

SETTLEMENT STATEMENT – "EVERLEIGH"

Seller: Mirvac Queensland Pty Ltd
Buyer: A.C.E. Super Holdings Pty Ltd as Trustee
Property: Lot 1299, Precincts 1.2 "Everleigh" at 80 Kessels Boulevard, Greenbank, Qld, 4124
Adjustment Date: 22 November 2021
Settlement Date: 22 November 2021
Contract Date: 1 October 2021
Place of Settlement: HWL Ebsworth Lawyers - Level 17, 480 Queen Street, Brisbane - 2:00pm

Purchase Price:	\$534,900.00
Less Cash Deposit Paid:	\$5,000.00
	\$529,900.00
Less Rebate (if any):	\$ 0.00
	\$529,900.00
Less Rates Adjustment:	\$393.15
	\$529,506.85
Plus Land Tax Adjustment:	\$339.71
Balance Purchase Price	\$529,846.56

BANK CHEQUES REQUIRED AT SETTLEMENT:

1. Mirvac Queensland Pty Ltd:	<input type="checkbox"/>	\$157,929.90
2. Deputy Commissioner of Taxation:	<input type="checkbox"/>	\$48,628.00
3. Henley Properties (Qld) Pty Ltd:	<input type="checkbox"/>	\$321,900.00

TRUST CHEQUES REQUIRED AT SETTLEMENT:

4. HWL Ebsworth Lawyers:	<input type="checkbox"/>	\$970.00
5. Logan City Council:	<input type="checkbox"/>	\$418.66

TOTAL **\$529,846.56**

Cash Deposit held by the Deposit Holder – Trust Account cheque to be drawn by the Deposit Holder payable to Mirvac Queensland Pty Ltd: \$5,000.00

Total Consideration: \$534,846.56

Date of Settlement

HWLE party at Settlement – print name

Notes

NOTES TO SETTLEMENT STATEMENT

TO BE HANDED TO BUYER AT SETTLEMENT

1. Transfer and Form 24 (if not already provided prior to settlement) ☐

TO BE COLLECTED FROM BUYER AT SETTLEMENT

1. Completed ATO Form 1 and Form 2 (if not already provided) ☐

1a. Rates Charges

Upon notification of the registration of the Land, Logan City Council will issue a rates notice for the Land from 6 November 2020 (being the date of lodgement of the Survey Plan with the Titles Office). Based on published information supplied by the Logan City Council, the minimum general rates is \$903.00 per annum, however, the Seller receives a discount of 40% until Settlement so the general rates are \$541.80 per annum. In accordance with the Contract Terms, it has been determined by the Seller's Solicitor that an adjustment will be made on an unpaid basis on the expected rates as follows:

\$541.80 per annum / 365 days	
Rates Start Period	6 November 2020
Seller responsible until	22 November 2021
Days Seller is responsible (inclusive)	382
Rates Adjustment	\$567.03
On issue of the reassessment the Buyer will be responsible for all rates charges	

1b. Rates Charges

The Logan City Council has advised that the Wastewater (Sewerage) Charge - Vacant Charge, Water Service Charge, Community Services Charge, Environmental Management Charge, Rural Fire Special Charge and Emergency Management Fire & Rescue Levy for the current period have issued and are unpaid. A cheque will be drawn at settlement. An adjustment has been made on a paid basis as follows:

Rates	\$410.19		
Days Buyer is responsible – (day after 22 November 2021 to 31 December 2021 inclusive)	39	Total Days in Levy Period - (1 October 2021 to 31 December 2021 inclusive)	92
Rates Adjustment	\$173.88		
Total Rates Adjustment = 1a - 1b	\$393.15		

2. Land Tax

In accordance with the Contract Terms, the Land Tax adjustment has been calculated on the Land Tax Search amount. An adjustment has been made on a paid basis as follows:

Land Tax	\$563.61		
Days Buyer is responsible – (day after 22 November 2021 to 30 June 2022 inclusive)	220	Total Days in Levy Period - (1 July 2021 to 30 June 2022 inclusive)	365
Land Tax Adjustment	\$339.71		

1. Mirvac Queensland Pty Ltd	\$157,929.90
2. Deputy Commissioner of Taxation	\$ 48,628.00
3. Henley Properties (Qld) Pty Ltd	\$321,900.00
4. HWL Ebsworth Lawyers	\$ 970.00
5. Logan City Council	\$ 418.66
6. Office of State Revenue	\$17,146.50
7. Queensland Titles Registry Pty Ltd	\$ 1,529.00

