

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
PLUS COUNCIL RATES	
\$1,518.01 paid for the period 01 July 2019 to 31 December 2019 Proportion being 50/184 days	412.50
	237,220.50
LESS WATER USAGE	
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
PLUS SINKING FUND	
\$348.30 paid for the period 01 September 2019 to 30 November 2019 Proportion being 19/91 days	72.72
	237,283.02
PLUS CREDIT ON RATE ACCOUNT	6.54
	237,289.56
LESS WATER AND SEWERAGE ACCESS CHARGES	
Access charges from 06/08/19 to 11/11/19 being 98 days x \$3.0105 per day	295.02
	236,994.54
LESS BANK CHEQUE FEES	24.00
BALANCE ON SETTLEMENT	\$236,970.54



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
Amounts Received:			
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
Amounts Paid:			
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
Surplus funds held in our Trust Account refunded directly into your nominated account with Bendigo Bank	\$	378.00	
	\$	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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