

D.P. Quinn  
D.J. Simpson

Liability limited by a scheme approved  
under professional standards legislation

Simpson Quinn  
Lawyers



*Appoint with confidence*

Our Ref: DQ:BG:2200516

5 January 2021

Mr CN & Mrs J Pain  
PO Box 5031  
ROCKINGHAM BEACH WA 6969

EMAIL:  
chris.broome@travelworld.com.au

Dear Mr and Mrs Pain

**RE: Your sale to GR & KPD Jeffers  
Property: 2 Admiralty Place, Coral Cove**

We are pleased to advise that settlement of the sale of your property was completed on 4 January 2021.

Please find **enclosed**:

- Settlement Statement detailing final figures and disbursement of sale proceeds.
- Tax Invoice.

The amount of \$263,798.11 has been deposited to your bank account as instructed, a copy of the deposit slip is **attached** for your records.

The deposit, less the agent's commission, will be paid to you directly by the agent.

The local council and valuer general's department are notified automatically of the change of property ownership when the documents of transfer are lodged with the Department of Natural Resources and Mines. If you continue to receive rates and or other notices please forward these to us.

As the matter is now finalised, we **enclose** our Tax Invoice which we confirm was paid at settlement.

In light of your recent sale, we strongly suggest that you review your wills. If we can assist you with this, please let us know.

We take this opportunity to thank you for your instructions. If we can assist you further in this or any other matter, please do not hesitate to contact us.

Yours faithfully  
**SIMPSON QUINN**

Damian Quinn  
email: damian@simpsonquinn.com.au  
Encl.  
M:\Docs\2200561\651088.docx

# SETTLEMENT STATEMENT

Prepared: 4 January 2021

Re: CN & J PAIN AS TRUSTEES SALE TO GR & KPD JEFFERS  
Property: 2 ADMIRALTY PLACE, CORAL COVE  
Matter No: 2200561

---

Adjustment Date: 4 January 2021  
Settlement Date: 4 January 2021  
Settlement Place: Simpson Quinn Lawyers, Maroochydore  
Settlement Time: 2.30PM

---

CONTRACT PRICE	\$275,000.00
LESS DEPOSIT	\$10,000.00
BALANCE	\$265,000.00
PLUS BUYER ALLOWANCES	\$0.00
	\$265,000.00
LESS SELLER ALLOWANCES	
Council Rates 1/01/2021 - 30/06/2021 \$1,442.99 Unpaid - seller allows 4 / 181 days	\$31.89
BALANCE AT SETTLEMENT	\$264,968.11
CHEQUES DRAWN AT SETTLEMENT:	
1. Simpson Quinn Lawyers	\$1,170.00
2. CN & J Pain as trustee	\$263,798.11
Total Cheques:	\$264,968.11

D.P. Quinn  
D.J. Simpson

Liability limited by a scheme approved  
under professional standards legislation

ABN 86 558 854 614

Simpson Quinn  
Lawyers



*Appoint with confidence*

## TAX INVOICE

Our Ref: DQ:BG:2200561

Mr CN & Mrs J Pain  
PO Box 5031  
ROCKINGHAM BEACH WA 6969

05 January 2021

Invoice Number: 42654

**Re: CN & J Pain as trustees sale to GR & KPD Jeffers  
- 2 Admiralty Place, Coral Cove**

**TO OUR COSTS** herein comprising receipt of all instructions; attendances; preparation and perusal of documents (including Contract of Sale); correspondence; adjustment of rates, taxes etc.; apportionment of sale price and all other matters usual and necessary to complete the transaction on behalf of the Vendor; general care and consideration, our costs exceeding but limited to ...

OUR PROFESSIONAL FEES:	\$805.00	
SUNDRY FEE ITEM:		
Telephone/Postage/Document Production & Transmission	\$50.78	
TOTAL PROFESSIONAL FEES (ex GST)		\$855.78
<b><u>OUTLAYS</u></b>		
Express Post Charges	\$7.85	
TOTAL OUTLAYS:		\$7.85
GST Payable on Invoice:		\$86.37
<b>TOTAL</b>		<b>\$950.00</b>
<b>LESS FUNDS RECEIVED AT SETTLEMENT</b>		<b>(\$950.00)</b>
<b>BALANCE OUTSTANDING</b>		<b>\$0.00</b>

SIMPSON QUINN

E & O E

*Payment within the terms allowed above will settle our fees in this matter. If payment is not received, we reserve our right to withdraw this account and to render an account in assessable form, which may be higher than the above amount. In that event our fee shall, for all purposes, be the amount shown in that later account*

**DISPUTES**

If you dispute our legal costs you may –

- Contact us direct to discuss your concerns with us;
- Request an itemised bill;
- Apply for a costs assessment within 12 months of delivery of a bill or request for payment;
- Apply to set aside the costs agreement within six years or such other time period as the law permits;
- There may be other avenues such as mediation.