SETTLEMENT STATEMENT

Buyer: A.C.E. Super Holdings Pty Ltd A C N 647 481 758 ATF A.C.E. Superannuation Fund (Schubert Law PL/ No advancing financier)
Seller: Mirvac Queensland PL A C N 060 411 207 (HWL Ebsworth Solicitors/No Releasing Financier)
Property: 80 Kessels Blvd, Greenbank QLD 4124
Settlement Date: 22nd November 2021
Settlement Time: 2pm
Settlement Place: HWL Ebsworth Lawyers, Level 17, 480 Queen St Brisbane CBD

CONTRACT PRICE	\$534,900.00
LESS DEPOSIT	\$ 5,000.00
BALANCE	\$529,900.00

LESS RATES ALLOWANCE

General Rates Charges – not yet assessed by Logan City Council but minimum general rates charged by LCC for period 1.10.21 to 31.12.21 to be treated as paid:

Rates payable by Seller for period 6.11.2020 – 22.11.2021

\$541.80/365 days x 382 days = \$567.03

LESS portion of current annual rates for period 1st October – 31st December 2021 that Buyers are responsible for:

\$410.19/92 days x 39 days (23.11.21 – 31.12.21) = \$173.88

\$393.15

\$529,506.85

PLUS LAND TAX ADJUSTMENT

Treated as paid for period 1.07.2021 – 30.06.2022. Buyer is responsible for period 23.11.2021 to 30.06.2022:

\$339.71

Total Land tax for Lot for FY 30.6.2022 = \$563.61

\$563.61/365 days x 220 days (23.11.21 – 30.6.2022)

LESS SELLER ALLOWANCES	\$529,846.56
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SETTLEMENT INSTRUCTIONS TO SETTLEMENT AGENT

Bank Cheques to be provided by Buyers:

Cheque To:	Amt:	Given To:
1. HWL Ebsworth Lawyers	\$ 970.00	Given to Seller
2.. Deputy Commissioner of Taxation	\$48,628.00	Given to Seller
3. Mirvac Queensland Pty Ltd	\$157,929.90	Given to Seller
4. Henley Properties (Qld) Pty Ltd	\$321,900.00	Given to Seller
5. Logan City Council	\$418.66	Given to Buyer

HWL Ebsworth trust account Cheque for deposit to be brought by Seller:

1. Mirvac Queensland Pty Ltd \$5,000.00 To be given to the Seller.

Documents & cheques to be provided by Seller and given to Buyer:

1. Stamped executed Form 1 & Form 24 Transfer Documents duly executed by all parties for Lot 1299 on SP 300872, T/R 51234700 (being brought to settlement by Buyers);

Stamping – NO

Lodgement after settlement – YES

Please lodge the transfer documents and Form 20 Schedule with the Titles Office after settlement. Bank cheque to Dept Environment & Resource Management for \$1,529.00 is attached.

Banking after settlement – NO

Tax invoice**Invoice number**

00000014

Issue date

23/11/2021

Due date

07/12/2021

A.C.E. Holdings Pty Ltd A & C Elliott
A.C.E Superannuation Fund
80 Teal Cct
Greenbank QLD 4124
Australia

Description	Tax	Amount (\$) including tax
Re: A.C.E. Super Holdings PL ATF A.C.E. Superannuation Fund p/f Mirvac Qld PL - 80 Kessels Blvd, Greenbank QLD 4124 - File A444/21	N-T	
Professional fees as per Costs Agreement A444/21	GST	990.00
OUTLAYS	N-T	
6.10.21 Title search	GST	25.92
6.10.21 ASIC searches on A.C.E. Super Holdings PL & Mirvac Qld PL	GST	34.78
6.10.21 Land Tax search	GST	51.35
6.10.21 Logan City Council rates and water search	FRE	298.00
22.11.21 Title search on settlement date	GST	25.92
22.11.21 ASIC search on Seller on settlement date	GST	17.39
15.11.21 Titles Office fee to lodge Priority Notice	FRE	37.00
15.11.21 ESS agent fee to lodge Priority Notice with Titles Office	GST	20.90
19.11.21 Express post to send stamp duty cheque to OSR	GST	7.75
11.21 VILAW town agent fee to attend settlement and lodging at Titles Office	FRE	65.00
	Tax	\$106.73
	Total Amount (inc. tax)	\$1,574.01
	Total paid	\$0.00
	Balance due	\$1,574.01

17/11/21



QUOTE

A.C.E. SUPER HOLDINGS PTY LTD As Trustee For A.C.E.
SUPERANNUATION FUND

Date
6 Sep 2021

Expiry
6 Oct 2021

Quote Number
QU-0490

Reference
alex elliott

ABN
80 621 093 534

S & T Thomson Pty Ltd
158-160 Spinebill Dr
GREENBANK QLD 4124
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Bed 4	3.00	390.00	10%	1,170.00
INCLUDES GST 10%				106.36
TOTAL AUD				1,170.00

Terms

This quote is for supply and installation of Premium Quality PVC Shutters.
If you would like to proceed, click on ACCEPT and send a 50% deposit of \$585 by bank transfer.
r bank details - see below.
If you require credit card facilities, message me and I can forward you the details.
Installation date will be approx 6 - 8 weeks from deposit being paid.
Balance of Invoice to be paid on completion of work.

