

East Gippsland Conveyancing

Conveyancing Specialists
Conveyancing Licence No. 001517L

224 Main Street, Bairnsdale VIC 3875
PO Box 584, Lakes Entrance VIC 3909

Phone: **03 4135 2000**
Email: **info@egconvey.com.au**

Our Ref: LN:21-0820

1 October 2021

Mr M D Whyte
Gimaka Pty Ltd
59 Lake Bunga Beach Road
LAKE BUNGA VIC 3909

Dear Matt,

Your Sale to Pono Life Pty Ltd ATF Pono Life Trust ABN 72 708 387 263
Property: 83 National Avenue, Pakenham

We advise that settlement of this matter has been arranged to take place at 1:00 PM on 4 October 2021.

We advise the nett funds due to the company at settlement is \$327,688.73 as set out in the attached Statement of Settlement.

We also attach for your information the following:

1. Statement of Adjustments with supporting certificates
2. Memorandum of Costs and Disbursements
3. Gimaka Pty Ltd Tax Invoice provided to Purchaser at settlement.

You will note from the Statement of Adjustments that rates have been adjusted on a pro-rata basis for each party's ownership over the rating period.

At settlement, the net funds will be paid to your nominated account via the PEXA electronic settlement platform. The funds will be available to you on the day of settlement.

We shall notify all relevant rating authorities of your disposition of the property.

If you have any insurance policy in place for public liability on this property, you should cancel the policy once you have received confirmation from the writer that settlement has occurred.

We take this opportunity to thank you for your instructions.

Yours faithfully
East Gippsland Conveyancing
Lesley Nichols – Director

STATEMENT OF ADJUSTMENTS

MATTER: PONO LIFE PTY LTD FROM GIMAKA PTY LTD
PROPERTY: 83 NATIONAL BOULEVARD, PAKENHAM
SETTLEMENT DATE: 04 OCTOBER 2021
ADJUSTMENT DATE: 04 OCTOBER 2021
SETTLEMENT PLACE: PEXA

	Payable by Vendor (\$)	Payable by Purchaser (\$)
COUNCIL RATES Cardinia Shire Council \$1,011.80 treated as paid for the financial year 01 July 2021 to 30 June 2022 Proportion payable by Purchaser 269/365 days		745.68
SOUTH EAST WATER - SERVICE CHARGES \$26.39 treated as paid for the quarter 01 October 2021 to 31 December 2021 Proportion payable by Purchaser 88/92 days		25.24
LAND TAX \$275.00 treated as paid for the year 01 January 2021 to 31 December 2021 Proportion payable by Purchaser 88/365 days		66.30
TOTAL	\$0.00	\$837.22
LESS AMOUNT PAYABLE BY VENDOR		\$0.00
PURCHASER TO PAY VENDOR		\$837.22

SETTLEMENT STATEMENT

	Amount (\$)
PURCHASE PRICE	300,000.00
LESS DEPOSIT	30,000.00
BALANCE PURCHASE MONEY	270,000.00
PLUS ADJUSTMENTS	837.22
PLUS GST ON ADJUSTED AMOUNT	30,083.72
BALANCE ON SETTLEMENT	\$300,920.94

Payee	Amount (\$)
1. Cardinia Shire Council	1,011.80
2. State Revenue Office	719.50
3. South East Water	78.79
4. Balance as directed by vendor	299,110.85
TOTAL	\$300,920.94

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**

83 National Ave
Pakenham
L14 PS823245

NOTICES AND ORDERS

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

OPEN SPACE CONTRIBUTION

Any outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958:

FLOOD LEVEL

A flood level has not been designated under the Building Regulations 1994.
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above

Other:

ADDITIONAL INFORMATION

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

I acknowledge having received the sum of \$27.40 being the fee for this certificate.

Delegated Officer: 

**CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER
ISSUE DATE. PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.**



FINANCIAL UPDATE

E-mail: mcalamatta@rigbycooke.com.au

Statement for property:
LOT 14 83 NATIONAL AVENUE PAKENHAM
3810
14 PS 823245

EFT Electronic funds transfer

BSB: **033-874** Account Number: **133510164**
Account Name: **South East Water Corporation**



BPAY®
Bill Code: 265504 Ref: 133510164

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
62N//00008/00036	LANDATA CER 53915719-024-6	28 SEPTEMBER 2021	39776949

1. Statement of Fees Imposed

(a) By Other Authorities

Melbourne Water Corporation Total Service Charges	01/07/2021 to 30/09/2021	\$26.39
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(b) By South East Water

Subtotal Service Charges	\$26.39
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Arrears	\$26.01
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TOTAL UNPAID BALANCE	\$52.40
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- 'Notice of Acquisitions and Dispositions' can be emailed to noticeofsales@sew.com.au

2. Disclaimer

South East Water has prepared the information in this update to the Information Statement previously supplied with due care and diligence.

