

# Finnbridge SALE

FINNBRIDGE PTY LIMITED

32 GORDON NIXON Avenue WEST KEMPSEY NSW 2440

Workspace ID PEXA205286023

Workspace Status Completed & Disbursed

## Financial Settlement Schedule

Settlement Summary Balanced	Source Funds \$118,393.62	Adjustments and Payments \$118,393.62
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Total Sources	\$118,393.62	Total Payment Directions	\$118,393.62
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Purchaser Funds		Vendor Funds	
<ul style="list-style-type: none"> <li> <b>Funds required to balance</b> \$4,513.01                             <ul style="list-style-type: none"> <li>Amount due on Settlement \$118,393.62</li> <li>Purchaser Payment Directions +\$4,513.01</li> </ul> </li> <li> <b>Purchaser funds required to settle</b> \$122,906.63                             <ul style="list-style-type: none"> <li>Incoming Proprietor Sources -\$118,393.62</li> </ul> </li> <li> <b>Total funds required to balance</b> \$4,513.01                             <ul style="list-style-type: none"> <li></li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li> <b>Unallocated Funds</b> \$4,513.01                             <ul style="list-style-type: none"> <li>Amount due on Settlement +\$118,393.62 <b>(Agreed)</b> <small>This is the amount that the Vendor will receive from the Purchaser as calculated by purchase price minus deposit paid plus/minus net adjustments as per the Settlement Adjustment Sheet.</small></li> <li>Proprietor on Title Destinations -\$59,769.85</li> <li>Mortgagee on Title Destinations -\$54,110.76</li> </ul> </li> <li> <b>Total unallocated funds</b> \$4,513.01                             <ul style="list-style-type: none"> <li></li> </ul> </li> </ul>	
Purchaser Line Items		Vendor Line Items	
<ul style="list-style-type: none"> <li> <b>Purchaser Sources</b> \$118,393.62                             <ul style="list-style-type: none"> <li> <b>Incoming Proprietor (STUART J BEAL)</b> ✓ Completed                                     <ul style="list-style-type: none"> <li>Purchaser's Equity \$118,393.62</li> </ul> </li> </ul> </li> <li> <b>Purchaser Payment Directions</b> \$4,513.01                             <ul style="list-style-type: none"> <li> <b>Incoming Proprietor (STUART J BEAL)</b> ✓ Completed                                     <ul style="list-style-type: none"> <li>Stamp Duty Disbursement \$2,830.00</li> <li>Professional Fees \$1,276.14</li> <li>Lodgement Fees \$292.80</li> <li>PEXA Fees \$114.07</li> </ul> </li> <li> <b>Subtotal</b> \$4,513.01                                     <ul style="list-style-type: none"> <li></li> </ul> </li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li> <b>Vendor Payment Directions</b> \$113,880.61                             <ul style="list-style-type: none"> <li> <b>Proprietor on Title (MOBILE LEGAL SERVICES PTY LTD)</b> ✓ Completed                                     <ul style="list-style-type: none"> <li>Council Rates \$1,324.22</li> <li>Vendor's Funds \$57,081.56</li> <li>Professional Fees \$1,250.00</li> <li>PEXA Fees \$114.07</li> <li> <b>Subtotal</b> \$59,769.85   <ul style="list-style-type: none"> <li></li> </ul> </li> </ul> </li> <li> <b>Mortgagee on Title (LIBERTY FINANCIAL)</b> ✓ Completed                                     <ul style="list-style-type: none"> <li>Loan Payout \$42.24</li> <li>Loan Payout \$54,068.52</li> <li> <b>Subtotal</b> \$54,110.76   <ul style="list-style-type: none"> <li></li> </ul> </li> </ul> </li> </ul> </li> </ul>	



Date Generated: 21/12/2020

## Settlement Completion Record

### Settlement Details:

Subscriber: MOBILE LEGAL SERVICES PTY LTD  
Subscriber Role: Proprietor on Title  
Subscriber Reference: Finnbridge SALE  
For sale or refinance of: 32 GORDON NIXON Avenue WEST KEMPSEY  
NSW 2440  
Land Title Reference: 89/238068  
Total funds settled via PEXA: \$ 118,393.62  
Funds not included in PEXA Financial Settlement: \$ 0.00  
Net Adjustments: \$ 0.00  
PEXA Workspace ID: PEXA205286023  
Settlement Date: 18/12/2020

### Signature(s) on Settlement Statement:

Lachlan McDonald McAuley - 18/12/2020 12:01 AEDT

### Other Workspace Participants

Incoming Proprietor: STUART J BEAL  
Mortgagee on Title: LIBERTY FINANCIAL

### Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	AQ670674	\$ 125,000.00	Not Specified	\$ 125,000.00

### Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA205286023 S01F	Purchaser's Equity	-	-	-	STUART J BEAL	\$ 118,393.62
					<b>Total</b>		<b>\$ 118,393.62</b>

### Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA205286023 D01F	Stamp Duty Disbursement	OSR EPS Tax Remitting Account	-	STUART J BEAL	\$ 2,830.00
2	PEXA205286023 D09F	Loan Payout	-	-	LIBERTY FINANCIAL	\$ 42.24
3	PEXA205286023 D06F	Lodgement Fees	Lodgement Fee Account - NSW	-	STUART J BEAL	\$ 292.80
4	PEXA205286023 D07F	PEXA Fees	PEXA Fee Account	-	MOBILE LEGAL SERVICES PTY LTD	\$ 114.07
5	PEXA205286023 D08F	PEXA Fees	PEXA Fee Account	-	STUART J BEAL	\$ 114.07
6	PEXA205286023 D02F	Council Rates	KEMPSEY SHIRE COUNCIL RATES	1000012359	MOBILE LEGAL SERVICES PTY LTD	\$ 1,324.22

# Statement of Adjustment

MOBILE LEGAL SERVICES PTY LTD

Settlement: 18 December, 2020

Adjustments as at: 23 December, 2020

**Purchaser:** GENNARO LAUS  
**Vendor:** FINNBRIDGE PTY LIMITED  
**Property Address:** 32 GORDON NIXON Avenue WEST KEMPSEY NSW 2440

## Adjustments

		Vendor	Purchaser
<b>Rates</b>	Council Rates		\$ 1,562.04
	\$ 3,016.64 From 01/07/2020 To 30/06/2021		
	Purchaser Allows 189 Days		
<b>Additional Fee/ Allowance</b>	Water rates	\$ 35.03	
<b>Additional Fee/ Allowance</b>	Discharge of Mortgage	\$ 146.40	
	<b>Total Adjustments</b>	\$ 181.43	\$ 1,562.04
	<b>Less Vendor's Portion</b>		\$ 181.43
	<b>Purchaser to Pay Vendor</b>		\$ 1,380.61

## Statement of Settlement

Purchase Price (excl. GST)	\$ 125,000.00
Less Deposit Paid	\$ 12,500.00
Balance of Purchase Price	\$ 112,500.00
Plus Adjustments	\$ 1,380.61
Plus GST	\$ 0.00
<b>Balance Due to Vendor</b>	<b>\$ 113,880.61</b>

34,068.52  
 42.24  
 1324.22  
 114.07  
 1250.00  
 -----  
 56,799.05

## Payment Directions

Loan Payout	LIBERTY FINANCIAL	\$ 54,068.52
Loan Payout	LIBERTY FINANCIAL	\$ 42.24
Council Rates	MOBILE LEGAL SERVICES PTY LTD	\$ 1,324.22
Vendor's Funds	MOBILE LEGAL SERVICES PTY LTD	\$ 114.07
PEXA Fees	MOBILE LEGAL SERVICES PTY LTD	\$ 1,250.00
Professional Fees	MOBILE LEGAL SERVICES PTY LTD	\$ 168,105.44

\$57,081.56

111,306.30  
 \$56,799.05

**SETTLEMENT ADJUSTMENT SHEET**

**LAUS PURCHASE FROM MCAULEY  
PROPERTY: 32 GORDON NIXON AVENUE , WEST KEMPSEY**

Settlement: 23 December 2020  
Adjustments as at: 23 December 2020

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$125,000.00
Less Deposit		\$12,500.00
Balance		<u>\$112,500.00</u>
 <b>Current Council/Water Rates</b>		
For Period 1/07/2020 to 30/06/2021 - 365 days		
\$3016.64 Paid		
Purchaser allows 189 days		
For period 23/12/2020 to 30/06/2021		\$1,562.04
 <b>Water Usage</b>		
Last meter reading 17/11/2020		
Daily Average = 0.35 kL		
Vendor allows 36 days		
For period 17/11/2020 to 23/12/2020		
(reading date already billed)	\$35.03	
 Vendor allows for Discharge of Mortgage	 \$146.40	
Totals	\$181.43	\$114,062.04
Less Amount Payable By Vendor		\$181.43
<b>AMOUNT DUE ON SETTLEMENT</b>		<u><b>\$113,880.61</b></u>

Directions:-

- |                                  |            |
|----------------------------------|------------|
| 1. Kempsey Shire Council         | \$2,197.89 |
| 2. Balance as directed by vendor |            |



