

SETTLEMENT STATEMENT

Matter: Hilton Kensit Pty Ltd sale to Upfield & Carlin (113858)
Property: 1507/24-26 Queensland Avenue, Broadbeach Qld 4218
Adjustment Date: 20 October 2021
Settlement Date: 20 October 2021
Settlement Place: PEXA
Settlement Time: 1:30 p.m.

	Amount (\$)
Contract Price	490,000.00
Less Deposit	24,500.00
	465,500.00
Plus Council Rates	
\$1091.40 for the period 01 July 2021 to 31 December 2021 Proportion being 72 / 184 days	427.07
	465,927.07
Less Water Usage (see calculation following)	39.45
	465,887.62
Less Water Usage (see calculation following)	42.79
	465,844.83
Less Water Usage (see calculation following)	0.02
	465,844.81
Less water and sewerage access charges - 19/08/2021 to 20/10/2021 = 62 days x \$2.5648	159.01
	465,685.80
Plus Administration Fund	
\$1428.06 for the period 01 September 2021 to 30 November 2021 Proportion being 41 / 91 days	643.41
	466,329.21
Plus Sinking Fund	
\$354.82 for the period 01 September 2021 to 30 November 2021 Proportion being 41 / 91 days	159.86
	466,489.07
Plus Insurance	
\$121.04 for the period 01 September 2021 to 30 November 2021 Proportion being 41 / 91 days	54.53

466,543.60

CONTRACT BALANCE \$466,543.60**PAYEE**

1. bytherules Conveyancing Pty Ltd	1,069.32
2. PEXA Fee	117.92
3. Hilton Kensit Pty Ltd T/F Hilton Kensit Superannuation Fund	465,356.36

TOTAL

\$466,543.60
(unallocated: \$0.00)

WATER USAGE CALCULATION

Date water paid to: 19 August 2021

Reading : 92564kL

Date of search reading: 06 October 2021

Reading : 94622kL

Average daily usage

Days between readings: 48

 $94622\text{kL} - 92564\text{kL} = 2058\text{kL} / 48 = \mathbf{42.875\text{kL}}$

Days from date paid to settlement = 62

 $42.875\text{kL} \times 62\text{days} = \mathbf{2,658.250\text{kL}}$ *(All kL results are rounded to whole litres ie 3 decimal places)***Charge per kL -**

\$4.348 for first 2058kL

\$0 for the next 0kL

\$4.348 for the balance

Bulk water \$0

Water Adjustment

Tier 1	2058kL x \$4.348	\$8,948.18
Tier 2	0kL x \$0	0.00
Balance	600.250kL x \$4.348	2,609.89
Bulk water	2,658.250kL x \$0	0.00

\$11,558.07 x 34/9961 = **\$39.45**

WATER USAGE CALCULATION

Date water paid to: 19 August 2021

Reading : 67778kL

Date of search reading: 06 October 2021

Reading : 70010kL

Average daily usage

Days between readings: 48

 $70010\text{kL} - 67778\text{kL} = 2232\text{kL} / 48 = \mathbf{46.500\text{kL}}$

Days from date paid to settlement = 62

 $46.500\text{kL} \times 62\text{days} = \mathbf{2,883.000\text{kL}}$ *(All kL results are rounded to whole litres ie 3 decimal places)***Charge per kL -**

\$4.348 for first 2232kL

\$0 for the next 0kL

\$4.348 for the balance

Bulk water \$0

Water Adjustment

Tier 1	2232kL x \$4.348	\$9,704.74
Tier 2	0kL x \$0	0.00

Balance	651.000kL x \$4.348	2,830.55
Bulk water	2,883.000kL x \$0	0.00
		<hr/>
		\$12,535.28 x 34/9961 = \$42.79
		<hr/>

WATER USAGE CALCULATION

Date water paid to: 19 August 2021
 Date of search reading: 06 October 2021

Reading : 21kL
 Reading : 22kL

Average daily usage	Charge per kL -
Days between readings: 48	\$4.348 for first 1kL
22kL - 21kL = 1kL / 48 = 0.021kL	\$0 for the next 0kL
Days from date paid to settlement = 62	\$4.348 for the balance
0.021kL x 62days = 1.302kL	Bulk water \$0
<i>(All kL results are rounded to whole litres ie 3 decimal places)</i>	

Water Adjustment

Tier 1	1kL x \$4.348	\$4.35
Tier 2	0kL x \$0	0.00
Balance	0.302kL x \$4.348	1.31
Bulk water	1.302kL x \$0	0.00
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		\$5.66 x 34/9961 = \$0.02
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Prepared By: bytherules Conveyancing
 Date & Time: 12-10-2021 04:44PM

9th Sep 2021

Harcourts Coastal

Hilton Kensit
1507/24-26 Queensland Avenue
BROADBEACH QLD 4218
hiltonkensit@bigpond.com

Dear Hilton

Re: Your sale to Scott Upfield and Doreen Carlin - 1507/24-26 Queensland Avenue
BROADBEACH QLD 4218

SELLER ADVICE FORM

Please refer to our tax invoice outlining commission payable, any marketing reimbursements and the excess funds available to you after settlement.

