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Our Ref: Carolyn Pohlner:111:281874
Your Ref:

5 March 2008

Mr J M & Mrs B E Mosetter
& Ms J A Vickers & Mr J W Mosetter as trustee
48 Grehan Crescent
MOUNT WARREN PARK QLD 4207

Dear Jim Bev Judy & Jeffrey

PURCHASE FROM B & M J DOHERTY
PROPERTY: 48 GREHAN CRESCENT MOUNT WARREN PARK

I confirm that the purchase of your property was completed on 5 March 2008.

Please find **enclosed**:

1. settlement statement;
2. our account, for your records;
3. trust account statement;
4. copy of rates search; and
5. copy of stamped contract.

When the registration of the transfer is processed, the relevant government departments and your council will be notified of the change of ownership.

As a result of the adjustments at settlement, rates are paid to 30 June 2008.

Following settlement, I will lodge the transfer documents in the Department of Natural Resources for registration into your names. I shall advise you when I receive confirmation of the registration.

I take this opportunity to thank you for your instructions in this matter.

Regards



Carolyn Pohlner
MURDOCH LAWYERS

Our Ref: Carolyn Pohlner:111:281874
Your Ref:

SETTLEMENT STATEMENT

Re: **J M MOSETTER , B E MOSETTER , J A VICKERS & J W MOSETTER AS
TRUSTEE PURCHASE FROM B & M J DOHERTY**
Completion: **5 MARCH 2008**

CALCULATION OF SETTLEMENT FIGURES

Sale price	\$361,000.00
Less deposit	-\$5,000.00
	<hr/>
	\$356,000.00
Plus rates adjustment \$765.85 x 117/182 (01/01/2008 to 30/06/2008)	\$492.33
Less pro-rata water adjustment (see attached calculation)	-\$52.66
	<hr/>
Settlement sum	\$356,439.67
	<hr/>

DISTRIBUTION OF SETTLEMENT SUM

1. Ray White Beenleigh	\$5,984.50
2. Ownit Conveyancing	\$480.00
3. B & MJ Doherty	\$349,975.17

VENUE: Prime Legal Brisbane
TIME: 2:00pm

Please note the making of a time is not agreed to be of the essence and completion is to occur in accordance with the contract.

SETTLEMENT STATEMENT

Re: **J M MOSETTER , B E MOSETTER , J A VICKERS & J W MOSETTER AS
TRUSTEE PURCHASE FROM B & M J DOHERTY**
Completion: **5 MARCH 2008**

WATER RATES CALCULATION

Date of special reading:	06/02/2008	Reading:	142 kls
Date water paid to:	27/09/2007	Reading:	112 kls
Water used in period between readings:			30 kls
÷ No. of days between readings:			132
= Average daily consumption:			0.227 kls

No. of days - last account to settlement: 160

0.227 kls x 160 days: 36.32 kls used

Charge per kilolitre:

36.32 kls @ \$1.45 \$52.66

-\$52.66

ACCOUNT

Our Ref: CJP:111:281874

TAX INVOICE

ABN 62621520615

Invoice No: BI5005514

Date: 07 Mar 2008

Mr J M Mosetter & Mrs B E Mosetter & Ms J A Vickers & Mr J W Mosetter as trustee
48 Grehan Crescent
MOUNT WARREN PARK QLD 4207

Re: Purchase from B & MJ Doherty

	Cost	GST	Total
TO: Our costs of and incidental to all necessary attendances, telephone calls, correspondence and other matters necessary to complete the matter on your behalf and to our overall care and consideration our costs:	\$840.00	\$84.00	\$924.00
Contaminated Land Search Fee	\$41.78	\$4.18	\$45.96
Current Title Search Fee	\$29.72	\$2.98	\$32.70
Land Tax Search Fee	\$28.47	\$2.85	\$31.32
Plan Ordered	\$13.64	\$1.36	\$15.00
Registration Fees	\$24.50	\$0.00	\$24.50
Special Clearance	\$30.00	\$3.00	\$33.00
Telegraphic Transfer Fees	\$30.00	\$3.00	\$33.00
Telephone, postage and petties	\$8.64	\$0.87	\$9.51
Transport Department Search	\$21.20	\$0.00	\$21.20
Water Meter Reading	\$88.00	\$0.00	\$88.00
Total Professional Fees & Outlays	\$1,155.95	\$102.23	\$1,258.18
Less Amount to be Transferred from Trust			\$-1,258.18
BALANCE OWING:			\$0.00

