

Account details

As at 19 Jun 2023



1-1

Account name GREGG ERIC BUTTFIELD & PRUDENCE ANN BUTTFIELD ATF BUTTFIELD SUPERANNUATION FUND-PAC Active
Account number 117281154
BSB 182-222
Product Cash Management Account
Issued 19/06/2023

Balance
\$0.22

Account summary

Cash account

Account type Cash Management Account
Opened 18 Apr 1996
TFN Supplied
Cheque book Yes
Term deposit opening authority No

Transfer options

BPAY
Reference 117281154
Biller code 20206

SWIFT

Code (BIC) MACQAU2SXXX

General

Account contact

Name GREGG ERIC BUTTFIELD &
Address 9 Brilliant Lane, Coomera, QLD 4209

Adviser

Name Adviser Macquarie CMA - ex IFA
Code AAAIFA

Dealer

Name Macquarie CMA
Code ACMA

Interest

1-2

CMA	2.50% p.a.
Accrued to date	\$1.04
Paid this FY (1 Jul 2022 - to date)	\$4,118.06
Paid last FY (1 Jul 2021 - 30 Jun 2022)	\$32.59

Interest rates are effective from 19 May 2023 and are subject to change without notice

Direct debit

No direct debit has been set up

Nominated accounts

No nominated accounts have been set up

For all enquiries regarding this report please contact Adviser Macquarie CMA - ex IFA

This information is provided by Macquarie Bank Limited ABN 48 008 583 642 AFSL 237502.

Account details

GREGG ERIC BUTTFIELD & PRUDENCE ANN BUTTFIELD ATF BUTTFIELD
SUPERANNUATION FUND-PAC
117281154
Cash Management Account

Adviser details

Adviser Macquarie CMA - ex IFA

2-1

The Buttfeld Superannuation Fund General Ledger

As at 30 June 2023



Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
24/05/2023	T/up 2023 accounting & audit fees		2,970.00	2-4	2,970.00 DR
25/05/2023	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		3,190.00	2-3	6,160.00 DR
			6,160.00		6,160.00 DR

Total Debits: 6,160.00

Total Credits: 0.00



The Trustees
The Butfield Superannuation Fund
9 Brilliant Lane
COOMERA QLD 4209

Tax Invoice
038637

Ref: BUTTES1
19 May, 2023

Description	Amount
<p>Preparation of Financial Statements for the fund for the year ended 30th June 2022 including the following:-</p> <ul style="list-style-type: none">- Operating Statement, Statement of Financial Position & Notes to the Financial Statements- Trustee's declaration- Preparation and lodgement of income tax and regulatory return- Calculation of tax estimate- Memorandum of Resolutions- Calculations in relation to changes in market value of investments- Preparation of Member's Statements- Processing lump sum payments- Preparing Interim Financials up to date of insurance proceeds receipt- Processing insurance proceeds- Processing Government Co-contribution payment received- Logging into previous Accountant's portal to download Deed & other information- Applying for third party Authority with Macquarie to assist with winding up transactions visibility- Processing Superstream registration including payment of fee- Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	<p>3,200.00</p>

Description	Amount
<p style="text-align: right; margin-right: 100px;"> Ace 3190 Audit 330 <hr style="width: 100px; margin-left: auto; margin-right: 0;"/> 3520 </p>	

Please note that this invoice is now due.

	GST: \$	3,200.00
*Credit card payments attract a surcharge	Amount Due: \$	3,520.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: BUTTES1 Invoice: 038637 19 May, 2023												
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Amount Due: \$ 3,520.00 Card CCV												
Card Number: <table style="display: inline-table; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>													
Cardholder Signature Expiry/.....													
<p style="font-size: small;">Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation</p>													

3-1

The Buttfeld Superannuation Fund General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Auditor's Remuneration (30700)					
<i>Auditor's Remuneration (30700)</i>					
24/05/2023	T/up 2023 accounting & audit fees		330.00	<i>Assumed</i>	330.00 DR
25/05/2023	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		330.00	<i>3-2</i>	660.00 DR
			660.00		660.00 DR

Total Debits: 660.00

Total Credits: 0.00

SUPER AUDITS

3-2

TAX INVOICE

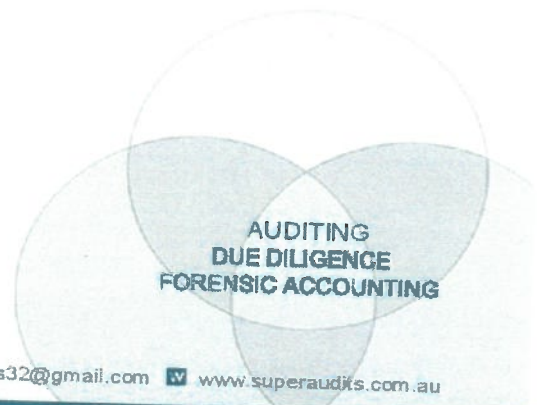
Supplier: Super Audits
Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)
Address: Box 3376
Rundle Mall 5000
ABN: 20 461 503 652
Services: Auditing
Date: 17 May 2023
Recipient: Buttfield Super Fund
Address: C/- PO Box 806 OXFENFORD QLD 4210

Description of Services

Statutory audit of the Buttfield Super Fund for the financial year ending 30 June 2022.

Fee: \$300.00
GST: \$30.00
Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.



The Buttfield Superannuation Fund General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Agents Management Fees (41930)					
<u>3277 Surfers Paradise Boulevard, Surfers Paradise QLD, Australia (BUTTF51U5)</u>					
01/07/2022	Transact Funds Tfr to Beachpoint Breakfr		107.91	5-1	107.91 DR
02/08/2022	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKER		114.39	5-3	222.30 DR
01/09/2022	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR		114.39	5-5	336.69 DR
03/10/2022	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR		114.39	5-7	451.08 DR
01/11/2022	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR		114.39	5-9	565.47 DR
02/12/2022	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR		114.39	5-11	679.86 DR
01/02/2023	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR		114.39	5-13	794.25 DR
			794.25		794.25 DR
Property Expenses - Cleaning (41950)					
<u>3277 Surfers Paradise Boulevard, Surfers Paradise QLD, Australia (BUTTF51U5)</u>					
28/02/2023	Funds transfer TRANSACT FUNDS TFR TO TWELVE STARS		680.00	6-1	680.00 DR
			680.00		680.00 DR
Property Expenses - Council Rates (41960)					
<u>3277 Surfers Paradise Boulevard, Surfers Paradise QLD, Australia (BUTTF51U5)</u>					
25/08/2022	BPAY BPAY TO COGC RATES		2,400.18	7-1	2,400.18 DR
14/02/2023	BPAY BPAY TO COGC RATES		2,400.18	7-3	4,800.36 DR
21/04/2023	Settlement adjustments on sale Rates credit \$928.25 Body corp credit \$1022.55 Water debit \$61.06 Water debit \$158.54			928.25 14-3	3,872.11 DR
			4,800.36	928.25	3,872.11 DR
Property Expenses - Insurance Premium (41980)					
<u>3277 Surfers Paradise Boulevard, Surfers Paradise QLD, Australia (BUTTF51U5)</u>					
18/07/2022	BPAY BPAY TO TERRI SCHEER		359.00	8-1	359.00 DR
28/03/2023	Deposit Terri Scheer EFT0260911			141.63	217.37 DR
			359.00	141.63	217.37 DR
Property Expenses - Repairs Maintenance (42060)					
<u>3277 Surfers Paradise Boulevard, Surfers Paradise QLD, Australia (BUTTF51U5)</u>					
03/03/2023	Transact Funds to South Coast Glass - sliding door repair		330.00	9-1	330.00 DR
16/03/2023	Funds transfer TRANSACT FUNDS TFR TO STEF ELECT		429.00	9-2	759.00 DR
			759.00		759.00 DR
Property Expenses - Strata Levy Fees (42100)					
<u>3277 Surfers Paradise Boulevard, Surfers Paradise QLD, Australia (BUTTF51U5)</u>					
01/07/2022	Funds transfer TRANSACT FUNDS TFR TO BC TRANS		1,273.38	10-1	1,273.38 DR
27/09/2022	BPAY BPAY TO STRATAPAY-LEVY		1,273.43	10-2	2,546.81 DR
19/12/2022	BPAY BPAY TO STRATAPAY-LEVY		1,329.32	10-3	3,876.13 DR
16/03/2023	BPAY BPAY TO STRATAPAY-LEVY		1,329.32	10-4	5,205.45 DR
21/04/2023	Settlement adjustments on sale Rates credit \$928.25 Body corp credit \$1022.55 Water debit \$61.06			1,022.55 14-3	4,182.90 DR

The Buttfield Superannuation Fund
General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
	Water debit \$158.54				
			5,205.45	1,022.55	4,182.90 DR
Property Expenses - Water Rates (42150)					
<u>3277 Surfers Paradise Boulevard, Surfers Paradise QLD, Australia (BUTTES1U5)</u>					
04/07/2022	BPAY BPAY TO GCCC-WATER		301.73	11-1	301.73 DR
27/09/2022	BPAY BPAY TO GCCC-WATER		301.72	11-3	603.45 DR
19/12/2022	BPAY BPAY TO GCCC - WATER		350.32	11-6	953.77 DR
16/03/2023	BPAY BPAY TO GCCC - WATER		365.18	11-7	1,318.95 DR
21/04/2023	Settlement adjustments on sale				
	Rates credit \$928.25		61.06		1,380.01 DR
	Body corp credit \$1022.55				
	Water debit \$61.06				
	Water debit \$158.54				
21/04/2023	Settlement adjustments on sale				
	Rates credit \$928.25		158.54	14-3	1,538.55 DR
	Body corp credit \$1022.55				
	Water debit \$61.06				
	Water debit \$158.54				
			1,538.55		1,538.55 DR
Total Debits:	14,136.61				
Total Credits:	2,092.43				

5-1

BreakFree Beachpoint
2-4 Staghorn Ave
AU 4217 Surfers Paradise
Phone: 07 55384355
E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
Licencee: BRK Resorts Pty Ltd
ABN No: 38100016635



June 2022
Unit 05G

UNIT OWNER MONTHLY STATEMENT
Tax Invoice

Greg Buttfield
9 Brilliant Lane

Coomera Waters QLD 4209 AUSTRALIA
greggeb@bigpond.com.au

Income & Expense Summary

Monthly Amount Received		\$	0.00
Minus Expenses			
Admin Fee	\$	-7.60	
Balance Owed to Management	\$	107.91	
Brought Forward Balance	\$	-107.91	
Foxtel	\$	-61.31	
PABX Fee	\$	-39.00	
Total Expenses			\$ -107.91
Net Monthly Income (excluding FF&E)			\$ -107.91
Transfer	\$	107.91	
Monthly Income (less FF&E)			\$ 0.00
End of Month Income credited to Bank Account			\$ 0.00

2.00 1/2

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ABN No: 38100016635

5-3
BreakFree
BEACHPOINT

July 2022
Unit 05G

UNIT OWNER MONTHLY STATEMENT
Tax Invoice

Greg Buttfield
9 Brilliant Lane

Coomera Waters QLD 4209 AUSTRALIA
greggeb@bigpond.com.au

Income & Expense Summary

Monthly Amount Received

\$ 0.00

Minus Expenses

Admin Fee	\$	-8.05
Balance Owed to Management	\$	114.39
Brought Forward Balance	\$	-107.91
Foxtel	\$	-64.99
PABX Fee	\$	-41.35
Total Expenses	\$	

Net Monthly Income (excluding FF&E)

\$ -107.91

Transfer

\$ -107.91

Monthly Income (less FF&E)

\$ 107.91

End of Month Income credited to Bank Account

\$ 0.00

\$ 0.00

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 ABN No: 38100016635



July 2022
 Unit 05G

RESERVATION INFORMATION SUMMARY

RESERVATION DETAILS

Booking #	Receipt #	Unit #	Guest Name	Dates of Stay	Code	Monthly Amount Received	Reservation Expenses	Monthly Income (after Res Expense)
Total Amount Received for Month						\$ 0.00	\$ 0.00	\$ 0.00

RESERVATION EXPENSES SUMMARY

Booking #	Management Letting Fee	Marketing / Advertising Fee	Cleaning	Linen	Consumables	Other	Reservation Expenses (incl GST)	GST
Total Res Expenses		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

UNIT EXPENSES

Code	Description	Expense (incl GST) per Item	Total Expense (incl GST)	GST
DM	Admin Fee - Admin Fee			
JS	Foxtel - Foxtel	\$ 8.05	\$ 8.05	\$ 0.73
AL	Balance Owed to Management - Balance Owed to Management	\$ 64.99	\$ 64.99	\$ 5.91
DM	Brought Forward Balance - Brought Forward Balance	\$ -114.39	\$ -114.39	\$ 0.00
AB	PABX Fee - PABX Fee	\$ 107.91	\$ 107.91	\$ 0.00
	- Transfer	\$ 41.35	\$ 41.35	\$ 3.76
Total Unit Expenses		\$ -107.91	\$ -107.91	\$ 0.00

NET MONTHLY INCOME FOR CURRENT MONTH (excl FF&E Contribution) \$ **0.00**

Any "Balance Owed to Management" amount displayed on your statement is money currently owed to the Manager at the end of the month. We request payment of this amount be made into the below bank account within fourteen (14) days of receiving this statement.

BSB# 034216
 Account # 525231

Please contact the property for further details.

As outlined in your letting agreement, we wish to advise that standard fees and charges may be amended in-line with any change in CPI, from 1 July 2022. As always, we will negotiate with third party suppliers to ensure that we have the best competitive pricing structure in place. Please do not hesitate to contact your Owner Relations Manager should you have any concerns.

S-5

BreakFree Beachpoint
2-4 Staghorn Ave
AU 4217 Surfers Paradise
Phone: 07 55384355
E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
Licencee: BRK Resorts Pty Ltd
ABN No: 38100016635



August 2022
Unit 05G

UNIT OWNER MONTHLY STATEMENT
Tax Invoice

Greg Buttfield
9 Brilliant Lane

Coomera Waters QLD 4209 AUSTRALIA
greggeb@bigpond.com.au

Income & Expense Summary

Monthly Amount Received		\$	0.00
Minus Expenses			
Admin Fee	\$	-8.05	
Balance Owed to Management	\$	114.39	
Brought Forward Balance	\$	-114.39	
Foxtel	\$	-64.99	
PABX Fee	\$	-41.35	
Total Expenses			
		\$	-114.39
Net Monthly Income (excluding FF&E)		\$	-114.39
Transfer	\$	114.39	
Monthly Income (less FF&E)		\$	0.00
End of Month Income credited to Bank Account		\$	0.00

paid 1/8

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Licence: 2508131
 Licencee: BRK Resorts Pty Ltd
 ABN No: 38100016635



August 2022
 Unit 05G

RESERVATION INFORMATION SUMMARY

RESERVATION DETAILS								
Booking #	Receipt #	Unit #	Guest Name	Dates of Stay	Code	Monthly Amount Received	Reservation Expenses	Monthly Income (after Res Expense)
Total Amount Received for Month						\$ 0.00	\$ 0.00	\$ 0.00

RESERVATION EXPENSES SUMMARY								
Booking #	Management Letting Fee	Marketing / Advertising Fee	Cleaning	Linen	Consumables	Other	Reservation Expenses (incl GST)	GST
Total Res Expenses		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

UNIT EXPENSES				
Code	Description	Expense (incl GST) per Item	Total Expense (incl GST)	GST
DM	Admin Fee - Admin Fee			
US	Foxtel - Foxtel	\$ 8.05	\$ 8.05	\$ 0.73
AL	Balance Owed to Management - Balance Owed to Management	\$ 64.99	\$ 64.99	\$ 5.91
OM	Brought Forward Balance - Brought Forward Balance	\$ -114.39	\$ -114.39	\$ 0.00
AB	PABX Fee - PABX Fee	\$ 114.39	\$ 114.39	\$ 0.00
R	- Transfer	\$ 41.35	\$ 41.35	\$ 3.76
Total Unit Expenses		\$ -114.39	\$ -114.39	\$ 0.00

NET MONTHLY INCOME FOR CURRENT MONTH (excl FF&E Contribution) \$ **0.00**

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BSB# 034216
 Account # 525231

Please contact the property for further details.

