



Williamson
& Associates
ABN 38 009 892 040



Our Ref: KJC: 23-14521

25 April 2023

The Director
N Dennis Super Property (No.1) Pty Ltd
130 Strong Avenue
GRACEVILLE QLD 4075

Dear Nicki,

**RE: PURCHASE FROM MCNAMARA
PROPERTY - UNIT 3102, "INFINITY 1' 43 HERSCHEL STREET, BRISBANE CITY**

We confirm that settlement of the abovementioned transaction occurred on Tuesday the 11 April 2023.

We attended to an Electronic Settlement on your behalf with PEXA Australia. The Release of Mortgage, stamped Transfer to transfer the property into your name, together with the Mortgage to Liberty were electronically lodged at the Titles Office following settlement. Liberty will retain security over the documents pending repayment of your loan. Please note that you will need to contact Liberty to confirm that registration has taken place, as we are unable to do this on your behalf.

The Brisbane City Council Rates and State Government fire levy are \$417.45 per quarter and have been paid to the 31 March 2023. The sum of \$50.46 was deducted from the purchase price representing the Seller's portion of the rates for the current quarter to the date of settlement.

The Queensland Urban Utilities, fixed water access charge and fixed sewerage access charges are now charged and calculated on a per day basis. The sum of \$115.29 was deducted from the purchase price representing the Sellers daily fixed water access charge, daily fixed sewerage access charges and unbilled water consumption to the date of settlement

The Body Corporate Levies are \$2,041.59 per quarter and have been paid to the 30 April 2023. The sum of \$398.67 was added to the purchase price representing your portion of the Body Corporate Levies for the current quarter from the date of settlement to the 30 April 2023. **It follows that all future rates, body corporate levies, water/sewerage utilities and water consumption, including unbilled water, will be your responsibility.**



© State of Queensland 2021 Member of
the Queensland
Society of
Notaries



4 Rakeevan Road, Graceville
PO Box 2112 Graceville Qld 4075
T 07 3278 2109
F 07 3278 5957
E williamson@jlw.com.au
W www.jlw.com.au

We advise that the Brisbane City Council charges a fee for the processing of the change of ownership. The current fee for this service is \$299.00 and the Brisbane City Council will charge this fee once they have been advised of the change of ownership. This change of ownership fee will appear on the first Rates Notice that issues in your name from the Council. We have also completed and lodged the Form 8 to the Body Corporate for them to change the ownership.

Liberty Financial Pty Ltd provided the sum of \$199,305.00 from the loan settlement proceeds at settlement.

We have prepared and attach hereto our Settlement Statement accounting to you for all money received by us on your behalf. We also attach hereto our Tax Invoice, **which has been paid in full**. Please also find attached our Trust Account Statement and refund cheque to you.

As this matter is now finalised, we thank you for instructing us to act on your behalf and if we can be of any further assistance to you in the future, please do not hesitate to contact us.

Both the Brisbane City Council and the Queensland Urban Utilities will be advised of the change of ownership through the Titles Office once registration has taken place. However, please note that this can take up to two (2) months to occur.

Yours faithfully

Kathryn Coles
Senior Conveyancing Clerk
Williamson & Associates

SETTLEMENT STATEMENT

Matter No: 23-14521
Re: N Dennis Super Property (No.1) Pty Ltd Purchase from McNamara
Property: 3102/43 Herschel Street, Brisbane City , Queensland 4000

Settlement Date: 11 April, 2023
Adjustment Date: 11 April, 2023
Contract Date: 8 March, 2023
Settlement Place: PEXA Settlement
Settlement Time:

Contract Price	\$640,000.00
Less Deposit	<u>20,000.00</u>
	\$620,000.00
Less Release Fee	<u>208.83</u>
	\$619,791.17
Less Rates (for 1/04/2023 to 30/06/2023) \$417.45 x 11 days 91 days	<u>50.46</u>
	\$619,740.71
Plus Administrative Fund Levy (for 1/02/2023 to 30/04/2023) \$1,519.67 x 19 days 89 days	<u>324.42</u>
	\$620,065.13
Plus Sinking Fund Levy (for 1/02/2023 to 30/04/2023) \$47.43 x 19 days 89 days	<u>10.13</u>
	\$620,075.26
Plus Insurance (for 1/02/2023 to 30/04/2023) \$300.37 x 19 days 89 days	<u>64.12</u>
	\$620,139.38
Less Water Access Charge (\$0.668 per day for 4/04/2023 to 11/04/2023)	<u>\$5.34</u>
	\$620,134.04
Less Sewerage Charge (\$1.593 per day for 4/04/2023 to 11/04/2023)	<u>\$12.74</u>
	\$620,121.30
Less Water & Sewerage Services - 21/02/2023 - 04/04/2023	<u>97.21</u>
	\$620,024.09
Less Balance outstanding to BCC	<u>0.26</u>
BALANCE AT SETTLEMENT	<u><u>\$620,023.83</u></u>

SETTLEMENT STATEMENT

Matter No: 23-14521
Re: N Dennis Super Property (No.1) Pty Ltd Purchase from McNamara
Property: 3102/43 Herschel Street, Brisbane City , Queensland 4000