Murdoch Lawyers reserve the right to withdraw this account and render an account in taxable form.
Unless advised otherwise the content of your file will be destroyed 7 years after the date of this account.

Notification of Rights

Disputes

If you dispute your legal costs you may -

- contact us 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.

Interest payable

The current interest rate charged on unpaid bills is at the rate that is equal to the Cash Rate Target as defined by the Regulations to the Act, plus two percentage points as at the date of this bill.

RATE INFORMATION REPORT



SEARCH NUMBER : 2803165
ACCOUNT NUMBER : 1335914

Date : 5TH FEBRUARY, 2008

Property situation : 48 GREHAN CRESCENT MOUNT WARREN PARK
Property description : L59 RP182734 BOYD
Parish : BOYD
Area (sqm) : 721 sqm
Frontage :
Drainage plan number :
In water area : YES
In sewerage area : YES
Last notified sale : \$115,000.00 effective 28/04/97
Valuation number : 3460/02/504485
Current valuation : \$105,000.00 effective 01/07/07

Rates account number : 1335914
Current owner : MARGARET JEAN DOHERTY & BRIAN DOHERTY
48 GREHAN CRESCENT
MOUNT WARREN PARK QLD 4207

CHARGES FOR CURRENT PERIOD

Notices within discount

Included on notice issued 07/01/08 payable by 07/02/08

STATE FIRE LEVY \$70.00
Urban Fire Group 2

OPEN SPACE PRESERVATION \$16.00
Open Space Preservation Charge

BOTANICAL GARDENS-ROSSER PARK \$1.50
Botanical Gardens Charge

CITY TRANSPORT IMPROVEMENT \$39.50
City Transport Charge

GENERAL RATE \$307.50
CATEGORY 1A - Residential 1 \$95,666 AV @ \$0.0017085
Minimum amount applied.

RECREATIONAL SPACE \$7.50
Recreational Space Charge

REFUSE SERVICE \$84.00
Refuse Charge

WASTEWATER SERVICE \$240.00
1 Wastewater Service Charge @ \$240.00

WATER SERVICE \$70.00
1 Water Service Charge @ \$70.00

Totals for current period charges

RECEIPTS: \$765.85-
SUBSIDY: \$0.00

RATE INFORMATION REPORT



Gold Coast City Council

REMISSION:	\$0.00
DONATION:	\$0.00
DISCOUNT ALLOWED TO DATE:	\$0.00
DISCOUNT (Applicable if paid by discount date)	\$70.15-

AMOUNT OUTSTANDING:	\$0.00
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PLEASE NOTE :

INTEREST AT 11% P.A. COMPOUNDED DAILY TO BE CALCULATED TO DATE OF PAYMENT ON ALL OVERDUE LEVIES. PLEASE TELEPHONE 1300 366659 QUOTING THE ACCOUNT NUMBER AS SHOWN AT THE TOP OF PAGE ONE TO ASCERTAIN THE AMOUNT TO BE PAID BEFORE SETTLEMENT.

NOTE : Subsequent to the date hereof, Council may become aware of certain changes affecting the subject property. Those changes may result in an adjustment to the above rates pursuant to Chapter 14, Part 5, Division 5 of the Local Government Act 1993, notice of which will only be given to the then owner.