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E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
Licencee: BRK Resorts Pty Ltd
ABN No: 38100016635

S-7
BreakFree
BEACHPOINT

September 2022
Unit 05G

UNIT OWNER MONTHLY STATEMENT
Tax Invoice

Greg Buttfeld
9 Brilliant Lane

Coomera Waters QLD 4209 AUSTRALIA
greggeb@bigpond.com.au

Income & Expense Summary

Monthly Amount Received		\$	0.00
Minus Expenses			
Admin Fee	\$	-8.05	
Balance Owed to Management	\$	114.39	
Brought Forward Balance	\$	-114.39	
Foxtel	\$	-64.99	
PABX Fee	\$	-41.35	
Total Expenses			
		\$	-114.39
Net Monthly Income (excluding FF&E)		\$	-114.39
Transfer	\$	114.39	
Monthly Income (less FF&E)		\$	0.00
End of Month Income credited to Bank Account		\$	0.00

*p/m i/o
MAG*

BreakFree Beachpoint
2-4 Staghorn Ave
AU 4217 Surfers Paradise
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E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
Licencee: BRK Resorts Pty Ltd
ABN No: 38100016635

5-9
BreakFree
BEACHPOINT

October 2022
Unit 05G

UNIT OWNER MONTHLY STATEMENT

Tax Invoice

Greg Buttfield
9 Brilliant Lane

Coomera Waters QLD 4209 AUSTRALIA
greggeb@bigpond.com.au

Income & Expense Summary

Monthly Amount Received		\$	0.00
Minus Expenses			
Admin Fee			
Balance Owed to Management	\$	-8.05	
Brought Forward Balance	\$	114.39	
Foxtel	\$	-114.39	
PABX Fee	\$	-64.99	
Total Expenses	\$	-41.35	
Net Monthly Income (excluding FF&E)		\$	-114.39
Transfer		\$	-114.39
	\$	114.39	
Monthly Income (less FF&E)		\$	0.00
End of Month Income credited to Bank Account		\$	0.00

paid
1/11
MPLR

BreakFree Beachpoint
 2-4 Staghorn Ave
 AU 4217 Surfers Paradise
 Phone: 07 55384355
 E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
 Licencee: BRK Resorts Pty Ltd
 ABN No:38100016635



October 2022
 Unit 05G

RESERVATION INFORMATION SUMMARY

RESERVATION DETAILS

Booking #	Receipt #	Unit #	Guest Name	Dates of Stay	Code	Monthly Amount Received	Reservation Expenses	Monthly Income (after Res Expense)
Total Amount Received for Month						\$ 0.00	\$ 0.00	\$ 0.00

RESERVATION EXPENSES SUMMARY

Booking #	Management Letting Fee	Marketing / Advertising Fee	Cleaning	Linen	Consumables	Other	Reservation Expenses (incl GST)	GST
Total Res Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

UNIT EXPENSES

Code	Description	Expense (incl GST) per Item	Total Expense (incl GST)	GST
ADM	Admin Fee - Admin Fee	\$ 8.05	\$ 8.05	\$ 0.73
AUS	Foxtel - Foxtel	\$ 64.99	\$ 64.99	\$ 5.91
BAL	Balance Owed to Management - Balance Owed to Management	\$ -114.39	\$ -114.39	\$ 0.00
BOM	Brought Forward Balance - Brought Forward Balance	\$ 114.39	\$ 114.39	\$ 0.00
PAB	PABX Fee - PABX Fee	\$ 41.35	\$ 41.35	\$ 3.76
TR	- Transfer	\$ -114.39	\$ -114.39	\$ 0.00
Total Unit Expenses		\$ -114.39	\$ -114.39	\$ 0.00

NETT MONTHLY INCOME FOR CURRENT MONTH (excl FF&E Contribution) \$ 0.00

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BSB# 034216
 Account # 525231

Please contact the property for further details.

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E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
Licence: BRK Resorts Pty Ltd
ABN No: 38100016635

S-11
BreakFree
BEACHPOINT

November 2022
Unit 05G

UNIT OWNER MONTHLY STATEMENT
Tax Invoice

Greg Buttfield
9 Brilliant Lane

Coomera Waters QLD 4209 AUSTRALIA
greggeb@bigpond.com.au

Income & Expense Summary

Monthly Amount Received		\$	0.00
Minus Expenses			
Admin Fee	\$	-8.05	
Balance Owed to Management	\$	114.39	
Brought Forward Balance	\$	-114.39	
Foxtel	\$	-64.99	
PABX Fee	\$	-41.35	
Total Expenses			
		\$	-114.39
Net Monthly Income (excluding FF&E)		\$	-114.39
Transfer		\$	114.39
Monthly Income (less FF&E)		\$	0.00
End of Month Income credited to Bank Account		\$	0.00

paid
2/12
MCA

BreakFree Beachpoint
 2-4 Staghorn Ave
 AU 4217 Surfers Paradise
 Phone: 07 55384355
 E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
 Licencee: BRK Resorts Pty Ltd
 ABN No: 38100016635



November 2022
 Unit 05G

RESERVATION INFORMATION SUMMARY

RESERVATION DETAILS								
Booking #	Receipt #	Unit #	Guest Name	Dates of Stay	Code	Monthly Amount Received	Reservation Expenses	Monthly Income (after Res Expense)
Total Amount Received for Month						\$ 0.00	\$ 0.00	\$ 0.00

RESERVATION EXPENSES SUMMARY								
Booking #	Management Letting Fee	Marketing / Advertising Fee	Cleaning	Linen	Consumables	Other	Reservation Expenses (incl GST)	GST
Total Res Expenses		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

UNIT EXPENSES			
Code	Description	Expense (incl GST) per Item	Total Expense (incl GST) GST
AM	Admin Fee - Admin Fee		
IS	Foxtel - Foxtel	\$ 8.05	\$ 8.05 \$ 0.73
IL	Balance Owed to Management - Balance Owed to Management	\$ 64.99	\$ 64.99 \$ 5.91
AM	Brought Forward Balance - Brought Forward Balance	\$ -114.39	\$ -114.39 \$ 0.00
B	PABX Fee - PABX Fee	\$ 114.39	\$ 114.39 \$ 0.00
	- Transfer	\$ 41.35	\$ 41.35 \$ 3.76
Total Unit Expenses		\$ -114.39	\$ -114.39 \$ 0.00
NET MONTHLY INCOME FOR CURRENT MONTH (excl FF&E Contribution)			\$ 0.00

Any "Balance Owed to Management" amount displayed on your statement is money currently owed to the Manager at the end of the month. We request payment of this amount be made into the below bank account within fourteen (14) days of receiving this statement.

BSB# 034216
 Account # 525231

Please contact the property for further details.

As outlined in your letting agreement, we wish to advise that standard fees and charges may be amended in-line with any change in CPI, from 1 July 2022. As always, we will negotiate with third party suppliers to ensure that we have the best competitive pricing structure in place. Please do not hesitate to contact your Owner Relations Manager should you have any concerns.

BreakFree Beachpoint
2-4 Staghorn Ave
AU 4217 Surfers Paradise
Phone: 07 55384355
E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
Licencee: BRK Resorts Pty Ltd
ABN No: 38100016635



December 2022
Unit 05G

UNIT OWNER MONTHLY STATEMENT
Tax Invoice

Greg Buttfield
9 Brilliant Lane

Coomera Waters QLD 4209 AUSTRALIA
greggeb@bigpond.com.au

Income & Expense Summary

Monthly Amount Received		\$	0.00
Minus Expenses			
Admin Fee	\$	-8.05	
Balance Owed to Management	\$	114.39	
Brought Forward Balance	\$	-114.39	
Foxtel	\$	-64.99	
PABX Fee	\$	-41.35	
Total Expenses			
		\$	-114.39
Net Monthly Income (excluding FF&E)		\$	-114.39
Transfer	\$	114.39	
Monthly Income (less FF&E)		\$	0.00
End of Month Income credited to Bank Account		\$	0.00

Handwritten:
Paid
6/1/2023
5/1/2023

BreakFree Beachpoint
 2-4 Staghorn Ave
 AU 4217 Surfers Paradise
 Phone: 07 55384355
 E-Mail: beachpoint.res@breakfree.com.au

Licence: 2508131
 Licencee: BRK Resorts Pty Ltd
 ABN No: 38100016635

5.14

BreakFree

BEACHPOINT

December 2022
 Unit 05G

RESERVATION INFORMATION SUMMARY

RESERVATION DETAILS

Booking #	Receipt #	Unit #	Guest Name	Dates of Stay	Code	Monthly Amount Received	Reservation Expenses	Monthly Income (after Res Expense)
Total Amount Received for Month						\$ 0.00	\$ 0.00	\$ 0.00

RESERVATION EXPENSES SUMMARY

Booking #	Management Letting Fee	Marketing / Advertising Fee	Cleaning	Linen	Consumables	Other	Reservation Expenses (incl GST)	GST
Total Res Expenses		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

UNIT EXPENSES

Code	Description	Expense (incl GST) per Item	Total Expense (incl GST)	GST
DM	Admin Fee - Admin Fee			
IS	Foxtel - Foxtel	\$ 8.05	\$ 8.05	\$ 0.73
L	Balance Owed to Management - Balance Owed to Management	\$ 64.99	\$ 64.99	\$ 5.91
DM	Brought Forward Balance - Brought Forward Balance	\$ -114.39	\$ -114.39	\$ 0.00
B	PABX Fee - PABX Fee	\$ 114.39	\$ 114.39	\$ 0.00
	- Transfer	\$ 41.35	\$ 41.35	\$ 3.76
Total Unit Expenses		\$ -114.39	\$ -114.39	\$ 0.00
			\$ 0.00	\$ 10.40

NET MONTHLY INCOME FOR CURRENT MONTH (excl FF&E Contribution)

\$ 0.00

Any "Balance Owed to Management" amount displayed on your statement is money currently owed to the Manager at the end of the month. We request payment of this amount be made into the below bank account within fourteen (14) days of receiving this statement.

BSB# 034216
 Account # 525231

Please contact the property for further details.

As outlined in your letting agreement, we wish to advise that standard fees and charges may be amended in-line with any change in CPI, from 1 July 2022. As always, we will negotiate with third party suppliers to ensure that we have the best competitive pricing structure in place. Please do not hesitate to contact your Owner Relations Manager should you have any concerns.

6-1

Mob: 0403 022 717

Twelve Stars

CLEANING
ABN: 18 332 907 346

Helensvale Q 4212

Ben's Handy

Name: *Mr Greg Butfield*

Address: *Unit 56 Beach*

Point P/Code: Date: *27/2/23*

Phone: *Apartments 317pus*

Mobile: *0421 659 353*

TAX INVOICE
8584

Carpets *Full* Bond Cleaning *680*
Bond cleaning + Carpets

DESCRIPTION	PRICE
<i>Kitchen</i>	<i>680</i>
<i>Bathrooms</i>	
<i>Walls + Laundry</i>	
<i>Windows + tracks</i>	
<i>Balcony</i>	<i>RS</i>
<i>Lights + Fans</i>	
<i>A/R conditions</i>	
<i>Carpet Steam</i>	
<i>cleaning (old stains)</i>	

Banking Details:
BSB: 034 637 Acc No: 291 752

All questions pertaining to quality must be lodged within 7 days

Cash Cheque C/Card Paid

SUB TOTAL
GST
TOTAL

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Current rating period:
1 July 2022 to 31 December 2022

\$2,400.18

(see back for payment options)

Due date for payment:
25 August 2022

Total amount payable after due date:
\$2,622.10

(interest penalty applies after due date)

Notice number
2 1039230 4

Date of issue
25 July 2022

G E Buttfield and P A Buttfield
9 Brilliant Lane
COOMERA QLD 4209

UNIT 5G, 3277 Surfers Paradise Boulevard, SURFERS PARADISE QLD 4217
Lot 41 BUP3149

(Payments received after 06 July 2022 may not be included on this notice)

State Government and associated charges	<i>(see rate assessment page for details)</i>	\$118.70
Council rates and charges	<i>(see rate assessment page for details)</i>	\$2,503.40
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$221.92CR
Amount payable if paid by: 25 August 2022		\$2,400.18

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

*Paid
25/8
MSC*

In Person / Mail Payment Advice

Name: G E Buttfield and P A Buttfield
Ref: 2 1039230 4

*419 210392304

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Bill Code: 575217
Ref: 2 1039230 4



Post Billpay

Date

Cash

Teller stamp and initials

No. of Cheques

Cheques (see reverse)

Total Amount Payable
If paid by: 25 August 2022

\$2,400.18

Total Amount Payable
If paid after: 25 August 2022

\$2,622.10

For Credit
Gold Coast City Council

Tran Code 831 User ID 066684 Customer Reference No. 000002103923049

\$

7-2

CHARGES CONSOLIDATED ON RATE NOTICE

UNIT 5G, 3277 Surfers Paradise Boulevard, SURFERS PARADISE QLD 4217
 Lot 41 BUP3149

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER FIRE BRIGADE	
Volunteer Fire Brigade Separate Charge	
EMERGENCY MANAGEMENT	\$1.00
RESIDENTIAL UNIT that is a lot 1 @ \$117.70	
	\$117.70
TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	<u>\$118.70</u>

DETAILS OF COUNCIL RATES AND CHARGES

OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	
GENERAL RATE	\$27.75
CATEGORY 3HTC - Residential 3 \$246,218 AV @ \$0.009012955	
WASTE MANAGEMENT	\$2,219.15
PART A - Waste Management Utility Charge (General)	
PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*	\$152.00
RECYCLING	\$0.00
Recycling Utility Charge	
RECREATIONAL SPACE	\$5.00
Recreational Space Separate Charge	
CITY TRANSPORT	\$14.50
City Transport Improvement Separate Charge	
	\$85.00
TOTAL OF COUNCIL RATES AND CHARGES	<u>\$2,503.40</u>

For licensed rental properties, full payment of the general rate levied on this rate notice is deemed to be a renewal of rental property licence under Local Law No.16 (Licensing) for the current rating period.

* Council, as the operator of a levyable waste disposal site, is liable to pay a monthly waste levy to the State under the *Waste Reduction and Recycling Act 2011*. For the financial year 2022/2023, the State will pay Council, as a local government affected by the waste levy, an annual payment in the amount of \$24,312,189, in one instalment on 24th June 2022. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area, therefore your waste management Part B charge as seen above is \$0.00.

2 1039230 4
 G E Buttfield and P A Buttfield

Optional: Annual Rate Payment

for Period 1 July 2022 to 30 June 2023

OPENING BALANCE OF YOUR RATE ACCOUNT	RATES BILLED FOR THIS JULY TO DECEMBER	RATES BILLABLE FOR NEXT JANUARY TO JUNE	REDUCTIONS TO CHARGES (FOR 12 MTHS)	DISCOUNT AVAILABLE	ANNUAL AMOUNT PAYABLE BY 25 August 2022
\$0.00	\$2,622.10	\$2,622.10	\$0.00	\$443.84CR	\$4,800.36

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

1-3

Notice number
2 1039230 4

Date of issue
16 January 2023

G E Buttfield and P A Buttfield
9 Brilliant Lane
COOMERA QLD 4209

Current rating period:
1 January 2023 to 30 June 2023
\$2,400.18
(see back for payment options)

Due date for payment:
16 February 2023

Total amount payable after due date:
\$2,622.10
(interest penalty applies after due date)

UNIT 5G, 3277 Surfers Paradise Boulevard, SURFERS PARADISE QLD 4217
Lot 41 BUP3149
(Payments received after 29 December 2022 may not be included in this notice)

State Government and associated charges <i>(see rate assessment page for details)</i>	\$118.70
Council rates and charges <i>(see rate assessment page for details)</i>	\$2,503.40
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$221.92CR
Amount payable if paid by: 16 February 2023	\$2,400.18

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

PAID
14/2
MKB

In Person / Mail Payment Advice
Name: G E Buttfield and P A Buttfield
Ref: 2 1039230 4

*419 210392304

Credit



Supported by the Commonwealth Bank of Australia
ABN 48 123 123 124



Bill Code: 575217
Ref: 2 1039230 4



Post Billpay

Total Amount Payable
If paid by: 16 February 2023
\$2,400.18

Total Amount Payable
If paid after: 16 February 2023
\$2,622.10

Teller stamp and initials

No. of Cheques

Date / /
Cash
Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code: **831** User ID: **066684** Customer Reference No.: **000002103923049**

\$

Current rating period 1 January 2023 to 30 June 2023

7-4

CHARGES CONSOLIDATED ON RATE NOTICE

UNIT 5G, 3277 Surfers Paradise Boulevard, SURFERS PARADISE QLD 4217
Lot 41 BUP3149

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER FIRE BRIGADE	
Volunteer Fire Brigade Separate Charge	
EMERGENCY MANAGEMENT	\$1.00
RESIDENTIAL UNIT that is a lot 1 @ \$117.70	
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TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	<u>\$118.70</u>

DETAILS OF COUNCIL RATES AND CHARGES

OPEN SPACE INCLUDING KOALA HABITAT	
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CITY TRANSPORT	\$14.50
City Transport Improvement Separate Charge	
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TOTAL OF COUNCIL RATES AND CHARGES	<u>\$2,503.40</u>

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View and pay your rates online with My Account.

Register today.

cityofgoldcoast.com.au/myaccount

Policy Schedule

Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit terrischeer.com.au/paperless



041
The Buttfield Superannuation Fund
9 Brilliant Lane
COOMERA QLD 4209

8-1
30 June 2022

POLICY NUMBER: TS0354334LPP
AMOUNT DUE: \$ 359.00
DUE DATE: 19/08/2022

Insured: The Buttfield Superannuation Fund

Insured Address: 5G/2-4 Staghorn Avenue, SURFERS PARADISE QLD 4217

Premium Type

Renewal

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Expiry Date

19/08/2022. We invite you to renew your policy until 12:01am
19/08/2023

Managing Agent

Break Free - Beachpoint

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Property Details

The land size is less than 2 acres.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Annual Premium \$359.00

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Last year's annual premium \$385.00
Change on last year -6.8 %

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

*PAID 16/7
MAG*

Please turn over for important policy information and payment details

9-1



TAX INVOICE

Beachpoint Apartments
4 Staghorn Avenue
SURFERS PARADISE QLD 4217

Invoice Date
24 Feb 2023

Invoice Number
60103

Reference
Unit 5G / 10260

ABN
61 129 178 715

Silvaline P/L ATF Roberts
Family Trust T/A South Coast
Glass & Mirrors
PO BOX 664
BROADBEACH 4218
Factory 2/17 Rothcote Court
Burleigh Heads
Ph: 0755941177
sales@southcoastglass.net.au

Description

Description	Quantity	Unit Price	GST	Amount AUD
Maintenance to glass sliding doors with 4x rollers and 2 men labour	1.00	330.00	10%	330.00
			INCLUDES GST 10%	30.00
			TOTAL AUD	330.00

Due Date: 30 Mar 2023
COD unless have an account

Direct Debit Payments to our ANZ Broadbeach account:
BSB: 014513 ACC: 378854243

We accept Cash, Cheque, EFT or Credit Card Payments

All goods remain our property until payment is made in full. We reserve the right to recover any fees or charges incurred for debt recovery action relating to outstanding monies.

PAYMENT ADVICE

Customer	Beachpoint Apartments
Invoice Number	60103
Amount Due	330.00
Due Date	30 Mar 2023
Amount Enclosed	

To: Silvaline P/L ATF Roberts Family Trust T/A South Coast Glass & Mirrors
PO BOX 664
BROADBEACH 4218
Factory 2/17 Rothcote Court
Burleigh Heads
Ph: 0755941177

Enter the amount you are paying above

PAID
MAG
2/3

9-2

From: **Stef Clavaud** stef.elect@yahoo.com.au
Subject: **Stef Elect**
Date: **15 Mar 2023 at 6:34:54 pm**
To: **greggeb@bigpond.com.au**

Hi Greg,
Here is the invoice for work done by the boys.

Thankyou,
Regards Wendy & Stef

paid
16/3
\$

\$429
8621
8621

	STEF-ELECT Pty Ltd 7 Koola Drive Nerang QLD 4211 Licence No: 76860 Mobile: 0403 18 11 45 Fax/Tel.: 07 5578 4458 Email: stef.elect@yahoo.com.au		Terms & Con
	BSB::014679 Account Number:: 292572958	ABN 20 159 052 276	

-----**INVOICE Number::: As reference Please**

INVOICE TO	
Mr. Greg Butterfield. Unit 56. "Beach Point Apartments". Surfers Paradise, 4217 Q.L.D.	Electrical Work.

07/03/2023	DESCRIPTION
	Supplied and installed and tested,, 2 x wireless smoke (

Labour and materials,,,,, as per quote.

Interconnected Only,, Tested OK.

Any Costs associated in the recovery of invoiced outside of our trading terms will become your collection fees at the rate of 28% of the outstanding amount. PLUS Gst.

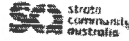
For electrical installations, this certifies that the electrical installation, to the extent it is affected

Tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules
Applying under the Electrical Safety Regulation 2013 to the electrical installation.

For Electrical Equipment, this certifies that the electrical equipment, to the extent it is affected, is
Safe.
All Tested According To "Wiring Rule Book AS3000"

	SUBTOTAL
	10% GST
TOTAL PRICE INCLUDING GST	TOTAL

Thankyou Stephane Clavaud. 



AM Strata Pty Ltd
 ABN 63 132 153 578
 As agent for the AM Strata Group
 enquiries@amstrata.com.au
 amstrata.com.au

Gold Coast Head Office
 p 07 5526 4100
 f 07 5526 4811
 Kay House
 35-39 Scarborough Street
 PO Box 3259
 Southport QLD 4215

10-1

TAX INVOICE
 ABN 18 033 742 632

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209

Date of Notice	16 May 2022		
A/c No	41		
Lot No	41	Unit Number	5G
Contrib Ent.	504		
Interest Ent.	504		

Body Corporate for

BEACHPOINT CTS 12006

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/07/22 to 30/09/22	01/07/22	1,074.12	107.41	01/07/22	966.71
Sinking Fund	01/07/22 to 30/09/22	01/07/22	340.75	34.08	01/07/22	306.67
Totals (Levies include GST)			1,414.87	141.49		\$1,273.38

GST component on gross levies of \$1,414.87 is \$128.63 or on net of \$1,273.38 is \$115.76

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

Refer to deposit slip for your preferred payment method.

Teller stamp and initials

IF YOU PREFER TO RECEIVE YOUR LEVY NOTICE BY EMAIL
 PLEASE FORWARD YOUR DETAILS TO: enquiries@amstrata.com.au

Amount Paid
 \$
 Date Paid
 1 / 7 / 22

PAYMENT OPTIONS

	Tel: 1300 552 311 Ref: 1421 2245 1	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158	
	www.stratamax.com.au Ref: 1421 2245 1	Internet: Visit this website to make a secure credit card payment over the internet.	
	Tel: 1300 552 311 Ref: 1421 2245 1	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.	
	Billcode: 74625 Ref: 1421 2245 1	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 9216 Ref No: 1421 2245 197	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.	
	Make cheque payable to: StrataPay 1421 2245 1	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Account No: 1421 2245 1 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference
1421 2245 1
 Amount **\$1,273.38** Due Date **01 Jul 22**

AM STRATA PTY LTD
 12006/02100041 Lot 41/5G
 G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209



*71 216 142122451 97

All payments made through StrataPay payment options are subject to the User Terms and Conditions available at www.stratapay.com.au or by calling 1300 135 610 or email: info@stratapay.com.au. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



AM Strata Pty Ltd
 ABN 63 132 153 578
 As agent for the AM Strata Group
 enquiries@amstrata.com.au
 amstrata.com.au

Gold Coast Head Office
 p 07 5526 4100
 f 07 5526 4811
 Kay House
 35-39 Scarborough Street
 PO Box 3259
 Southport QLD 4215

10-2

TAX INVOICE
 ABN 18 033 742 632

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209

Date of Notice	15 August 2022		
A/c No	41		
Lot No	41	Unit Number	5G
Contrib Ent.	504		
Interest Ent.	504		

Corporate for

BEACHPOINT CTS 12006

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/10/22 to 31/12/22	01/10/22	1,074.12	107.41	01/10/22	966.71
Sinking Fund	01/10/22 to 31/12/22	01/10/22	340.80	34.08	01/10/22	306.72
Totals (Levies include GST)			1,414.92	141.49		\$1,273.43

GST component on gross levies of \$1,414.92 is \$128.63 or on net of \$1,273.43 is \$115.76

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

Refer to deposit slip for your preferred payment method.

Teller stamp and initials

**IF YOU PREFER TO RECEIVE YOUR LEVY NOTICE BY EMAIL
 PLEASE FORWARD YOUR DETAILS TO: enquiries@amstrata.com.au**

Amount Paid
 \$ 1273.43
 Date Paid
 27/9/22

PAYMENT OPTIONS

	Tel: 1300 552 311 Ref: 1421 2245 1	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158	
	www.stratamax.com.au Ref: 1421 2245 1	Internet: Visit this website to make a secure credit card payment over the internet.	
	Tel: 1300 552 311 Ref: 1421 2245 1	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.	
	Biller Code: 74625 Ref: 1421 2245 1	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 9216 Ref No: 1421 2245 197	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.	
	Make cheque payable to: StrataPay 1421 2245 1	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Account No: 1421 2245 1 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

All payments made through StrataPay payment options are subject to the User Terms and Conditions available at www.stratapay.com.au or by calling 1300 135 610 or email: info@stratapay.com.au. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



StrataPay Reference
1421 2245 1
 Amount **\$1,273.43**
 Due Date **01 Oct 22**

AM STRATA PTY LTD
 12006/02100041 Lot 41/5G
 G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209



*71 216 142122451 97



AM Strata Pty Ltd
 ABN 63 132 153 578
 As agent for the AM Strata Group
 enquiries@amstrata.com.au
 amstrata.com.au

Gold Coast Head Office
 p 07 5526 4100
 f 07 5526 4811
 103
 Kay House
 35-39 Scarborough Street
 PO Box 3259
 Southport QLD 4215

TAX INVOICE
 ABN 18 033 742 632

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209

Date of Notice	16 November 2022		
A/c No	41		
Lot No	41	Unit Number	5G
Contrib Ent.	504		
Interest Ent.	504		

Body Corporate for

BEACHPOINT CTS 12006

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/01/23 to 31/03/23	01/01/23	1,115.86	111.59	01/01/23	1,004.27
Sinking Fund	01/01/23 to 31/03/23	01/01/23	361.17	36.12	01/01/23	325.05
Totals (Levies include GST)			1,477.03	147.71		\$1,329.32

*PAID 18/12
Mackay*

GST component on gross levies of \$1,477.03 is \$134.27 or on net of \$1,329.32 is \$120.85

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

Refer to deposit slip for your preferred payment method.

Teller stamp and initials

IF YOU PREFER TO RECEIVE YOUR LEVY NOTICE BY EMAIL
 PLEASE FORWARD YOUR DETAILS TO: enquiries@amstrata.com.au

Amount Paid
 \$
 Date Paid
 / /

PAYMENT OPTIONS

	Tel: 1300 552 311 Ref: 1421 2245 1	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1421 2245 1	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Tel: 1300 552 311 Ref: 1421 2245 1	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billers Code: 74625 Ref: 1421 2245 1	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 9216 Ref No: 1421 2245 197	In Person: Present this bill at any Post Office to make cash, cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1421 2245 1	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Account No: 1421 2245 1 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1421 2245 1

Amount

\$1,329.32

Due Date

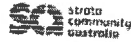
01 Jan 23

AM STRATA PTY LTD
 12006/02100041 Lot 41/5G
 G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209



*71 216 142122451 97

All payments made through StrataPay payment options are subject to the User Terms and Conditions available at www.stratapay.com.au or by calling 1300 135 610 or email: info@stratapay.com.au. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



AM Strata Pty Ltd
 ABN 63 132 153 578
 As agent for the AM Strata Group
 enquiries@amstrata.com.au
 amstrata.com.au

Gold Coast Head Office
 p 07 5526 4100
 f 07 5526 4811
 Kay House
 35-39 Scarborough Street
 PO Box 3259
 Southport QLD 4215

10-4

TAX INVOICE
 ABN 18 033 742 632

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209

Date of Notice	20 February 2023		
A/c No	41		
Lot No	41	Unit Number	5G
Contrib Ent.	504		
Interest Ent.	504		

Body Corporate for

BEACHPOINT CTS 12006

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/04/23 to 30/06/23	01/04/23	1,115.86	111.59	01/04/23	1,004.27
Sinking Fund	01/04/23 to 30/06/23	01/04/23	361.17	36.12	01/04/23	325.05
Totals (Levies include GST)			1,477.03	147.71		\$1,329.32

GST component on gross levies of \$1,477.03 is \$134.27 or on net of \$1,329.32 is \$120.85

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.
 Refer to deposit slip for your preferred payment method.

Teller stamp and initials

**IF YOU PREFER TO RECEIVE YOUR LEVY NOTICE BY EMAIL
 PLEASE FORWARD YOUR DETAILS TO: enquiries@amstrata.com.au**

Amount Paid
 \$ -
 Date Paid
 16/3/

PAYMENT OPTIONS

	Tel: 1300 552 311 Ref: 1421 2245 1	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1421 2245 1	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/addr Tel: 1300 552 311 Ref: 1421 2245 1	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/addr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1421 2245 1	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 9216 Ref No: 1421 2245 197	In Person: Present this bill at any Post Office to make cash, cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1421 2245 1	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Account No: 1421 2245 1 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

STRATAPAY
 A Smarter Way...

StrataPay Reference
1421 2245 1

Amount **\$1,329.32** Due Date **01 Apr 23**

AM STRATA PTY LTD
 12006/02100041 Lot 41/5G
 G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209



*71 216 142122451 97

All payments made through StrataPay payment options are subject to the User Terms and Conditions available at www.stratapay.com.au or by calling 1300 135 610 or email: info@stratapay.com.au. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

CITY OF
GOLDCOAST. Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 480
Page 1

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number
8 1039230 2

Date of issue
6 June 2022

PRUDENCE A BUTTFIELD (TRUSTEE) & GREGG E
BUTTFIELD (TRUSTEE)
9 BRILLIANT LANE
COOMERA QLD 4209

Current Billing Period:
3 March 2022 to 26 May 2022

Amount due:
\$301.73

(see back for payment options)

Due date for payment:

7 July 2022

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
L 41 BUP3149

(Payments received after 29 May 2022 may not be included in this notice)

Water and sewerage charges (see account page for details)

INCLUDES STATE BULK WATER PRICE)

\$301.73

Amount payable if paid by: 7 JULY 2022

\$301.73

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

*paid 4/7
m/c*

CITY OF
GOLDCOAST.

In Person / Mail Payment Advice

Name: PRUDENCE A BUTTFIELD (TRUSTEE) & GREGG E
Ref: 8 1039230 2

*419 810392302

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billier Code: 868746
Ref: 8 1039230 2



**Post
Billpay**

Date

/ /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: 7 July 2022

\$301.73

For Credit
Gold Coast City Council

Tran Code 831 User ID 066684 Customer Reference No. 000008103923020

\$

11-2

Account for:
 UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
 L 41 BUP3149

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES	
85 days charged at \$1.9838 per day (billing period 3/3/22 to 26/5/22)	\$168.62
WATER ACCESS CHARGES	
85 days charged at \$0.5810 per day (billing period 3/3/22 to 26/5/22)	\$49.38
WATER USAGE CHARGES	
3715 kilolitres charged at \$1.117 per kL (usage period 3/3/22 to 26/5/22)	\$4149.65
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 504 of 97231	\$21.51

STATE BULK WATER PRICE

WATER USAGE CHARGES	
3715 kilolitres charged at \$3.231 per kL (usage period 3/3/22 to 26/5/22)	\$12003.16
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 504 of 97231	\$62.22

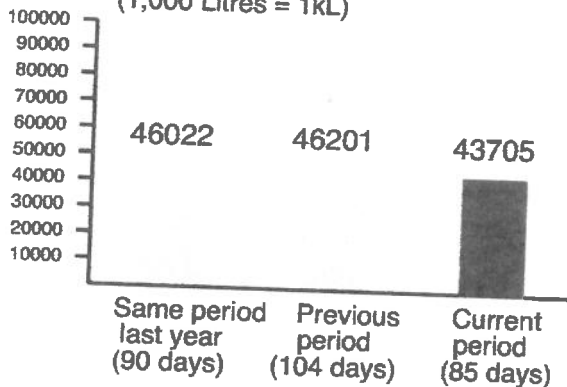
TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$301.73

Master Meter for 142 lots
WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
11HF00089	26 MAY 22	161433	2 MAR 22	157718	85	3715
					TOTAL(kL)	3715

Average Daily Usage (Litres)
 (1,000 Litres = 1kL)



Your Scheme's average daily water usage = 43705 litres (or 43.705 kL)
Your total average daily cost = \$3.54

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.

CITY OF **GOLDCOAST** Water and Sewerage Rate Notice

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number **8 1039230 2** Date of issue **29 August 2022**

PRUDENCE A BUTTFIELD (TRUSTEE) & GREGG E BUTTFIELD (TRUSTEE)
9 BRILLIANT LANE
COOMERA QLD 4209

Current Billing Period: **11-3**
27 May 2022 to 17 August 2022
Amount due: **\$301.72**
(see back for payment options)
Due date for payment: **29 September 2022**
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates

UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
L 41 BUP3149
(Payments received after 21 August 2022 may not be included in this notice)


Water and sewerage charges (INCLUDES STATE BULK WATER PRICE)	<i>(see account page for details)</i>	\$301.72
Amount payable if paid by: 29 SEPTEMBER 2022		\$301.72

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

paid 2/9
mca

CITY OF **GOLDCOAST**

In Person / Mail Payment Advice
Name: PRUDENCE A BUTTFIELD (TRUSTEE) & GREGG E
Ref: 8 1039230 2

*419 810392302 **Credit**


Supported by the Commonwealth Bank of Australia
ABN 48 123 123 124

 **Bill Code: 888745**
Ref: 8 1039230 2

 **Post Billpay**

Total amount payable
Due by: **29 September 2022**

\$301.72

Teller stamp and initials
No. of Cheques
Date / /
Cash
Cheques (see reverse)

For Credit
Gold Coast City Council
Tran Code **8 3 1** User ID **0 6 6 6 8 4** Customer Reference No. **0 0 0 0 0 8 1 0 3 9 2 3 0 2 0**

\$

11-4

Account for:
 UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
 L 41 BUP3149

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

35 days charged at \$1.9838 per day
 (billing period 27/5/22 to 30/6/22) \$69.43
 48 days charged at \$1.9838 per day
 (billing period 1/7/22 to 17/8/22) \$95.22

WATER ACCESS CHARGES

35 days charged at \$0.5810 per day
 (billing period 27/5/22 to 30/6/22) \$20.33
 48 days charged at \$0.6586 per day
 (billing period 1/7/22 to 17/8/22) \$31.61

WATER USAGE CHARGES

1564 kilolitres charged at \$1.117 per kL
 (usage period 27/5/22 to 30/6/22) \$1746.98

**Your Lot's share of the Water Usage Charge is based on its
 Contribution Entitlement which is, 504 of 97231** \$9.06

2147 kilolitres charged at \$1.181 per kL
 (usage period 1/7/22 to 17/8/22) \$2535.60

**Your Lot's share of the Water Usage Charge is based on its
 Contribution Entitlement which is, 504 of 97231** \$13.14

STATE BULK WATER PRICE

WATER USAGE CHARGES

1564 kilolitres charged at \$3.231 per kL
 (usage period 27/5/22 to 30/6/22) \$5053.28

**Your Lot's share of the Water Usage Charge is based on its
 Contribution Entitlement which is, 504 of 97231** \$26.19

2147 kilolitres charged at \$3.301 per kL
 (usage period 1/7/22 to 17/8/22) \$7087.24

**Your Lot's share of the Water Usage Charge is based on its
 Contribution Entitlement which is, 504 of 97231** \$36.74

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$301.72

Master Meter for 142 lots

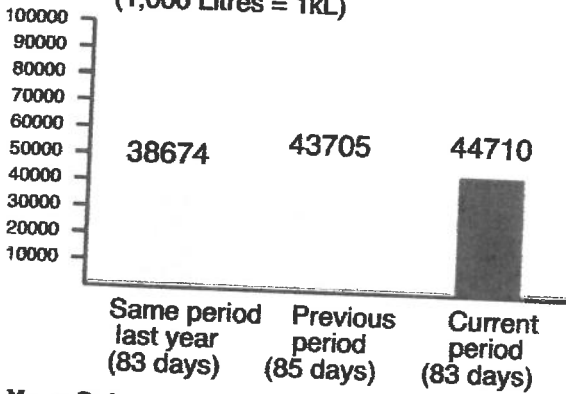
WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
11HF00089	17 AUG 22	165144	26 MAY 22	161433	83	3711
TOTAL(kL)						3711

11-5

Account for:
UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
L 41 BUP3149

Average Daily Usage (Litres)
(1,000 Litres = 1kL)



Your Scheme's average daily water usage = 44710 litres (or 44.710 kL)
Your total average daily cost = \$3.63

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.

