

SETTLEMENT STATEMENT – "EVERLEIGH"

Seller: Mirvac Queensland Pty Ltd
Buyer: A.C.E. Super Holdings Pty Ltd as Trustee
Property: Lot 1299, Precincts 1.2 "Everleigh" at 80 Kessels Boulevard, Greenbank, Qld, 4124
Adjustment Date: 22 November 2021
Settlement Date: 22 November 2021
Contract Date: 1 October 2021
Place of Settlement: HWL Ebsworth Lawyers - Level 17, 480 Queen Street, Brisbane - 2:00pm

Purchase Price:	\$534,900.00
Less Cash Deposit Paid:	<u>\$5,000.00</u>
	\$529,900.00
Less Rebate (if any):	<u>\$ 0.00</u>
	\$529,900.00
Less Rates Adjustment:	<u>\$393.15</u>
	\$529,506.85
Plus Land Tax Adjustment:	<u>\$339.71</u>
Balance Purchase Price	<u>\$529,846.56</u>

BANK CHEQUES REQUIRED AT SETTLEMENT:

1. Mirvac Queensland Pty Ltd:	<input type="checkbox"/>	\$157,929.90
2. Deputy Commissioner of Taxation:	<input type="checkbox"/>	\$48,628.00
3. Henley Properties (Qld) Pty Ltd:	<input type="checkbox"/>	\$321,900.00

TRUST CHEQUES REQUIRED AT SETTLEMENT:

4. HWL Ebsworth Lawyers:	<input type="checkbox"/>	\$970.00
5. Logan City Council:	<input type="checkbox"/>	\$418.66

TOTAL **\$529,846.56**

Cash Deposit held by the Deposit Holder – Trust Account cheque to be drawn by the Deposit Holder payable to Mirvac Queensland Pty Ltd: \$5,000.00

Total Consideration: \$534,846.56

Date of Settlement

HWLE party at Settlement – print name

Notes

NOTES TO SETTLEMENT STATEMENT

TO BE HANDED TO BUYER AT SETTLEMENT

1. Transfer and Form 24 (if not already provided prior to settlement) ☐

TO BE COLLECTED FROM BUYER AT SETTLEMENT

1. Completed ATO Form 1 and Form 2 (if not already provided) ☐

1a. Rates Charges

Upon notification of the registration of the Land, Logan City Council will issue a rates notice for the Land from 6 November 2020 (being the date of lodgement of the Survey Plan with the Titles Office). Based on published information supplied by the Logan City Council, the minimum general rates is \$903.00 per annum, however, the Seller receives a discount of 40% until Settlement so the general rates are \$541.80 per annum. In accordance with the Contract Terms, it has been determined by the Seller's Solicitor that an adjustment will be made on an unpaid basis on the expected rates as follows:

\$541.80 per annum / 365 days	
Rates Start Period	6 November 2020
Seller responsible until	22 November 2021
Days Seller is responsible (inclusive)	382
Rates Adjustment	\$567.03
On issue of the reassessment the Buyer will be responsible for all rates charges	

1b. Rates Charges

The Logan City Council has advised that the Wastewater (Sewerage) Charge - Vacant Charge, Water Service Charge, Community Services Charge, Environmental Management Charge, Rural Fire Special Charge and Emergency Management Fire & Rescue Levy for the current period have issued and are unpaid. A cheque will be drawn at settlement. An adjustment has been made on a paid basis as follows:

Rates	\$410.19		
Days Buyer is responsible – (day after 22 November 2021 to 31 December 2021 inclusive)	39	Total Days in Levy Period - (1 October 2021 to 31 December 2021 inclusive)	92
Rates Adjustment	\$173.88		
Total Rates Adjustment = 1a - 1b	\$393.15		

2. Land Tax

In accordance with the Contract Terms, the Land Tax adjustment has been calculated on the Land Tax Search amount. An adjustment has been made on a paid basis as follows:

Land Tax	\$563.61		
Days Buyer is responsible – (day after 22 November 2021 to 30 June 2022 inclusive)	220	Total Days in Levy Period - (1 July 2021 to 30 June 2022 inclusive)	365
Land Tax Adjustment	\$339.71		

1. Mirvac Queensland Pty Ltd	\$157,929.90
2. Deputy Commissioner of Taxation	\$ 48,628.00
3. Henley Properties (Qld) Pty Ltd	\$321,900.00
4. HWL Ebsworth Lawyers	\$ 970.00
5. Logan City Council	\$ 418.66
6. Office of State Revenue	\$17,146.50
7. Queensland Titles Registry Pty Ltd	\$ 1,529.00