**INTEREST PAYABLE**

We may charge interest on amounts that remain unpaid 30 days after the date you receive this bill. The current interest rate charged on unpaid bills is at the rate that is equal to the Cash Rates Target as defined by the Regulations to the Act, plus two percentage points as at the date of this bill.

**OTHER INFORMATION**

For more information about your rights, please read the facts sheet titled "Legal Costs – your right to know". You can ask for a copy, or obtain it from the Queensland Law Society or download it from their website at [www.qls.com.au](http://www.qls.com.au).

**RECEIPT FOR PAYMENT**

If you require a receipt for your payment, please email [accounts@simpsonquinn.com.au](mailto:accounts@simpsonquinn.com.au) with your preferred email or postal address.

---

D.P. Quinn  
D.J. Simpson

Simpson Quinn  
Lawyers



*Appoint with confidence*

Liability limited by a scheme approved  
under professional standards legislation

ABN 86 558 854 614

## TAX INVOICE

Our Ref: BG:DQ:2200516

24 December 2020.

Mr CN & Mrs J Pain  
PO Box 5031  
ROCKINGHAM BEACH WA 6969

Invoice No.: 42646

**Re: CN & J Pain as trustee sale to MA & JA Kavanagh  
- 2 Admiralty Place, Coral Cove**

**TO OUR COSTS** herein comprising receipt of all instructions....

09/11/2020	Perusal of email from you with proposed Contract & reply
09/11/2020	Perusal of emails from agent attaching signed Contract; Email you attaching Contract & noting salient terms
10/11/2020	Draft and email initial correspondence to buyer solicitor, agent & initial correspondence and enclosures to you
12/11/2020	Perusal of email from buyer solicitor attaching initial correspondence & submitting transfer; Letter to you forwarding transfer for signing
13/11/2020	Perusal of email from buyer solicitor terminating Contract under Cooling Off; email to you forwarding correspondence and requesting authority to release deposit less penalty for terminating under cooling off period; peruse email from agent requesting conf that Contract terminated; peruse email from you authorising release of deposit less penalty; email agent confirming contract terminated & authorise release of deposit, less penalty under cooling off

General care and consideration, our costs **\$200.00**  
exceeding \$300.00 but limited to ...

TOTAL PROFESSIONAL FEES (ex GST) **\$200.00**

GST Payable on Invoice: **\$20.00**

**TOTAL** **\$220.00**

Payment due by 08/01/2021

SIMPSON QUINN

## E & O E

*Payment within the terms allowed above will settle our fees in this matter. If payment is not received, we reserve our right to withdraw this account and to render an account in assessable form, which may be higher than the above amount. In that event our fee shall, for all purposes, be the amount shown in that later account*

### DISPUTES

If you dispute our legal costs you may –

- Contact us direct to discuss your concerns with us;
- Request an itemised bill;
- Apply for a costs assessment within 12 months of delivery of a bill or request for payment;
- Apply to set aside the costs agreement within six years or such other time period as the law permits;
- There may be other avenues such as mediation.

### INTEREST PAYABLE

We may charge interest on amounts that remain unpaid 30 days after the date you receive this bill. The current interest rate charged on unpaid bills is at the rate that is equal to the Cash Rates Target as defined by the Regulations to the Act, plus two percentage points as at the date of this bill.

### OTHER INFORMATION

For more information about your rights, please read the facts sheet titled "Legal Costs – your right to know". You can ask for a copy, or obtain it from the Queensland Law Society or download it from their website at [www.qls.com.au](http://www.qls.com.au).

### RECEIPT FOR PAYMENT

If you require a receipt for your payment, please email [accounts@simpsonquinn.com.au](mailto:accounts@simpsonquinn.com.au) with your preferred email or postal address.

