

SETTLEMENT ADJUSTMENT SHEET

**THE SCORPION AND THE FROG PTY LTD ATF NUMBER STATIONS
PURCHASE FROM SUPER TUIITE PTY LIMITED ATF THE SUPER TUIITE FUND
PROPERTY: 9/2-4 BURNS CRESCENT, GOSFORD**

Settlement: 14 September 2018
Adjustments as at: 14 September 2018

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>	
Purchase Price		\$90,000.00	
Less Deposit		\$9,000.00	
Balance		<u>\$81,000.00</u>	
 Current Council Rates			
For Period 1/07/2018 to 30/09/2018 - 92 days			
\$184.19 Adjusted as Paid			
Purchaser allows 16 days			
For period 14/09/2018 to 30/09/2018		\$32.03	
 Current Water/Sewerage Rates			
For Period 1/07/2018 to 30/09/2018 - 92 days			
\$236.60 Adjusted as Paid			
Purchaser allows 16 days			
For period 14/09/2018 to 30/09/2018		\$41.15	
 Water Usage			
Last meter reading 18/05/2018			
Daily Average = 0.0259 kL			
Vendor allows 119 days			
For period 18/05/2018 to 14/09/2018	\$7.06		
 Purchaser allows for Section 184 Certificate (Inclusive of GST)			\$119.90
 Strata Levies			
For Period 28/08/2018 to 27/11/2018 - 92 days			
\$279.73 Adjusted as Paid			
Purchaser allows 74 days			
For period 14/09/2018 to 27/11/2018		\$225.00	
Totals	\$7.06	\$81,418.08	
Less Amount Payable By Vendor		\$7.06	
AMOUNT DUE ON SETTLEMENT		<u><u>\$81,411.02</u></u>	

Cheque Details:-

Bank or Trust Cheque in favour of Owners Corporation SP33469 for
Bank or Trust Cheque in favour of Central Coast Council for

\$559.46
\$421.33

Total

\$980.79

Combined Section 603/360 Certificate
(Local Government Act 1993 and Water Management Act 2000)
 Financial Year: 2019



Central Coast Conveyancing Firm
 tina@cccfirm.com.au

Certificate No.: 180141
 Issued Date: 17/07/2018
 Reference: The Scorpion & The Frog
 Receipt No:

Assessment: 99549
 Property Address: 9/2-4 Burns Crescent GOSFORD 2250
 Property LOT: 9 SP: 33469
 Description:

Council Rates

Arrears rates to 30/06/2018 including interest	\$0.00
Rates levied for 01/07/2018 – 30/06/2019	\$736.19 ✓
Supplementary rates and charges (if applicable)	
Interest to 17/07/2018	\$0.00
Payments	\$0.00
Pensioner rebate	\$0.00
Miscellaneous charges and adjustments (Legal Fees)	\$0.00
Postponed rates levied (including current interest) to the current year	
Total Council rates due:	\$736.19

3/9 ha Judy
lot interest
\$184.19
\$184.73 bal

Bpay # 00995491
7864

Property Debts

Total debtors due:

Water, Sewer and Trade Waste Charges (if applicable)

Arrears including interest to 01/07/2018	\$0.00
Current charges	\$0.00
Pensioner rebate (already deducted from current charges)	\$0.00
Total water due:	\$0.00 ✓

1/7 - 21/12
\$236.60
unpaid

TOTAL RATES AND CHARGES OUTSTANDING:

\$736.19

Water Account Information:

Date of last water meter read/account: 18/05/2018 ✓
 Effective 01/07/2018, the water consumption charge is \$2.29 per kilolitre

0.233 %
11.112 %

NOTE: Please contact the Gosford Office on (02) 4325 8222 for the average daily consumption and applicable water and sewer service charges for the above property.

= \$ 421.33



PLEASE NOTE

Council will accept a single cheque for the payment of rates and water charges. Please provide a breakdown of how these charges should be applied to each account in your covering letter.

Certificate Currency:

This certificate is valid for a period of three (3) months following the date of issue. A verbal update will not be provided after the certificate has expired. Council accepts no responsibility for the accuracy of the verbal information given and no employee of Council is authorised to bind Council by the giving of such verbal information.

Rating Information:

- ❖ *Rates and charges shown on this certificate are current as at the date of issue. Any rates, charges, interest or fees added to the accounts following the date of issue will not appear.*
- ❖ *Newly registered properties will become rateable from the 1 July of the rating year following registration of the plan. Certificates will be issued for the property assessment on which rates and charges were originally levied at 1 July. Multiple certificates may be issued if charges are added or moved to the new property assessments. Any apportionment of rates and charges is to be calculated by the applicant.*

Water and Sewer Information:

- ❖ *From 1 July 2015, Council has changed the way water and sewerage charges are billed. These charges have been moved from the Rates Notice to the Water Account. This means that Water and Sewerage Service Charges will only be billed, and show as outstanding once the meter has been read. Council reads most water meters bi-annually and subsequently bills for the subject 6 month period.*
- ❖ *If the water meter has not been read for the current billing period prior to the certificate being issued, the water and sewerage charges will not be shown. Please contact Council within the three month period to obtain a verbal update for any unbilled charges.*
- ❖ *Non-residential properties and retirement villages may incur a sewer usage charge. This charge is subject to a 150kL allowance which is applied on a pro-rata basis; 75kL per bi-annual account, 38kL per quarterly account.*
- ❖ *Non-residential properties and retirement villages may incur liquid trade waste charges*

Pensioner Rebate Information:

Pensioner rebates are calculated for the period for which the eligible pensioner(s) is currently entitled. If eligibility should cease or the property is sold, the rebate will cease on the last day of the quarterly instalment period in which those circumstances occur and the amount of the reduction on any remaining instalments becomes due and payable.