

SETTLEMENT STATEMENT

Matter No: 18-6259 Shepherd
Re: Shepherd,Shepherd,Shepherd & Shepherd As Trustee For The Bruce
Shepherd Family SMSF Purchase from Clarke & Ivey
Property: 178 Truro Street, Urangan, Queensland 4655

Settlement Date: 10 January, 2019
Adjustment Date: 10 January, 2019
Contract Date: 11 December, 2018
Settlement Place: Morton & Morton Solicitors
Settlement Time: 2:00 PM

Contract Price	\$340,000.00
Less Deposit	<u>1,000.00</u>
	\$339,000.00
Less Release Fee	<u>187.00</u>
	\$338,813.00
Plus Rates (for 1/11/2018 to 28/02/2019) \$1,047.50 x 49 days 120 days	<u>427.73</u>
	\$339,240.73
Less Water Usage	<u>26.40</u>
	\$339,214.33
Less Water Usage (see calculation following)	<u>2.04</u>
	\$339,212.29
Less Seller bank cheque fee allowance	<u>10.00</u>
	\$339,202.29
Plus Professional fees, searches & sundries	<u>1,511.07</u>
	\$340,713.36
Plus Transfer duty	<u>10,325.00</u>
	\$351,038.36
Plus Registration fees on transfer	<u>934.00</u>
	\$351,972.36
Less Funds received to trust	<u>351,972.36</u>
BALANCE AT SETTLEMENT	<u><u>\$0.00</u></u>
CHEQUE DETAILS	
1. TBA	<u>\$0.00</u>
CHEQUES TOTAL	<u><u>\$0.00</u></u>

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WATER USAGE CALCULATION

Date water paid to: 28/11/2018 Reading: 1,895 kL *Charge per kL -*
Date of search reading: 4/01/2019 Reading: 1,896 kL \$1.76
(All kL results are rounded to whole litres ie 3 decimal places)

Days between readings: 37

$1,896 \text{ kL} - 1,895 \text{ kL} = 1 \text{ kL} / 37 = 0.027 \text{ kL}$

Average daily usage = 0.027 kL

Days from date paid to settlement = 43

$0.027 \text{ kL} \times 43 \text{ days} = 1.161 \text{ kL}$

Adjustment -

Tier 1:

1.161 kL x \$1.76

\$2.04

\$2.04

Principal:
Bradley James

Senior Associate:
Selena Cartwright

Solicitor:
Shani Mitchell

Conveyancing:
Lynda Plummer C.Dec
Melanie Greenwood

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ABN
45295829679

10 January 2019

Mr BL Shepherd, Mrs A Shepherd, BL Shepherd & A Shepherd As Trustee For The Bruce
Shepherd Family SMSF
8 Gray Place
SUNSHINE BAY NSW 2536

Also by email: batemansbay@cartridgeworldnsw.com.au

Dear Bruce, Adriana, Bruce & Adriana,

**RE: YOUR PURCHASE FROM CLARKE & IVEY
PROPERTY: 178 TRURO STREET, URANGAN**

We confirm that settlement took place on 10 January 2019.

Registration of transfer

The documents necessary to transfer title into your name were handed to us and we will attend to registration at the titles office.

The titles office will, in turn, notify the council of the sale so that future rate assessments and notices of valuation will be sent directly to you.

Settlement

The balance purchase money was paid on settlement in accordance with the attached settlement sheet.

Details of the various rate adjustments are shown on the settlement sheet and it will be your responsibility to attend to the payment of the council rates from 1 November 2018. You will also receive an invoice from the local authority for a change of ownership fee once the property has registered in your name at the titles office. This fee is not adjustable at settlement.

Water usage issue in arrears and the notice will predate your settlement date and in this instance will date from the last cycle reading on . At settlement we calculated the seller's share of the notice yet to issue and deducted this from the amount the seller received at settlement. The account when it issues will be yours to pay in full.

If you are entitled to a pensioner rebate you will need to contact the local authority and advise them accordingly.



Costs

A copy of our invoice is attached which shows the amount paid by you for our costs and reimbursements.

Insurance

Building insurance must be effected from the business day after the contract is signed and is normally effected as a requirement of the lender. However if you have not already done so, please attend to this immediately. You may also wish to arrange for a contents policy at the same time.

Land tax

If you own other properties, you may need to consider the land tax implications of this purchase. If you need any advice about this please contact us.

Wills

Now that your conveyancing matter is complete you should ensure, if you have not already done so, that you have up to date wills, powers of attorney, and perhaps advance health directives. If we can assist you with this please let us know.

Thank you for your instructions.

Yours faithfully,

Per

Lynda Plummer

James & Co. Lawyers

Lawyers