CITY OF **GOLDCOAST.** Water and Sewerage Rate Notice

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number **8 1039230 2** Date of issue **28 November 2022**

PRUDENCE A BUTTFIELD (TRUSTEE) & GREGG E BUTTFIELD (TRUSTEE)
9 BRILLIANT LANE
COOMERA QLD 4209

Current Billing Period:
18 August 2022 to 18 November 2022
Amount due:
\$350.32 *11-6*
(see back for payment options)
Due date for payment:
29 December 2022
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates

UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
L 41 BUP3149
(Payments received after 20 November 2022 may not be included in this notice)


Water and sewerage charges (INCLUDES STATE BULK WATER PRICE)	<i>(see account page for details)</i>	\$350.32
Amount payable if paid by: 29 DECEMBER 2022		\$350.32

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

*paid
18/12
MRC*

CITY OF **GOLDCOAST.**

In Person / Mail Payment Advice
Name: PRUDENCE A BUTTFIELD (TRUSTEE) & GREGG E
Ref: 8 1039230 2

*419 810392302 **Credit**


Supported by the Commonwealth Bank of Australia
ASBN 48 123 123 124

 **Bill Code: 868745**
Ref: 8 1039230 2

 **Post Billpay**

Total amount payable
Due by: 29 December 2022

\$350.32

Date / /
Cash
No. of Cheques
Cheques (see reverse)

Teller stamp and initials

M
M
\$

For Credit
Gold Coast City Council
Tran Code **831** User ID **066684** Customer Reference No. **000008103923020**

Account for:
 UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
 L 41 BUP3149

11-7

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES		
93 days charged at \$1.9838 per day (billing period 18/8/22 to 18/11/22)		\$184.49
WATER ACCESS CHARGES		
93 days charged at \$0.6586 per day (billing period 18/8/22 to 18/11/22)		\$61.24
WATER USAGE CHARGES		
4502 kilolitres charged at \$1.181 per kL (usage period 18/8/22 to 18/11/22)		\$5316.86
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 504 of 97231		\$27.56

STATE BULK WATER PRICE

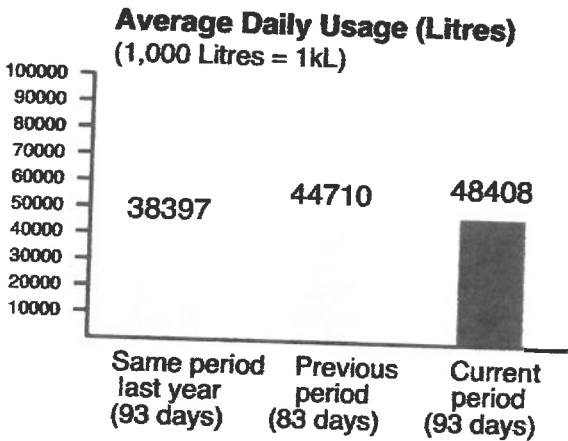
WATER USAGE CHARGES		
4502 kilolitres charged at \$3.301 per kL (usage period 18/8/22 to 18/11/22)		\$14861.10
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 504 of 97231		\$77.03

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$350.32

Master Meter for 142 lots
WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
11HF00089	18 NOV 22	169646	17 AUG 22	165144	93	4502
					TOTAL(kL)	4502



Your Scheme's average daily water usage = 48408 litres (or 48.408 kL)
Your total average daily cost = \$3.76

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.

CITY OF **GOLDCOAST.** Water and Sewerage Rate Notice

Gold Coast City Council ABN 84 858 548 46 Page 1

Notice number
8 1039230 2

Date of issue
27 February 2023

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

PRUDENCE A BUTTFIELD (TRUSTEE) & GREGG E
BUTTFIELD (TRUSTEE)
9 BRILLIANT LANE
COOMERA QLD 4209

Current Billing Period:
19 November 2022 to 20 February 2023
Amount due:
\$365.18 11-7
(see back for payment options)
Due date for payment:
30 March 2023
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates

UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
L 41 BUP3149
(Payments received after 19 February 2023 may not be included in this notice)

Water and sewerage charges (Includes State Bulk Water Price)	<i>(see account page for details)</i>	\$365.18
Amount payable if paid by: 30 MARCH 2023		\$365.18

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

paid 16/3

CITY OF **GOLDCOAST.**

In Person / Mail Payment Advice
Name: PRUDENCE A BUTTFIELD (TRUSTEE) & GREGG E
Ref: 8 1039230 2

*419 810392302 **Credit**

Supported by the Commonwealth Bank of Australia
ABN 48 123 123 124

iB PAY
Biller Code: 888745
Ref: 8 1039230 2

Post Billpay

Total amount payable
Due by: **30 March 2023**
\$365.18

For Credit
Gold Coast City Council

In Code 331 User ID 066684 Customer Reference No. 000008103923020

Teller stamp and initials

No. of Cheques

Date / /

Cash

Cheques (see reverse)

\$

11-8

Account for:
 UNIT 5G, 3277 SURFERS PARADISE BOULEVARDE, SURFERS PARADISE
 L 41 BUP3149

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES		
94 days charged at \$1.9838 per day (billing period 19/11/22 to 20/2/23)		\$186.47
WATER ACCESS CHARGES		
94 days charged at \$0.6586 per day (billing period 19/11/22 to 20/2/23)		\$61.90
WATER USAGE CHARGES		
5028 kilolitres charged at \$1.181 per kL (usage period 19/11/22 to 20/2/23)		\$5938.06
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 504 of 97231		\$30.78

STATE BULK WATER PRICE

WATER USAGE CHARGES		
5028 kilolitres charged at \$3.301 per kL (usage period 19/11/22 to 20/2/23)		\$16597.42
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 504 of 97231		\$86.03

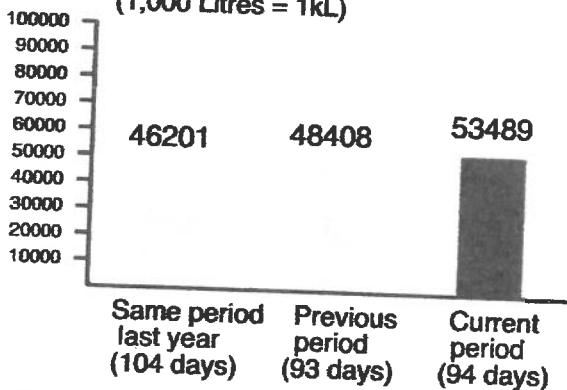
TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$365.18

Master Meter for 142 lots
WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
11HF00089	20 FEB 23	174674	18 NOV 22	169646	94	5028
					TOTAL(kL)	5028

Average Daily Usage (Litres)
 (1,000 Litres = 1kL)

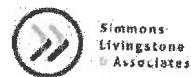


Your Scheme's average daily water usage = 53489 litres (or 53.489 kL)
Your total average daily cost = \$3.88

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.

12-1

The Buttfield Superannuation Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: Gregg Eric Buttfield

Transaction Type: SuperStream Roll Out

Date: 30/05/2023

Transaction Status: Roll Out Transaction Prepared

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: Gregg Eric Buttfield

Member Account: BUTGRE00001A

TFN: *****384

Date of Birth: *****1957

Sex: Male

Address: 9 Brilliant Lane, Coomera, 4209, QLD, AUSTRALIA

Service Period Start Date: 12/04/1996

Receiving Fund Details:

Is the fund an SMSF? No

Name: Praemium SMA Superannuation Fund

ABN: 75703857864

ESA:

USI: 75703857864088

Member Client ID: SMA00470395

Bank Account

BSB: 083001

Account Name: Diversa T ATF Praemium SMA

Account Number: 970942410

Transferring Fund Details:

Is the fund an SMSF? Yes

Name: The Buttfield Superannuation Fund

ABN: 99687633214

ESA: BGLSF360

Member Client ID: UNKNOWN

The Buttfield Superannuation Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



Rollover Transaction Details:

Is the request for the entire balance? No

Payment Reference Number: 996876332140530001

Requested Amount: \$547,189.91

Rollover Components

Tax Free Component: \$6,037.08

Element Taxed In The Fund: \$541,152.83

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$0.00

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$547,189.91

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
30/05/2023	Roll Out Transaction Prepared	User created	Leeza Cox

4. SuperStream ATO Validation Services

The Buttfield Superannuation Fund as the transferring fund has validated the member and/or receiving fund details with the following ATO validation service(s):

Date	Validation Service Type	Processed By	ATO's Service Response
------	-------------------------	--------------	------------------------

13-1



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001

1 Shelley Street
Sydney, NSW 2000



MR G E BUTTFIELD &
MRS P A BUTTFIELD
9 BRILLIANT LANE
COOMERA QLD 4209

account balance \$324,416.81
as at 29 Jul 22

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
30.06.22	OPENING BALANCE			336,733.41
01.07.22	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR	107.91		336,625.50
01.07.22	Funds transfer TRANSACT FUNDS TFR TO BC TRANS	1,273.38		335,352.12
04.07.22	BPAY BPAY TO GCCC - WATER	301.73		335,050.39
04.07.22	BPAY BPAY TO MBL CARD SERVICES	9,000.00		326,050.39
18.07.22	BPAY BPAY TO TERRI SCHEER	359.00		325,691.39
21.07.22	Funds transfer TRANSACT FUNDS TFR TO AARONS PROPERTY SE	1,375.00		324,316.39
29.07.22	Interest MACQUARIE CMA INTEREST PAID*		100.42	324,416.81

how to make a transaction

online

Log in to www.macquarie.com.au/personal

by phone

Call 133 275 to make a phone transaction

transfers from another bank account

Transfer funds from another bank to this account:
BSB 182 222

ACCOUNT NO. 117281154

deposits using BPay

From another bank



Biller code: 20206
Ref: 117 281 154

continued on next



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



MR G E BUTTFIELD &
MRS P A BUTTFIELD
9 BRILLIANT LANE
COOMERA QLD 4209

1 Shelley Street
Sydney, NSW 2000

account balance **\$314,616.67**
as at 31 Aug 22

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
29.07.22	OPENING BALANCE			324,416.81
02.08.22	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR	114.39		324,302.42
04.08.22	BPAY BPAY TO MBL CARD SERVICES	3,000.00		321,302.42
19.08.22	BPAY BPAY TO MBL CARD SERVICES	2,500.00		318,802.42
19.08.22	Funds transfer TRANSACT FUNDS TFR TO GE PA BUTTFIELD	500.00		318,302.42
25.08.22	BPAY BPAY TO COGC - RATES	2,400.18		315,902.24
31.08.22	Interest MACQUARIE CMA INTEREST PAID*		214.43	316,116.67
31.08.22	BPAY BPAY TO MBL CARD SERVICES	1,500.00		314,616.67

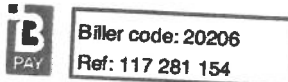
how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 222
ACCOUNT NO. 117281154

deposits using BPay
From another bank



continued on next



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001

1 Shelley Street
Sydney, NSW 2000



MR G E BUTTFIELD &
MRS P A BUTTFIELD
9 BRILLIANT LANE
COOMERA QLD 4209

account balance \$306,864.78
as at 30 Sep 22

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
31.08.22	OPENING BALANCE			314,616.67
01.09.22	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR	114.39		314,502.28
12.09.22	BPAY BPAY TO MBL CARD SERVICES	1,500.00		313,002.28
14.09.22	Funds transfer TRANSACT FUNDS TFR TO HOLLY BUTTFIELD	2,337.00		310,665.28
19.09.22	BPAY BPAY TO MBL CARD SERVICES	1,500.00		309,165.28
27.09.22	BPAY BPAY TO STRATAPAY-LEVY	1,273.43		307,891.85
27.09.22	BPAY BPAY TO GCCC - WATER	301.72		307,590.13
27.09.22	BPAY BPAY TO MBL CARD SERVICES	1,000.00		306,590.13
30.09.22	Interest MACQUARIE CMA INTEREST PAID*		274.65	306,864.78

how to make a transaction

online

Log in to www.macquarie.com.au/personal

by phone

Call 133 275 to make a phone transaction

transfers from another bank account

Transfer funds from another bank to this account:

BSB 182 222

ACCOUNT NO. 117281154

deposits using BPay

From another bank



Billers code: 20206
Ref: 117 281 154

continued on next



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001

1 Shelley Street
Sydney, NSW 2000



MR G E BUTTFIELD &
MRS P A BUTTFIELD
9 BRILLIANT LANE
COOMERA QLD 4209

account balance **\$266,095.25**
as at 31 Oct 22

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
30.09.22	OPENING BALANCE			306,864.78
03.10.22	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR	114.39		306,750.39
03.10.22	BPAY BPAY TO MBL CARD SERVICES	15,000.00		291,750.39
10.10.22	Funds transfer TRANSACT FUNDS TFR TO INTREND	1,000.00		290,750.39
31.10.22	Interest MACQUARIE CMA INTEREST PAID*		344.86	291,095.25
31.10.22	Funds transfer TRANSACT FUNDS TFR TO ZOE BUTTFIELD	25,000.00		266,095.25
	CLOSING BALANCE AS AT 31 OCT 22	41,114.39	344.86	266,095.25

* Stepped interest rates for the period 1 October to 13 October: balances \$0.00 to \$4,999.99 earned 1.25%
balances \$5,000.00 and above earned 1.25%pa (13 days); 14 October to 31 October: balances \$0.00 to
\$4,999.99 earned 1.50% balances \$5,000.00 and above earned 1.50%pa (18 days)

how to make a transaction

online

Log in to www.macquarie.com.au/personal

by phone

Call 133 275 to make a phone transaction

transfers from another bank account

Transfer funds from another bank to this account:
BSB 182 222

ACCOUNT NO. 117281154

deposits using BPay

From another bank



Bill code: 20206
Ref: 117 281 154

continued on next

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Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001

1 Shelley Street
Sydney, NSW 2000



041 14133

MR G E BUTTFIELD &
MRS P A BUTTFIELD
9 BRILLIANT LANE
COOMERA QLD 4209

account balance **\$241,530.61**
as at 30 Nov 22

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
31.10.22	OPENING BALANCE			266,095.25
01.11.22	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR	114.39		265,980.86
04.11.22	BPAY BPAY TO MBL CARD SERVICES	6,000.00		259,980.86
14.11.22	Funds transfer TRANSACT FUNDS TFR TO AARONS PROPERTY SE	1,375.00		258,605.86
15.11.22	BPAY BPAY TO MBL CARD SERVICES	3,198.00		255,407.86
18.11.22	Funds transfer TRANSACT FUNDS TFR TO INTREND	5,000.00		250,407.86
23.11.22	Funds transfer TRANSACT FUNDS TFR TO INTREND	215.00		250,192.86
23.11.22	Funds transfer TRANSACT FUNDS TFR TO ZOE BUTTFIELD	9,000.00		241,192.86
30.11.22	Interest MACQUARIE CMA INTEREST PAID*		337.75	241,530.61

how to make a transaction

online

Log in to www.macquarie.com.au/personal

by phone

Call 133 275 to make a phone transaction

transfers from another bank account

Transfer funds from another bank to this account:
BSB 182 222

ACCOUNT NO. 117281154

deposits using BPay

From another bank



Bill code: 20206
Ref: 117 281 154

continued on next

13-6



MACQUARIE

Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001

1 Shelley Street
Sydney, NSW 2000



MR G E BUTTFIELD &
MRS P A BUTTFIELD
9 BRILLIANT LANE
COOMERA QLD 4209

account balance \$192,381.86
as at 30 Dec 22

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
30.11.22	OPENING BALANCE			241,530.61
02.12.22	BPAY BPAY TO MBL CARD SERVICES	10,000.00		231,530.61
02.12.22	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR	114.39		231,416.22
13.12.22	Funds transfer TRANSACT FUNDS TFR TO ZOE BUTTFIELD	16,000.00		215,416.22
15.12.22	Funds transfer TRANSACT FUNDS TFR TO ZOE BUTTFIELD	1,375.00		214,041.22
19.12.22	BPAY BPAY TO GCCC - WATER	350.32	<i>UNIT WATER RASH.</i>	213,690.90
19.12.22	Funds transfer TRANSACT FUNDS TFR TO INTREND	1,329.32	<i>BEACHPOINT BODY CAR</i>	212,361.58
21.12.22	Funds transfer TRANSACT FUNDS TFR TO HOLLY BUTTFIELD	5,000.00		207,361.58
21.12.22	Funds transfer TRANSACT FUNDS TFR TO ZOE BUTTFIELD	140.00		207,221.58
22.12.22	BPAY BPAY TO MBL CARD SERVICES	5,000.00		202,221.58
		10,000.00		192,221.58

how to make a transaction

online

Log in to www.macquarie.com.au/personal

by phone

Call 133 275 to make a phone transaction

transfers from another bank account

Transfer funds from another bank to this account:

BSB 182 222

ACCOUNT NO. 117281154

deposits using BPay

From another bank



Bill code: 20206
Ref: 117 281 154

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
23.12.22	Funds transfer TRANSACT FUNDS TFR TO PHOEBE BUTTFIELD	168.00		192,053.58
30.12.22	Interest MACQUARIE CMA INTEREST PAID*		328.28	192,381.86
	CLOSING BALANCE AS AT 30 DEC 22	49,477.03	328.28	192,381.86

* Stepped interest rates for the period 1 December to 15 December: balances \$0.00 to \$4,999.99 earned 1.75% balances \$5,000.00 and above earned 1.75%pa (15 days); 16 December to 30 December: balances \$0.00 to \$4,999.99 earned 2.00% balances \$5,000.00 and above earned 2.00%pa (15 days)

continued on next

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Macquarie Cash Management Account

MACQUARIE BANK LIMITED
 ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
 transact@macquarie.com
 www.macquarie.com.au