It is a requirement under the Agents Financial Administration Act 2014 that **all parties noted on the contract need to give authorisation by way of signing this form**. We also require proof of Identification from you of all parties related to the sale in the form of a Drivers Licence or current Passport. Please email this identification back to us also, as we require this to complete the balance of deposit payment to you after settlement.

Please complete the details below and return this form and proof of ID to us by either:

Fax: (07) 5526 0699

Email: bbcontracts@coastal.com.au

Mail: P O Box 237 'The Oasis' Broadbeach Qld 4218

Once settlement has occurred and both solicitors have notified us in writing, we will then transfer these funds to your nominated bank account **within 48 business hours**.

Forwarding Address 7 Young Rd Moss Vale NSW 2577

A/C Name HILTON KENSIT SUPERANNUATION FUND.

Bank SUNCORP Branch PACIFIC FAIR.

BSB 484-799 A/C No. 603832783

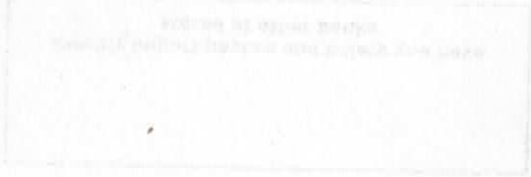
Signature [Signature] Name Hilton Kensit

ID supplied (photo/scan): Drivers Licence Passport

Signature _____ Name _____

ID supplied (photo/scan): Drivers Licence Passport

Yours sincerely
Harcourts Coastal



TAX INVOICE**Harcourts Coastal****ABN:** 39 101 817 798Harcourts Coastal
PO Box 237 'The Oasis'
BROADBEACH 4218 QLD

21st Oct 2021

To:Hilton Kensit
1507/24-26 Queensland Avenue
BROADBEACH QLD 4218**SALE:** 1507/24-26 Queensland Avenue BROADBEACH QLD**SETTLEMENT:** 21/10/2021**VENDOR:** Hilton Kensit**PURCHASER:** Scott Upfield and Doreen Carlin**Summary**

Sale Price	\$490,000.00
Agreed Deposit	\$24,500.00
Marketing Balance Owing	\$2,323.00 (inc GST)
Agreed Office Commission (inc GST)	\$10,780.00
GST included in Commission	\$980.00

Finalised Breakdown

Total Deposit Received	\$24,500.00
Deposit Remaining in Trust	\$24,500.00
- Commission	\$10,780.00
- Marketing Balance	\$2,323.00 (inc GST)
Balance due to our office at settlement	\$0.00
Balance to Vendor	\$11,397.00

Tax Invoice

Harcourts Coastal

Harcourts Coastal Trust Account

Licensee: Dane Atherton, BEYOND RESERVE PTY LTD -

Licence No: 3266847

16 Queensland Avenue, Broadbeach QLD 4218

PO Box 237, The Oasis, Broadbeach QLD 4218

ABN: 39 101 817 798

Bill To:

Hilton Kensit
1507/24-26 Queensland Avenue
BROADBEACH 4218

Invoice# 91580

14/09/2021

Property: 1507/24-26 Queensland Avenue
BROADBEACH

Date	Item	DB/Expense	CR/Payment	GST	Total (inc GST)
02/06/2021	Searches - Disclosure statement	\$118.18	\$0.00	\$11.82	\$130.00
06/08/2021	realestate.com.au - Premier listing	\$1,411.82	\$0.00	\$141.18	\$1,553.00
11/08/2021	Searches - Disclosure statement	\$118.18	\$0.00	\$11.82	\$130.00
11/08/2021	domain.com.au - Platinum	\$463.64	\$0.00	\$46.36	\$510.00
Sub Total		\$2,111.82	\$0.00	\$211.18	\$2,323.00
Total Spend		\$2,323.00			
Total GST		\$211.18			
Less Payments		\$0.00			
Total Balance (inc GST)		\$2,323.00			

Payment due upon receipt of invoice.

Payment methods: EFT or Credit/Debit Card (credit card fees: Mastercard: 1.25%, Visa: 1.45%, Mastercard Premium & Corporate: 1.6%, Visa Premium & Corporate 1.8%, American Express: 1.8%, Diners: 2.53%, International cards: 3%).

Harcourts Coastal Trust Account
ANZ Bank
BSB: 014 513
A/C. 189 733 274

Please use the invoice number as the transfer reference.
For credit card payments, please visit <https://pay.rentalrewards.com.au/421118> to process your payment.
Hanan Enterprises Pty Ltd working in conjunction with Harcourts Coastal.

