

Our Ref: 21091:ID1049
Direct Line: (07) 3161 2847

Email: elizabeth@ardorlegal.com.au

25 November 2021

T D ZACHARIA & ZACHARIA SUPER FUND PTY LTD

5 Rya Close
CALAMVALE QLD 4116

By email: *Thomas.zacharia@icloud.com; ts.zacharia@outlook.com*

Dear Thomas and Stella,

**MATTER: ZACHARIA SUPER FUND PTY LTD ATF PURCHASE FROM HAUCK
PROPERTY: 12 SHEPPARDS DRIVE, GREENBANK QLD 4124**

We confirm our earlier advice to you that the Contract for the sale of your Property was settled on 23 November 2021.

Settlement

We **attach** a copy of the final settlement statement, which sets out the adjustments to the purchase price and details of the payments made at settlement for the balance purchase price.

At settlement, the Seller delivered a signed transfer of the Property, in exchange for the balance purchase price. Funds for the balance purchase price were provided by you. Settlement funds were disbursed as follows:

• PEXA Fees	\$ 117.92
• Ardor Legal	\$1,115.40
• Lodgement Fees	\$ 1,196.00
• Transfer Duty	\$ 14,175.00
• Vendor	\$449,085.04
• Surplus returned	\$ 110.64
Total = \$465,800	

The purchase price was adjusted to take account of the Seller's liability for outgoings for the Property up to and including the settlement date and your liability for outgoings from that date. You will be responsible for the payment of all future notices of assessment of outgoings for the Property.

Transfer of Title

Although settlement generally marks the conclusion of the financial arrangements between you and the Seller, you do not become the legal owner of the Property until registration of the transfer of the Property in the Land Titles Office.

Settlement was carried out using the PEXA system. The transfer was lodged electronically after settlement and has been registered. We have **attached** a copy of the registration confirmation statement issued by the Registrar of Titles showing that you are now recorded as the registered owner of the Property.

When the transfer is lodged for registration, the Registrar of Titles will inform the local government and various government departments of the change of ownership of the Property so that relevant records may be updated. This should ensure that all future notices for the Property are directed to you.

Until 1 October 2019, the issuing of a certificate of title for a property generally prevented future dealings from being registered in the Land Titles Office without production of that certificate of title. From this date, a certificate of title for a property ceased to have any legal effect which means that dealings can be registered affecting the property without the need to produce a certificate of title. If you become aware of any potential or actual unauthorised dealings with the property, it is important that you take immediate action in relation to it.

Land Tax

If, in connection with the purchase of the Property, you did not declare that you purchased the Property as your principal place of residence, you may be liable to pay land tax in relation to the Property. Land tax is calculated by reference to the taxable value of a property (i.e., the value of the land). The taxable value of all property of an owner in Queensland is aggregated to determine the rate of land tax payable. Absentee landowners (i.e., landowners who do not usually live in Australia) may be liable to pay additional land tax.

If you require advice in relation to your land tax liable, please contact us.

Future sale of Property

If at some point in time you wish to sell the Property, it will be important to consider whether matters affecting the Property should be disclosed to the Buyer (either to satisfy your disclosure obligations or to deal with relevant contractual obligations or warranties). The searches that we undertook in connection with your purchase of the Property can obviously only be considered current at the time that they were obtained, and for this reason, they will be of limited value when dealing with a future sale. Despite this, we recommend that you retain the Contract and Property Report that we provided to you so that you may refer to it if you later decide to sell the Property.

If you plan to move overseas for more than six months in any given year, obtain tax advice as Capital Gains Tax consequences may apply if you sell the Property whilst a foreign resident.

Our Account and Trust Account Statement

We confirm our account has been paid in full at settlement. Accordingly, we ask that you do not make any further payments.

Please find **attached** a trust account statement which sets out details of the funds received into our trust account in connection with this transaction and how those funds have been disbursed.

Estate Planning – Will & Power of Attorney

Now that your conveyancing matter is complete, and if you haven't done so already, you may wish to instruct our office to prepare wills and powers of attorney documents on your behalf. Please contact our office for further information.

Notice – File Destruction

Please be advised that in accordance with our firm policy, your will be destroyed 7 years from the date herein.

Finally, as our instructions are now at an end, we take this opportunity to thank you for your instructions on this occasion. Should you require any legal assistance in future, please do not hesitate to contact our office.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Elizabeth Rebolledo', written in a cursive style.

Elizabeth Rebolledo
Managing Director | Lawyer

SETTLEMENT STATEMENT

Matter: ZACHARIA SUPER FUND PTY LTD ATF PURCHASE FROM HAUCK |
12 SHEPPARDS DRIVE, GREENBANK QLD 4124 (1049)
Property: Zacharia Super Fund Pty Ltd
Adjustment Date: 23 November 2021
Settlement Date: 23 November 2021
Settlement Place:
Settlement Time:

	Amount (\$)
Contract Price	450,000.00
Less Deposit	1,000.00

	449,000.00
Plus Council Rates	
\$340.17 for the period 01 October 2021 to 31 December 2021	140.51
Proportion being 38 / 92 days	

	449,140.51
Less Water Usage	
(see calculation following)	55.47

	449,085.04
CONTRACT BALANCE	\$449,085.04

WATER USAGE CALCULATION

Date water paid to: 03 September 2021
Date of search reading:

Reading : kL
Reading : kL

Average daily usage

= **0.161kl**

Days from date paid to settlement = 81

0.161kl x 81days = **13.041kl**

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

Charge per kL -

\$4.2534 for first 13.041kL

\$0 for the next 0kL

\$0 for the balance

Bulk water \$0

Water Adjustment

Tier 1	13.041kL x \$4.2534	\$55.47
Tier 2	0kL x \$0	0.00
Balance	0.000kL x \$0	0.00
Bulk water	13.041kL x \$0	0.00

		\$55.47

Prepared By:
Date & Time:

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	13776246	Search Date:	19/05/2023 14:34
Date Title Created:	08/07/1965	Request No:	44471971
Previous Title:	13672145		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 75139
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 721279340 23/11/2021

ZACHARIA SUPER FUND PTY LTD A.C.N. 633 672 107 TRUSTEE
UNDER INSTRUMENT 721279340

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10531217 (POR 436)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **