

Purchase of 1/173 Old Burleigh Rd

Contract Date:
Settlement Date:

Contract Price per financials	1,231,851.86	
Release Fee		
Land Tax		
Stamp Duty		
GST Adjust		
Legal Fees		
Totals	<u>1,231,851.86</u>	-
	<u>1,231,851.86</u>	

Sale of 1/173 Old Burleigh Road

Contract Date:
Settlement Date: 03/08/2021

Contract Price	1,750,000.00	
Bank Fees	- 117.92	
Stamp Duty		
CWDV of assets	- 6,003.12	
Agent Fees	- 49,875.00	
Legal Costs	- 634.59	
Totals	<u>1,693,369.37</u>	-
Consideration	<u>1,693,369.37</u>	
Capital Gain	<u>461,517.51</u>	

SETTLEMENT STATEMENT

Matter: N PHILLIPS PTY LTD AS TRUSTEE SALE TO LESINCA PTY LTD AS TRUSTEE (405323)
Property: 1/173 OLD BURLEIGH ROAD, BROADBEACH QLD 4218
Adjustment Date: 03 August 2021
Settlement Date: 03 August 2021
Settlement Place: PEXA
Settlement Time: 1.00PM

	Amount (\$)
Contract Price	1,750,000.00 ✓
Less Deposit	100,000.00 ✓
	1,650,000.00
Plus Council Rates \$1054.84 for the period 01 July 2021 to 31 December 2021 Proportion being 150 / 184 days	859.92
	1,650,859.92
Less Water Usage (see calculation following)	72.08
	1,650,787.84
Less Water & Sewerage Access - \$2.5648 x 69 days	176.97
	1,650,610.87
Plus Administration Fund \$1846.20 for the period 01 May 2021 to 31 August 2021 Proportion being 28 / 123 days	420.27
	1,651,031.14
Plus Sinking Fund \$1131.25 for the period 01 May 2021 to 31 August 2021 Proportion being 28 / 123 days	257.52
	1,651,288.66
Plus Insurance \$188.55 for the period 01 May 2021 to 31 August 2021 Proportion being 28 / 123 days	42.92
	1,651,331.58
CONTRACT BALANCE	\$1,651,331.58
 PAYEE	
1. KRG Conveyancing Centre	634.59 ✓
2. PEXA	117.92
3. Gold Coast City Council - Rates	1,054.84

Contract for Residential Lots in a Community Titles Scheme

Twelfth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Residential Lots in a Community Titles Scheme in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date: 20-05-21 see copy web for dated contract

SELLER'S AGENT

NAME: Bocha Sales PTY LTD ATF the Bocha Trust T/as Ray White Broadbeach

ABN: 30079203768

LICENCE NO: 3083528

ADDRESS: LEVEL 2, 'OASIS SHOPPING CENTRE'
VICTORIA AVE

SUBURB: BROADBEACH

STATE: QLD POSTCODE: 4218

PHONE: 07 5553 1100

MOBILE:

FAX: 07 5538 2238

EMAIL: andrew.rouse@raywhite.com

SELLER

NAME: N PHILLIPS PTY LTD A.C.N. 619 979 216 TRUSTEE UNDER INSTRUMENT 718265579

ABN:

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

NAME:

ABN:

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

SELLER'S SOLICITOR

← or any other solicitor notified to the Buyer

NAME: KRG CONYANCING

REF: CONTACT: GREG REYNOLDS

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE: 1 300 132 088

MOBILE:

FAX:

EMAIL: info@krg.com.au

INITIALS (Note: initials not required if signed with Electronic Signature)

000018396053

Excluded Fixtures:

Included Chattels: SEE ANNEXURE A

PRICE

Deposit Holder: BOCHA SALES PTY LTD ATF BOCHA SALES

Deposit Holder's Trust Account: RAY WHITE BROADBEACH SALES TRUST

Bank: NATIONAL AUSTRALIA BANK

BSB: 084-572 Account No: 24-800-6174

Purchase Price: \$ 1,750,000.00

← Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

Deposit: \$ 100,000.00 Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.
payable within 5 business days of contract date

\$ Balance Deposit (if any) payable on:

Default Interest Rate: % ← If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE

Finance Amount: \$ ← Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.

