

Claire Middleton Superannuation Fund Superannuation Fund Asset Valuation												
Description Units in Unit Trusts	ASX Code	Purchase Date	Units Held	Cost per Unit	Stamp Duty & Cost	Total Cost	Market Value 30/06/21	Movement Buy/Sell	Unit Price 30/06/22	Market Value 30/06/22	Increase / (Decrease)	Code
4 Bricktop Meadows 2 Unit Trust		31/10/2019	6,935			6,935.00	3,467.50		0.20	1,387.00	(2,080.50)	
		25/11/2019	20,397			20,397.00	10,198.50		0.20	4,079.40	(6,119.10)	
Capital rolled over from Meadows 1		4/10/2019	105,203			105,203.00	52,601.50		0.20	21,040.60	(31,560.90)	
		16/12/2019	8,404			8,404.00	4,202.00		0.20	1,680.80	(2,521.20)	
Return of Capital		13/02/2020	9,220			9,220.00	4,610.00		0.20	1,844.00	(2,766.00)	
		30/06/2020	0			(5,323.00)	0.00		0.20	0.00	0.00	
		30/06/2021	0			(63,089.00)	0.00		0.20	0.00	0.00	
Return of Capital		30/06/2021	0			(48,125.00)	0.00	-48,125.00	0.20	0.00	48,125.00	
			150,159			33,622.00	75,079.50			30,031.80	3,077.30	2640.04 / 0880
9/4 Serenity Close Noosa Heads - 60%		25/10/2021	1			1,073,034.39	0.00	1,073,034.39		1,073,034.39	0.00	
			1			1,073,034.39	0.00			0.00	0.00	2815/0890
<b>TOTAL CHANGE IN MARKET VALUE</b>											<b>3,077.30</b>	

0880

2640.04  
2815

# Bricktop.

Bricktop No.15 Pty Ltd (ACN 628 564 518) ATF  
Bricktop Meadows 2 Unit Trust (the 'Trust')  
ABN 69 632 575 861

Suite 1003, Level 10  
6 O'Connell Street  
Sydney NSW 2000  
(02) 8332 2606  
accounts@bricktop.com.au

## BRICKTOP MEADOWS 2 UNIT TRUST Claire Bear Pty Ltd ATF Claire Middleton Superannuation Fund

### Investment Summary for the year ending 30 June 2022

Cash Investment \$150,159

#### UNITHOLDING

	Date	No. of Ordinary Units Issued	Issue Price	Cost
Issue of Units	04/10/2019	105,203	\$1.00	\$105,203
Issue of Units	31/10/2019	6,935	\$1.00	\$6,935
Issue of Units	22/11/2019	20,397	\$1.00	\$20,397
Issue of Units	16/12/2019	8,404	\$1.00	\$8,404
Issue of Units	21/02/2020	9,220	\$1.00	\$9,220
<b>Closing Balance</b>	<b>30/06/2022</b>	<b>150,159</b>		<b>\$150,159</b>

The manager's estimate of the market value of units in <sup>\*</sup>the Trust at 30 June 2022 is \$0.20 per unit. This value is based on the manager's own relevant knowledge and input from active market participants. This indicative market assessment of value has been prepared for internal reporting purposes. The manager has not obtained an independent third party valuation for this purpose and, accordingly, the manager does not guarantee that its market assessment will agree with that of a third party independent valuer.

### Distribution History

Year of Distribution	Accounting Distribution	Taxable Distribution	Total Cash Distribution	Return of Capital *
2020	\$10,669	\$10,669	\$15,992	\$5,323
2021	\$10,709	\$10,709	\$73,798	\$63,089
2022	\$2,950	\$2,950	\$51,075	\$48,125
<b>Closing Balance</b>	<b>\$24,328</b>	<b>\$24,328</b>	<b>\$140,865</b>	<b>\$116,537</b>

\* Items included under the Return of Capital heading reduce the cost base of your investment.

#### DISCLAIMER

The information contained in the Annual Tax Statement has been prepared on the basis of Australian taxation laws. It is intended to assist investors in meeting their tax obligations and preparing their tax returns. It is not intended to constitute tax advice or the opinion of Bricktop Management Pty Ltd. Investors must seek their own independent tax advice in relation to the tax implications of their investment. Bricktop Management Pty Ltd does not warrant or represent that the information is free from errors or omissions. To the extent permitted by law, Bricktop Management Pty Ltd accepts no liability.



### Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50232141	<b>Search Date:</b> 11/04/2023 10:53
<b>Date Title Created:</b> 27/08/1998	<b>Request No:</b> 44089374
<b>Previous Title:</b> 50232126	

#### ESTATE AND LAND

Estate in Fee Simple  
LOT 9 SURVEY PLAN 103385  
Local Government: NOOSA  
COMMUNITY MANAGEMENT STATEMENT 25935

#### REGISTERED OWNER INTEREST

Dealing No: 721200275 25/10/2021		
CLAIRE RUSSELL MIDDLETON	TENANTS IN COMMON	2/5 40%
CLAIRE BEAR PTY LTD A.C.N. 605 860 875	TRUSTEE	3/5 60%
UNDER INSTRUMENT 721200275		
	AS TENANTS IN COMMON	

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by Deed of Grant No. 13113069 (POR 1643)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*



Online Title and Image Searches

## Payment successful

### TAX INVOICE

Your payment to Queensland Titles Registry Pty Ltd (ABN 23 648 568 101) has been accepted and an email with links to the products you have ordered will be sent to the email addresses that you supplied.

### Order details

<b>Request Number</b>	44089374
<b>Name</b>	Shane Elliott
<b>Email Address</b>	lmcg.cpa@bigpond.com
<b>Payment Date/Time</b>	11 April 2023 10:53 AM (GMT+10:00)
<b>Receipt Number</b>	32701008931
<b>Payment Amount</b>	\$21.67 GST Nil
<b>Products Purchased</b>	
<b>CURRENT TITLE/STATE LEASE SEARCH</b> 50232141	\$21.67

---

# SETTLEMENT STATEMENT

**MATTER:** Claire Bear Pty Ltd as trustee & Middleton purchase from Knapp  
**PROPERTY:** 9/4 Serenity Close, Noosa Heads  
**SETTLEMENT DATE:** 25 October 2021  
**ADJUSTMENT DATE:** 25 October 2021  
**SETTLEMENT PLACE:** PEXA  
**SETTLEMENT TIME:** 1:30pm

	Amount (\$)
CONTRACT PRICE	1,700,000.00
LESS DEPOSIT	85,000.00
	1,615,000.00
<b>PLUS COUNCIL RATES</b>	
\$643.93 paid for the period 01 July 2021 to 31 December 2021 Proportion being 67/184 days	234.47
	1,615,234.47
<b>PLUS ADMINISTRATION LEVY</b>	
\$1,276.00 paid for the period 01 August 2021 to 31 October 2021 Proportion being 6/92 days	83.22
	1,615,317.69
<b>PLUS SINKING FUND</b>	
\$960.00 paid for the period 01 August 2021 to 31 October 2021 Proportion being 6/92 days	62.61
	1,615,380.30
<b>PLUS INSURANCE LEVY</b>	
\$293.15 paid for the period 01 August 2021 to 31 October 2021 Proportion being 6/92 days	19.12
	1,615,399.42
<b>PLUS SELLER'S LEGAL FEES FOR DEED OF RESCISSION</b>	550.00
<b>CONTRACT BALANCE</b>	<b>\$1,615,949.42</b>

## Funds Required for Settlement

	Amount (\$)
Contract Balance	1,615,949.42
Plus Commissioner of State Revenue	78,275.00
Plus Queensland Titles Registry Pty Ltd	5,821.00
Plus Dore & Webb Lawyers Pty Ltd Law Practice Trust Account	3,626.72
Plus PEXA	117.92
<b>BALANCE ON SETTLEMENT</b>	<b>\$1,703,790.06</b>

Payee	Amount (\$)
1. UnityWater	227.32
2. Stellar Conveyancing	2,757.28
3. PEXA	117.92

Ms C R Middleton & Claire Middleton Superannuation Fund Purchase 9/4 Serenity Close, Noosa Heads from Knapp

Ms C R Middleton & Claire Middleton Superannuation Fund  
13 Arkana Drive  
NOOSA HEADS  
QLD 4567

