

SETTLEMENT STATEMENT

FMVL SUPER PROPERTIES PTY LTD ACN 603811874 ATF FMVL SUPER PROPERTY TRUST PURCHASE FROM ELIZABETH MARGARET TEED AND GEOFFREY TEED
PROPERTY : 27 EROMBA CRESCENT, FERNY HILLS QLD 4055

Settlement Details

Settlement: 22/02/2016
Place: SAI Global, Brisbane
Time: tba

Settlement Calculations

Purchase Price	\$529,000.00
Less Deposit	<u>\$50,000.00-</u>
	479,000.00

Plus Council Rates 01.01.16 to 31.03.16 \$385 x 38/91 days	160.77+
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BALANCE OWING ON SETTLEMENT	\$479,160.77
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Settlement Cheques

1. Unitywater	\$tba.00
2.	
	\$479,160.77

Settlement Documents

- a) Certificate of Title Reference 13875126 (Certificate No. 1)
- b) Form 1 Transfer & Form 24

Tax Invoice
Dunstan Hardcastle

ABN: 11 436 523 217
SOLICITORS & ATTORNEYS

FMVL SUPER PROPERTIES PTY LTD ACN 603811874 ATF FMVL SUPER PROPERTY TRUST

RE: YOUR PURCHASE OF PROPERTY AT 27 EROMBA CRESCENT, FERNY HILLS QLD 4055

Invoice number	GST amount	Total
PART A – PROFESSIONAL FEES		
To our professional fees for acting for you including preparation of documents, searches, all attendances and all due care and consideration; as agreed:		
	77.00	847.00
	<u>\$ 77.00</u>	<u>\$ 847.00</u>
PART B – Disbursements		
Title searches	4.10	45.10
Copy of registered plan	2.05	22.55
Council rates & property search	0.00	282.00
Sewerage map	0.00	38.50
Qld Transport & Main Roads Search	2.94	32.34
Electronic Search Services search fees	3.63	39.95
Unitywater search	0.00	130.00
Bankruptcy search fee of Seller	4.90	53.90
Settlement Notice registration fee	0.00	32.00
TOTAL AMOUNT OF GST	\$ 94.62	
TOTAL INVOICE AMOUNT INCLUDING GST		\$1,523.34
LESS MONIES HELD IN TRUST		<u>\$580.00</u>
14 February 2016		

TERMS: this invoice is due for immediate payment Errors & omissions excepted

Payment slip	AMOUNT
FILE: ICM 1418243 INVOICE:	\$943.34

PLEASE FORSSS PAYMENT WITH SLIP TO DUNSTAN HARDCASTLE AT PO BOX 2183 MILTON QLD 4064.



Member of
The Australian and
New Zealand College
of Notaries

PARTNERS
GUY DUNSTAN B.ADMIN. LLB(HONS), SA FIN. NOTARY PUBLIC
MARK HARDCASTLE LLB(HONS)
IAN MUIR LLB, GRAD.DIP.LEG. PRAC.



Liability limited by a scheme approved under Professional Standards Legislation.

RATING INFORMATION

Assessment Number: 304711-5
Ratepayer Name: Mr Geoffrey Teed and Mrs Elizabeth M Teed
Property Address: 27 Eromba Crescent, FERNY HILLS QLD 4055
Property Description: Lot 115 RP 108613
Area: 620M2
Rateable Value: \$280,000

PARTICULARS OF QUARTERLY RATES & CHARGES LEVIED – 01/01/16 – 31/03/16

Rate Category	Gross Rates Levy	Rebates
General	323.47	-40.87
Garbage service	59.25	-7.49
State Emergency Management Levy	49.10	-9.82
Rural Fire Levy	0.00	0.00
Special Charges	0.00	0.00
Regional Infrastructure Separate Charge	13.00	-1.64
RATE LEVY	\$ 444.82	(\$ 59.82)

BALANCE OUTSTANDING SUMMARY

Arrears All Rates & Charges Previous Period	0.00
Interest	0.00
Gross Rate Levy – 01/01/2016 – 31/03/2016	\$444.82
Supplementary Charge Previous Periods:	
Less: Payments	
Overpayments	-385.00
Rebates	0.00
Arrears Legal/Judgement Costs	-59.82
Current Legal/Judgement/Misc/Overgrown Costs	0.00
Refunds/Small Balance	0.00
Pending Interest as at	0.00
Credit Card Fee	0.00
Land Record Management Fee	0.00
TOTAL RATES & CHARGES OUTSTANDING – PAYMENT DUE 03/02/2016	\$0.00
PLUS: PROPERTY RELATED DEBT OUTSTANDING	
Sundry Debt:	0.00
TOTAL AMOUNT OUTSTANDING	\$ 0.00



Unitywater Search Certificate

Head Office:
Ground Floor, 33 King Street
Caboolture QLD 4510
Mailing Address:
Locked Bag 2,
Maroochydore BC QLD 4558
1300 0 UNITY (1300 086 489)
www.unitywater.com
ABN: 89 791 717 472

000038 000



ELECTRONIC SEARCH SERVICES

Your Ref: 1418243
Your Email: imuir@dunstanhardcastle.com
Certificate Number: 76879
Issue Date: 05/02/2016

Water supply and sewerage services search for:

Account Number: 1061979
Registered Owner: Mr Geoffrey Teed & Mrs Elizabeth M Teed
Property Address: 27 Eromba Cres, FERNY HILLS QLD 4055
Legal Description: 115 RP108613
Encumbrances:
Special Meter Read Date: 05/02/2016

Has this property moved to the new price structure?: YES

Special meter reads

If the search application is processed within **5 business days** of the property's normal quarterly meter reading date, Unitywater may use this reading to produce the search certificate. (This means there may be no 'Special Meter Read' information on the following page). This enables us to process the search within a shorter timeframe. For details of our special read days in each area, please visit www.unitywater.com/special-reads.

