



PO Box 1112
 Bongaree QLD 4507
 (w) 0734086170
 www.sellexclusive.com.au
 leon@sellexclusive.com.au
 ABN: 30143691918
 Licence: 3388038

On The Brinie Pty Ltd

Tax Invoice

Statement #1
 21 Mar 2022

Sale of 1/15-17 Sylvan Beach Esplanade, Bellara QLD 4507

Sold to Steven James for \$700,000.00
 Contract exchanges on 3/02/2022
 Settlement on 21/03/2022

Money In	\$17,391.00
Money Out	\$16,791.00
You Received	\$600.00

Details for Account SAL02930

	Money Out	Money In
Campaign Agent Funding *		\$1,391.00
Sales Advertising - 1/15-17 Sylvan Beach *	\$1,391.00	
Sales Deposit		\$16,000.00
Sales Commission - 1/15-17 Sylvan beach * Payment	\$15,400.00	
Withdrawal by EFT to sale On The Brinie Pty Ltd [EFT Transfer to: On The Brinie Pty Ltd, (112879) - ***692]	\$600.00	
Balance remaining		\$0.00
Total Tax on income	\$126.45	
Total Tax on attached expenses (* includes Tax)	\$1,526.45	



Self Exclusive Real Estate
6/9 Benabrow Avenue
Bellara QLD 4507

(07) 3408 6170
accounts@sellexclusive.com.au

Pay Now Statement

CPN-3113402

Property: 1/15-17 Sylvan Beach Esplanade, Bellara
Agency: Sell Exclusive Real Estate
Vendor(s): Suzanne Stride, as authorised officer for On The Brinie Pty Ltd

Date Generated: 21-Dec-2021

Pay Now Marketing	
Amount Owing	\$1,391.00
Payments Received	
19-Dec-2021, \$1,391.00. EFT using BPAY	(\$1,391.00)
Outstanding Balance	<u>\$0.00</u>

Thank you for your payment.

WSL

WARLOW SCOTT LAWYERS

MDL

McCARTHY DURIE LAWYERS

Our Ref: 2204248

21 March 2022

John Stride – Director
 On the Brinie Pty Ltd
 11 Alstonia Court
 BONGAREE QLD 4507

Dear John and Sandra

**RE: ON THE BRINIE PTY LTD SALE TO STEVEN AND SANDRA GREGORY
 PPTY: UNIT 1/15-17 SYLVAN BEACH ESPLANADE BELLARA QUEENSLAND**

We confirm that settlement was effected on 21 March 2022.

The sale price was adjusted at settlement in accordance with the enclosed settlement statement and the proceeds disbursed as follows:

	DRAWER	AMOUNT	REASON
1	Warlow Scott Lawyers	\$910.22	Fees and Agent Costs
2	PEXA	\$117.92	PEXA fee
3	St George Bank Limited	\$165,934.31	Mortgage Payout
4	Sparkling Oceans Pty Ltd	\$516,464.72	Sale Proceeds
5	UnityWater	\$401.43	Unpaid Water
		\$683,937.32	Total

CHEQUE DISBURSEMENT

The above cheques were dispersed as follows at settlement.

Cheque numbered 1 and 2 above, was retained by us in payment of our fees and costs as detailed below and the PEXA fee payable for electronic settlement.

Cheques numbered 3 and 4 above, represents your sale proceeds and mortgage payout. We advise that your sale proceeds have been deposited into your nominated account

Cheque 5 represents unpaid water charges on the property paid at settlement

ADJUSTMENTS TO BALANCE PURCHASE PRICE**Release of Mortgage**

You will see from the Settlement Statement that an adjustment was made in the buyer's favour in relation to release fees. This adjustment represents the expense which will be incurred by the buyer in lodging for registration the release of your mortgage.

Rates and Fire Levy

As rates and fire service levy in respect of the subject property were paid for the current rate period being 1 January 2022 to 31 March 2022 an adjustment was made in your favour representing the Buyers share of the rates charges from 21 March 2022 to 31 March 2022

Water Usage and Sewerage and Access Charges

Water and sewerage and access charges are now handled by Queensland Urban Utilities and are billed in arrears. As water charges in respect of the subject property were unpaid for the current rate period, an adjustment was made in the Buyer's favour representing your share of the unbilled water charges to 21 March 2022.

Land Tax

Our search of the Land Tax records showed no land tax owing on the property and accordingly no adjustment was made at settlement but a cheque drawn to the Office of State Revenue

Body Corporate Levies

As body corporate levies in respect of the subject property were paid for the current rate period being 1 January 2022 to 31 March 2022 an adjustment was made in your favour representing the Buyers share of the levies from 21 March 2022 to 31 March 2022

TITLE DEED

At settlement, your mortgagee provided a Release of Mortgage in exchange for the mortgage payout as shown above. This document, together with the transfer documents were passed onto the Buyer in exchange for the balance of the purchase funds.