DEP Paid
7/9/21
\$585

The quote will become a contract when the quote is accepted and the deposit is paid.
Once the deposit is paid the buyer has entered into an agreement with Silver Service Shutters to supply and install the product as stated above in the quote.
Silver Service Shutters strives to install within the time frame stated but is not responsible for delays in shipping or production as these aspects of your order are out of our control.
This agreement is subject to the buyer allowing access for Silver Service Shutters to complete a check measure and access to the premises for installation purposes.
Cancellations: If the buyer cancels the agreement Silver Service Shutters will keep partial or full deposit taken to cover any out of pocket expenses.
If Silver Service Shutters is unable to supply and install the work we will fully reimburse your deposit.

Scott Thomson & Gavin Mansford
Silver Service Shutters

Bank Details:
Commonwealth Bank
S&T Thomson Pty Ltd



TAX INVOICE

A.C.E. SUPER HOLDINGS PTY LTD As Trustee For A.C.E.
SUPERANNUATION FUND

Invoice Date
6 Sep 2021

Invoice Number
INV-0361

Reference
alex elliott

ABN
80 621 093 534

S & T Thomson Pty Ltd
158-160 Spinebill Dr
GREENBANK QLD 4124
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Bed 4	3.00	390.00	10%	1,170.00
		INCLUDES GST 10%		106.36
		TOTAL AUD		1,170.00
		Less Amount Paid		585.00
		AMOUNT DUE AUD		585.00

Due Date: 9 Dec 2021

Bank Details:
Commonwealth Bank
S&T Thomson Pty Ltd
BSB 064 087
Acct 1020 1527



PAYMENT ADVICE

To: S & T Thomson Pty Ltd
158-160 Spinebill Dr
GREENBANK QLD 4124
AUSTRALIA

Customer A.C.E. SUPER HOLDINGS PTY
LTD As Trustee For A.C.E.
SUPERANNUATION FUND
Invoice Number INV-0361
Amount Due 585.00
Due Date 9 Dec 2021
Amount Enclosed

Enter the amount you are paying above



Screens, Blinds & Awnings

Beaudesert & Jimboomba

ph 07 5543 1490 / 0412 067 416

Budget Screens, Blinds & Awnings

Markitt Pty Ltd

64 Anders Street

JIMBOOMBA QLD 4280

Australia

Phone: +61755431490

sales@budgetblinds.com.au

ABN: 37 616 411 557

Quote: 2073

Quote

Quote date: 09/09/2021

A.C.E. SUPER HOLDINGS PTY LTD As Trustee For
A.C.E. SUPERANNUATION FUND
Lot 1299 Kessells Boulevard
Greenbank QLD

Expiry:

09/09/2022

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
Invisi-gard door x1	GST	2,259.00
Fly door x5		
Fly screen x11		
Roller blind x6	GST	888.00
	GST:	\$286.09
	TOTAL (inc GST):	\$3,147.00

PD DEP \$944 10/10/21

Budget

Screens, Blinds & Awnings

Beaudesert & Jimboomba

ph 07 5543 1490 / 0412 067 416

Budget Screens, Blinds & Awnings

Markitt Pty Ltd

64 Anders Street

JIMBOOMBA QLD 4280

Australia

Phone: +61755431490

sales@budgetblinds.com.au

ABN: 37 616 411 557

Invoice: 00023421

Tax Invoice

Invoice date: 10/10/2021

Ace Superannuation Fund (Alex Elliot- Lot 1299 Kessells)
Lot 1299 Kessells Boulevard
Greenbank

Due:

24/11/2021

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
Invisi-gard door x1	GST	2,259.00
Fly door x5		
Fly screen x11		
Roller blind x6	GST	888.00
	GST:	\$286.09
	Total (inc GST):	\$3,147.00
	Amount Paid:	\$944.00
	AMOUNT DUE:	\$2,203.00

Notes

PLEASE NOTE: All goods remain the property of Budget Screens, Blinds & Awnings until paid in full. We reserve the right to charge a \$35 monthly late fee for overdue invoices. We also reserve the right to recover any fees or charges incurred for recovery action relating to outstanding fees.

