

Finemore Walters & Story

SOLICITORS

www.fws.com.au

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CHILDERS *Incorporating the legal practice:* Kingston & Stanton
11 Crescent St, (PO Box 96) Childers Qld 4660
P. 07 4126 1133 F. 07 4126 1823

MUNDUBBERA 68 Lyons Street, (PO Box 210) Mundubbera Qld 4626
P. 07 4165 4611 F. 07 4165 4052

GIN GIN *Visited Office:* 4 Dear Street, Gin Gin Qld 4671

5 January 2021

The Directors
Lindsay Ford Plasterers Pty Ltd
PO Box 1252
BUNDABERG QLD 4670

By email: fordla@optusnet.com.au

Dear Sir/Madam

**YOUR SALE TO STUART EARL FINLEN
PROPERTY: 403/97 ESPLANADE, BARGARA**

We confirm that settlement of the sale of your property occurred on 4 January 2021.

Please find **enclosed** the Settlement Statement relating to your sale.

We confirm:

- the cheque to you has been deposited to your nominated account.
- council rates, body corporate levies and water charges have been adjusted in accordance with the terms of the Contract and the buyer is now responsible for future invoices that are issued.
- Manta Bargara will continue managing the Property after settlement and attended to any rental adjustment.
- the transfer documents will be lodged by the buyer (or their lender) at the Titles Registry Office and it will notify the relevant authorities of the change of ownership.
- the deposit held by the agent has been authorised to be released to them in part payment of their commission. The cheque to the agent has been forwarded to them in payment of the balance of their commission.
- a cheque was drawn to PEXA on account of electronic settlement fees.
- the cheque in favour of our office has been retained on account of our fees and our tax invoice will be forwarded to you in the near future.

534490

PARTNERS

Mark Story BCom, LLB

Geoff Ebert BCom, LLB

Hal Ing BCom, LLB

Annette Wesche LLB, LLM

ACCREDITED SPECIALIST
SUCCESSION LAW

ASSOCIATES

Danielle Britton LLB

Charlotte Carrodus LLB

Rebecca De Papi LLB (Hons)

Brianna Hockey BBus, LLB

Zack McKay LLB

SOLICITORS

Rebecca Hill BJus LLB (Hons)

Kirsty Nevin BJourn, LLB (Hons)

Sarah Protani LLB

Christina Budur BEcon, LLB

Danielle Galvin BCompSc, LLB

Finally, thank you for your instructions in this matter. Our tax invoice and trust account statement will be provided to you shortly. We look forward to being of further assistance to you in the future.

Yours faithfully

Finemore Walters & Story

Rebecca Hill | Solicitor

Finemore Walters & Story

SETTLEMENT STATEMENT

Matter No: 20206347
Re: Lindsay Ford Plasterers Pty Ltd Lindsay Ford Superannuation Fund Sale to Finlen
Property: 403/97 Esplanade, Bargara, Queensland 4670

Settlement Date: 4 January, 2021
Adjustment Date: 4 January, 2021
Contract Date: 10 December, 2020
Settlement Place: PEXA
Settlement Time: 12:30pm

Contract Price		\$532,000.00 ✓
Less Deposit		<u>10,000.00</u> ✓
		\$522,000.00
Less Rates (for 01/01/2021 to 30/06/2021)		
<u>\$1,329.00 x 4 days</u>		
181 days		<u>29.37</u> ✓
		\$521,970.63
Plus Administrative Fund Levy (for 01/12/2020 to 31/05/2021)		
<u>\$2,200.52 x 147 days</u>		
182 days		<u>1,777.34</u>
		\$523,747.97 ✓
Plus Sinking Fund Levy (for 01/12/2020 to 31/05/2021)		
<u>\$899.86 x 147 days</u>	\$2,773.06	
182 days		<u>726.81</u>
		\$524,474.78
Plus Insurance (for 01/12/2020 to 31/05/2021)		
<u>\$332.94 x 147 days</u>		
182 days		<u>268.91</u> ✓
		\$524,743.69
Less Water Usage (see calculation following)		<u>29.50</u>
		\$524,714.19 ✓
Less Unbilled Water Consumption		<u>83.57</u>
		<u>\$524,630.62</u>

CHEQUE DETAILS

1. PEXA		<u>\$87.45</u> ✓
2. Finemore Walters & Story		\$1,045.00 ✓
3. Bargara Real Estate		\$1,946.00 ✓
4. Lindsay Ford Plasterers Pty Ltd as trustee for the Lindsay Ford Superannuation Fund		<u>\$521,552.17</u> ✓

CHEQUES TOTAL \$524,630.62

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to Finlen
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WATER USAGE CALCULATION

Date water paid to: 06/11/2020 Reading: 18,462 kL *Charge per kL -*
Date of search reading: 22/12/2020 Reading: 19,189 kL \$1.16

(All kL results are rounded to whole litres ie 3 decimal places)

Days between readings: 46

$19,189 \text{ kL} - 18,462 \text{ kL} = 727 \text{ kL} / 46 = 15.804 \text{ kL}$

Average daily usage = 15.804 kL

Days from date paid to settlement = 59

$15.804 \text{ kL} \times 59 \text{ days} = 932.436 \text{ kL}$

Adjustment -

Tier 1:

$932.436 \text{ kL} \times \1.16

\$1,081.63

\$1,081.63 x 2.727% (shared percentage) \$29.50