

### Purchase of 1901/4 Wahroonga Place

Contract Date:

Settlement Date:

**Contract Price Per financials** 830,670.40

Release Fee

Land Tax

Stamp Duty

GST Adjust

Legal Fees

<b>Totals</b>	<u>830,670.40</u>	-
	<u><b>830,670.40</b></u>	

### Sale of 1901/4 Wahroonga Place

Contract Date: 28/04/2021

Settlement Date: 09/06/2021

**Contract Price** 650,000.00

Bank Fees - 87.45

Stamp Duty

Other Fees - 341.00

CWDV of Assets - 3,705.99

Legal Costs - 880.00

<b>Totals</b>	<u>644,985.56</u>	-
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Consideration	<u><b>644,985.56</b></u>	
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<b>Capital Gain</b>	<u><b>- 185,684.84</b></u>	
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# STATEMENT OF ADJUSTMENTS

N PHILLIPS PTY LTD Sale to FRY

Property: 1901/4 Wahroonga Place, Surfers Paradise

Settlement: <b>Wednesday, 09 June 2021</b>	<b>Payable by Vendor</b>	<b>Payable by Purchaser</b>
Time:	Contract Price	\$650,000.00 ✓
Venue:	Total Extras	\$0.00
Adjustments as at: 09/06/21	Total Price	\$650,000.00
	Less Deposit Paid	\$32,500.00
	Balance	\$617,500.00

## Council Rates

For Period 01/01/2021 to 30/06/2021 - 181 days

\$1042.14 Adjusted as Paid

Purchaser allows 21 days

\$120.91

## Body Corporate Fees Admin

For Period 01/05/2021 to 31/07/2021 - 92 days

\$544.14 Adjusted as Paid

Purchaser allows 52 days

\$307.56

## Body Corporate Fees Sinking

For Period 01/05/2021 to 31/07/2021 - 92 days

\$287.04 Adjusted as Paid

Purchaser allows 52 days

\$162.24

## Body Corporate Fees Insurance

For Period 01/05/2021 to 31/07/2021 - 92 days

\$221.37 Adjusted as Paid

Purchaser allows 52 days

\$125.12

Water Consumption LB 26/5 66042KL Special 31/5

66307KL = 265KL/5 x 750/121850 = .326daily x 14days x

\$4.212

\$19.22

Water & Sewerage Access \$2.5648 x 14days

\$35.91

Discrepancy

\$0.01

Totals

\$55.14

\$618,215.83

Less Amount Payable By Vendor

\$55.14

**AMOUNT DUE ON SETTLEMENT**

**\$618,160.69**

## CHEQUES

Payee	Amount
Baker Legal & Conveyancing Services	\$880.00 ✓
Gold Coast City Council	\$369.57
PEXA	\$87.45 ?
N Phillips Pty Ltd	\$616,823.67
<b>Cheques Total:</b>	<b>\$618,160.69</b>

E. & O. E.

Prepared by Baker Legal & Conveyancing Services on 09/06/2021



# 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: 28-04-2021 | 11:42 PM PDT

### SELLER'S AGENT

NAME:	Without the intervention of an agent		
ABN:		LICENCE NO:	
ADDRESS:			
SUBURB:		STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:

### SELLER

NAME:	N Phillips Pty Ltd A.C.N 619 979 216 Trustee Under Instrument 718265583			ABN:	
ADDRESS:	4 Cameron Court				
SUBURB:	ASHMORE	STATE:	QLD	POSTCODE:	4214
PHONE:	MOBILE:	FAX:	EMAIL:		
	0490 343 861		Nerida_phillips@hotmail.com		

NAME:				ABN:	
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

### SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:	Baker Legal & Conveyancing Services				
REF:		CONTACT:			
ADDRESS:	PO Box 516				
SUBURB:	WEST BURLEIGH	STATE:	QLD	POSTCODE:	4219
PHONE:	MOBILE:	FAX:	EMAIL:		
07 5610 4346		07 5610 4396	rory@bakerlegalservices.com.au		

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

Included Chatters:

Nil

## PRICE

Deposit Holder: Baker Legal &amp; Conveyancing Services

Deposit Holder's Trust Account: Baker Legal &amp; Conveyancing Services Law Practice Trust Account

Bank: Bank of Queensland

BSB: 124387

Account No: 22690099

Purchase Price: \$ 650,000.00

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

DS

Deposit: \$ 32,500.00

Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

Three business days after the 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: \$ Sufficient to complete