GPO Box 2520
 Sydney, NSW 2001

1 Shelley Street
 Sydney, NSW 2000



MR G E BUTTFIELD &
 MRS P A BUTTFIELD
 9 BRILLIANT LANE
 COOMERA QLD 4209

account balance **\$188,141.49**
 as at 31 Jan 23

account name GREGG ERIC BUTTFIELD &
 PRUDENCE ANN BUTTFIELD ATF
 BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
30.12.22	OPENING BALANCE			192,381.86
16.01.23	Funds transfer TRANSACT FUNDS TFR TO FREEDOM SCREENS	375.00		192,006.86
16.01.23	BPAY BPAY TO NAB CARDS	2,600.00		189,406.86
31.01.23	Interest MACQUARIE CMA INTEREST PAID*		334.63	189,741.49
31.01.23	Funds transfer TRANSACT FUNDS TFR TO HOLLY BUTTFIELD	1,600.00		188,141.49
	CLOSING BALANCE AS AT 31 JAN 23	4,575.00	334.63	188,141.49

* Stepped interest rates for the period 31 December to 31 January: balances \$0.00 to \$4,999.99 earned 2.00%
 balances \$5,000.00 and above earned 2.00%pa (32 days)

how to make a transaction

online

Log in to www.macquarie.com.au/personal

by phone

Call 133 275 to make a phone transaction

transfers from another bank account

Transfer funds from another bank to this account:
 BSB 182 222
 ACCOUNT NO. 117281154

deposits using BPay

From another bank



Bill code: 20206
 Ref: 117 281 154

continued on next

13-9



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001

1 Shelley Street
Sydney, NSW 2000



MR G E BUTTFIELD &
MRS P A BUTTFIELD
9 BRILLIANT LANE
COOMERA QLD 4209

account balance **\$169,700.93**
as at 28 Feb 23

account name GRÉGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
31.01.23	OPENING BALANCE			188,141.49
01.02.23	Funds transfer TRANSACT FUNDS TFR TO BEACHPOINT BREAKFR	114.39		188,027.10
06.02.23	Funds transfer TRANSACT FUNDS TFR TO MN JA MILLAR	1,090.00		186,937.10
08.02.23	BPAY BPAY TO MBL CARD SERVICES	14,000.00		172,937.10
14.02.23	Funds transfer TRANSACT FUNDS TFR TO HAPPY HOUNDS	427.90		172,509.20
14.02.23	BPAY BPAY TO COGC - RATES	2,400.18		170,109.02
28.02.23	Interest MACQUARIE CMA INTEREST PAID*		271.91	170,380.93
28.02.23	Funds transfer TRANSACT FUNDS TFR TO TWELVE STARS	680.00		169,700.93

how to make a transaction

online

Log in to www.macquarie.com.au/personal

by phone

Call 133 275 to make a phone transaction

transfers from another bank account

Transfer funds from another bank to this account:

BSB 182 222

ACCOUNT NO. 117281154

deposits using BPay

From another bank



Biller code: 20206
Ref: 117 281 154

continued on next

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Macquarie Cash Management Account

enquiries 1800 806 310

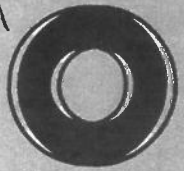
account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 28 FEB 23	18,712.47	271.91	169,700.93

* Stepped interest rates for the period 1 February to 21 February: balances \$0.00 to \$4,999.99 earned 2.00%
balances \$5,000.00 and above earned 2.00%pa (21 days); 22 February to 28 February: balances \$0.00 to
\$4,999.99 earned 2.10% balances \$5,000.00 and above earned 2.10%pa (7 days)

continued on next

13-11



MACQUARIE

Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001

1 Shelley Street
Sydney, NSW 2000



MR G E BUTTFIELD &
MRS P A BUTTFIELD
9 BRILLIANT LANE
COOMERA QLD 4209

account balance \$154,530.39
as at 31 Mar 23

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
28.02.23	OPENING BALANCE			169,700.93
03.03.23	Funds transfer TRANSACT FUNDS TFR TO SOUTH COAST GLASS	330.00		169,370.93
08.03.23	BPAY BPAY TO CENTRELINK	1,467.33		167,903.60
08.03.23	Funds transfer TRANSACT FUNDS TFR TO COVE ELECT	1,779.01		166,124.59
09.03.23	BPAY BPAY TO MBL CARD SERVICES	7,000.00		159,124.59
13.03.23	Funds transfer TRANSACT FUNDS TFR TO INTREND	1,903.00		157,221.59
16.03.23	BPAY BPAY TO STRATAPAY-LEVY	1,329.32		155,892.27
16.03.23	BPAY BPAY TO GCCC - WATER	365.18		155,527.09
16.03.23	Funds transfer TRANSACT FUNDS TFR TO STEF ELECT	429.00		155,098.09
28.03.23	Deposit Terri Scheer EFT0260911		141.63	155,239.72
31.03.23	Interest MACQUARIE CMA INTEREST PAID*		290.67	155,530.39

how to make a transaction

online
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by phone
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transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 222
ACCOUNT NO. 117281154

deposits using BPay
From another bank



Billers code: 20206
Ref: 117 281 154

continued on next

Macquarie Cash Management Account

enquiries 1800 806 310

account name GREGG ERIC BUTTFIELD &
PRUDENCE ANN BUTTFIELD ATF
BUTTFIELD SUPERANNUATION FUND-PAC
account no. 117281154

transaction	description	debits	credits	balance
31.03.23	BPAY			
	BPAY TO MBL CARD SERVICES	1,000.00		154,530.39
	CLOSING BALANCE AS AT 31 MAR 23	15,602.84	432.30	154,530.39

* Stepped interest rates for the period 1 March to 21 March: balances \$0.00 to \$4,999.99 earned 2.10%
balances \$5,000.00 and above earned 2.10%pa (21 days); 22 March to 31 March: balances \$0.00 to
\$4,999.99 earned 2.25% balances \$5,000.00 and above earned 2.25%pa (10 days)

continued on next

13-13



Cash transactions

1 Apr 2023 to 18 May 2023

Account name GREGG ERIC BUTTFIELD & PRUDENCE ANN BUTTFIELD ATF BUTTFIELD SUPERANNUATION FUND-PAC Active
 Account number 117281154
 BSB 182-222
 Product Cash Management Account
 Issued 18/05/2023

Balance
\$572,009.91

Date	Category	Description	Debit	Credit	Balance
12 May 2023	Uncategorised	BPAY TO MBL CARD SERVICES			572,009.91
12 May 2023	Uncategorised	BPAY TO TAX OFFICE PAYMENTS	9,500.00		581,509.91
11 May 2023	Uncategorised	BPAY TO NAB CARDS	259.00		581,768.91
28 Apr 2023	Interest	MACQUARIE CMA INTEREST PAID	10,000.00		591,768.91
28 Apr 2023	Transfers	PROF NEWLANDS R/		470.24	591,298.67
21 Apr 2023	Transfers	PEXA Sale Proceeds		6,151.05	585,147.62
11 Apr 2023	Uncategorised	BPAY TO MBL CARD SERVICES		445,617.23	139,530.39
Totals			15,000.00	452,238.52	
			34,759.00		

For all enquiries regarding this report please contact Adviser Macquarie CMA - ex IFA

This transaction list isn't a statement. We recommend you or your client review all transactions to ensure they're accurate.

Account details

GREGG ERIC BUTTFIELD & PRUDENCE ANN BUTTFIELD ATF BUTTFIELD
 SUPERANNUATION FUND-PAC
 117281154
 Cash Management Account

Adviser details

Adviser Macquarie CMA - ex IFA

POSTED

Cash transactions

18 Apr 1996 to 19 Jun 2023

Account name: GREGG ERIC BUTTFIELD & PRUDENCE ANN BUTTFIELD ATF BUTTFIELD SUPERANNUATION FUND-PAC Active
 Account number: 117281154
 BSB: 182-222
 Product: Cash Management Account
 Issued: 19/06/2023

Balance
 \$0.22

Date	Category	Description	Debit	Credit	Balance
14 Jun 2023	Uncategorised	BPAY TO NAB CARDS			
31 May 2023	Interest	MACQUARIE CMA INTEREST PAID	1,150.00		0.22
30 May 2023	Transfers	GREGG ROLLOVER TO PRAEMIUM		1,150.22	1,150.22
30 May 2023	Uncategorised	BPAY TO MBL CARD SERVICES	547,189.91		0.00
30 May 2023	Transfers	Butes1	18,000.00		547,189.91
26 May 2023	Transfers	Butes1 In 038637	3,300.00		565,189.91
12 May 2023	Uncategorised	BPAY TO MBL CARD SERVICES	3,520.00		568,489.91
12 May 2023	Uncategorised	BPAY TO TAX OFFICE PAYMENTS	9,500.00		572,009.91
11 May 2023	Uncategorised	BPAY TO NAB CARDS	259.00		581,509.91
28 Apr 2023	Interest	MACQUARIE CMA INTEREST PAID	10,000.00		581,768.91
28 Apr 2023	Transfers	PROF NEWLANDS R/		470.24	591,768.91
21 Apr 2023	Transfers	PEXA Sale Proceeds		6,161.05	591,298.67
11 Apr 2023	Uncategorised	BPAY TO MBL CARD SERVICES		445,617.23	585,147.62
31 Mar 2023	Uncategorised	BPAY TO MBL CARD SERVICES	15,000.00		139,530.39
31 Mar 2023	Interest	MACQUARIE CMA INTEREST PAID	1,000.00		154,530.39
28 Mar 2023	Transfers	Terr Scheer EFT0260911		290.67	155,530.39
16 Mar 2023	Transfers	Funds transfer Smoke alarm	429.00		155,088.09
16 Mar 2023	Uncategorised	BPAY TO GCCC - WATER Unit Water Rates	365.18		155,527.09
16 Mar 2023	Uncategorised	BPAY TO STRATAPAY-LEVY BP body corp	1,329.32		155,892.27
13 Mar 2023	Transfers	Inv 1800	1,903.00		157,221.59
09 Mar 2023	Uncategorised	BPAY TO MBL CARD SERVICES	7,000.00		159,124.59
08 Mar 2023	Transfers	Funds transfer Inv 492	1,779.01		166,124.59
08 Mar 2023	Uncategorised	BPAY TO CENTRELINK	1,467.33		167,903.60
03 Mar 2023	Transfers	Inv 60130	330.00		169,370.93
28 Feb 2023	Transfers	Inv 8584	680.00		169,700.93
28 Feb 2023	Interest	MACQUARIE CMA INTEREST PAID		271.91	170,380.93
14 Feb 2023	Uncategorised	BPAY TO COGC - RATES	2,400.18		170,109.02
14 Feb 2023	Transfers	Inv 027996	427.90		172,509.20
08 Feb 2023	Uncategorised	BPAY TO MBL CARD SERVICES Jan Feb sal	14,000.00		172,937.10
06 Feb 2023	Transfers	Funds transfer	1,090.00		186,937.10
01 Feb 2023	Transfers	5g jan 23	114.39		188,027.10
31 Jan 2023	Transfers	Florist payback	1,600.00		188,141.49
31 Jan 2023	Interest	MACQUARIE CMA INTEREST PAID		334.63	189,741.49
16 Jan 2023	Uncategorised	BPAY TO NAB CARDS	2,600.00		189,406.86
16 Jan 2023	Transfers	Screens	375.00		192,006.86
30 Dec 2022	Interest	MACQUARIE CMA INTEREST PAID		328.28	192,381.86
23 Dec 2022	Transfers	Gb	168.00		192,053.58
22 Dec 2022	Uncategorised	BPAY TO MBL CARD SERVICES	10,000.00		192,221.58
21 Dec 2022	Transfers	Gb	5,000.00		202,221.58
21 Dec 2022	Transfers	Gregg	140.00		207,221.58
19 Dec 2022	Transfers	Funds transfer	5,000.00		207,361.58
19 Dec 2022	Uncategorised	BPAY TO STRATAPAY-LEVY	1,329.32		212,361.58



Our Reference: JB:AP:233961

21 April 2023

Gregg Eric Buttfeld and Prudence Ann Buttfeld as trustee for Buttfeld Superannuation Fund
9 Brilliant Lane
Coomera QLD 4209

BY EMAIL: greggeb@bigpond.com.au

Dear Gregg and Prudence

RE: YOUR SALE TO WAYNE STEPHEN CORBIN & LILLIAN CATHERINE CORBIN
PROPERTY: 5G, BEACHPOINT, 3277 SURFERS PARADISE BOULEVARD, SURFERS PARADISE QLD 4217

Settlement took place on 21 April 2023.

Settlement money

On settlement, we received the sum of \$447,061.20 calculated in accordance with the attached settlement statement.

The sum of \$445,617.23 was deposited into your nominated bank account. We enclose a copy of the statement for your records.

Notice of sale

The titles office will notify relevant authorities, and future rate assessments and notices of valuation will be sent to the buyer.

Deposit and payment of the agent's commission

We have provided the agent with the required authority to account to you for the balance of the deposit after deduction of their commission. They will attend to this promptly.

Insurance

As you will appreciate, the insurance on the property can now be cancelled, and a refund of part of the premium requested. Where contents are covered, you should advise your insurer of your new address.

Taxes

If capital gains tax applies to the sale, then the relevant date of the sale is the contract date, which was 10 April 2023.

Wills

Now that your conveyancing matter is complete, and if you haven't done so already, you may like to proceed with making wills and powers of attorney. If so, please make an early appointment.

Thank you for your instructions.

Yours faithfully
Paramount Legal

Ashlea Loveday

Encl.

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SETTLEMENT STATEMENT

MATTER: Butfield as trustee to Corbin & Corbin
PROPERTY: 50/3277 Surfers Paradise Boulevard, Surfers Paradise
SETTLEMENT DATE: 21 April 2023

	Amount (\$)
CONTRACT PRICE	460,000.00
LESS DEPOSIT	<u>15,000.00</u>
	445,000.00
Plus Council Rates \$2,400.15 paid for the period 01 January 2023 to 30 June 2023 Proportion being 70/181 days	<u>928.25</u>
	445,928.25
Plus Body Corporate Fees \$1,329.32 paid for the quarter 01 April 2023 to 30 June 2023 Proportion being 70/91 days	<u>1,022.55</u>
	446,950.80
Less Water Usage Daily average based on search meter reading (28/03/2023) of 176,251,000 litres less last billed reading (20/02/2023) of 174,674,000 litres = 1,577,000 litres over 36 days = 43,806kL per day 20/02/2023 - 21/04/2023 = 60 days at 43,806kL per day = 2628,333kL Unit Entitlement 504/97231 X 2628,333kL = 13,524kL @ 448.20 cents per kL	<u>61.06</u>
	446,889.74
Plus Seller's additional legal fees	<u>330.00</u>
	447,219.74
Less Water Rates \$1,9838 + \$0.8586 x 60 days [20/2/23 to 21/4/23]	<u>158.54</u>
BALANCE ON SETTLEMENT	<u><u>\$447,061.20</u></u>

Payee	Amount (\$)
1. Pexa	123.97
2. Paramount Legal [SALE]	990.00
3. Paramount Legal [Deed of Rescission]	330.00
4. GE & PA Butfield ATF The Butfield Superannuation Fund	<u>445,617.23</u>
TOTAL	<u><u>\$447,061.20</u></u>

Prepared 17/04/2023 15:54

POSTED

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PO Box 8137
Robina Town Centre Qld 4230
Ph. 07 5578 8886
Fax. 07 5578 8899
josh@paramountlegal.com.au

Office Account Receipt

Gregg Eric Butfield and Prudence Ann Butfield as
trustees for Butfield Superannuation Fund
9 Briantani Lane
Coomera QLD 4289

Date: 21/04/2023
Receipt No.: 2918

Memo: Payment Butfield Superannuation Fund

Payment Method	Amount	Amount in words
Direct Deposit	\$1,320.00	One Thousand Three Hundred And Twenty Dollars

Invoice Date	Invoice No	Invoice Memo	Matter & Client Details	Amount
17/04/2023	7020	233961 Butfield Superannuation Fund. Sale to Corbin Prop: 5G/3277 Surfers Paradise Boulevard, Surfers Paradise, Corbin & Corbin	233961, Sale to Corbin Prop: 5G/3277 Surfers Paradise Boulevard, Surfers Paradise Butfield Superannuation Fund	\$330.00
17/04/2023	7021	233961 Butfield Superannuation Fund. Sale to Corbin Prop: 5G/3277 Surfers Paradise Boulevard, Surfers Paradise Corbin & Corbin	233961, Sale to Corbin Prop: 5G/3277 Surfers Paradise Boulevard, Surfers Paradise Butfield Superannuation Fund	\$990.00
Total:				\$1,320.00

Receipt made out by: Andrew Plass
On behalf of Paramount Legal

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TAX INVOICE

ABN: 76 657 836 407
Our Ref: JB:AP:233961
Invoice No: 7021
Date: 17 April 2023

Gregg Eric Buttfeld and Prudence Ann Buttfeld as trustee for Buttfeld Superannuation Fund
9 Brilliant Lane
Coomera QLD 4209

RE: GREGG ERIC BUTTFELD AND PRUDENCE ANN BUTTFELD AS TRUSTEE FOR BUTTFELD SUPERANNUATION FUND SALE TO CORBIN & CORBIN
PROPERTY: 5G, BEACHPOINT , 3277 SURFERS PARADISE BOULEVARD, SURFERS PARADISE QLD 4217

Table with 4 columns: Description, Amount, GST, Total. Rows include Professional Fees (\$900.00), Disbursements (\$0.00), INVOICE TOTAL (\$900.00), Less Payments received (\$990.00), Less Funds to be transferred from Trust (\$0.00), and BALANCE DUE (\$0.00).

Please see the attached schedule for details of Professional Fees and Disbursements

With Compliments
Paramount Legal

SCHEDULE OF FEES AND DISBURSEMENTS**PROFESSIONAL FEES**

Description	Amount	GST
To our professional costs for acting for you in relation to the abovementioned sale. Professionals costs include: opening file, contract preparation and review, attending settlement etc	\$900.00	\$90.00
Total	\$900.00	\$90.00

Form 2*Legal Profession Act 2007 (s 331(3))***FORM OF NOTIFICATION OF CLIENT'S RIGHTS**
Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

- requesting an itemised bill
- discussing your concerns with us
- having our costs assessed
- applying to set aside our costs agreement

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet titled *Your right to challenge legal costs*. You can ask us for a copy, or obtain it from your local law society or law institute (or download it from their website)

This account is an estimate only of our fees and is rendered on the basis that payment thereof will be accepted in full settlement of our fees herein if received by us within Seven (7) days of the date hereof.