STATUTORY NOTICES

Statutory provisions exist where all relevant government departments will be notified of the change of ownership when the transfer is lodged for registration. When the transfer documents are lodged with the Titles Office, the Titles Office will forward the new owner's details to all relevant authorities, including the Council.

DEPOSIT

We confirm that the agent was holding the sum of \$16,000.00 as deposit at settlement.

Immediately after settlement, we authorised the agent to account directly to you in relation to the balance of the deposit after payment of their commissions, which were drawn at settlement

CAPITAL GAINS TAX WITHHOLDING (CGT)

We confirm that as the sale price was less than \$750,000.00, we were not required to obtain a Capital Gains Tax Withholding Notice.

If CGT is payable when you sell the property, you will need to produce details of sale proceeds, as well as any adjustments and sale costs, to assist in calculating any capital gain or loss.

You should keep a record of those costs (including invoices and receipts) and if you have an accountant, you should forward the information them.

GST WITHHOLDING REGIME

We confirm that as the property is residential and is not a new "residential" property as defined by the GST Act, no GST was withheld at settlement.

COSTS AND OUTLAYS

We confirm that we have now forwarded you our Disclosure Notice and Costs Agreement and confirm that you have read the Disclosure Notice and Costs Agreement we sent you, and that you agree to engage us on the terms contained in the Costs Agreement.

We confirm that at settlement we made payment of the costs and outlays and legal fees along with our invoice for the prior terminated contract.

A further sum of \$117.92 was automatically deducted at settlement by PEXA for the electronic settlement fee.

We enclose our tax invoices and agent invoices for your records.

ENCLOSURES

We now enclose:

1. Our Settlement Statement;
2. Copy of Contract;
3. Our Tax Invoice for conveyance (noting payment in full).

ARCHIVES

Your file will be archived after settlement and will be held for a minimum of 5 years. After 5 years the hard copy may be destroyed. If you require a part of your file at any stage following completion we may ask you to pay our standard retrieval fee at that time.

WILLS AND ESTATE PLANNING

The sale and purchase of property is one of the biggest investments that individuals make.

Now you have completed this transaction, it may want to consider if it is time to update your wills or if you don't have a will to ensure your assets are protected for the future.

While having an effective Will is a necessary first step, we ensure that your affairs are planned with a focus on both your personal and financial needs to give you peace of mind that your assets will be distributed as you wish once you are no longer here.

When death occurs within the family this is an emotional time and here at Warlow Scott/McCarthy Durie we understand that. Using our experience you can be assured that

your Will leaves nothing to chance, and your estate and trust administration is conducted in a way that is clearly and easily understood by all parties. If you would like a free will consultation, please feel free to contact us.

Association with McCarthy Durie Lawyers, and use of agents



Warlow Scott Lawyers (WS) is now a wholly owned subsidiary of MDRN Pty Ltd (the legal practice company that trades as McCarthy Durie Lawyers) and both are now under common ownership.

As part of your conveyance we may at times be required to appoint other parties, including settlement agents, stamping agents, search agents and other consultants to obtain information or complete the conveyance on your behalf. These agents fees are included in the fixed fee unless otherwise specified throughout the conveyance.

Our Costs Agreement explains that some of your personal information may be shared with McCarthy Durie Lawyers and any agents we may need (settlement agents, stamping agents, search agents and other consultants). Please be aware that we may also use agents and some MDL professional staff as well in the conduct of your matter to ensure you have the appropriate expertise working on your file.

CONCLUSION

This letter brings this matter to an end and we take this opportunity to once again thank you for your instructions in this matter. We ask that you feel free to contact me on (07) 3002 7428 if we can be of any further assistance to you in the future. We also understand that legal issues can arise at any time, accordingly if you require any advice or assistance in the future, please feel free to contact me after hours (if required) on 0417 790 493.

Yours faithfully,
WARLOW SCOTT

Andrew Pye
Director

Responsible: Andrew Pye
Contact: Andrew Pye
Direct Line: 07 3002 7438
Direct Mobile: 0417 790 493 (Andrew)
Direct Email: acp@warlowscott.com.au

Warlow Scott Pty Ltd (A.C.N. 126 122 843) - an incorporated legal practice.
Liability limited by a scheme approved under professional standards legislation.