Online Settlement Payment Calculator

Simply enter the details printed in **RED** on Page 3 into Unitywater's new online Settlement Payment Calculator at www.unitywater.com/settlement-calculator, to help you calculate the previous owner's charges to the date of settlement. Please note: the calculated payment should be treated as an estimate only. Unitywater is not responsible for any variation between this settlement payment amount and the previous owner's actual charges at time of billing.

Send settlement payments directly to Unitywater

To ensure the settlement payment and change of ownership process is as smooth as possible for your client, please make payment directly to Unitywater upon settlement for the previous owner's charges to settlement date and any outstanding interest.

As soon as we receive this settlement payment, Unitywater will put the property's account on hold, so that any bill due to be issued as part of the normal quarterly billing cycle is not sent to the previous owner (seller). Instead, it is held until we receive official notification of the new owner's details from the Department of Natural Resources and Mines (DNRM), which can take several weeks or longer.

Also, please send us a copy of the completed Form 24 (if possible) with the settlement payment and remittance slip, as this will enable us to follow-up any delays or problems with the DNRM notification process.

Once the DNRM notification is received, we will issue any on-hold bill to the new owner. The 'Payments/adjustments' section on Page 2 of the new owner's bill will show any outstanding charges from previous owner's accounts as a 'Property Settlement Transfer' amount, along with the 'Property Settlement Payment' amount received by Unitywater.

How to pay:

1. Complete the Payment Remittance Slip overleaf.
2. Send settlement payment with the remittance slip and copy of completed Form 24 to the following address:

Settlement payments to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

Account Number: 1061979

Property Address: 27 Eromba Cres, FERNY HILLS QLD 4055

Your Ref: 1418243

Legal Description: 115 RP108613

Previous Account - Water Supply and Sewerage Charges

Billing period: 13/08/2015 to 16/11/2015

Description	Units*	Unit Cost	Amount
State Bulk Water Price			
State Govt Bulk Water 13/08/2015 to 16/11/2015	25.00 kL	X \$2.681	\$67.02
Local Government Distributor-Retailer Price			
Unitywater Water Usage Charges			
Water up to 822 L/day 13/08/2015 to 16/11/2015	25.00 kL	X \$0.667	\$16.67
Unitywater Sewerage Usage Charges			
Sewerage up to 740 L/day 13/08/2015 to 16/11/2015	22.50	X \$0.667	\$15.01
Unitywater Fixed Access Charges			
Sewerage Access 13/08/2015 to 16/11/2015	96 days		\$189.22
Water Access 20mm 13/08/2015 to 16/11/2015	96 days		\$79.87
Total Current Water Supply and Sewerage Charges			\$367.79

A. Outstanding charges at certificate issue date 05/02/2016 **\$0.00**
 (including Interest of \$0.00 on Overdue Amount of \$0.00)

Special Meter Read Details

Meter ID	Previous Read Date	Previous Reading (kL)	Special Read Date	Special Reading (kL)	Usage (kL)	No. of Days	Average Daily Usage (L)
01W369459	16-Nov-15	2074	5-Feb-16	2096	22	81	272
Total					22	81	272

Special Meter Read - Water Supply and Sewerage Charges

Billing period: 17/11/2015 to 05/02/2016

Description	Units*	Unit Cost	Amount
State Bulk Water Price			
State Govt Bulk Water 17/11/2015 to 05/02/2016	22.00 kL	X \$2.681	\$58.98
Local Government Distributor-Retailer Price			
Unitywater Water Usage Charges			
Water up to 822 L/day 17/11/2015 to 05/02/2016	21.99 kL	X \$0.667	\$14.67
Unitywater Sewerage Usage Charges			
Sewerage up to 740 L/day 17/11/2015 to 05/02/2016	13.31	X \$0.667	\$13.21
Unitywater Fixed Access Charges			
Sewerage Access 17/11/2015 to 05/02/2016	81 days		\$159.65
Water Access 20mm 17/11/2015 to 05/02/2016	81 days		\$67.39
B. Total Special Read Water Supply and Sewerage Charges			\$313.90

C. Encumbrance - capital contribution amount **\$0.00**

D. Recoverable debt due to sale of property **\$0.00**

Total Due = A + B + C + D **\$313.90**

*kL = KiloLitre (1,000 Litres)

Important Information**Online Calculator**

Simply enter the details in RED into our Online Settlement Payment Calculator at www.unitywater.com/settlement-calculator

Rebates

Pension rebates and subsidies are not displayed as they are only applied based on the owner's status at the time of billing. Pension rebates are applied for the full quarter, not pro-rated for the billing period. No calculations or adjustments are required for rebates at settlement.

Property Share %

This is the Contribution Schedule Lot Entitlement for any property that is part of a group/strata title or community management scheme (e.g. units), and is used to calculate the property's utility charges.

Interest

Interest on outstanding amounts is charged at 11% per annum, compounding daily. This should be paid at time of settlement, but remains the responsibility of the current owner. Please specify on the remittance slip how much of the total settlement payment should be allocated to interest; otherwise Unitywater will assign a portion of these funds to pay any outstanding interest.

Disclaimer

Calculation of charges between the special read and settlement date is an estimate, and apportionment of these charges is a matter for agreement between the buyer and the seller. Unitywater is not responsible for any variation between this apportionment and subsequent billing.

Unitywater does not guarantee the statements or information provided in this search certificate, and cannot accept liability for any error or omission.



Unitywater