---

#### Payment options for your convenience:

- By Mail
- By Telephone/Credit Card
- By Internet/Direct Deposit

#### Bank Account Details:

Account Name: Simpson Quinn General Account  
Bank: National Australia Bank  
BSB Number: 084 801  
Account Number: 79517 1259  
Reference: 42646

# Deposit Record



AF-51 Ma. 2238P2  
PROCEEDS OF CHEQUES NOT AVAILABLE UNTIL CLEARED

Bank Use Only  
Card/Account Number  
502251272  
Total Deposit Amount  
\$263,798.11

Date  
04/01/2021  
Reference  
1044  
Description  
200561

Suncorp-Metway Ltd ABN 66 010 831 722 GPO Box 1453 Brisbane Qld 4001 Telephone: 13 11 55

0000130/10/18 A

- BOQ Bank Cheque - Customer Record

Date: 04 Jan 2021

Payee: CN & J PAIN

Amount: \$263,798.11

Serial Number: 2308900

Branch: KIPPA RING

**SIMPSON QUINN LAWYERS**  
ABN 86 558 854 614

Level 1, 13 Carnaby Street, PO Box 758, Maroochydore, 4558  
Telephone (07) 5443 5266  
email: lawyers@simpsonquinn.com.au

**D.P. Quinn**  
**D.J. Simpson**

## OFFICE ACCOUNT RECEIPT

Date: 05/01/2021      Receipt No: 11088  
Received from: Mr & Mrs CN & J Pain      Paid by: Direct Deposit  
Being for: Payment of Account      Drawer: Mr & Mrs CN & J Pain  
Amount: One Thousand One Hundred and Seventy Dollars and 00 Cents.

Allocated as follows:

<b>Matter No:</b>	<b>Client/Matter Details</b>	<b>Reason</b>	<b>Matter Amount</b>
BG:2200516	PainCN & J Pain as trustee sale to MA & JA Kavanagh	Payment of Account	\$220.00
BG:2200561	PainCN & J Pain as trustees sale to GR & KPD Jeffers	Payment of Account	\$950.00

Received with thanks  
**SIMPSON QUINN**

Per: 



**THE ANGLO WELSH SUPERANNUATION FUND**  
**PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 4 JANUARY 2021**

**Asset Details**

Account Code 772/001  
 Asset 2 Admiralty Place Coral Grove QLD 4670  
 Date Sold 4 January 2021

**Transactions Details**

Transaction Date	Transaction Type	Units	Cost	Cost Base Adjust <sup>^</sup>	Adjusted Cost Base	CPI Purchase	CPI Sale	CGT Cost Base	Consideration	Method	Profit/(Loss)*	Taxable Profit/(Loss)*	Non Taxable Profit/(Loss)*
30/06/2015	Purchase	1.0000	200,000.00		200,000.00			200,000.00	267,575.61	Discounted *	45,050.41	45,050.41	22,525.20
		1.0000	200,000.00		200,000.00			200,000.00	267,575.61	Indexation	67,575.61	45,050.41	22,525.20

<sup>^</sup> Tax adjustments include deferred tax and tax free components.  
 \* Best/selected method

**THE ANGLO WELSH SUPERANNUATION FUND**  
**PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 4 JANUARY 2021**

**Asset Details**

Account Code 772/001  
 Asset 2 Admiralty Place Coral Grove QLD 4670  
 Date Sold 4 January 2021

**Disposal Details**

	Profit/(Loss) Summary	<u>Taxable</u>	<u>Non Taxable</u>	<u>Total</u>
Units Sold	1.0000			
Original Cost	200,000.00			
Consideration	267,575.61	45,050.41	22,525.20	67,575.61
Total Tax Deferred <sup>^</sup>				
- Tax Deferred and Tax Exempt	0.00			
- Tax Free	0.00			
Building Depreciation				
Notional Capital Gain	0.00			
Total Profit/(Loss)	67,575.61			

(Building depreciation and Notional capital gain are not included in the calculations or journal entries but as an adjustment to Taxable Capital Profits/(Losses))

For assets acquired before 21 September 1999 and held for 12 months or more, a fund can calculate capital gains using either the Indexation Method or the Discounted Method. For assets acquired after 21 September 1999 and held for 12 months or more, a fund can only calculate capital gains using the Discounted Method. For assets held less than 12 months, neither the Indexation Method or Discounted Method can be used. These disposals generate "Other" Capital Gains/Losses.

**Journal Entry**

This Journal Entry assumes the consideration received has been posted to the Disposal of Investments Proceeds Account (A/c: 491)

Account Description	Account	Units	Debit	Credit	Tax Deferred	Disc Capital Gain
Disposal of Investments Proceeds Account	491		267,575.61			
2 Admiralty Place Coral Grove QLD 4670	772/001	1.0000		200,000.00		
Taxable Profit/(Loss)	235/001			45,050.41		
Non Taxable Profit/(Loss)	236/001			22,525.20		
Distributions Received	280/001					

\* Best/selected method

<sup>^</sup> Tax adjustments include deferred tax and tax free components