Financier:

Finance Date:

BUILDING AND/OR PEST INSPECTION DATE:

Inspection Date: ← If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? No Yes, listed below:

← WARNING TO SELLER: You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

Tenancies:

← If the property is sold with vacant possession from settlement, insert 'Nil'. Otherwise complete details from Residential Tenancy Agreement.

TENANT'S NAME:

CHRIS O'BRIEN & HELEN O'BRIEN

TERM AND OPTIONS:

FURNISHED - SEE ANNEXURE A

STARTING DATE OF TERM:	ENDING DATE OF TERM:	RENT:	BOND:
05 February 2021	03 February 2022	\$ 930 PER WEEK	\$ 3,720

INITIALS (Note: initials not required if signed with Electronic Signature)

000018396053

**PHILLIPS SUPER FUND
DEPRECIATION SCHEDULE FOR THE REPORTING PERIOD 1 JULY 2020 TO 30 JUNE 2021**

Account	Description	Cost	Opening Written Down Value	Disposals Additions	Total Value for Depreciation	Rate	Depreciated Depreciation Prime Co: Diminishing Balance	Closing Written Down Value	Expense Acc	Asset
Plant and Equipment (at written down value)										
765/001	1901 Avalon - Furniture and Fittings	1,268.20	889.82		889.82	10.00	119.52	770.30	334/001	765/001
765/002	1 The Verve - Furniture and Fittings	5,373.00	3,769.93		3,769.93	10.00	537.30	3,232.63	334/002	765/002
765/003	1901 Avalon - Air Conditioner	4,718.22	2,425.66		2,425.66	20.00	514.75	1,910.91	334/003	765/003
765/004	1901 Avalon - Stove	487.38	282.94		282.94	16.67	44.46	238.48	334/004	765/004
765/005	1901 Avalon - Clothes Dryer	473.52	243.44		243.44	20.00	45.89	197.55	334/005	765/005
765/006	1901 Avalon - Dishwasher		687.00	687.00	687.00	20.00	98.25	588.75	334/006	765/006
765/007	Verve - Fridge		1,828.00	1,828.00	1,828.00	20.00	153.25	1,674.75	334/007	765/007
765/008	Verve - 4 new chairs		276.00	276.00	276.00	13.00	15.04	260.96	334/008	765/008
765/009	Verve - New Downlights		902.00	902.00	902.00	20.00	67.22	834.78	334/009	765/009
		12,320.32	7,611.79	0.00	11,304.79	149.67	656.82	9,709.12		

Avalon depreciated to settlement date 09/06/2021

CWDV OF ASSETS

AVALON
VERVE

3706.00
6003.12

Please arrange for the keys to the property to be left with the Agent so that the Buyer may collect them once settlement has been effected.

AGENT COMMISSION AND DEPOSIT:

The Agent has confirmed that commission payable on this transaction will be \$49,875.00

Where the Deposit paid under the Contract exceeds this amount, the Agent will deduct their commission payment from the Deposit held by them and return the surplus funds to you. Otherwise, we will draw a cheque for the balance amount payable at Settlement and pay that to the Agent on your behalf.

BANK DETAILS CONFIRMATION:

We are required to see confirmation of your BSB, Account Number and Account Name for any sale proceeds that are due to be paid to you from or after settlement. This is to confirm that the account numbers you have provided to us in your Client Information Sheets match your statement so that funds flowing from settlement are paid to the correct account. We don't need to see transaction details, just a copy or screenshot of the top section of your bank statement. Please email this through as soon as you can.

NEXT STEP:

We will contact you on the day of settlement to confirm that settlement has taken place. You will then receive a letter from us confirming settlement has been effected.

We look forward to speaking with you again soon – with some good news!

Jodie Collins | Conveyancing
Professional
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