



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50232141	Search Date:	11/04/2023 10:53
Date Title Created:	27/08/1998	Request No:	44089374
Previous Title:	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 address that you supplied.

Order details

Request Number	44089374
Name	Shane Elliott
Email Address	lmcg.cpa@bigpond.com
Payment Date/Time	11 April 2023 10:53 AM (GMT+10:00)
Receipt Number	32701008931
Payment Amount	\$21.67 GST Nil
Products Purchased	
CURRENT TITLE/STATE LEASE SEARCH 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
PLUS COUNCIL RATES \$643.93 paid for the period 01 July 2021 to 31 December 2021 Proportion being 67/184 days	234.47
	1,615,234.47
PLUS ADMINISTRATION LEVY \$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
PLUS SINKING FUND \$960.00 paid for the period 01 August 2021 to 31 October 2021 Proportion being 6/92 days	62.61
	1,615,380.30
PLUS INSURANCE LEVY \$293.15 paid for the period 01 August 2021 to 31 October 2021 Proportion being 6/92 days	19.12
	1,615,399.42
PLUS SELLER'S LEGAL FEES FOR DEED OF RESCISSION	550.00
CONTRACT BALANCE	\$1,615,949.42

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
BALANCE ON SETTLEMENT	\$1,703,790.06

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

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

Payee	Amount (\$)
4. Thompson Greer Trust Account	125,000.00
5. R & D Knapp	1,487,846.90
TOTAL	<u>\$1,615,949.42</u>

Purchase \$1,700,000.00

+ Adjustments	399.42	(Rental Expense Adj.)
+ Adjustments	550.00	65% = \$239.65
+ Stamp Duty	78,275.00	AC 1994
+ Titles	5,821.00	
+ Legals	3,626.72	
+ PEXA	117.92	

\$1,788,790.06

60% = 1,073,274.04

less Rental Exp Adj. (239.65) 1994.

1,073,034.39 Cost. 2815.

Ms C R Middleton & Claire Middleton Superannuation FundPurchase 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
Total outstanding this matter:	\$0.00

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.