



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
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Money Out	\$16,791.00
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You Received	\$600.00
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#### 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 *	\$15,400.00	
Payment		
Withdrawal by EFT to sale On The Brinie Pty Ltd	\$600.00	
[EFT Transfer to: On The Brinie Pty Ltd, (112879) - ***692]		
Balance remaining		\$0.00

Total Tax on income	\$126.45
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Total Tax on attached expenses	\$1,526.45
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(\* Includes Tax)



Sell Exclusive Real Estate  
6/9 Benabrow Avenue  
Bellara QLD 4507  
  
(07) 3408 6170  
accounts@sellexclusive.com.au

## Pay Now Statement

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

CPN-3113402

Date Generated: 21-Dec-2021

**Pay Now Marketing**

Amount Owng	\$1,391.00
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**Payments Received**

19-Dec-2021, \$1,391.00. EFT using BPAY	(\$1,391.00)
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**Outstanding Balance**

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\$0.00

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:

	<b>DRAWER</b>	<b>AMOUNT</b>	<b>REASON</b>
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
		<b>\$683,937.32</b>	<b>Total</b>

#### **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.

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### **Association with McCarthy Durie Lawyers, and use of agents**

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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](mailto: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 (\$)
<b>Contract Price</b>	700,000.00
<b>Less Deposit</b>	16,000.00
	<hr/>
	<b>684,000.00</b>
<b>Less Release Fees</b> Vendor allows 1 x Discharge of Mortgage @ \$197.00	197.00
	<hr/>
	<b>683,803.00</b>
<b>Plus Council Rates</b>	
\$506.90 for the period 01 January 2022 to 31 March 2022	56.32
Proportion being 10 / 90 days	
	<hr/>
	<b>683,859.32</b>
<b>Plus Administration Fund</b>	
\$369.31 for the period 01 January 2022 to 31 March 2022	41.03
Proportion being 10 / 90 days	
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	<b>683,900.35</b>
<b>Plus Sinking Fund</b>	
\$332.74 for the period 01 January 2022 to 31 March 2022	36.97
Proportion being 10 / 90 days	
	<hr/>
	<b>683,937.32</b>
<b>CONTRACT BALANCE</b>	<b>\$683,937.32</b>
<b>PAYEE</b>	
1. Unity Water	510.15
2. TBA	683,427.17
	<hr/>
<b>TOTAL</b>	<b>\$683,937.32</b>
	(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	\$82.75
Total of Invoice (Including GST)	\$910.22
Total Amount Payable	\$910.22

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

Bill Code: 371948  
Ref: 22041297

#### 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



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

#### 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](http://www.bpay.com.au)

**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.**

Liability limited by a scheme approved under professional standards legislation

**Account details:****PROFESSIONAL FEES**

<u>Date</u>	<u>Author</u>	<u>Description</u>
04/02/22	ACP	Settling matter

Sub-total of Professional Fees	\$765.00
GST on Professional Fees	\$76.50
<b>Total of Professional Fees</b>	<b>\$841.50</b>

**DISBURSEMENTS SUBJECT TO GST**

Citec - QLD Land Image Dealing	\$46.66
Citec - ASIC Current Company Extract	\$15.81

Sub-total of Disbursements & Outlays subject to GST	\$62.47
GST on Disbursements & Outlays	\$6.25
<b>Total of Disbursements that are subject to GST</b>	<b>\$68.72</b>

<b>Total Amount Payable</b>	<b>\$910.22</b>
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**Note to Client:****Disputes:** If you dispute our legal costs, you may:

1. Contact us to discuss your concerns;
2. Request an itemised bill;
3. Apply for a cost assessment within 12 months of delivery of a bill or request for payment;
4. Apply to set aside the costs agreement within six years or such time period as the law permits.
5. Organise a costs mediation.

**Interest Payable:** If your account is not paid by the due date, we may charge interest on the outstanding amount from the date immediately following the due date. The interest rate charged on unpaid bills is at a rate equal to the prescribed rate under the *Civil Proceedings Act 2011* s59 (3) for a money order debt at the relevant date (being the date the account was given to you).

**Other Information:** For more information about your rights, please read the facts sheet titled "Legal costs – Your right to know" and "Your right to challenge legal costs". You can ask us for a copy or obtain them from the Queensland Law Society at [www.qls.com.au](http://www.qls.com.au)