

SETTLEMENT STATEMENT

Matter: B Jude Properties Pty Ltd - sale to - C& H Nominees Pty Ltd - 43 Gloucester Street, Highgate Hill, Qld (19950)
Property: 43 Gloucester Street, Highgate Hill, Qld, 4101
Adjustment Date: 16 August 2021
Settlement Date: 16 August 2021
Settlement Place: PEXA
Settlement Time: 2:00pm

	Amount (\$)
Contract Price	1,415,000.00
Less Deposit	10,000.00
	1,405,000.00
Less Release Fees	197.00 ✓
Vendor allows 1 x Discharge of Mortgage @ \$197	
	1,404,803.00
Plus Council Rates	
\$780.59 for the period 01 July 2021 to 30 September 2021 Proportion being 45 / 92 days	381.81 ✓
	1,405,184.81
Less Water Usage	10.90 <i>12.85</i>
(see calculation following)	
	1,405,173.91
Less Water Access (232.56 x 47/365 days)	29.95 ✓
	1,405,143.96
Less Sewerage Charges (\$559.80 x 47/365 days)	72.08 ✓
	1,405,071.88
Plus Land Tax	
\$6550 for the period 01 July 2021 to 30 June 2022 Proportion being 318 / 365 days	5,706.58 ✓
	1,410,778.46
Less Commercial Rent - August (\$8,112 x 15/31 days)	3,925.16 ✓
	1,406,853.30
Less Tenant's Cash Bond	51,480.00 ✓
	1,355,373.30
	<i>371.35</i>
CONTRACT BALANCE	\$1,355,373.30

PAYEE

GIM -
Commis. of
State
PENN
NARS
Beta -

2,910-45
6,550-00
117-92
372-426-49
973,366-49.

1. GM Lawyers	2,910.45
2. Commissioner of State Revenue	6,550.00
3. PEXA	117.92
4. TBA	1,345,794.93

TOTAL **\$1,355,373.30**
(unallocated: \$0.00)

WATER USAGE CALCULATION

Date water paid to: 01 July 2021 Reading : 1001kL
Date of search reading: 30 July 2021 Reading : 1003kL

Average daily usage	Charge per kL -
Days between readings: 29	\$.818 for first 2kL
$1003\text{kL} - 1001\text{kL} = 2\text{kL} / 29 = \mathbf{0.069\text{kL}}$	\$0 for the next 0kL
Days from date paid to settlement = 46	\$.818 for the balance
$0.069\text{kL} \times 46\text{days} = \mathbf{3.174\text{kL}}$	Bulk water \$3.231
<i>(All kL results are rounded to whole litres ie 3 decimal places)</i>	

Water Adjustment

Tier 1	2kL x \$.818	\$1.64
Tier 2	0kL x \$0	0.00
Balance	1.174kL x \$.818	0.96
Bulk water	3.174kL x \$3.231	10.26
		\$12.85

Prepared By: gm lawyers group pty ltd
Date & Time: 9-08-2021 10:38AM