CHEQUE DETAILS

1. PEXA Fee - Seller	\$123.97
2. River City Conveyancing	\$880.00
3. Bank of Queensland Limited	\$375,286.24
4. Craig Andrew McNamara	\$243,733.62

CHEQUES TOTAL \$620,023.83

The following further amounts were also required for settlement purposes:-

1. PEXA Fee – Buyer	\$123.97
2. Office of State Revenue (Stamp Duty)	\$21,825.00
3. Queensland Titles Registry Pty Ltd (Registration fees)	\$2,430.61
4. Merriwill Pty Ltd (Williamson & Associates)	\$2,519.06

Yours faithfully

Kathryn Coles
Williamson & Associates

Williamson & Associates
ABN 38 009 892 040

PO Box 2112
Graceville Qld 4075
Ph. 07 3278 2109
Fax. 07 3278 5957
williamson@jlw.com.au

N Dennis Super Property (No.1) Pty Ltd
130 Strong Avenue
GRACEVILLE QLD 4075

Office Account Receipt

Date: 25/04/2023
Receipt No: 5265

Memo: Payment; N Dennis Super Property (No.1) Pty Ltd

Payment Method	Amount	Amount in words
Trust Cheque	\$2,519.06	Two Thousand Five Hundred And Nineteen Dollars And Six Cents

Invoice Date	Invoice No	Invoice Memo	Matter & Client Details	Amount
25/04/2023	5528	23-14521 N Dennis Super Property (No.1) Pty Ltd, Purchase of 3102/43 Herschel Street, Brisbane City; McNamara	23-14521, Purchase of 3102/43 Herschel Street, Brisbane City N Dennis Super Property (No.1) Pty Ltd	\$2,519.06
Receipt Total:				\$2,519.06

Receipt made out by: Kathryn Coles
On behalf of Williamson & Associates



Williamson
& Associates
ABN 38 009 892 040



Our Ref: JLW:KJC:23-14521
ABN: 38 009 892 040

25 April 2023

The Director
N Dennis Super Property (No.1) Pty Ltd
130 Strong Avenue
GRACEVILLE QLD 4075

TAX INVOICE NO: 5528

YOUR PURCHASE FROM MCNAMARA
PROPERTY: 3102/43 HERSCHEL STREET, BRISBANE CITY QLD 4000

Fee

Description	Amount	GST	Amount (Including GST)
To our costs of and incidental to receiving instructions from you, to investigation of Title, to conducting searches, to attendance upon the Solicitor for Vendor, to preparation and perusal of documents, to correspondence and attention to notices, to adjustment of rates, to attending to stamping, establishing workspace on Electronic Platform and attending to an Electronic Settlement with PEXA Australia and all other matters usual and necessary to complete the transaction on behalf of the Purchaser.	\$1,668.18	\$166.82	\$1,835.00
To our professional costs incurred in relation to changing the buying entity on the Contract of sale including emails, telephone calls etc	\$120.00	\$12.00	\$132.00
	\$1,788.18	\$178.82	\$1,967.00

Disbursements

Date	Description	Amount	GST	Amount (Including GST)
14/03/2023	Ernst Body Corporate Information Certificate Search	\$69.40	\$6.94	\$76.34
25/04/2023	Certificate of Title Search	\$24.91	\$2.49	\$27.40
25/04/2023	Registered Plan Search	\$26.45	\$2.65	\$29.10



© State of Queensland 2021 Member of the Queensland Society of Notaries



4 Rakeevan Road, Graceville
PO Box 2112 Graceville Qld 4075
T 07 3278 2109
F 07 3278 5957
E williamson@jlw.com.au
W www.jlw.com.au

25/04/2023	Day of Title Search - Incorporated into PEXA Fee	\$0.00	\$0.00	\$0.00
25/04/2023	Land Tax Clearance Certificate	\$48.08	\$4.81	\$52.89
25/04/2023	Brisbane City Council Rates Search including: Floodwise Property Report, Sewerage and Drainage Plans, Building Notices Search and Vegetation Protection Orders	\$204.40	\$0.00	\$204.40
25/04/2023	Queensland Urban Utilities - Special Water Meter Reading	\$50.26	\$0.00	\$50.26
25/04/2023	Community Management Statement Search (By-Laws of the Body Corporate)	\$60.11	\$6.01	\$66.12
25/04/2023	Body Corporate Certificate of Currency of Insurance	\$41.41	\$4.14	\$45.55
		\$525.02	\$27.04	\$552.06

Amount	+ GST	- Payments Received	= BALANCE DUE
\$ 2,313.20	\$ 205.86	\$ 2,519.06	\$ 0.00

With Compliments
Williamson & Associates

E & O.E

Payment terms: Strictly 7 days



CLICK TO PAY

Visit: <https://williamson.rapidpay.com.au>
 Ref: **140312187051**



Billor Code: **244699**
 Ref: **1403 1218 7051**

Use your online or mobile banking.
 RapidPay will appear as the Biller Name.



