

Your purchase from Bob Martin Super Pty Ltd as trustee for Martin Superannuation Fund

Jennifer Suen <jsuen@topgunconveyancing.com.au>

Wed 10/07/2019 6:10 AM

To: leoembalsado@hotmail.com <leoembalsado@hotmail.com>

Cc: Vicky Embalsado <vicky@ultrapfd.com>

📎 2 attachments (454 KB)

InfoTrack_QLD Land Tax Certificate - 5_RP712864.pdf; InfoTrack_QLD Certificate (over \$130) - Cloncurry Shire Council_Rates Search with Water Meter Reading - 5_RP712864.pdf;

Hi leo

Please see attached rates & water search along with the land tax search. I gave the council a call and was advised they have yet to have their budget meeting for the new rate sand water fixed charges. I have asked them to email me the rates for the previous period perhaps we can do a less adjustment or retain funds in trust for a post settlement adjustment. The water usage will not be billed as the Cloncurry council allows for 800kL of usage before it is billed.

Settlement is booked in for Friday 12 July 2019, provided that seller can sign transfer documents.

Please see below our draft settlement statement subject to the seller’s agreement. The estimated shortfall of funds required to complete settlement is **\$102,893.03** which is highlighted below.

Please kindly arrange “Telegraphic Transfer” to our trust account as follows:-

Name of Account: Colwell Wright Solicitors Pty Ltd A.C.N. 095 276 136
 Law Practice Trust Account (T/A Top Gun Conveyancing)

Bank: National Australia Bank

BSB: 084-004

Acc No: 84-829-9089

Reference: 956472 LVE SUPER

If you haven’t already, please ensure that you arrange your pre-settlement inspection of the property though the Real Estate Agent. Please let me know if there are any major concerns at the earliest opportunity.

I have attached a copy of searches for your records; please contact me if you have any questions.

We will call you on the day of the settlement to confirm once settlement is complete. We will then send confirmation to the Real Estate Agent and you may then collect the keys.

SETTLEMENT STATEMENT

MATTER: LVE SUPER PTY LTD ATF from MARTIN SUPERANNUATION FUND

PROPERTY: 87 UHR STREET, CLONCURRY QLD 4824

SETTLEMENT DATE: 12 July 2019

ADJUSTMENT DATE: 12 July 2019

SETTLEMENT PLACE: PROCTOR GRAHAM LAWYERS, CABOOLTURE

SETTLEMENT TIME: 2:00pm

	Amount(\$)

	Amount(\$)
CONTRACT PRICE	100,000.00
LESS DEPOSIT	<u>1,000.00</u>
	99,000.00
PLUS COUNCIL RATES	
\$0.00 paid for the period 01 July 2019 to 31 December 2019	
Proportion being 172/184 days	<u>0.00</u>
*** pending searches***	99,000.00
LESS WATER USAGE	
Daily average based on search meter reading (04/07/0219) of 5,053,000 litres less last billed reading (02/08/2018) of 4,942,000 litres = 111,000 litres over -657101 days = 0.000kL per day	0.00
02/08/2018 - 12/07/2019 = 344 days at 0.000kL per day = 0.000kL @ 116 cents per kL	
CONTRACT BALANCE	\$99,000.00

Funds Required for Settlement	
	Amount (\$)
Contract Balance	99,000.00
Plus Conveyancing account	3,253.89
Plus Bank cheque fees & Ancillary	800.00
Less Funds in trust	160.86
BALANCE TO TRANSFER	\$102,893.03

Kind Regards,
Jennifer Suen
Conveyancer



Colwell Wright Solicitors Pty Ltd A.C.N. 095 276 136

Liability limited by a scheme approved under professional standards legislation.

www.colwellwright.com.au

www.topgunconveyancing.com.au

Level 2, 68 Commercial Road

Newstead Qld 4006

PO Box 2750, Fortitude Valley BC Qld 4006

T | 07 3021 6900 or 1300 275 867

F | 07 3852 2499

Warning: Do not act on ANY email instruction purporting to change or alter previously provided Bank Account details unless confirmed verbally (and subsequently in writing) by Colwell Wright Solicitors.