Gross levies for current period only (Period - 01/01/08 to 30/06/08)	\$836.00
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Net levies for current period only (Period - 01/01/08 to 30/06/08)	\$765.85
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Date rate book inspected : 05/02/08

Latest Date Rates and Charges are paid up to : 30/06/08

PLEASE NOTE: Last update of Receipts to Rate Book : 03/02/08

Licences :

Local Law No 8 (Rental Accommodation) requires that any dwelling, home unit, residential flat, boarding house, hotel, motel or the like, which provides rental accommodation must be registered with Council.

The Purchaser will be required to make an Application For Registration of Rental Accommodation if, upon settlement, the premises is to be used for rental accommodation at any time. The necessary documentation will be forwarded to the Purchaser accordingly.

No Registration Fee is payable as the rental inspection program is funded through the rates payable on the property. An adjustment will be made to the rates from the date of purchase up to the end of the current rating period if the premises on this property is to be used for rental accommodation at any time.

Notifications :

This Property will transfer from the control of Gold Coast City Council to Logan City Council after the Council elections in March 2008 as part of the electoral boundary reform announced by the State Government in August 2007

Meter number	:	06W1000893
Special water meter reading on 06/02/08:	142.00	kilolitres
Last billable read 27/09/07	:	112.00 kilolitres

RATE INFORMATION REPORT



The water consumption for this lot is calculated based on meter readings taken from its meter (see meter details above) and is billed directly to the lot owner every six months. All the water consumption is charged at \$1.45 per kilolitre. It is suggested that some financial adjustment be made up to the date of settlement based on water consumption at this property between the last billable read and the special water meter reading (see meter reading details above)

It should be noted that a Change of Ownership fee, currently \$55.00, applies for each change of ownership processed subject to the following exceptions:

- * Transfers of ownership for properties where an owner of the property prior to the transfer remains an owner of the property after the transfer is completed. This exception applies to transfers resulting from the death of one of the previous owners or from a change of name due to either marriage or deed poll.
- * Transfers of ownership covered by Section 90 of the Family Law Act.

PLEASE NOTE :

All figures and information on this Rate Search are correct as at the date the Rate Book is inspected and could be subject to change.

CONTRACT FOR SALE OF HOUSE AND LAND(THIS DOCUMENT CONSISTS OF THE PAMD FORM 30C (PAGES 1 TO 2) AND
THE CONTRACT (PAGES 3 TO 9) AND ANY ATTACHMENTS)

The Seller and Buyer agree to be bound by this Contract.

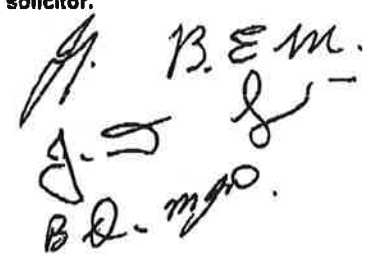
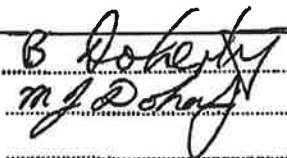

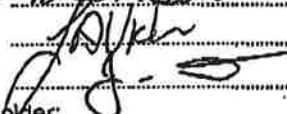
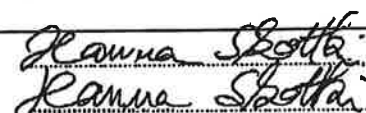

