

74749 Di Domenico & McClenaghan Custodian Pty Ltd S/T C. Hayes 118/1  
Bowden Court NERANG

SETTLEMENT DATE 01/02/2023  
ADJUSTMENT DATE 01/02/2023  
PROPOSED TIME & PLACE 12:00pm, PEXA

Contract Price \$350,000.00  
Less: Deposit held -15,000.00  
Less: Mortgage Releases -208.83  
1 mortgage at \$208.83

Plus: Council Rates 925.53

There are 181 days in the current rates period. Rates of \$1124.3 have been paid, and so adjustment (in favour of the seller) is required for 149 days after the Adjustment date. The adjustment is  $1124.3 \times 149 / 181 = \$925.53$

Less: Council Water Usage -74.25

A Reading 2022-11-17 of 48665KL, then 35 days later (2022-12-22) a reading of 49303KL gives an average daily usage of 18.2285KL. The property's proportion of this meter is 6/496, so daily water usage for calculations is 0.218KL. Water is invoiced (or calculated on special meter reading) up to 17/11/2022. From 17/11/2022 to 17/11/2022 is 0 days, for a usage of 0.0000KL, at a rate for this period of \$0/KL, giving an adjustment of \$0.00. From 17/11/2022 to 01/02/2023 is 76 days, for a usage of 16.5680KL, at a rate for this period of \$4.482/KL, giving an adjustment of \$74.25. **Total adjustment** for this meter is \$74.25.

Less: Water/Sewerage Access Charges -200.81

Fixed access charges are paid to 17/11/2022

Water Access Charges:

At \$0.6586 per day for 76 days (from 17/11/2022 to 01/02/2023) is \$-50.05.

Sewerage Access Charges:

At \$1.9838 per day for 76 days (from 17/11/2022 to 01/02/2023) is \$-150.76.

Plus: Body Corporate Administration Levies 403.04

There are 90 days in the current body corp admin levies period. Body corp admin levies of \$625.4 have been paid, and so adjustment (in favour of the seller) is required for 58 days after the Adjustment date. The adjustment is  $625.4 \times 58 / 90 = \$403.04$

Plus: Body Corporate Sinking Fund Levies 170.51

There are 90 days in the current body corp sinking fund levies period. Body corp sinking fund levies of \$264.58 have been paid, and so adjustment (in favour of the seller) is required for 58 days after the Adjustment date. The adjustment is  $264.58 \times 58 / 90 = \$170.51$

Plus: Body Corporate Insurance Levies 188.14

There are 365 days in the current body corp insurance levies period. Body corp insurance levies of \$460.88 have been paid, and so adjustment (in favour of the seller) is required for 149 days after the Adjustment date. The adjustment is  $460.88 \times 149 / 365 = \$188.14$

**BALANCE PAYABLE \$336,203.33**

Balance Purchase Price Cheques:-

1	GCCC water (as at 1.2.23)	\$301.95
2	GCCC - rates	\$1,124.30
3	Body Corp levies	\$1,456.77
4	Lawlogic Pty Ltd	\$441.37
5	PEXA exchange settlement charge	\$123.97
6	LEGALSTREAM PTY LIMITED	\$170,785.34
7	DI DOMENICO & MCCLENAGHAN SMSF P	\$161,969.63
Total Balance Purchase Price Cheques		\$336,203.33