

# FINNBRIDGE PTY LIMITED

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

Total Sources \$118,393.62

**Total Payment Directions** 

\$118,393.62

urchaser Funds		Vendor Funds	
Funds required to balance	\$4,513.01	- Unallocated Funds	\$4,513.03
Amount due on Settlement	\$118,393.62	Amount due on Settlement	+\$118,393.6
Purchaser Payment Directions	+\$4,513.01	(Agreed) This is the amount that the Vendor will receive	
Purchaser funds required to settle	\$122,906.63	from the Purchaser as calculated by purchase price minus deposit paid plus/minus net adjustments as per the Settlement Adjustment Sheet.	
Incoming Proprietor Sources	-\$118,393.62	Proprietor on Title Destinations	-\$59,769.8
Total funds required to balance	\$4,513.01	Mortgagee on Title Destinations	-\$54,110.7
		Total unallocated funds	\$4,513.0
Purchaser Line Items		Vendor Line Items	
Purchaser Sources	\$118,393.62	- Vendor Payment Directions	\$113,880.6
Incoming Proprietor (STUART J BEAL)	✓ Completed	Proprietor on Title (MOBILE LEGAL SERVICES PTY LTD)	✓ Completed
Purchaser's Equity	\$118,393.62	Council Rates	\$1,324.2
		Vendor's Funds	\$57,081.5
Purchaser Payment Directions	\$4,513.01	Professional Fees	\$1,250.0
Incoming Proprietor (STUART J	✓ Completed	PEXA Fees	\$114.0
Stamp Duty Disbursement	\$2,830.00	Subtotal	\$59,769.8
Professional Fees	\$1,276.14	Mortgagee on Title (LIBERTY	✓ Completed
Lodgement Fees	\$292.80	FINANCIAL)	
PEXA Fees	\$114.07	Loan Payout	\$42. \$54,068.
Subtotal	\$4,513.01	Loan Payout	<b>р</b> э4,008.



# **Settlement Completion Record**

**Settlement Details:** 

Subscriber

Subscriber Role:

Subscriber Reference:

For sale or refinance of:

Land Title Reference:

Total funds settled via PEXA:

Funds not included in PEXA Financial Settlement:

Net Adjustments:

PEXA Workspace ID:

Settlement Date:

MOBILE LEGAL SERVICES PTY LTD

Proprietor on Title

Finnbridge SALE

32 GORDON NIXON Avenue WEST KEMPSEY

Date Generated: 21/12/2020

NSW 2440 89/238068

\$ 118,393.62

\$ 0.00

\$ 0.00

PEXA205286023

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	
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
					Total		\$ 118,393.62

#### **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	1	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

Rates

Council Rates

\$ 1,562.04

\$ 3,016.64 From 01/07/2020

To 30/06/2021

Paid

Purchaser Allows 189 Days

Additional Fee/ Allowance Water rates

\$ 35.03

Additional Fee/ Allowance Discharge of Mortgage

\$ 146.40

**Total Adjustments Less Vendor's Portion** Purchaser to Pay Vendor \$ 181.43

\$ 1,562.04

\$ 181.43

\$ 1,380.61

## Statement of Settlement

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

34,068.52

1324-22

# **Payment Directions**

Loan Payout Loan Payout Council Rates

Vendor's Funds

Professional Fees

PEXA Fees

LIBERTY FINANCIAL

LIBERTY FINANCIAL

MOBILE LEGAL SERVICES PTY LTD MOBILE LEGAL SERVICES PTY LTD

MOBILE LEGAL SERVICES PTY LTD

MOBILE LEGAL SERVICES PTY LTD

(250-00.

\$ 54,068.52

\$ 1,324.22

\$ 42.24

\$ 114.07

\$ 1,250.00

\$ 168,105.44

111,306.30

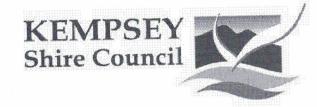
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# SETTLEMENT ADJUSTMENT SHEET

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

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

Purchase Price Less Deposit Balance	Payable by Vendor	Payable by Purchaser \$125,000.00 \$12,500.00 \$112,500.00
Current Council/Water Rates 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
Water Usage 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 Less Amount Payable By Vendor AMOUNT DUE ON SETTLEMENT	\$181.43	\$114,062.04 \$181.43 <b>\$113,880.61</b>
Directions:-		
<ol> <li>Kempsey Shire Council</li> <li>Balance as directed by vendor</li> </ol>		\$2,197.89



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

**INFOTRACK** 

Certificate No: Your Reference:

Date Issued:

Rate Year:

396/2020

7513

27/11/2020

2020/2021

70 705 618 663

**GPO BOX 4029** SYDNEY NSW 2001

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

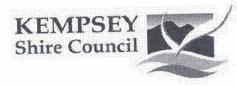
Current Registered Owners: FINNBRIDGE PTY LTD (shown on Council records)

Rates & Charges	<b>Current Levied</b>	Arrears Balance	
General Rates	\$ 659.89	\$ 10.10	
Environmental Levy	\$ 16.59	\$ 0.27	1
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>Total Current &amp; Arrears</b>
Subtotal Current and Arrears	\$3,016.64	\$39.84	\$3,056.48
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		
Total Charges	\$ 3,056.48		
Less Payments	-\$ 858.59		
Less Pension Rebate	\$ 0.00		
TOTAL BALANCE OUTSTANDING	\$2,197.89		









INSTALMENTS	DUE DATES	AMOUNT DUE		
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
	15W0534540	17/11/2020	699	35	84	NO

Jan Farslund

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.



Biller 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