**Item Schedule**

Item

1	DATE OF CONTRACT <i>Clause 1(8)</i>	THE <u>30th</u> DAY OF <u>January</u> 20 <u>08</u> (Note: Seller/Seller's Agent must complete)	
2	SELLER'S AGENT	Name: <u>Real Potential (QLD) Pty Ltd T/As Ray White Beenleigh</u> Address: <u>82 City Road</u> ACN: <u>106 233 283</u> <u>Beenleigh, QLD, 4207</u> ABN: <u>97 106 233 283</u> Phone: <u>(07) 3287 5122</u> Fax: <u>(07) 3287 1493</u> Mobile: <u>()</u> Email: <u>beenleigh.qld@raywhite.com</u> Notices*: <input type="checkbox"/> License Number: <u>3014810</u> Expiry Date: <u>22/01/2009</u>	
3	SELLER <i>Note: If insufficient room list additional Names and Addresses in Item 21 (Special Conditions)</i> <i>Clauses 1(17), 10.1, 24 & 28.1</i>	Name: <u>Brian Doherty and Margaret Jean Doherty</u> ACN: <u> </u> Address: <u>117 Bahrs Scrub Road</u> ABN: <u> </u> <u>Bahrs Scrub QLD 4207</u> Mobile: <u>()</u> Notices*: <input type="checkbox"/> Phone: <u>()</u> Fax: <u>()</u> Email: <u> </u> Solicitor / Self Acting <u>Ownt Solicitors</u> Address: <u> </u> Phone: <u>()</u> Fax: <u>()</u> Mobile: <u>()</u> Notices*: <input type="checkbox"/> Email: <u> </u> Contact: <u> </u>	
4	BUYER'S AGENT <i>(If Applicable)</i>	Name: <u> </u> Client No: <u>1 0 5 1 2 9 2</u> Duties Act 2001 Address: <u> </u> Transaction No: <u>080-010-824</u> Phone: <u>()</u> Fax: <u>()</u> ACN: <u> </u> ABN: <u> </u> Mobile: <u>()</u> <input type="checkbox"/> Exempt Email: <u> </u> Duty Paid \$: <u>720/62</u> UTI \$: <u> </u> Notices*: <input type="checkbox"/> Date <u>01/03/08</u> Signed <u>[Signature]</u>	
5	BUYER <i>Note: If insufficient room list additional Names and Addresses in Item 21 (Special Conditions)</i> <i>Clauses 1(8), 9, 10, 11 & 21</i>	Name: <u>James Munro Mosetter and Beverley Elaine Mosetter and Judy Ann Vickers And Jeffrey William Mosetter And Joyce</u> Address: <u>15 Orsova Court</u> ACN: <u> </u> <u>Dalby QLD 4405</u> ABN: <u> </u> Phone: <u>()</u> Fax: <u>()</u> Mobile: <u>()</u> Notices*: <input type="checkbox"/> Email: <u> </u> Solicitor / Self Acting <u>Murdock Solicitors</u> Address: <u> </u> Phone: <u>(07) 4616 9898</u> Fax: <u>(07) 4616 9858</u> Mobile: <u>()</u> Notices*: <input type="checkbox"/> Email: <u> </u> Contact: <u>Carolyn Pultiman</u>	
6	LAND	Address: <u>48 Grehan Crescent</u> <u>Mount Warren Park QLD 4207</u> Lot No. <u>59</u> on Plan <u>RP182734</u> Title Reference: <u>16324174</u> Area: <u> </u> (Approx.) Freehold <input checked="" type="checkbox"/> Leasehold <input type="checkbox"/> (Complete as Applicable. If neither checked, it is assumed to be Freehold) Local Government: <u>Gold Coast City Council</u> <i>Clauses 1(15), 18, 19 & 20</i>	

* By checking the Notices box, that party agrees to receive appropriate Notices via email to the specified email address (Clause 29.1(e)).