SETTLEMENT STATEMENT

Buyer: A.C.E. Super Holdings Pty Ltd A C N 647 481 758 ATF A.C.E. Superannuation Fund (Schubert Law PL/ No advancing financier)
Seller: Mirvac Queensland PL A C N 060 411 207 (HWL Ebsworth Solicitors/No Releasing Financier)
Property: 80 Kessels Blvd, Greenbank QLD 4124
Settlement Date: 22nd November 2021
Settlement Time: 2pm
Settlement Place: HWL Ebsworth Lawyers, Level 17, 480 Queen St Brisbane CBD

CONTRACT PRICE	\$534,900.00
LESS DEPOSIT	\$ 5,000.00
BALANCE	\$529,900.00

LESS RATES ALLOWANCE

General Rates Charges – not yet assessed by Logan City Council but minimum general rates charged by LCC for period 1.10.21 to 31.12.21 to be treated as paid:

Rates payable by Seller for period 6.11.2020 – 22.11.2021

\$541.80/365 days x 382 days = \$567.03

LESS portion of current annual rates for period 1st October – 31st December 2021 that Buyers are responsible for:

\$410.19/92 days x 39 days (23.11.21 – 31.12.21) = \$173.88

\$393.15
\$529,506.85

PLUS LAND TAX ADJUSTMENT

Treated as paid for period 1.07.2021 – 30.06.2022. Buyer is responsible for period 23.11.2021 to 30.06.2022:

\$339.71

Total Land tax for Lot for FY 30.6.2022 = \$563.61

\$563.61/365 days x 220 days (23.11.21 – 30.6.2022)

LESS SELLER ALLOWANCES	\$529,846.56
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SETTLEMENT INSTRUCTIONS TO SETTLEMENT AGENT

Bank Cheques to be provided by Buyers:

Cheque To:	Amt:	Given To:
1. HWL Ebsworth Lawyers	\$ 970.00	Given to Seller
2.. Deputy Commissioner of Taxation	\$48,628.00	Given to Seller
3. Mirvac Queensland Pty Ltd	\$157,929.90	Given to Seller
4. Henley Properties (Qld) Pty Ltd	\$321,900.00	Given to Seller
5. Logan City Council	\$418.66	Given to Buyer

HWL Ebsworth trust account Cheque for deposit to be brought by Seller:

1. Mirvac Queensland Pty Ltd \$5,000.00 To be given to the Seller.

Documents & cheques to be provided by Seller and given to Buyer:

1. Stamped executed Form 1 & Form 24 Transfer Documents duly executed by all parties for Lot 1299 on SP 300872, T/R 51234700 (being brought to settlement by Buyers);

Stamping – NO

Lodgement after settlement – YES

Please lodge the transfer documents and Form 20 Schedule with the Titles Office after settlement. Bank cheque to Dept Environment & Resource Management for \$1,529.00 is attached.

Banking after settlement – NO

Tax invoice**Invoice number**

00000014

Issue date

23/11/2021

Due date

07/12/2021

A.C.E. Holdings Pty Ltd A & C Elliott
A.C.E Superannuation Fund
80 Teal Cct
Greenbank QLD 4124
Australia

Description	Tax	Amount (\$) including tax
Re: A.C.E. Super Holdings PL ATF A.C.E. Superannuation Fund p/f Mirvac Qld PL - 80 Kessels Blvd, Greenbank QLD 4124 - File A444/21	N-T	
Professional fees as per Costs Agreement A444/21	GST	990.00
OUTLAYS	N-T	
6.10.21 Title search	GST	25.92
6.10.21 ASIC searches on A.C.E. Super Holdings PL & Mirvac Qld PL	GST	34.78
6.10.21 Land Tax search	GST	51.35
6.10.21 Logan City Council rates and water search	FRE	298.00
22.11.21 Title search on settlement date	GST	25.92
22.11.21 ASIC search on Seller on settlement date	GST	17.39
15.11.21 Titles Office fee to lodge Priority Notice	FRE	37.00
15.11.21 ESS agent fee to lodge Priority Notice with Titles Office	GST	20.90
19.11.21 Express post to send stamp duty cheque to OSR	GST	7.75
11.21 VILAW town agent fee to attend settlement and lodging at Titles Office	FRE	65.00
	Tax	\$106.73
	Total Amount (inc. tax)	\$1,574.01
	Total paid	\$0.00
	Balance due	\$1,574.01

17/11/21