

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

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ABN 86 558 854 614

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Lawyers



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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
<u>OUTLAYS</u>		
Express Post Charges	\$7.85	
TOTAL OUTLAYS:		\$7.85
GST Payable on Invoice:		\$86.37
TOTAL		\$950.00
LESS FUNDS RECEIVED AT SETTLEMENT		(\$950.00)
BALANCE OUTSTANDING		\$0.00

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.

RECEIPT FOR PAYMENT

If you require a receipt for your payment, please email accounts@simpsonquinn.com.au with your preferred email or postal address.

D.P. Quinn
D.J. Simpson

Simpson Quinn
Lawyers



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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.

RECEIPT FOR PAYMENT

If you require a receipt for your payment, please email 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

AFSL No. 229842
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
2200561

Suncorp-Motway 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:

Matter No:	Client/Matter Details	Reason	Matter Amount
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: 