7	PURCHASE PRICE Unless otherwise stated in Special Conditions the Purchase Price includes GST. (WARNING: Some property sales may attract GST and require a tax invoice to be issued separate to this Contract. Seek appropriate professional advice if unsure). Clause 1(16)	Figures \$ 361,000 Words: (optional)
8	DEPOSIT Clause 3	Initial Deposit: \$1000.00 Payable: Payable on Acceptance Balance Deposit: \$4000.00 Payable by a date no later than: 7 Days from date of contract
9	DEPOSIT HOLDER Clauses 3.1 & 3.5	Ray White Beenleigh Trust Account
10	FINANCE Complete all details for Clause 5 to apply. Clauses 5 & 27.2	Finance Amount: _____ Finance Date: N/a Lender: _____
11	INSPECTIONS Complete for Clause 4 to apply. Clauses 4, 15 & 27	Inspection Date: 8 Days from date of contract (Date to be completed by) Acknowledged Defects/Exclusions: _____
12	SETTLEMENT DATE/PLACE Clause 7	Date: ____ / ____ / ____ OR 35 days from the Date of Contract OR Place: _____ (City or Town)
13	ELECTRICITY SAFETY SWITCH	An electricity safety power switch <input type="checkbox"/> is <input checked="" type="checkbox"/> is not installed for general purpose socket outlets. (From 1 September 2002 Electricity Amendment Regulation (No. 3) 2002 requires the transferor of land on which a domestic residence is constructed to give notice of whether a safety switch has been installed. If one is not installed, then within 90 days from the date of possession, the new owner of the land must install a safety switch.) A licensed Electrician can advise in relation to this requirement.
14	SMOKE ALARMS Clauses 7.3(5), 10.1(11) & 17.7	Smoke alarms are <u>are not</u> installed on the Property. (From the 1st July 2007 owners of all houses and units (domestic dwellings) in Queensland must install and maintain smoke alarms in compliance with the Fire and Rescue Service Act 1990 as amended.)
15	EXCLUDED ITEMS Clause 7.10	Fixtures: _____ Other: _____
16	INCLUDED ITEMS Clauses 1(15) & 10.1(2)	Chattels: _____ (eg. Dishwashers, microwaves) Other: _____
17	TENANCIES Clauses 1(18), 6.1, 7.3(4), 10.1(8) & 13	Term: _____ Options: _____ Rent: _____ Commencement Date: ____ / ____ / ____ Completion Date: ____ / ____ / ____ Bond: _____ Tenant: <u>1a</u>
18	PRESENT USE Clause 20	Residential <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Vacant Land <input type="checkbox"/> Rural Residential <input type="checkbox"/> Other: _____

19 ORDERS / NOTICES Clauses 10.1(6) & 28	1. Local Government / Statutory Authorities: 2. Dividing Fences: 3.	Date: / / Date: / / Date: / / Date: / /
20 ENCUMBRANCES (If Property is sold subject to Encumbrances details <u>must</u> be inserted) Clauses 1(10) & 13	Title: _____ (eg. Easement) Other: <div style="border: 1px solid black; height: 30px; width: 100%;"></div> (eg. Statutory Dealings; Unregistered Dealings; Licenses) Ambiguous references similar to "searches will reveal" will not impose upon the Buyer an obligation to accept the Encumbrance.	
21 INTEREST ON UNPAID MONIES Clauses 16 & 24	(a) Rate: _____ (If left blank, Item 21(b) is applicable) (b) Queensland Law Society Inc Contract Rate	
22 SPECIAL CONDITIONS (If insufficient space attach separate sheet)	1. The buyers acknowledge that they have not relied on any representation by the Seller or the Seller's Agent in entering into this contract, other than those set out herein. 2. The deposit held by the stakeholder/deposit holder is an amount less than the commission payable to the seller's agent and therefore the seller irrevocably directs the buyer and the buyer's solicitors to pay to the seller's agent from the balance of purchase monies contemporaneously with settlement, the amount of the commission payable, less the amount held by the seller's agent as stakeholder/deposit holder. 3. This Contract may be entered into by and becomes binding on the parties named in the Contract upon one party signing the Contract that has been signed by the other (Or a photocopy or facsimile copy of that Contract) and transmitting a facsimile copy of it to the other party or to the other party's agent or solicitor. <div style="text-align: center;">  </div>	
23 SIGNING (The Buyer, in signing this Contract, acknowledges having read and signed PAMD Form 30c attached to this Contract as the first sheet, unless not applicable)	Seller(s):  Buyer(s):  Deposit Holder:  Witness(es):  Witness(es):  (To be signed on receipt of Initial Deposit)	