The update is for the purposes of providing current financial information for the property identified at the top of this document at the time this request was made.

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / RIGBY COOKE LAWYERS MELBOURNE

Your Reference: 20211681

Certificate No: 48745442

Issue Date: 10 SEP 2021

Enquiries: ESYSPROD

Land Address: 83 NATIONAL AVENUE PAKENHAM VIC 3810

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46582953	14	823245	12154	190	\$719.50

Vendor: GIMAKA PTY LTD

Purchaser: PONO LIFE PTY LTD

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
GIMAKA UNIT TRUST	2021	\$250,000	\$926.00	\$0.00	\$0.00

Comments: Land Tax of \$926.00 has been assessed for 2021, an amount of \$926.00 has been paid.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
GIMAKA UNIT TRUST	2020	\$719.50	\$0.00	\$719.50

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$250,000
SITE VALUE:	\$250,000
AMOUNT PAYABLE:	\$719.50

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 48745442

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$275.00

Taxable Value = \$250,000

Calculated as \$275 plus (\$250,000 - \$250,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY 	Biller Code: 5249 Ref: 48745442
Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. www.bpay.com.au	

CARD 	Ref: 48745442
Visa or Mastercard Pay via our website or phone 13 21 61. A card payment fee applies. sro.vic.gov.au/paylandtax	

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Entropy Management Australia P/L
224 Main Street, Bairnsdale VIC 3875
Phone: 03 4135 2000
info@egconvey.com.au
ABN: 24 086 201 256

Tax invoice

Invoice number
IV0000749

Issue date
01/10/2021

Due date
04/10/2021

Bill to

Gimaka Pty Ltd
59 Lake Bunga Beach Road
Lake Bunga VIC 3909
Australia

Item ID	Description	Units	Unit price (\$) including tax	Disc. (%)	Tax	Amount (\$) including tax
CF-001	Professional fees for conveyancing	Qty 1	792.00	0.00	GST	792.00
SFR-V01	To Title search and other Government-related search enquiries including administrative costs	Qty 1	512.20	0.00	GST	512.20

Notes

Ref: Matter No. 21-0820
GIMAKA PTY LTD Sale to PONO LIFE PTY LTD
Property Address: 83 National Avenue, Pakenham VIC 3810

Tax	\$118.56
Total Amount (inc. tax)	\$1,304.20
Total paid	\$0.00
Balance due	\$1,304.20

View your invoice online

[Click here to view](#)

View your invoice online

Scan the QR code or click the link above to view this invoice online.



SETTLEMENT FUNDS AUTHORITY - ELECTRONIC SETTLEMENT

PLEASE CONFIRM YOUR INSTRUCTIONS REGARDING THE SETTLEMENT PROCEEDS BY COMPLETING, SIGNING AND RETURNING THIS FORM TO OUR OFFICE PRIOR TO SETTLEMENT

Please pay OUR money (after payment of any loans, rates & charges and East Gippsland Conveyancing costs) as follows:-

CLIENT FULL NAME: Gimaka Pty Ltd ACN 633292949 ATF Gimaka Unit Trust

Bank Account details for EFT transfer:

Account Name GIMAKA PTY LTD ATF GIMAKA UNIT TRUST BUSINESS EVERYDAY AC
BSB 083 519
Account Number 91 409 9246

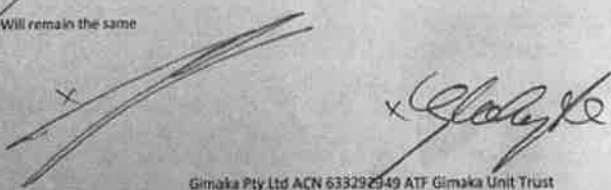
Following settlement my/our contact details will be

Address: _____

Email: _____ Phone: _____

Will remain the same

Signed



Gimaka Pty Ltd ACN 633292949 ATF Gimaka Unit Trust

OFFICE USE ONLY

Signatures Checked Forwarding address in system