■ 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: Of buyer's choice

Finance Date: 21 days from contract date

## BUILDING AND/OR PEST INSPECTION DATE

Inspection Date: N/A

■ 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:

TENANTS NAME: Buyer is existing tenant

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

## TERM AND OPTIONS:

STARTING DATE OF TERM:

ENDING DATE OF TERM:

RENT:

BOND:

\$

\$

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



## Taf Magura

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**From:** Nerida Phillips [nerida\_phillips@hotmail.com]  
**Sent:** Monday, 13 September 2021 8:18 PM  
**To:** Taf Magura  
**Subject:** Re: 2021 Tax

Hi Taf,

Hopefully you received all the documents you need from me.

The \$121 was a fee I had to pay to get the Disclosure statement I am pretty sure from QBS the Body Corp firm for 1901 Avalon.

The \$220 was a fee paid to the solicitor Lauren and Rory Baker For Avalon, and I have asked them what it's for as I can't find the documents or emails.

Both amounts were debited to my personal account on the 19th and 20th of April.

They were reversed out on the 21st April therefore appearing on the Super statement for that day where they should have been debited in the first place.

Hopefully this clears things up.

Thankyou

Nerida

Sent from my iPhone

> On 13 Sep 2021, at 3:14 pm, Taf Magura <[taf@clearaccounting.net.au](mailto:taf@clearaccounting.net.au)> wrote:  
>

Thank you for your recent enquiry with respect to private sale of your residential property.

In order for us to prepare necessary paperwork on your behalf kindly complete the questionnaire following this letter.

Part Payment of professional costs:

Our fee with respect to a transaction of this nature is \$880.00 including GST for the conveyancing and \$220.00 including GST for the contract preparation.

We will require payment for the contract preparation costs into our trust account.

Kindly attend to a direct deposit / electronic funds transfer of our professional fees for the contract preparation into our trust account:

Baker Legal & Conveyancing Services Pty Ltd Law Practice Trust Account

BSB: 124 387

ACC: 22690099

Amount: \$220.00

We shall await your return email at which time we will be in a position to prepare a draft contract for your perusal.

Should you have any queries in the meantime please do not hesitate to contact us.

Yours faithfully

**Rory Baker**

Solicitor

**Baker Legal & Conveyancing Services**

**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
<b>Plant and Equipment (at written down value)</b>										
765/001	1901 Avalon - Furniture and Fittings	1,268.20	889.82			889.82	10.00	119.52	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	334/002	765/002
765/003	1901 Avalon - Air Conditioner	4,718.22	2,425.66			2,425.66	20.00	514.75	334/003	765/003
765/004	1901 Avalon - Stove	487.38	282.94			282.94	16.67	44.46	334/004	765/004
765/005	1901 Avalon - Clothes Dryer	473.52	243.44			243.44	20.00	45.89	334/005	765/005
765/006	1901 Avalon - Dishwasher			687.00		687.00	20.00	98.25	334/006	765/006
765/007	Verve - Fridge			1,828.00		1,828.00	20.00	153.25	334/007	765/007
765/008	Verve - 4 new chairs			276.00		276.00	13.00	15.04	334/008	765/008
765/009	Verve - New Downlights			902.00		902.00	20.00	67.22	334/009	765/009
		12,320.32	7,611.79	0.00	3,693.00	11,304.79	149.67	656.82		
								938.85		9,709.12

Avalon depreciated to settlement dat 09/06/2021

CWDV OF ASSETS

AVALON

VERVE

3706.00

6003.12

9709.12

## Taf Magura

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**From:** Nerida Phillips [nerida\_phillips@hotmail.com]  
**Sent:** Tuesday, 14 September 2021 11:52 AM  
**To:** Taf Magura  
**Subject:** Re: Sale of Properties

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Taf,

No agent fees for Avalon, they were friends of mine that bought it.  
When you say contract date do you mean the day I signed the contract?  
Nerida

Sent from my iPhone

On 14 Sep 2021, at 11:31 am, Taf Magura <[taf@clearaccounting.net.au](mailto:taf@clearaccounting.net.au)> wrote:

Hi Nerida,

Thanks for your emails.

1. Can you please confirm below information:
- There was no agent selling fees for Avalon?
2. Please can you email me the contract for 1901 as it was not with documents you sent last night
3. There is also no contract date on the contract you sent trough for Verve. Can you please confirm the contract date?

Regards,