BSB: **064111**
 Account: **10198106**
 Ref: **140312187051**

Use your online or mobile banking.
 Insert reference in the description field.

*Payments by credit cards may incur surcharge fees

Form 2
Legal Profession Act 2007 (s 331(3)) (LPA)

FORM OF NOTIFICATION OF CLIENT'S RIGHTS
Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

- requesting an itemised bill
- discussing your concerns with us
- having our costs assessed
- applying to set aside our costs agreement

There may be other avenues available in your State or Territory (such as mediation). For more information about your rights, please read the fact sheet titled *Your right to challenge legal costs*. You can ask us for a copy, or obtain it from the **Queensland Law Society** (or download it from their website at www.qls.com.au).

FORM OF NOTIFICATION – INTEREST ON UNPAID ACCOUNTS
Legal Profession Act 2007 (s 321(3))

Section 321 of the LPA entitles us to charge interest on unpaid legal costs. Unless prior arrangements have been made, our accounts are payable in full within 14 days of the date of issue of accounts. Interest will be charged on all unpaid monies and will start accruing 30 days from the date of the unpaid account is received by you. The current rate of interest charged on unpaid monies is the rate which is equal to the Cash Rate Target as defined in the Regulations to the Act, plus two percentage points as at the date the unpaid monies became due and payable. For the purpose of this agreement you will be deemed to have received our bill of costs:

- if it is given to you or to your agent personally – on the day it is given to you;
- if it is sent to you or to your agent by post then – within 2 days posting.

No negotiable instrument accepted or negotiated will be taken to be payment except to the sum actually received as cleared funds, despite the issue of receipts. You will be responsible for any charge made by our bankers for any cheques not met on presentation. *We reserve our right to stop work on your behalf or cease acting on your behalf if your account becomes outstanding.*

Where you exercise your right to have your matter costed by a court recognised costs assessor, **Williamson & Associates** reserves the right to withdraw all accounts relating to that matter and render the costs assessment as the account for your matter. You should bear in mind that this amount could be more than the accounts as originally rendered.

DESTRUCTION OF FILES
Australian Solicitors Conduct Rules 2012 (r 14.2)

Rule 14.2 of the *Australian Solicitors Conduct Rules* provides for the destruction of client files after a period of 7 years has elapsed from the completion or termination date of the file, unless otherwise agreed. Accordingly, all client will be destroyed at the end of the statutory period.

REMITTANCE ADVICE

Return with your payment to: Williamson & Associates of PO Box 2112, Graceville Qld 4075

Payment options:

- Cheque enclosed
- EFT

BSB: 064-111
Account No: 10198106
Account Name: Merriwill Pty Ltd

Date: 25 April 2023

Client Name: N Dennis Super Property
(No.1) Pty Ltd

Matter No: 23-14521

Balance: \$ 0.00

If paying by EFT please include the matter number as your reference

Trust Account Statement

The Manager
 N Dennis Super Property (No.1) Pty Ltd
 130 Strong Avenue
 GRACEVILLE QLD 4075

As at: 25/04/2023
 Staff Responsible: Jennifer Williamson

Matter: 23-14521
 Client: N Dennis Super Property (No.1) Pty Ltd
 Description: Purchase of 3102/43 Herschel Street, Brisbane City

Institution: CBA
 Account: J L Williamson Trust Account NO 5
 BSB: 064-111
 Account Number: 10198165

* Indicates entry date

Date	Transaction No.	Description	Withdrawal	Deposit	Balance
06/04/2023	Receipt 94820	Received from: N Dennis Super Property (No.1) Pty Ltd	-	\$448,000.00	\$448,000.00
*11/04/2023		130 Strong Avenue GRACEVILLE QLD 4075 Reason: Balance of proceeds required for settlement purposes			
11/04/2023	Payment E147	Paid by EFT to: Acc Name: CBA DPS FIN Setts Clearing Account BSB: 062379 Acc No: 10029422 Reason: On account of balance settlement proceeds, stamp duty, titles office registration fees and Pexa Fee	\$445,098.41	-	\$2,901.59
25/04/2023	Payment 004417	Paid by Cheque to: Merriwill Pty Ltd 4 Rakeevan Road GRACEVILLE QLD 4075 Reason: On account of costs & outlays	\$2,519.06	-	\$382.53
25/04/2023	Payment 004418	Paid by Cheque to: N. Dennis Super Property (No.1) Pty Ltd Reason: Refund of monies remaining in Trust Account	\$382.53	-	-
			\$448,000.00	\$448,000.00	-

Commonwealth Bank
Commonwealth Bank of Australia

Date 25/4/23

The cheque contains special security features, including a micro printed signature line. The absence of the security feature may indicate a fraudulent cheque.

GRACEVILLE QLD

Pay N. DENNIS SUPER PROPERTY (No. 2) PTY LTD or order

\$ 382.53

The sum of Three Hundred & Eighty Two Dollars
& Fifty Three cents

J L WILLIAMSON LAW PRACTICE TRUST ACCOUNT

⑈004418⑈ 064⑈ 111⑈ 1019⑈ 8165⑈