Account Ref: 89069

Trust Statement of Account at **DORE & WEBB LAWYERS PTY LTD**

as at **25 October 2021**

**CLAIRE BEAR PTY LTD AS TRUSTEE & MIDDLETON PURCHASE FROM KNAPP ||  
PROPERTY: 9/4 SERENITY CLOSE, NOOSA HEADS**

Date	Reference	Payee/Payer Details	Debit	Credit	Balance
20/10/2021	3738	Ms C R Middleton & Claire Middleton Superannuation Fund Settlement Monies, Professional Costs, Disbursements & Cost Recoveries & Stamp Duty, Pexa Fee		\$1,703,790.06	\$1,703,790.06
21/10/2021	3476	Commissioner of State Revenue Transfer Stamp Duty	\$78,275.00		\$1,625,515.06
25/10/2021	BP598	EC Settlement Clearing A/C PEXA settlement - funds for purchaser's equity	\$1,615,949.42		\$9,565.64
25/10/2021	BP599	EC Settlement Clearing A/C PEXA settlement - funds for lodgement fees - PEXA946235492S02F	\$5,821.00		\$3,744.64
25/10/2021	BP600	EC Settlement Clearing A/C PEXA settlement - funds for PEXA fee - PEXA216728906S03F	\$117.92		\$3,626.72
			<u>\$1,700,163.34</u>	<u>\$1,703,790.06</u>	<u>\$3,626.72</u>

E&OE  
**DORE & WEBB LAWYERS PTY LTD**

Please send all mail to: PO Box 1610 GYMPIE QLD 4570

# DORE & WEBB

LAWYERS

Ms C R Middleton & Claire Middleton  
Superannuation Fund  
13 Arkana Drive  
NOOSA HEADS QLD 4567

Our Ref: FLA/PZM 89069  
Solicitor: Fiona Allen

27 October 2021

## TAX INVOICE

Invoice No: 14725

**RE: Claire Bear Pty Ltd as trustee & Middleton purchase from Knapp  
Property: 9/4 Serenity Close, Noosa Heads**

### ACCOUNT SUMMARY:

Professional Fees	\$2,700.00
Expenses	\$621.19
Subtotal	\$3,321.19
GST @ 10%	\$305.53
Invoice total	\$3,626.72
Less amount held in trust	\$3,626.72
<b>Total outstanding this matter:</b>	<b>\$0.00</b>

Detailed information supporting this tax invoice is attached.

Thank you for your instruction.

With compliments

**Dore & Webb Lawyers Pty Ltd**

  
**Fiona Allen**  
**Senior Associate**

E & OE

Please send all mail to: PO Box 1610 GYMPIE QLD 4570

**Dore & Webb Lawyers Pty Ltd**  
ABN: 84 164 217 912

Enquiries: 07 5481 2111

**6. INSURANCE COVER - Ordinary Resolution**

**MOTION CARRIED. YES - 12 NO - 0 ABSTAIN - 0**

That the Body Corporate confirms the current insurance cover in place as listed below:

Building/Common Property	\$18,248,000.00
Common Area Contents	\$182,480.00
Public Liability	\$20,000,000.00
Voluntary Workers	\$200,000.00
Fidelity	\$100,000.00
Office Bearers	\$1,000,000.00
Lot Owners Fixtures & Improvements	\$250,000.00
Insurer:	CHU Underwriting Agencies Pty Ltd
Policy Number:	HU0029026
Expiry Date:	14/12/2021
Premium:	\$28,777.65
Water Damage Excess:	\$7,500.00
All other Claims Excess:	\$500.00
Legal Defence Excess:	\$1,000.00
Building Revaluation Prepared By:	Independent Inspections Pty Ltd
Date Prepared:	30/09/2019
Amount:	\$18,248,000.00

*(Body Corporate Manager's Comment: The excess shown above is based on the current renewal terms and is subject to review by the insurer at each renewal.)*

*Property Insurance in  
Body Corporate*

**7. INSURANCE RENEWAL - Ordinary Resolution**

**MOTION CARRIED. YES - 12 NO - 0 ABSTAIN - 0**

That the Body Corporate Manager be authorised to obtain quotations and renew the Insurance Cover at the next renewal.

**8. NO AUDIT - Special Resolution**

**MOTION LOST. YES - 4 NO - 8 ABSTAIN - 2**

That the books and accounts of the Body Corporate for the year ending **31/07/2022** shall **NOT** be audited.

**9. APPOINTMENT OF AUDITOR - Ordinary Resolution**

**MOTION CARRIED. YES - 10 NO - 0 ABSTAIN - 2**

That, if Motion 8 is NOT carried, then the books and accounts of the Body Corporate be audited by **Kelly & Partners** at a cost of \$836.00 inclusive of GST.

**10. BUILDING NAME CHANGE - Ordinary Resolution**

**MOTION CARRIED. YES - 10 NO - 2 ABSTAIN - 0**

That the Common use name of our Building and the Signage be changed from Petrie Mansions to Petrie.