

# SETTLEMENT STATEMENT

**MATTER:** Cata Investments Pty Ltd purchase from C&M Hassell Group Pty Ltd  
**PROPERTY:** 5/13 Expansion Street, Molendinar Qld  
**SETTLEMENT DATE:** 11 November 2019  
**ADJUSTMENT DATE:** 11 November 2019  
**SETTLEMENT PLACE:** Global X, Southport  
**SETTLEMENT TIME:** 3.00pm

|  | Amount (\$)         |
|--|---------------------|
| CONTRACT PRICE   | 242,000.00          |
| LESS DEPOSIT   | 5,000.00            |
|  | 237,000.00          |
| LESS SELLER'S RELEASE FEE  | 192.00              |
|  | 236,808.00          |
| <b>PLUS COUNCIL RATES</b>  |                     |
| \$1,518.01 paid for the period 01 July 2019 to 31 December 2019  |                     |
| Proportion being 50/184 days   | 412.50              |
|  | 237,220.50          |
| <b>LESS WATER USAGE</b>  |                     |
| Daily average based on search meter reading (23/10/2019) of 123,000 litres less last billed reading (05/08/2019) of 121,000 litres = 2,000 litres over 79 days = 0.025kL per day |                     |
| 05/08/2019 - 11/11/2019 = 98 days at 0.025kL per day = 2.481kL @ 411 cents per kL  | 10.20               |
|  | 237,210.30          |
| <b>PLUS SINKING FUND</b>   |                     |
| \$348.30 paid for the period 01 September 2019 to 30 November 2019   |                     |
| Proportion being 19/91 days  | 72.72               |
|  | 237,283.02          |
| <b>PLUS CREDIT ON RATE ACCOUNT</b>   | 6.54                |
|  | 237,289.56          |
| <b>LESS WATER AND SEWERAGE ACCESS CHARGES</b>  |                     |
| Access charges from 06/08/19 to 11/11/19 being 98 days x \$3.0105 per day  | 295.02              |
|  | 236,994.54          |
| <b>LESS BANK CHEQUE FEES</b>   | 24.00               |
| <b>BALANCE ON SETTLEMENT</b>   | <b>\$236,970.54</b> |



# MORTIMORE & ASSOCIATES

SOLICITORS

ABN 94 827 388 960

Liability limited by a scheme approved under professional standards legislation

## RECONCILIATION STATEMENT

25 November, 2019

Phone: 5510 3337  
Our Ref: JJC:1907106  
Matter No: 1907105

Cata Investments Pty Ltd  
P O Box 664  
Labrador Qld 4215

PURCHASE FROM C & M HASSEL GROUP PTY LTD  
PROPERTY: 5/13 EXPANSION STREET MOLENDINAR 4214

| STATEMENT   |    | Dr            | Cr            |
|---|----|---------------|---------------|
| <b>Amounts Received:</b>  |    |               |               |
| BY Amount provided by you on account of initial search fees and outlays   |    | \$            | 700.00        |
| BY Amount provided by you on account of settlement monies, stamp duty and balance fees and outlays  |    | \$            | 247,501.00    |
| <b>Amounts Paid:</b>  |    |               |               |
| TO Amount paid to Seller for settlement of your purchase (as per attached Settlement Statement)   | \$ | 236,970.54    |               |
| TO Stamp Duty paid for stamping of your Contract and Transfer   | \$ | 6,895.00      |               |
| TO Registration Fees for registration of Transfer   | \$ | 480.00        |               |
| TO Registration fees for registration of Release of Seller's prior Mortgage (Adjusted in your favour in settlement figures)                     | \$ | 192.00        |               |
| TO Settlement Agent's settlement attendance fee   | \$ | 55.00         |               |
| TO Costs, fees and charges associated with your purchase transaction, including all disbursements and search fees (as per attached Tax Invoice) | \$ | 3,230.46      |               |
|   | \$ | 247,823.00    | \$ 248,201.00 |
| <b>Surplus funds held in our Trust Account refunded directly into your nominated account with Bendigo Bank</b>                                  | \$ | <b>378.00</b> |               |
|   | \$ | 248,201.00    | \$ 248,201.00 |

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**AMOUNT DUE AND OWING: NIL**

With compliments,  
**MORTIMORE & ASSOCIATES**

personal service and advice

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