

**SETTLEMENT ADJUSTMENT SHEET**

**ALDRED PTY LTD PURCHASE FROM OFFORD  
PROPERTY: 13/17 CEMETERY ROAD, HELENSBURG**

Settlement: 2 December 2011  
Adjustments as at: 2 December 2011

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price (inc GST & any other consideration)		\$220,000.00
Less Deposit		\$20,000.00
Balance		<u>\$200,000.00</u>
 <b>Current Council Rates</b>		
For Period 1/07/2011 to 30/06/2012 - 366 days		
\$1000.00 Adjusted as Paid		
Purchaser allows 211 days		
For period 2/12/2011 to 30/06/2012		\$576.50
 <b>Current Water/Sewerage Rates</b>		
For Period 1/10/2011 to 31/12/2011 - 92 days		
\$234.18 Adjusted as Paid		
Purchaser allows 29 days		
For period 2/12/2011 to 31/12/2011		\$73.82
 <b>Insurance Premium</b>		
For Period 1/10/2011 to 30/09/2012 - 366 days		
= \$9290.15		
Unit / Lot Entitlement = 34/1000 = \$315.87		
Paid		
Purchaser allows 303 days		
For period 2/12/2011 to 30/09/2012		\$261.49
Purchaser allows for <b>Section 109 Certificate</b> (Inclusive of GST)		\$114.40
Vendor allows for <b>Discharge of Mortgage</b>	\$99.50	
Totals	\$99.50	\$201,026.21
Less Amount Payable By Vendor		\$99.50
<b>AMOUNT DUE ON SETTLEMENT</b>		<u><u>\$200,926.71</u></u>

Cheque Details:-

Sydney Water                      \$241.75