We reserve the right to withdraw this rendered Account and substitute an 'amended' Account in form for taxation being the full amount of the itemised Account notwithstanding that it may exceed the amount of this Account.

Please note the file will be destroyed after seven (7) years from the date of the final rendered Account unless otherwise requested in writing.

14-7

Contract for Residential Lots in a Community Titles Scheme

Fourteenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society incorporated as being suitable for the sale and purchase of Residential Lots in a Community Titles Scheme in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date: 10/4/2023 If no date is inserted, the Contract Date is the date on which the last party signs the Contract

SELLER'S AGENT

NAME: Crestgate Pty Ltd as trustee for The Newlands Unit Trust T/A Professionals Newlands Real Estate

ABN: 44374832296

LICENCE NO: 1601992

ADDRESS: 2 Elkhorn Avenue

SUBURB: SURFERS PARADISE

STATE: QLD POSTCODE: 4217

PHONE: 07 5592 1464

MOBILE:

FAX:

EMAIL:

07 5592 4465

salessurfers@professionals.com.au

SELLER

NAME: Gregg Eric Buttfield As Trustee for the Buttfield Superannuation fund

ABN:

ADDRESS: 9 Brilliant Lane

SUBURB: COOMERA

STATE: QLD POSTCODE: 4209

PHONE:

MOBILE:

FAX:

EMAIL:

NAME: Prudence Ann Buttfield As Trustee for the Buttfield Superannuation fund

ABN:

ADDRESS: 9 Brilliant Lane

SUBURB: COOMERA

STATE: QLD POSTCODE: 4209

PHONE:

MOBILE:

FAX:

EMAIL:

SELLER'S SOLICITOR

NAME: Paramount Legal Conveyancing

← or any other solicitor notified to the Buyer

REP: Tanya Fournier

CONTACT:

Tanya Fournier

ADDRESS: Po Box 5137

SUBURB: Robina

STATE: QLD POSTCODE: 4230

PHONE:

MOBILE:

FAX:

EMAIL:

07 5578 8888

coveyancing@paramountlegal.com.au

INITIALS (Note, initials not required if signed with Electronic Signature)

Handwritten initials: JFS and JB

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BUYER

NAME:
Wayne Stephen Corbin

ABN:

ADDRESS: 4D Aegean

30 Laycock Street

SUBURB: SURFERS PARADISE

PHONE: MOBILE: FAX: EMAIL: STATE: QLD POSTCODE: 4217

NAME:
Lillian Catherine Corbin

ABN:

ADDRESS: 4D Aegean

30 Laycock Street

SUBURB: SURFERS PARADISE

PHONE: MOBILE: FAX: EMAIL: STATE: QLD POSTCODE: 4217

BUYER'S AGENT (if applicable)

NAME:

ABN:

LICENCE NO:

ADDRESS:

SUBURB:

PHONE: MOBILE: FAX: EMAIL: STATE: POSTCODE:

BUYER'S SOLICITOR

NAME:
Gall Standfield & Smith

← or any other solicitor notified to the Seller

REF: CONTACT:
Dennis Standfield

ADDRESS: Level 5, GCIT Building
91 Scarborough Street (PO box 259)

SUBURB: Southport

PHONE: 07 5532 5944 MOBILE: FAX: EMAIL: dstandfield@gsslaw.com STATE: QLD POSTCODE: 4215

PROPERTY

ADDRESS: 5G/3277 Surfers Paradise Boulevard
Beachpoint

SUBURB: Surfers Paradise

Description: Lot: 41 on: BUP GTP SP 3149 STATE: QLD POSTCODE: 4217

Scheme: 12006 Community Titles Scheme: Beachpoint

Title Reference: 15837099

Present Use: Residential Dwelling

Local Government: GCCC

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JSB *B*

Excluded Fixtures: Nil

Included Chattels: Nil

PRICE

Deposit Holder: Professionals Newlands Real Estate

Deposit Holder's Trust Account: Professionals Newlands Real Estate - Sales Trust Account

Bank: Macquarie Bank

BSB: 184-446 Account No: 260786793

Cyber Warning

Cyber criminals are targeting real estate transactions by sending fraudulent electronic communications (emails) impersonating lawyers and real estate agents. Before you pay any funds to another person or company using information that has been emailed to you or contained in this Contract, you should contact the intended recipient by telephone to verify and confirm the account details that have been provided to you.

Purchase Price: \$ 460,000.00

← Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

Deposit: \$ 15,000.00

Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.
Upon signing this contract.

\$ _____ Balance Deposit (if any) payable on:

Default Interest Rate: _____ %

← If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE

Finance Amount: \$ N/A

← Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.

Financier: N/A

Finance Date: N/A

BUILDING AND/OR PEST INSPECTION DATE:

Inspection Date: N/A

← If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? No Yes, listed below:

← WARNING TO SELLER: You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title in favour of other land and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

Tenancies:

TENANT'S NAME:

N/A

TERM AND OPTIONS:

N/A

← If the property is sold with vacant possession from settlement, insert 'Nil'. Otherwise complete details from Residential Tenancy Agreement.

STARTING DATE OF TERM:

ENDING DATE OF TERM:

RENT:

BOND:

\$ _____

\$ _____

INITIALS (Note: initials not required if signed with Electronic Signature)

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Managing Agent:

AGENCY NAME:

N/A

PROPERTY MANAGER:

N/A

ADDRESS:

SUBURB:

PHONE:

MOBILE:

FAX:

EMAIL:

STATE:

POSTCODE:

POOL SAFETY FOR NON-SHARED POOLS

Complete the following questions if there is a non-shared pool in the Lot

Q1. Is there a non-shared pool on the Lot?

- Yes
- No

Q2. If the answer to Q1 is Yes, is there a Pool Compliance Certificate for the non-shared pool at the time of contract?

- Yes
- No

← WARNING TO SELLER: Under clause 5.3(1)(e) the Seller must provide a Pool Compliance Certificate at settlement. If there is no Pool Compliance Certificate at the Contract Date you must give a Notice of No Pool Safety Certificate to the Buyer prior to entering into this contract.

STATUTORY WARRANTIES AND CONTRACTUAL RIGHTS

The Seller gives notice to the Buyer of the following matters:

(a) Latent or Patent Defects in Common Property or Body Corporate Assets (section 223(a)(b))*
None known to the knowledge of the Seller

(b) Actual or Contingent or Expected Liabilities of Body Corporate (section 223(2)(c)(d))*
None known to the knowledge of the Seller

(c) Circumstances in Relation to Affairs of Body Corporate (section 223(3))*
None known to the knowledge of the Seller

(d) Exceptions to Warranties in clause 7.4(4)*
None known to the knowledge of the Seller

(e) Proposed Body Corporate Resolutions (clause 8.4)*
None known to the knowledge of the Seller

← WARNING TO SELLER: The Body Corporate and Community Management Act 1997 and the Contract include warranties by the Seller about the Body Corporate and the Scheme land. Breach of a warranty may result in a damages claim or termination by the Buyer. Seller should consider whether to carry out an inspection of the Body Corporate records to complete this section.

*Include in attachment if insufficient space

ADDITIONAL BODY CORPORATE INFORMATION

Interest Schedule Lot Entitlement of Lot:

Refer to Disclosure Statement

Aggregate Interest Schedule Lot Entitlement:

Refer to Disclosure Statement

Contribution Schedule Lot Entitlement of Lot:

Refer to Disclosure Statement

Aggregate Contribution Schedule Lot Entitlement:

Refer to Disclosure Statement

INITIALS (Note: initials not required if signed with Electronic Signature)

14/11

INSURANCE POLICIES

Insurer: Refer to Disclosure Statement Policy No: _____

Building: _____

Public Liability: _____

Other: _____

ELECTRICAL SAFETY SWITCH AND SMOKE ALARM *This section must be completed unless the Lot is vacant*

The Seller gives notice to the Buyer that an Approved Safety Switch for the General Purpose Socket Outlets is:

- (select whichever is applicable)
- installed in the residence
 - not installed in the residence

← **WARNING:** By giving false or misleading information in this section, the Seller may incur a penalty. The Seller should seek expert and qualified advice about completing this section and not rely on the Seller's Agent to complete this section.

The Seller gives notice to the Buyer that smoke alarms complying with the Smoke Alarm Requirement Provision are:

- (select whichever is applicable)
- Installed in the residence
 - not installed in the residence

← **WARNING:** Under clause 7.8 the Seller must install smoke alarms complying with the Smoke Alarm Requirement Provision in any domestic dwelling on the Lot. Failure to do so is an offence under the Fire and Emergency Services Act 1990.

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with section 83 of the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 that the Land:

- (select whichever is applicable)
- is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Lot or
 - is affected by an application to, or an order made by, QCAT in relation to a tree on the Lot, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

← **WARNING:** Failure to comply with section 83 Neighbourhood Disputes (Dividing Fences and Trees Act) 2011 by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Lot for a creditable purpose?

- (select whichever is applicable)
- Yes
 - No

← **WARNING:** the Buyer warrants in clause 2.5(6) that this information is true and correct.

[Note: An example of an acquisition for a creditable purpose would be the purchase of the Land by a building contractor, who is registered for GST, for the purposes of building a house on the Land and selling it in the ordinary course of its business.]

The Seller gives notice to the Buyer in accordance with section 14-255(1)(a) of the Withholding Law that:

- (select whichever is applicable)
- the Buyer is not required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property
 - the Buyer is required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property. Under section 14-255(1) of the Withholding Law, the Seller is required to give further details prior to settlement.

← **WARNING:** All sellers of residential premises or potential residential land are required to complete this notice. Section 14-250 of the Withholding Law applies to the sale of 'new residential premises' or 'potential residential land' (subject to some exceptions) and requires an amount to be withheld from the Purchase Price and paid to the ATO. The Seller should seek legal advice if unsure about completing this section.

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[Handwritten signatures]

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SPECIAL CONDITIONS

1. The Buyer acknowledges that the Buyer has not relied upon any representations by the Seller, the Sellers Agent, or any other person or corporation in or about entering into this Contract, other than as set out herein and that the conditions and stipulations herein constitute the only agreement between the Buyer and Seller.

SETTLEMENT

Settlement Date: 21st April 2023

← or any later date for settlement in accordance with clauses 6.2, 6.3, 10.5, 11.4 or any other provision of this Contract.

WARNING: The Settlement Date as stated may change. Read clauses 6.2, 6.3, 10.5 and 11.4. If you require settlement on a particular date, seek legal advice prior to signing.

Place for Settlement: Gold Coast

← If Brisbane is inserted, or this is not completed, this is a reference to Brisbane CBD.

SIGNATURES

The contract may be subject to a 5 business day statutory cooling-off period. A termination penalty of 0.25% of the purchase price applies if the Buyer terminates the contract during the statutory cooling-off period. It is recommended the Buyer obtain an independent property valuation and independent legal advice about the contract and his or her cooling-off rights, before signing.

Buyer: [Signature]

Witness: [Signature]

Buyer: [Signature]

Witness: [Signature]

By placing my signature above, I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

(Note: No witness is required if the Buyer signs using an Electronic Signature)

Seller: [Signature]

Witness: [Signature]

Seller: [Signature]
By placing my signature above, I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

Witness: [Signature]
(Note: No witness is required if the Seller signs using an Electronic Signature)

INITIALS (Note: initials not required if signed with Electronic Signature)

[Handwritten initials]

14-13

**TERMS OF CONTRACT
FOR RESIDENTIAL LOTS IN A COMMUNITY TITLES SCHEME**

1. DEFINITIONS

1.1 In this contract, terms in bold in the Reference Schedule and the Disclosure Statement have the meanings shown opposite them and unless the context otherwise requires:

- (a) **"Approved Safety Switch"** means a residual current device as defined in the *Electrical Safety Regulation 2013*;
- (b) **"ATO"** means the Australian Taxation Office;
- (c) **"ATO Clearance Certificate"** means a certificate issued under section 14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
- (d) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer;
- (e) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959 (Cth)*.
- (f) **"Body Corporate"** means the body corporate of the Scheme;
- (g) **"Body Corporate Debt"** has the meaning in the Regulation Module but excludes the Body Corporate Levies for the period which includes the Settlement Date;
- (h) **"Body Corporate Levies"** means regular periodic contributions levied on the owner of the Lot (including, if applicable, levied under an exclusive use by-law) excluding any Special Contribution;
- (i) **"Bond"** means a bond under the *Residential Tenancies and Rooming Accommodation Act 2008*;
- (j) **"Building"** means any building that forms part of the Lot or in which the Lot is situated;
- (k) **"Building Inspector"** means a person licensed to carry out completed residential building inspections under the *Queensland Building and Construction Commission Regulations 2003*;
- (l) **"Business Day"** means a day other than:
 - (i) a Saturday or Sunday
 - (ii) a public holiday in the Place for Settlement; and
 - (iii) a day in the period 27 to 31 December (inclusive).
- (m) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
- (n) **"Contract Date"** or **"Date of Contract"** means:
 - (i) the date inserted in the Reference Schedule as the Contract Date; or
 - (ii) if no date is inserted, the date on which the last party signs this contract;
- (o) **"Court"** includes any tribunal established under statute;
- (p) **"Digitally Sign"** and **"Digital Signature"** have the meaning in the ECNL;
- (q) **"Disclosure Statement"** means the statement under section 206 (existing lot) or section 213 (proposed lot) of the *Body Corporate and Community Management Act 1997*;
- (r) **"ECNL"** means the Electronic Conveyancing National Law (Queensland);
- (s) **"Electronic Conveyancing Documents"** has the meaning in the *Land Title Act 1994*;
- (t) **"Electronic Lodgement"** means lodgement of a document in the Land Registry in accordance with the ECNL;
- (u) **"Electronic Settlement"** means settlement facilitated by an ELNO System;
- (v) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (w) **"Electronic Workspace"** means a shared electronic workspace within the ELNO System nominated by the Seller that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement;
- (x) **"ELNO"** has the meaning in the ECNL;
- (y) **"ELNO System"** means a system provided by an ELNO capable of facilitating Financial Settlement and Electronic Lodgement in Queensland;
- (z) **"Encumbrances"** includes:
 - (i) unregistered encumbrances
 - (ii) statutory encumbrances; and
 - (iii) Security Interests.
- (aa) **"Essential Term"** includes, in the case of breach by:
 - (i) the Buyer: clauses 2.2, 2.5(1), 2.5(5), 5.1 and 6.1; and
 - (ii) the Seller: clauses 2.5(5), 5.1, 5.3(1)(a) – (e), 5.5 and 6.1;but nothing in this definition precludes a Court from finding other terms to be essential;
- (bb) **"Exclusive Use Areas"** means parts of the common property for the Scheme allocated to the Lot under an exclusive use by-law;
- (cc) **"Extension Notice"** means a notice under clause 6.2(1);
- (dd) **"Financial Institution"** means a Bank, Building Society or Credit Union;
- (ee) **"Financial Settlement"** means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule;
- (ff) **"Financial Settlement Schedule"** means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts;
- (gg) **"General Purpose Socket Outlet"** means an electrical socket outlet as defined in the *Electrical Safety Regulation 2013*;
- (hh) **"GST"** means the goods and services tax under the *GST Act*;
- (ii) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and includes other GST related legislation;
- (jj) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;
- (kk) **"Improvements"** means all fixed structures in the Lot (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (ll) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
- (mm) **"Land"** means the scheme land for the Scheme;


INITIALS (Note: initials not required if signed with Electronic Signature)

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(nn) "Outgoings" means:

- (i) rates or charges on the Lot by any competent authority (for example, council rates, water rates, fire service levies) but excludes land tax; and
 - (ii) Body Corporate Levies.
- (oo) "Pest Inspector" means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulations 2003*;
- (pp) "Pool Compliance Certificate" means:
- (i) a Pool Safety Certificate under section 231C(a) of the *Building Act 1975*; or
 - (ii) a building certificate that may be used instead of a Pool Safety Certificate under section 246AN(2) of the *Building Act 1975*; or
 - (iii) an exemption from compliance on the grounds of impracticality under section 245B of the *Building Act 1975*;
- (qq) "PPSR" means the Personal Property Securities Register established under *Personal Property Securities Act 2009* (Cth);
- (r) "Property" means:
- (i) the Lot;
 - (ii) the right to any Exclusive Use Areas;
 - (iii) the Improvements;
 - (iv) the Included Chattels;
- (ss) "Regulation Module" means the regulation module for the Scheme;
- (tt) "Rent" means any periodic amount, including outgoings, payable under the Tenancies;
- (uu) "Reserved Items" means the Excluded Fixtures and all Chattels in the Lot and Exclusive Use Areas other than the Included Chattels;
- (vv) "Scheme" means the community titles scheme containing the Lot;
- (ww) "Security Interests" means all security interests registered on the PPSR over Included Chattels and Improvements;
- (xx) "Services" means infrastructure for the provision of services including water, gas, electricity, telecommunications, sewerage or drainage;
- (yy) "Smoke Alarm Requirement Provision" has the meaning in section 104RA of the *Fire and Emergency Services Act 1990*;
- (zz) "Special Contribution" means an amount levied by the Body Corporate under the Regulation Module for a liability for which no provision or inadequate provision has been made in the budget of the Body Corporate.
- (aaa) "Transfer Documents" means:
- (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (bbb) "Transport Infrastructure" has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (ccc) "Withholding Law" means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

1.2 Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this contract unless the context indicates otherwise.

2. PURCHASE PRICE

2.1 GST

- (1) Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.
- (2) If a party is required to make any other payment or reimbursement under this contract, that payment or reimbursement will be reduced by the amount of any input tax credits to which the other party (or the representative member for a GST group of which it is a member) is entitled.

