211
Australia

Date: 20/08/2019
Date Entered: 21/08/2019
Receipt No: 5295

Received From: JPTALA Property Pty Ltd A.C.N.632 977 925
as trustee trading as JPTALA Property Pty Ltd
A.C.N.632 977 925 as trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211

Account Name: CJM Lawyers Law Practice Trust Account
Bank: Westpac Bank
BSB: 034660
Account Number: 344496

Payment Method	Total Amount	Amount in words
EFT	\$40,000.00	Forty Thousand Dollars

Matter No	Client	Description	Reason	Amount
1900809	JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee	Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama	Part settlement monies, costs & outlays	\$20,000.00
1900809	JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee	Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama	Part settlement monies, costs & outlays	\$20,000.00

Receipt made out by: Jenna McIntyre

On behalf of CJM Lawyers



Trust Account Receipt

JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as
trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211
Australia

Date: 26/08/2019
Date Entered: 27/08/2019
Receipt No: 5331

Received From: JPTALA Property Pty Ltd A.C.N.632 977 925
as trustee trading as JPTALA Property Pty Ltd
A.C.N.632 977 925 as trustee
5 Hampshire Close
HIGHLAND PARK QLD 4211

Account Name: CJM Lawyers Law Practice Trust Account
Bank: Westpac Bank
BSB: 034660
Account Number: 344496

Payment Method	Total Amount	Amount in words
EFT	\$5,000.00	Five Thousand Dollars

Matter No	Client	Description	Reason	Amount
1900809	JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee	Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama	Part settlement monies, costs & outlays	\$5,000.00

Receipt made out by: Jenna McIntyre

On behalf of CJM Lawyers



Trust Account Statement

The Manager
 JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
 5 Hampshire Close
 HIGHLAND PARK QLD 4211

As at: 10/09/2019

Person Responsible: Shannon McLaughlin

Matter: 1900809
 Client: JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee
 Description: Purchase from MG Land Pty Ltd ACN 133 684 358 - 60, Warwick Terraces, 36 Cox Road, Pimpama

Institution: Westpac Bank
 Account: CJM Lawyers Law Practice Trust Account
 BSB: 034660
 Account Number: 344496
 * Indicates entry date

Date	Transaction No.	Description	Withdrawal	Deposit	Balance
15/08/2019 *16/08/2019	Rec5268	Received from: JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee 5 Hampshire Close HIGHLAND PARK QLD 4211 Australia Reason: Part settlement monies, costs and outlays	-	\$50,000.00	\$50,000.00
16/08/2019 *19/08/2019	Rec5280	Received from: JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee 5 Hampshire Close HIGHLAND PARK QLD 4211 Australia Reason: Part settlement monies, costs & outlays	-	\$50,000.00	\$100,000.00
20/08/2019 *21/08/2019	Rec5295	Received from: JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee 5 Hampshire Close HIGHLAND PARK QLD 4211 Australia Reason: Part settlement monies, costs & outlays	-	\$20,000.00	\$120,000.00
20/08/2019 *21/08/2019	Rec5295	Received from: JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee 5 Hampshire Close HIGHLAND PARK QLD 4211 Australia Reason: Part settlement monies, costs & outlays	-	\$20,000.00	\$140,000.00

26/08/2019 *27/08/2019	Rec5331	Received from: JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee trading as JPTALA Property Pty Ltd A.C.N.632 977 925 as trustee 5 Hampshire Close HIGHLAND PARK QLD 4211 Australia Reason: Part settlement monies, costs & outlays	-	\$5,000.00	\$145,000.00
29/08/2019	Pay406795	Paid by Cheque to: 034-660 lfo MG Land Pty Ltd Reason: Settlement monies-BANK CHEQUE	\$125,345.25	-	\$19,654.75
29/08/2019	Pay406796	Paid by Cheque to: Office of State Revenue Reason: Settlement monies-TRUST CHEQUE	\$12,421.50	-	\$7,233.25
29/08/2019	Pay406797	Paid by Cheque to: JG Settlements Reason: Settlement monies-TRUST CHEUQE	\$55.00	-	\$7,178.25
30/08/2019	PayEFT19-417	Paid by EFT to: Acc Name: CJM Lawyers General Account BSB: 034660 Acc No: 344170 Reason: Trust to Office Transfer	\$385.00	-	\$6,793.25
30/08/2019	PayEFT19-417	Paid by EFT to: Acc Name: CJM Lawyers General Account BSB: 034660 Acc No: 344170 Reason: Trust to Office Transfer	\$1,400.00	-	\$5,393.25
			\$139,606.75	\$145,000.00	\$5,393.25