



SETTLEMENT STATEMENT – "PROXIMITY HAMILTON" CTS 48584

Seller: Oakstead Harbour Project Pty Ltd A.C.N. 161 237 047
Buyer: Alexkat Pty Ltd A.C.N. 167 768 838 As Trustee Harbour Road Trust
Property: Lot 50709 "Proximity Hamilton" being part of the Development known as "Portside Wharf" situated at 37B Harbour Road, Hamilton QLD 4007
Settlement Date: 31 May 2016
Place of Settlement: HWL Ebsworth Lawyers, Level 17, 480 Queen Street, Brisbane

Purchase Price:	\$365,300.00
Less Cash Deposit Paid:	<u>\$37,500.00</u>
	\$327,800.00
Less Rebate (if any):	<u>\$ 0.00</u>
	\$327,800.00
Plus Variations (if any):	<u>\$ 0.00</u>
	\$327,800.00
Less Mortgage Release Fee:	<u>\$169.00</u>
	\$327,631.00
Less Rates Adjustment:	<u>\$ 99.47</u>
	\$327,531.53
Plus Body Corporate Levy Adjustment:	<u>\$1,090.56</u>
	\$328,622.09
Plus Total Insurance Premium Adjustment:	<u>\$ 252.79</u>
	\$328,874.88
Plus Land Tax Adjustment:	<u>\$ 5.61</u>
Balance Purchase Price	<u>\$328,880.49</u>

BANK CHEQUES REQUIRED AT SETTLEMENT:

- | | | |
|---|--------------------------|--------------|
| 1. ANZ cr/ac Oakstead Harbour Project Pty Ltd | <input type="checkbox"/> | \$320,221.93 |
| 2. Oakstead Harbour Project Pty Ltd | <input type="checkbox"/> | \$6,187.50 |

BANK OR TRUST CHEQUES REQUIRED AT SETTLEMENT:

- | | | |
|--|--------------------------|-------------------|
| 3. Body Corporate for Proximity Hamilton CTS 48584 | <input type="checkbox"/> | \$1,090.56 |
| 4. HWL Ebsworth Lawyers: | <input type="checkbox"/> | <u>\$1,380.50</u> |

TOTAL **\$328,880.49**

Cash Deposit held by the Deposit Holder – Trust Account cheque to be drawn by the Deposit Holder payable to Oakstead Harbour Project Pty Ltd \$37,500.00

Total Consideration: \$366,380.49

_____/_____/2016
Date of Settlement

HWLE party at Settlement – print name

NOTES TO SETTLEMENT STATEMENT

TO BE HANDED TO BUYER AT SETTLEMENT

- 1. Partial Release of Mortgage No. 716209248
- 2. Letter from Australia and New Zealand Banking Group Pty Ltd partially releasing PPSR security interest
- 3. Letter to On-site Manager to release Keys
- 4. Trust cheque payable to the Buyer for Interest (if any) less fees arising out of investment of Deposit
- 5. Original Bank Guarantee or Deposit Bond (if any)
- 6. Transfer Documents (if not already provided)

1. Rates Charges

Upon notification of the registration of the Lot, Council will issue a rates notice for the Lot from 3 May 2016 (being the date of lodgement of the Plan with the Titles Office). Based on verbal information supplied by the Brisbane City Council, the anticipated quarterly rates for the Lot are expected to be \$313.58 (General Rates \$167.31, Waste Management \$74.17, Bushland Preservation Levy \$14.63, Environmental Management & Compliance Levy \$8.37. & Emergency Management Fire & Rescue Levy \$49.10). In accordance with the Contract Terms, it has been determined by the Seller's Solicitor that an adjustment will be made on an unpaid basis on the expected rates as follows:

Daily Rate (\$313.58 per quarter x 4 = \$1,254.32 per annum / 365 days)	\$3.43
Days Seller is responsible (3 May 2016 to 31 May 2016 inclusive)	x 29
Rates Adjustment	\$ 99.47
On issue of the reassessment the Buyer will be responsible for all rates charges	

2. Body Corporate Levies

Body Corporate Levies for the Lot for the period 1 June 2016 to 31 August 2016 are unpaid. A cheque to the Subsidiary Body Corporate will be drawn at Settlement. An adjustment has been made on a paid basis as follows:

Body Corporate Levies	\$1,090.56		
Days Buyer is responsible – (1 June 2016 to 31 August 2016 inclusive)	92	Total Days in Levy Period - 1 June 2016 to 31 August 2016 inclusive)	92
Body Corporate Levy Adjustment	\$1,090.56		

3. Insurance Premium

The insurance premium attributable to the Subsidiary Scheme is \$43,975.64 and has been paid for the period 16 May 2016 to 16 May 2017 inclusive. In accordance with the Contract Terms, the insurance premium is adjusted on the interest entitlement for the Lot as a proportion of the aggregate interest entitlements for all lots in the Subsidiary Scheme. An adjustment has been made on a paid basis as follows:

Insurance Premium	\$43,975.64		
Interest Entitlement for Lot	413	Aggregate Interest Entitlements	68705
Days Buyer is responsible - (1 June 2016 to 16 May 2017 inclusive)	350	Total Days in Period - (16 May 2016 to 16 May 2017 inclusive)	366
Insurance Premium Adjustment	\$ 252.79		

4. Land Tax

The amount of land tax payable for the Scheme Land in accordance with the Contract Terms is \$9,046.17 (in accordance with the correspondence enclosing this Settlement Statement). In accordance with the Contract Terms, the land tax is adjusted on the contribution entitlement for the Lot as a proportion of the aggregate contribution entitlements for all lots in the Subsidiary Scheme. An adjustment has been made on a paid basis as follows:

Land Tax	\$9,046.17		
Contribution Entitlement for Lot	1136	Aggregate Contribution Entitlements	150062
Days Buyer must pay from (1 June 2016 to 30 June 2016 inclusive)	30	Total Days (1 July 2015 to 30 June 2016 inclusive)	366
Land Tax Adjustment	\$ 5.61		