PD 24/11/21

How to Pay Due 24/11/2021

Bank Deposit via EFT

Bank: Suncorp
Name: Markitt P/L
BSB: 484799
AC#: 504289080
Ref#: 00023421

Mail

Cheques payable to:
Budget Screens, Blinds & Awnings
Mail to:
64 Anders Street
JIMBOOMBA QLD 4280

Freedom eCommerce Platform

CUSTOMER ORDER / TAX INVOICE

9018880098919

Level 4 1 Epping Road

19/09/2021

North Ryde NSW 2113

10:41

Phone:

Email: onlinesales@freedom.com.au Website: www.freedom.com.au

Customer Code: 8880001381003

Customer Number: 56145300462513244948

ACE SUPERANNUATION ACE SUPERANNUATION

80 Teal Circuit

Greenbank

Greenbank QLD 4124

Phone: 0439990317

Customer Reference: 8880002577764

Code	Description	Available (Weeks)	Qty	Unit Price	Discount	Price	GST
*23871700	S-Fold Curtain Track Set 140cm White	Taken	1	\$45.95		\$45.95	\$4.18
*23871748	S-Fold Curtain Track Set 360cm White	Taken	2	\$89.95		\$179.90	\$16.35
*24108256	S-Fold Curtain Track Set 220cm White	Taken	1	\$69.95		\$69.95	\$6.36
*24298445	Lyndon Blockout 140cm S-Fold Curtain Oat	Taken	1	\$129.00		\$129.00	\$11.73
*24298483	Lyndon Blockout 220cm S-Fold Curtain Oat	Taken	1	\$199.00		\$199.00	\$18.09
*24298506	Lyndon Blockout 360cm S-Fold Curtain Oat	Taken	2	\$299.00		\$598.00	\$54.36
*24320719	Delivery Standard (Web)	Taken	1	\$9.95		\$9.95	\$0.90
Taken freedom QLD Southport							

Discount Total: \$0.00

Completed Total: \$1,231.75

Order Total: \$1,231.75

GST Included: \$111.98

Payments:	Date	Time	Transaction	Amount	Tender	Reference
	19/09/2021	10:41	9018880098909	\$500.00	GIVEX	*****3738
	19/09/2021	10:41	9018880098909	\$500.00	GIVEX	*****8195
	19/09/2021	10:41	9018880098909	\$231.75	PAYPAL	*****5831
Payment Total:						\$1,231.75
Outstanding:						\$0.00

You were served at checkout 888 by website

Thank you for shopping with us

Salesperson: website

* Denotes taxable items

20/9/21 7:10

INSTALL MY ANTENNA



ABN: 12 002 295 721

FREE QUOTES, FAST SERVICE

1300 800 123

www.installmyantenna.com.au | info@installmyantenna.com.au

**MENTION DISCOUNT CODE: "IMA10%"
TO GET 10% OFF YOUR NEXT QUOTE ***

* Not to be used on this quote or invoice, or in conjunction with any other discount or special offer.

Name: **A.C.E SUPER FUND**

Address: **80 TEAL CIRCUIT
GREEN BANK**

Postcode: **4124** Phone: **0417 770 344**

TAX INVOICE ☒ QUOTE ☐

Job No. **726 73**

Date **25/11/21**

Job Details

NB: Customer to notify Insurance Company if storm damage as this may be claimed on household insurance.

Parts

1 x **DIGITAL ANTENNA
6 ELEMENT**

1 x **LEAD IN CABLE** \$500
1 x **11m Mount.**

CARD 1.5% PD 30/11/21 \$7.50

Payment Details

Payee: Install My Antenna Pty Ltd

Total Cost including GST \$507.50

Direct Deposit (EFT): BSB: 062-222 Account No: 1001 8499

Cheque ☐ Cash ☐ Credit Card ☒

Credit Card No. Authority No.

(Tick one) surcharge applies

Expiry Date /

Customers Signature (Satisfied with Completed Job)

Technicians Signature (Time risk assessment completed)

NB: I hereby acknowledge that these products remain the property of Install My Antenna until such time as the balance shown here is paid in full and I do hereby give permission for Install My Antenna to retrieve these products up to such time as that balance is paid in full. And further, Install My Antenna may without notice, enter any premises where it suspects the goods may be located and remove them without committing a trespass, notwithstanding that they may have been attached to other goods or land not the property of the Supplier.

Digital Quality

Extra work required —

POWER BER MER PASS ☐ FAIL ☐

Roof Condition

NB: All care taken but no responsibility if roof in poor condition.

Customers responsibility ☐ Damaged roof tiles ☐ Repairs required - Customer notified ☐

- MASTER ANTENNA TV (MATV) • HOME UNITS
- DIGITAL TV • HOME THEATRE • SMART TV
- TELEPHONE • DATA • IP • CCTV
- HEAVY DUTY AUSTRALIAN MADE ANTENNA 25 YEARS GUARANTEE* *T&C See Website
- SATELLITE SMATV • FOXTEL
- FREE ONSITE QUOTATIONS
- MANUFACTURERS WARRANTY ON PARTS

THE DIGITAL TV PROFESSIONALS*