SETTLEMENT STATEMENT

Matter: Gregory Purchase From On The Brinie Pty Ltd (174285)

Property: Unit 1/15-17 Sylvan Beach Esp, Bellara QLD 4507

Adjustment Date: 21 March 2022

Settlement Date: 21 March 2022

Settlement Place: PEXA Property Exchange Australia

Settlement Time: 2:00 pm

	Amount (\$)
Contract Price	700,000.00
Less Deposit	16,000.00
	<hr/>
	684,000.00
Less Release Fees Vendor allows 1 x Discharge of Mortgage @ \$197.00	197.00
	<hr/>
	683,803.00
Plus Council Rates	
\$506.90 for the period 01 January 2022 to 31 March 2022	56.32
Proportion being 10 / 90 days	
	<hr/>
	683,859.32
Plus Administration Fund	
\$369.31 for the period 01 January 2022 to 31 March 2022	41.03
Proportion being 10 / 90 days	
	<hr/>
	683,900.35
Plus Sinking Fund	
\$332.74 for the period 01 January 2022 to 31 March 2022	36.97
Proportion being 10 / 90 days	
	<hr/>
	683,937.32
CONTRACT BALANCE	\$683,937.32
 PAYEE	
1. Unity Water	510.15
2. TBA	683,427.17
	<hr/>
TOTAL	\$683,937.32
	(unallocated: \$0.00)

Prepared By: Ownit
Date & Time: 15-03-2022 10:45AM



TAX INVOICE

On The Brinie Pty Ltd
14 Indra Ave
BELLARA QLD 4507
AUSTRALIA

Invoice Date
23 Feb 2022
Invoice Reference
Sales Commission | U1, 15-17 Sylvan Beach Esp, Bellara

Sell Exclusive Pty Ltd
Shop 6, 9 Benabrow Ave
Bribie Island QLD 4507
ABN
30 143 691 918

Description	Quantity	Unit Price	Amount AUD
1001, Sales Commission U1, 15-17 Sylvan Beach Esp, Bellara	1.00	15,400.00	15,400.00
Sales Deposit Held in Trust (\$16,000.00)	1.00	(15,400.00)	(15,400.00)
		Subtotal	0.00
		Total 10%	0.00
		Invoice Total AUD	0.00
		Total Net Payments AUD	0.00
		Amount Due AUD	0.00

Due Date: 21 Mar 2022

PAYMENT ADVICE

Cheque To: Sell Exclusive Pty Ltd Trust Account
Attention: Accounts
PO Box 1112
BONGAREE QLD 4507
AUSTRALIA

Direct Deposit To: Sell Exclusive Trust Account
BSB: 084-566
ACC: 177-360-335

Payment Reference INV-1684

Amount Due \$0.00

Due Date 21 Mar 2022

WSL

WARLOW SCOTT LAWYERS

TAX INVOICE

ABN 98 126 122 843

On The Brinie Pty Ltd
PO Box 1304
BONGAREE QLD 4507

**MATTER: S/T JAMES & GREGORY -
LOT 1/ 15-17 SYLVAN BEACH ESP, BELLARA, QLD 4507**

Originating Office:
Warlow Scott Lawyers
BRISBANE QLD 4000
Phone: 07 3002 7444

15 March 2022

Invoice	002800
Matter No.	2204129
Due Date	29/03/22
Amount Payable	\$910.22

Professional Fees (see attached for details)	\$765.00
Disbursements (see attached for details)	\$62.47
Total of Invoice (Excluding GST)	\$827.47
Total GST Amount	\$62.75
Total of Invoice (Including GST)	\$890.22

The account details are provided on the reverse side of this bill and attached pages.

Other Legal Services:

Conveyancing: Property Transfers
Commercial Law: Franchises, Business structures, Leases etc.

Litigation: Dispute Resolution, Franchise Disputes.

Workplace Law: WH&S, Unfair Dismissal.

Family Law & Estates: Divorces, Children's Issues, Property Settlements.

This tax invoice is a request for payment / notice of withdrawal under *Legal Profession Regulation 2007 (Qld) s 58(3)(b)*.

PAYMENT OPTIONS



The Way To Pay

Billers Code: 371948
Ref: 22041297

Telephone & Internet Banking - BPAY
Call your bank, credit union or building society to make this payment from your cheque, savings or credit card account.
More info: www.bpay.com.au

Credit Card Payments

Call 07 3370 5100



Direct Deposit

Account: Warlow Scott Pty Ltd No 2 General Account
BSB: 034 001
Account No: 625 745
Reference: 2204129

Westpac
Pay Way

Phone: 1300 885 175
Billers Code: 273219
Ref: 002800

Please note: Credit Card payments can be made by phone using Westpac Payway.
Please follow the prompts

Remittance Advice - Please detach and return with your cheque payment

On The Brinie Pty Ltd
PO Box 1304
BONGAREE QLD 4507

**MATTER: S/T JAMES & GREGORY -
LOT 1/ 15-17 SYLVAN BEACH ESP, BELLARA, QLD 4507**

Post to:
Warlow Scott Lawyers
GPO Box 789
BRISBANE QLD 4001

SIGNED: Andrew Pye

Invoice	002800
Matter No.	2204129
Due Date	29/03/22
Amount Payable	\$910.22

Thank you for choosing Warlow Scott Lawyers as your legal professionals.

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