2.2 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) Subject to clause 2.2(4), if the Buyer:
 - (a) effects an electronic transaction to pay all or part of the Deposit to the account of Deposit Holder on a day;
 - (b) provides written evidence to the Deposit Holder that the electronic transaction has occurred; and
 - (c) does not take any action to defer the payment to the Deposit Holder to a later day,the payment is taken to be received by the Deposit Holder on the day the Buyer effects the electronic transaction even if, because of circumstances beyond the Buyer's control, the payment to the Deposit Holder's account happens on a later day.
- (4) If the Buyer has complied with clause 2.2(3) but the Deposit Holder has not received the payment by the due date:
 - (a) the Seller may give the Buyer notice that the payment has not been received by the Deposit Holder; and
 - (b) if the payment has not been paid into the account of the Deposit Holder by 5pm on the date 2 Business Days after the Seller's notice under clause 2.2(4)(a) is given to the Buyer then clause 2.2(3) will not apply and the Buyer will be in default.
- (5) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.3 Investment of Deposit

If:

- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
 - (2) it is lawful to do so;
- the Deposit Holder must:
- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).

2.4 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer;
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.

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- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.5 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by Bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, reference to a "Bank cheque" in clause 2.5:
 - (a) includes a cheque drawn by a Building Society or Credit Union on itself;
 - (b) does not include a cheque drawn by a Building Society or Credit Union on a Bank;
 and the Seller is not obliged to accept a cheque referred to in clause 2.5(2)(b) on the Settlement Date.
- (3) If both the following apply:
 - (a) the sale is not an excluded transaction under section 14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or
 - (ii) a variation notice under section 14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,
 then:
 - (c) for clause 2.5(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
 - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.5(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
 - (a) the Property includes items in addition to the Lot and Improvements; and
 - (b) no later than 2 Business Days before the Settlement Date, the Seller gives the Buyer a valuation of the Lot and Improvements prepared by a registered valuer,
 in which case the market value of the Lot and Improvements will be as stated in the valuation.

- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
 - (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount.
 - (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.6 Adjustments

- (1) Rent and Outgoings must be apportioned between the parties in accordance with this clause 2.6 and any adjustments paid and received on settlement so that:
 - (a) the Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date; and
 - (b) the Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.6(3), 2.6(5) and 2.6(17), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority or the Body Corporate advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Lot at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the interest schedule lot entitlement of the Lot to the aggregate interest schedule lot entitlement of the Scheme; and

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- (b) If an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) The Seller is liable for land tax assessed on the Lot for the financial year current at the Settlement Date. If land tax is unpaid at the Settlement Date and the Queensland Revenue Office advises that it will issue a final clearance for the Lot on payment of a specified amount, then the Seller irrevocably directs the Buyer to draw a bank cheque for the specified amount from the Balance Purchase Price at settlement and the Buyer must pay it promptly to the Queensland Revenue Office.
- (5) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (6) If any Outgoings are assessed but unpaid at the Settlement Date, then the Seller irrevocably directs the Buyer to draw a bank cheque for the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority or the Body Corporate, as appropriate. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.6(2).
- (7) Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
- (8) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (9) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (10) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.6(7), 2.6(8) and 2.6(9) and 2.6(10).
- (11) Payments under clause 2.6(10) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (12) The Seller is liable for:
 - (a) any Special Contribution for which a levy notice has been issued on or before the Contract Date; and
 - (b) any other Body Corporate Debt (including any penalty or recovery cost resulting from non-payment of a Body Corporate Debt) owing in respect of the Lot at settlement.

The Buyer is liable for any Special Contribution levied after the Contract Date.
- (13) If an amount payable by the Seller under clause 2.6(12) is unpaid at the Settlement Date, the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Body Corporate.
- (14) For the purposes of clause 2.6(12), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.
- (15) The cost of Bank cheques payable at settlement:
 - (a) to the Seller or its mortgagee are the responsibility of the Buyer; and

- (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller and the Seller will reimburse this cost to the Buyer as an adjustment at settlement.
- (16) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank Cheque without the consent of the Buyer.
- (17) Upon written request by the Buyer, the Seller will, before settlement, give the Buyer a written statement, supported by reasonable evidence, of:
 - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.6.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
 - (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
 - (2) the finance condition has been either satisfied or waived by the Buyer.
- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. BUILDING AND PEST INSPECTION REPORTS

- 4.1 This contract is conditional on the Buyer obtaining a written building report from a Building Inspector and a written pest report from a Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- 4.2 The Buyer must give notice to the Seller that:
 - (a) a satisfactory Inspector's report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (b) clause 4.1 has been either satisfied or waived by the Buyer.
- 4.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2.

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5. SETTLEMENT

5.1 Time and Date

- (1) Settlement must occur:
 - (a) between 9am and 4pm AEST on the Settlement Date; and
 - (b) subject to clause 5.1(2), in the Place for Settlement at the office of a solicitor, Financial Institution or settlement agent nominated by the Seller.
- (2) If the Seller has not nominated an office under clause 5.1(1)(b) or the parties have not otherwise agreed where settlement is to occur by 5pm on the date 2 Business Days before the Settlement Date, section 61(2)(c) of the *Property Law Act 1974* applies.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Queensland Revenue Office nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - (a) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (b) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (c) if requested by the Buyer not less than 2 Business Days before the Settlement Date, the Keys; and
 - (d) if there are Tenancies:
 - (i) the Seller's copy of any Tenancy agreements;
 - (ii) a notice to each tenant advising of the sale in the form required by law; and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
 - (e) a copy of a current Pool Compliance Certificate for each regulated pool on the Lot unless:
 - (i) the Seller has done this before settlement; or
 - (ii) the Seller has given the Buyer a notice under section 28 of the *Building Regulation 2021* (Notice of No Pool Safety Certificate) before entry into this contract.
- (2) If the Keys are not required to be delivered at settlement under clause 5.3(1)(c), the Seller must deliver the Keys to the Buyer on or before settlement. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer the benefit of all:

- (1) covenants by the tenants under the Tenancies;
- (2) guarantees and Bonds (subject to the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*) supporting the Tenancies; and
- (3) manufacturers' warranties regarding the Included Chattels;

(4) builders' warranties on the Improvements; to the extent that they are assignable and the Buyer accepts the assignment. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Lot and Exclusive Use Areas except for the Tenancies. Title to the Included Chattels passes at settlement.

5.6 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.6(2) or 5.6(3).

6. TIME

6.1 Time of the Essence

Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Extension of Settlement Date

- (1) Either party may, at any time up to 4pm on the Settlement Date, extend the Settlement Date by giving a notice under this clause nominating a new date for settlement which must be no later than 5 Business Days after the Scheduled Settlement Date.
- (2) The Settlement Date will be the date specified in the Extension Notice and time is of the essence in respect of this date.
- (3) More than one Extension Notice may be given under clause 6.2(1) but the new date for settlement nominated in an Extension Notice may not be a date later than 5 Business Days after the Scheduled Settlement Date.
- (4) In this clause 6.2, "Scheduled Settlement Date" means the Settlement Date specified in the Reference Schedule as extended:
 - (a) by agreement of the parties; or
 - (b) under clause 6.3 or 11.4,
 but excludes any extension of the Settlement Date as a result of the operation of this clause 6.2.

6.3 Delay Event

- (1) This clause 6.3 applies if a party is unable to perform a settlement obligation solely as a consequence of a Delay Event but does not apply where the inability is attributable to:
 - (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
 - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.

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- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.3(4) has been given or not, either party may give the other party a Notice to Settle.
- (6) A Notice to Settle must be in writing and state:
 - (a) that the Suspension Period has ended; and
 - (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date;
 - (c) that time is of the essence.
- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.3:
 - (a) "Affected Party" means a party referred to in clause 6.3(1);
 - (b) "Delay Event" means:
 - (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency; or
 - (v) if clause 2.5 applies, the computer system operated by the ATO for the GST Withholding notifications referred to in clause 2.5(5)(c) is inoperative;
 - (c) "Government Agency" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
 - (d) "Settlement Obligations" means, in the case of the Buyer, its obligations under clauses 2.5(1), 2.5(5)(b) and (c) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) - (e) and 5.5;
 - (e) "Suspension Period" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a settlement obligation solely as a consequence of a Delay Event.

7.4 Seller's Warranties

- (1) The Seller's warranties in clauses 7.4(2), 7.4(3) and 7.4(4) apply except to the extent disclosed by the Seller to the Buyer:
 - (a) in this contract; or
 - (b) in writing before the Buyer signed this contract.
- (2) The Seller warrants that at the Contract Date:
 - (a) there is no outstanding notice under section 246AG, 247 or 248 of the *Building Act 1975* or section 167 or 168 of the *Planning Act 2016* that affects the Property;
 - (b) the Seller has not received any communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(2)(a) or a notice or order referred to in clause 7.6(1);
 - (c) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the Property;
 - (d) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Land;
 - (e) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of the *Environmental Protection Act 1994*.
- (3) The Seller warrants that at settlement:
 - (a) it will be the registered owner of an estate in fee simple in the Lot and will own the Improvements and Included Chattels;
 - (b) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (c) there will be no unsatisfied Court order or writ of execution affecting the Property.
- (4) The Seller warrants that at the Contract Date:
 - (a) there is no unregistered lease, easement or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate assets;
 - (b) there is no proposal to record a new community management statement for the Scheme and it has not received a notice of a meeting of the Body Corporate to be held after the Contract Date or notice of any proposed resolution or a decision of the Body Corporate to consent to the recording of a new community management statement for the Scheme;
 - (c) all Body Corporate consents to improvements made to common property and which benefit the Lot, or the registered owner of the Lot, are in force; and
 - (d) the Additional Body Corporate Information is correct (if completed).
- (5) If the Seller breaches a warranty in clause 7.4(2) or 7.4(3), the Buyer may terminate this contract by notice to the Seller given before settlement.
- (6) If:
 - (a) the Seller breaches a warranty in clause 7.4(4); or
 - (b) the Additional Body Corporate Information is not completed;
 and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given before settlement but may not claim damages or compensation.
- (7) Clauses 7.4(5) and 7.4(6) do not restrict any statutory rights the Buyer may have which cannot be excluded by this contract.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

- The Lot is sold subject to:
- (1) the *Body Corporate and Community Management Act 1997* and the by-Laws of the Body Corporate; and
 - (2) any reservations or conditions on the title or the original Deed of Grant.

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances, Tenancies, statutory easements implied by part 6A of the *Land Title Act 1994* and interests registered on the common property for the Scheme.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

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(8) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Lot.
- (2) If:
 - (a) there is an error in the boundaries or area of the Lot;
 - (b) there is an encroachment by structures onto or from the Lot that is not protected by statutory easement under Part 6A of the *Land Title Act 1994*; or
 - (c) there are Services which pass through the Lot that do not service the Lot and are not:
 - (i) protected by any Encumbrance disclosed to the Buyer in this contract; or
 - (ii) protected by the statutory easements under Part 6A of the *Land Title Act 1994*; or
 - (d) there is a mistake or omission in describing the Lot or the Seller's title to it,

which is material, the Buyer may terminate this contract by notice to the Seller given before settlement.

- (3) If a matter referred to in clause 7.5(2) is:
 - (a) immaterial; or
 - (b) material, but the Buyer elects to complete this contract;

the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing before settlement.

- (4) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(3).

7.6 Requirements of Authorities

- (1) Any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property must be fully complied with:
 - (a) If issued before the Contract Date: by the Seller before the Settlement Date, unless clause 7.6(4) applies; or
 - (b) if issued on or after the Contract Date: by the Buyer unless clause 7.6(3) applies.
- (2) If the Seller fails to comply with clause 7.6(1)(a), the Buyer is entitled to claim the reasonable cost of complying with the notice or order from the Seller after settlement as a debt.
- (3) If any notice or order referred to in clause 7.6(1)(b) is required to be complied with before the Settlement Date:
 - (a) the Seller must comply with the notice or order; and
 - (b) at settlement, the Buyer must pay the reasonable costs incurred by the Seller in doing so,

unless the Buyer directs the Seller not to and indemnifies the Seller against any liability incurred for failure to comply with the notice or order.

- (4) The Buyer must comply with any notice or order referred to in clause 7.6(1) which is disclosed by the Seller to the Buyer:
 - (a) in this contract; or
 - (b) in writing before the Buyer signed this contract.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;
 - (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;

(v) access to the Land or the Lot, through other land; 14.19

- (d) any Services to the Land or the Lot which pass through other land are not protected by a registered easement, building management statement or statutory authority (including statutory easements under Part 6A of the *Land Title Act 1994*);
- (e) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
- (f) there is an outstanding condition of a development approval attaching to the Lot under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(d);
- (g) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
- (h) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*; or
- (i) there is a charge against the Lot under s104 of the *Foreign Acquisitions and Takeovers Act 1975*,

and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given before settlement.

- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- (3) The Seller authorises the Buyer to:
 - (a) inspect records held by any authority, including Security Interests on the PPSR, relating to the Property or the Land; and
 - (b) apply for a certificate of currency of the Body Corporate's Insurance from any Insurer.

7.8 Compliant Smoke Alarms

- (1) The Seller must install smoke alarms in any domestic dwelling on the Lot in accordance with the Smoke Alarm Requirement Provision by the Settlement Date.
- (2) If the Seller fails to comply with clause 7.8(1), the Buyer is entitled to an adjustment at settlement equal to 0.15% of the Purchase Price but only if claimed by the Buyer in writing on or before settlement. This is the Buyer's only remedy for non-compliance with clause 7.8(1).

7.9 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of building any dividing fence between the Lot and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- (1) once to read any meter;
- (2) for inspections under clause 4;
- (3) once to inspect the Property before settlement;
- (4) once to value the Property before settlement; and
- (5) once to carry out an inspection for smoke alarms installed in the Property.

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8.3 Seller's Obligations After Contract Date

- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Tenancies that may significantly alter them or result in later expense for the Buyer.
- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work or expenditure on the Property, give a copy to the Buyer.
- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer.

8.4 Body Corporate Meetings

- (1) The Seller must promptly give the Buyer a copy of:
 - (a) any notice it receives of a proposed meeting of the Body Corporate to be held after the Contract Date; and
 - (b) resolutions passed at that meeting and prior to settlement.
- (2) The Buyer may terminate this contract by notice in writing to the Seller given before settlement if it is materially prejudiced by:
 - (a) any resolution of the Body Corporate passed after the Contract Date, other than a resolution, details of which are disclosed to the Buyer in this contract; or
 - (b) where the Scheme is a subsidiary scheme, any resolution of a Body Corporate of a higher scheme.
- (3) In clause 8.4(2) a resolution includes a decision of the Body Corporate Committee to consent to recording a new community management statement.
- (4) If the Buyer is not given a copy of the resolutions before settlement, it may sue the Seller for damages.

8.5 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR;
- (4) the Local Government rate account number for the Lot; and
- (5) further copies or details if those previously given cease to be complete and accurate.

8.6 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

- (1) If the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract under this clause.
- (2) Clause 9.1 does not limit any other right or remedy of the parties including those under this Contract or any right at law or in equity.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.3 If Buyer Affirms

If the Buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

(1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:

- (a) any deficiency in price on a resale; and
- (b) its expenses connected with any repossession, any failed attempt to resell, and the resale, provided the resale settles within 2 years of termination of this contract.

(2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.

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- (c) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. GENERAL

10.1 Seller's Agent

The Seller's Agent is appointed as the Seller's agent to introduce a Buyer.

10.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

10.3 Duty

The Buyer must pay all duty on this contract.

10.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or notices required to be given by law may be given by:
- (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
 - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 10.4(5), a notice given after this contract is entered into in accordance with clause 10.4(3) will be treated as given:
- (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
 - (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 10.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 10.4(3)(c) and clause 12.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.
- (9) A communication given using a messaging system in an ELNO System is not a notice for the purpose of this contract.

10.5 Business Days

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- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.
- (3) If clause 11 applies and the Settlement Date falls on a day on which both the Sydney and Melbourne offices of the Reserve Bank of Australia are closed, the Settlement Date will be taken to be the next Business Day.

10.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

10.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

10.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

10.9 Interpretation

(1) Plurals and Genders

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a Body Corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

(3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

(4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

(5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

(6) Calculating Time

If anything is permitted or required to be done:

- (a) a number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date;
Example: If the Settlement Date falls on a Friday, 2 days before the Settlement Date is Wednesday.
- (b) "at least" a number of days or Business Days before a specified date or a clear number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date and excluding the day on which the thing may or must be done;
Example: If the Settlement Date falls on a Friday, at least 2 days before the Settlement Date or 2 clear days before the Settlement Date is Tuesday.

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[Handwritten signatures]

- (c) a number of days or Business Days after a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date.

Example: if the Contract Date falls on a Monday, 2 days after the Contract Date is Wednesday.

10.10 Counterparts

- (1) This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.
- (2) A counterpart may be electronic and signed using an Electronic Signature.

11. ELECTRONIC SETTLEMENT

11.1 Application of Clause

Clause 11:

- (a) applies if the form of transfer under the *Land Title Act 1994* required to transfer title in the Land to the Buyer is a required instrument to which section 5(1) of the *Land Title Regulation 2022* applies;
- (b) continues to apply even if section 5(2)(a)(ii) of the *Land Title Regulation 2022* applies; and
- (c) overrides any other provision of this contract to the extent of any inconsistency.

11.2 Nomination of ELNO System and Completion of Electronic Workspace

- (1) The Seller must nominate the ELNO System to be used for the Electronic Settlement. Despite clause 10.4(9), the Seller may nominate the ELNO System by sending or accepting an invitation to an Electronic Workspace in an ELNO System.
- (2) The parties must:
 - (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and
 - (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (3) If the parties cannot agree on a time for settlement, the time to be nominated in the Electronic Workspace is 4pm AEST.
- (4) If any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
 - (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.
- (5) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days before settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (b) the Buyer and the seller authorise the Deposit Holder to make the payment in clause 11.2(5)(a);
 - (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

11.3 Electronic Settlement

- (1) Clauses 5.1(1)(b), 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.5(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.5(3)(c), (e) and (f); and
 - (b) clause 2.5(5)(d) and (e), (as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.
- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d) and (e) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(c) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has not done something in the Electronic Workspace.
- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

11.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Queensland Revenue Office, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative or unavailable, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

11.5 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

12. ELECTRONIC CONTRACT AND DISCLOSURE

12.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

12.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

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yes B



Disclosure Statement

Body Corporate and Community Management Act 1997
Section 206.