27/11/2020

**Certificate Sect 603**  
**Local Government Act, 1993**

Civic Centre  
22 Tozer Street  
PO Box 3078  
West Kempsey  
NSW 2440

Customer Services  
P. 02 6566 3200  
F. 02 6566 3205

ksc@kempsey.nsw.gov.au

ABN  
70 705 618 663

INFOTRACK  
GPO BOX 4029  
SYDNEY NSW 2001

Certificate No: 396/2020  
Your Reference: 7513  
Date Issued: 27/11/2020  
Rate Year: 2020/2021

The KEMPSEY SHIRE COUNCIL hereby certifies that the rates, charges and sums of money set out below are due and payable to the said Council in respect of the land described hereunder:

**Assessment No:** A1235

**Property Details:** 32 GORDON NIXON AVENUE, WEST KEMPSEY NSW 2440,

**Deposit Plan, Lot Numbers**

DP238068, 89

**Current Registered Owners:** FINNBRIDGE PTY LTD (shown on Council records)

Rates & Charges	Current Levied	Arrears Balance	
General Rates	\$ 659.89	\$ 10.10	
Environmental Levy	\$ 16.59	\$ 0.27	
Water Access Charges	\$ 341.00	\$ 5.10	
Water Standpipe Charges	\$ 0.00	\$ 0.00	
Sewer Access	\$ 1,204.00	\$ 17.66	
Sewer Usage Volumetric	\$ 0.00	\$ 0.00	
Liquid Waste Inspection Fee	\$ 0.00	\$ 0.00	
Liquid Waste Usage	\$ 0.00	\$ 0.00	
On Site Commercial System	\$ 0.00	\$ 0.00	
Waste Collection	\$ 403.00	\$ 6.32	
Recycling Charge	\$ 0.00	\$ 0.00	
Water Consumption	\$ 367.16	\$ 0.00	
Stormwater Charge	\$ 25.00	\$ 0.39	
Onsite Management Fee	\$ 0.00	\$ 0.00	
<b>Subtotal Current and Arrears</b>	<b>\$3,016.64</b>	<b>\$39.84</b>	<b>Total Current &amp; Arrears</b>
			<b>\$3,056.48</b>
Late payment interest (Raised)	\$ 0.00		
Additional Late payment interest (accrued to the date of this certificated)	\$ 0.00		
Legal Fees & other charges	\$ 0.00		
<b>Total Charges</b>	<b>\$ 3,056.48</b>		
Less Payments	-\$ 858.59		
Less Pension Rebate	\$ 0.00		
<b>TOTAL BALANCE OUTSTANDING</b>	<b>\$2,197.89</b>		



<b>INSTALMENTS</b>	<b>DUE DATES</b>	<b>AMOUNT DUE</b>
Instalment 1(incl Arrears)	30/09/2020	\$ 0.00
Instalment 2	30/11/2020	\$ 873.17
Instalment 3	28/02/2021	\$ 662.36
Instalment 4	31/05/2021	\$ 662.36

**Interest Charges**

Interest rates for the period 1 July 2020 to 31 December 2020 will be 0%. Thereafter, overdue instalments will attract interest charges on a daily basis at a rate of 7% p.a., the above calculations only include amounts owing at the date of issue of this certificate.

**Further important Information to note:**

**NOTE:** Properties that are subject to a subdivision or split valuation will have rates and charges levied on a pro rata basis when separate land values have been received from the Valuer General.

**PLEASE READ THE FOLLOWING NOTE REGARDING WATER USAGE**

The following properties are connected to Water Supply and are metered. Meters should be read on sale. A fee of \$91.65 should accompany your application. Current Water charges will be supplied on request of a Special Read.

Water and Sewerage usage charges are raised quarterly.

Land Description	Meter #	Last Read	Reading	Consumption	Days	Billed
Lot 89 DP238068	15W0534540	17/11/2020	699	35	84	NO

Jan Forslund

For the General Manager

After the issue of this certificate, Council may be prepared to provide up-to-date oral information, to the applicant about matters disclosed in this certificate but if it does so Council accepts no responsibility whatsoever for the accuracy of the oral information and no employee of the Council is authorised to bind Council by the giving of such information.



**Bill Code: 4200**  
**Reference No: 1000012359**

You can now make settlement payments to Council using BPAY by using the Biller Code and Reference number shown to the left.

As part of Council's initiative to reduce paper use we encourage as much correspondence to be sent via email as possible. If you believe this is an option that you would like to use, please send your letters to [ksc@kempsey.nsw.gov.au](mailto:ksc@kempsey.nsw.gov.au)