14-23

Body Corporate

Body Corporate for: BEACHPOINT Community Titles Scheme 12006
Lot No: 41 on BUP 3149
Address: 3277 GOLD COAST HIGHWAY, SURFERS PARADISE QLD 4217

PRESCRIBED INFORMATION

Secretary of Body Corporate

Name: RAWDEN YUILLE C/- AM STRATA
Address: PO BOX 3259, SOUTHPORT QLD 4215
Telephone: 5526 4100

Body Corporate Manager

Name: AM STRATA
Address: GROUND FL, 36-39 SCARBOROUGH ST, SOUTHPORT QLD 4215
Telephone: 5526 4100

Body Corporate Committee

Is there a Committee for the Body Corporate? Yes No

If there is a committee, is the Body Corporate Manager engaged to perform the functions of the committee? Yes No

** Do not complete if there is no Committee for the Body Corporate*

Annual Contributions and Levies

The amount of annual contributions currently fixed by the body corporate as payable by the owner of a lot for the financial year ended 31/12/2022 are:

Administrative Fund: \$4,333.44 GROSS (INCL. GST) PER ANNUM, PAYABLE each year by instalments in advance on the FIRST day of each QUARTER. SUBJECT TO 10% DISCOUNT

Sinking Fund: \$1,402.67 GROSS (INCL. GST) PER ANNUM, PAYABLE each year by instalments in advance on the FIRST day of each QUARTER. SUBJECT TO 10% DISCOUNT

Insurance Levies not included Admin Fund: NOTHING SIGHTED IN RECORDS PROVIDED

Monetary Liability Under Exclusive Use: NOTHING SIGHTED IN RECORDS PROVIDED

Special Levy: NOTHING SIGHTED IN RECORDS PROVIDED

Other: LEVIES ARE FOR THE YEAR ENDING 31.12.22. REFER TO LEVY STATEMENT FOR THE FIRST TWO INTERIM LEVIES OF THE CURRENT FINANCIAL YEAR. ADVISED NO AGENDA AGM 2023 AVAILABLE AT TIME OF SEARCH.

CONTRIBUTION LOT ENTITLEMENTS: 504 AGGREGATE: 97,231

INTEREST SCHEDULE ENTITLEMENTS: 504 AGGREGATE: 97,231

Improvements on Common Property for which Buyer will be Responsible

NOTHING SIGHTED IN RECORDS PROVIDED

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Body Corporate Assets Required to be Recorded on Register NOTHING SIGHTED IN RECORDS PROVIDED

Information prescribed under Regulation Module

NIL

Sinking Fund

Balance of Sinking Fund:

\$802,837.35 as at 2/3/23. REFER TO BALANCE SHEET ATTACHED

Insurance

Insurer:
Policy No:
Building:
Public Liability:

STRATA COMMUNITY INSURANCE
QRSC21009218
\$85,568,333.00
\$50,000,000.00

Other:

COMMON CONTENTS \$855,884, LOSS OF RENT \$12,835,250, VOLUNTARY WORKERS \$200,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS \$10,000,000, MACHINERY BREAKDOWN \$100,000, CATASTROPHE \$12,835,250, LOT OWNERS FIXTURES \$300,000. POLICY EXPIRES 30/12/2023

Signing

[Signature]

Seller/Seller's Agent

5/4/23

Date

[Signature]
Witness

Buyer's Acknowledgement

The Buyer acknowledges:

- having received and read this statement from the Seller

[Signature]
Buyer

- 6 APR 2023

Date

[Signature]
Witness

The information in this report has been prepared after a personal inspection of the records as presented to our searcher by the Secretary of the Body Corporate and no responsibility will be accepted for any errors or omissions

This report was prepared on 2ND day of MARCH, 2023

https://pentons-my.sharepoint.com/personal/admin_pentons_com_au/Documents/Data/Body Corporates/BEACHPOINT CTS 12088/Short Disclosure/230382.SD.LOT41.LB.docx

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Body Corporate and Community Management Act 1997
Section 204
Body Corporate and Community Management (Standard Module)
Roll of Lots and Entitlements

BEACHPOINT CTS 12006

LOT NO. 41 UNIT NO. 5G PLAN NO. 3149 TYPE: B.F.P. A/C NO: 02100041

ORIGINAL OWNER

Name of Original Owner of Lot	Residential Address of Original Owner	Address for service of notices on Original Owner
Mr & Mrs G Buttfield Atf The Buttfield Superannuation Fund	9 Brilliant Lane Coomera Waters QLD 4209	9 Brilliant Lane Coomera Waters QLD 4209

CONTRIBUTION ENTITLEMENTS

Contribution Entitlements	Date of Registration
504	17/03/18

INTEREST ENTITLEMENTS

Interest Entitlement	Date of Registration
504	17/03/18

NAME AND ADDRESS OF OWNER(S)

Full Name of Owner(s)	Residential Address	Address for service of notice on Owner(s)	Date of notice
G Buttfield Atf The Buttfield Superannuation Fund	9 Brilliant Lane Coomera Waters QLD 4209	9 Brilliant Lane Coomera Waters QLD 4209	18/04/18

LESSEE

Full name of lessee of lot	Address for service of notices	Type of Notice	Receipt of Notice	Term

LETTING AGENT

Full name of Letting Agent	Address for service of notices	Date of receipt of appointment notice	Date of receipt of withdrawal notice

MORTGAGEE

Full name of mortgagee	Address for service of notices	Type of Notice	Date of receipt of notice

BEACHPOINT CTS 12006
LOT NO. 41 UNIT NO. 5G PLAN NO. 3149 TYPE: B.F.P. A/C NO: 02100041

NOMINEES

Name of Corporation	Nominee for	Ranking	Full name of company nominee	Date of receipt of notice
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REPRESENTATIVE

Full name representative	Address for service of notices	Capacity	Date of receipt of notice
--------------------------	--------------------------------	----------	---------------------------

POWER OF ATTORNEY

Full name Power of Attorney	Attorney for	Address for service of notices	Date of receipt of notice
-----------------------------	--------------	--------------------------------	---------------------------



AM Strata Pty Ltd
 ABN 63 132 153 578
 An Agent for the AM Strata Group
 enquiries@amstrata.com.au
 amstrata.com.au

p 07 5526 4100
 f 07 5526 4811
 Kay House
 35-39 Scarborough Street
 PO Box 3259
 Southport QLD 4215

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BEACHPOINT CTS 12006

ABN 18 033 742 632

STATEMENT

G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209

Transfer Date:
 17/03/18

Statement Period			
01 Jan 22 to 09 Jan 23			
A/c No	41	Lot No	41
Page Number	1 of 2	Unit No	5G

Date	Type	Details	Reference	Debit	Credit	Balance	
		Brought forward					0.00
01/01/22	Admin Fund	01/01/22 To 31/03/22	I0004301			1,092.60	
01/01/22	Sinking Fund	01/01/22 To 31/03/22	I0004443	360.56		1,453.16	
27/01/22	Receipt	Admin Fund	R0002745		1,092.60	360.56	
27/01/22	Receipt	Sinking Fund	RA002745		360.56	0.00	
15/02/22	Admin Fund	01/04/22 To 30/06/22	I0004585	1,092.60		1,092.60	
15/02/22	Sinking Fund	01/04/22 To 30/06/22	I0004727	360.56		1,453.16	
03/03/22	Receipt	Admin Fund	R0002792		983.34	469.82	
03/03/22	Receipt	Sinking Fund	RA002792		324.60	145.32	
03/03/22	Discount	Admin Discount	RB002792		109.26	36.06	
03/03/22	Discount	Sink Discount	RC002792		36.06	0.00	
16/05/22	Admin Fund	01/07/22 To 30/09/22	I0004869	1,074.12		1,074.12	
16/05/22	Sinking Fund	01/07/22 To 30/09/22	I0005011	340.76		1,414.87	
04/07/22	Receipt	Admin Fund	R0003088		966.71	448.16	
04/07/22	Receipt	Sinking Fund	RA003088		306.67	141.49	
04/07/22	Discount	Admin Discount	RB003088		107.41	34.08	
04/07/22	Discount	Sink Discount	RC003088		34.08	0.00	
15/08/22	Admin Fund	01/10/22 To 31/12/22	I0005153	1,074.12		1,074.12	
More details on next page...				\$5,395.31	\$4,321.19	\$1,074.12	
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil		
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid	

Tel: 1300 552 311
 Ref: 1421 2245 1

www.stratamax.com.au
 Ref: 1421 2245 1

www.stratapay.com/addr
 Tel: 1300 552 311
 Ref: 1421 2245 1

Bill Code: 74625
 Ref: 1421 2245 1

Billpay Code: 9216
 Ref No: 1421 2245 197

Make cheque payable to:
 StrataPay 1421 2245 1

BSB: 067-970
 Account No: 1421 2245 1
 (Applies to this bill only)

Telephone: Call this number to pay by credit card.
 International: +613 6648 0188 (charges apply).

Internet: Make credit card payments online (charges apply).
 Visit www.stratamax.com.au

Direct Debit: Make auto payments from your credit card * or bank account. Visit stratapay.com/addr to register
 *Credit card charges apply.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or EFTPOS payments.

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 8 GCMC, Bundall Qld 9726 Australia

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
 Account Name: StrataPay Bank: CBA, Sydney, Australia.

StrataPay Reference

1421 2245 1

Amount
\$0.00

Due Date

09 Jan 23

AM STRATA PTY LTD
 12006/02100041 Lot 41/5G

G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209



*71 216 142122451 97



AM Strata Pty Ltd
 ABN 63 132 153 578
 An agent for the AM Strata Group
 enquiries@amstrata.com.au
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 p 07 5526 4100
 f 07 5526 4811
 Kay House
 35 39 Scarborough Street
 PO Box 3259
 Southport QLD 4215

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BEACHPOINT CTS 12006

STATEMENT

G Buttfield ATF The Buttfield
 Superannuation Fund
 9 Brilliant lane
 COOMERA WATERS QLD 4209

Statement Period

01 Jan 22 to 09 Jan 23

A/c No 41 Lot No 41

Page Number 2 of 2

Levy notice sent to different address

Date	Type	Details	Reference	Debit	Credit	Balance
15/08/22	Sinking Fund	Brought forward		5,395.31	4,321.19	1,074.12
28/09/22	Receipt	01/10/22 To 31/12/22	I0005295	340.80		1,414.92
28/09/22	Receipt	Admin Fund	R0003212		958.71	448.21
28/09/22	Discount	Sinking Fund	RA003212		308.72	141.49
28/09/22	Discount	Admin Discount	RB003212		107.41	34.08
16/11/22	Admin Fund	Sink Discount	RC003212		34.08	0.00
16/11/22	Sinking Fund	01/01/23 To 31/03/23	I0005437	1,115.86		1,115.86
20/12/22	Receipt	01/01/23 To 31/03/23	I0005579	361.17		1,477.03
20/12/22	Receipt	Admin Fund	R0003373		1,004.27	472.76
20/12/22	Discount	Sinking Fund	RA003373		325.05	147.71
20/12/22	Discount	Admin Discount	RB003373		111.59	36.12
		Sink Discount	RC003373		36.12	0.00
				\$7,213.14	\$7,213.14	Nil

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BEACHPOINT CTS 12006

BALANCE SHEET AS AT 09 JANUARY 2023

	ACTUAL 09/01/2023	ACTUAL 31/12/2022
<u>OWNERS FUNDS</u>		
Administrative Fund		
Sinking Fund	300,289.62	124,723.10
TOTAL	635,293.15	578,022.81
	<u>\$ 935,582.77</u>	<u>\$ 702,745.91</u>
 <u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Petty Cash	500.00	500.00
Cash At Bank		
B O Q 22813569	329,598.26	289,792.29
B O Q 23132330	345,278.90	345,278.80
Levies In Arrears	252,507.06	252,507.06
Other Arrears	35,661.88	8,955.21
Costs Pursuant To By-Laws	1,501.09	1,501.09
TOTAL ASSETS	1,476.92	1,476.92
	966,544.11	900,011.47
<u>CURRENT LIABILITIES</u>		
Get Clearing Account		
Payg Installment Tax	23,689.84	(4,021.24)
Creditors	354.00	354.00
Next Year Discounts	0.00	720.47
Levies In Advance	0.00	(21,410.35)
TOTAL LIABILITIES	6,037.50	221,622.68
	30,981.34	197,265.66
<u>NET ASSETS</u>	<u>\$ 935,582.77</u>	<u>\$ 702,745.91</u>

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BEACHPOINT CTS 12006

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2023 TO 09 JANUARY 2023

	ACTUAL 01/01/23-09/01/23	BUDGET 01/01/23-31/12/23	VARIANCE %	ACTUAL 01/01/22-31/12/22
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	195,699.44	716,592.98	27.31	766,999.98
Discount - Admin Fund	(17,663.71)	(71,659.29)	24.85	(72,895.85)
Sundry	0.00	0.00	0.00	461.40
Interest On Overdue Levies	0.00	0.00	0.00	1,787.25
<u>TOTAL ADMIN. FUND INCOME</u>	178,035.73	644,933.67		689,362.78
<u>EXPENDITURE - ADMIN. FUND</u>				
Archiving Fees	32.20	0.00		406.40
Audit Fees	0.00	1,850.00	0.00	650.00
Bank Charges	0.00	30.00	0.00	0.00
Bank Charges- Incl Gst	0.00	900.00	0.00	1,039.35
Gas/las - Preparation Fee	260.00	1,600.00	16.25	1,040.00
Body Corporate Administration	1,974.51	20,820.00	9.48	23,521.59
Body Corporate Admin- Addl	0.00	1,500.00	0.00	3,042.00
Building Washdown	0.00	11,000.00	0.00	0.00
Cleaning	0.00	16,000.00	0.00	26,647.39
Cleaning Windows	0.00	0.00	0.00	4,500.00
Caretaker	0.00	188,000.00	0.00	222,136.96
Electricity	0.00	75,000.00	0.00	105,404.84
Electricity- Billing Fee	0.00	500.00	0.00	0.00
Consultancy Fees	0.00	10,000.00	0.00	0.00
Data Archiving & Storage	177.50	0.00		2,529.21
False Alarm Charges	0.00	0.00	0.00	5,495.80
Fees & Permits	0.00	1,750.00	0.00	0.00
Fees & Permits - No Gst	0.00	0.00	0.00	2,073.60
Fire Protection	0.00	18,000.00	0.00	19,855.25
Insurance	0.00	60,000.00	0.00	169,912.86
Insurance- Stamp Duty	0.00	0.00	0.00	16,579.81
Insurance- Workcover	0.00	200.00	0.00	0.00
Income Tax Returns	0.00	0.00	0.00	270.00
Levy Recovery Costs	0.00	5,500.00	0.00	3,877.05
Levy Recovery Costs- Recouped	0.00	0.00	0.00	(3,694.71)
Legal Expenses	0.00	6,000.00	0.00	6,695.00
Meeting Expenses	0.00	0.00	0.00	420.14
Printing, Postage & Stationery	0.00	15,500.00	0.00	9,472.80

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BEACHPOINT CTS 12006

STATEMENT OF INCOME AND EXPENDITURE FOR THE PERIOD 01 JANUARY 2023 TO 09 JANUARY 2023

	ACTUAL 01/01/23-09/01/23	BUDGET 01/01/23-31/12/23	VARIANCE %	ACTUAL 01/01/22-31/12/22
P P & S - Additional	0.00	0.00	0.00	191.05
Pest Control	0.00	2,000.00	0.00	618.18
R & M - Bulking	0.00	110,000.00	0.00	38,964.59
R & M Concrete Spalling	0.00	70,000.00	0.00	0.00
R & M - Electrical	0.00	8,000.00	0.00	3,533.24
R & M - Gardens & Grounds	0.00	8,300.00	0.00	6,037.35
R & M - Keys & Locks	0.00	9,000.00	0.00	0.00
R & M - Lifts	45.00	18,050.00	0.25	25,207.41
R & M - Plumbing	0.00	9,500.00	0.00	8,269.85
R & M - Pool & Spa	0.00	5,500.00	0.00	1,590.26
R & M - Security Equipment	0.00	0.00	0.00	3,216.59
Rubbish Removal	0.00	0.00	0.00	2,412.82
Security	0.00	75,000.00	0.00	91,854.09
Sundry Expenses	0.00	400.00	0.00	0.00
Telephone/ Email/Fax	0.00	1,550.00	0.00	4,521.19
Travel	0.00	5,000.00	0.00	1,736.27
Workplace Health And Safety	0.00	1,300.00	0.00	0.00
Work Order Fee	0.00	0.00	0.00	46.00
TOTAL ADMIN. EXPENDITURE	2,489.21	754,750.00		310,075.03
SURPLUS / DEFICIT	\$ 175,546.52	\$ (109,816.33)		\$ (120,712.25)
Opening Admin. Balance	124,723.10	124,723.10	100.00	245,435.35
ADMINISTRATIVE FUND BALANCE	\$ 300,289.62	\$ 14,906.77		\$ 124,723.10

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BEACHPOINT CTS 12006

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2023 TO 09 JANUARY 2023

	ACTUAL 01/01/23-09/01/23	BUDGET 01/01/23-31/12/23	VARIANCE %	ACTUAL 01/01/22-31/12/22
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	63,341.62	226,548.23	27.96	246,003.41
Discount - Sinking Fund	(5,717.28)	(22,654.82)	25.24	(23,339.35)
Interest On Investments	0.00	0.00	0.00	3,811.20
Telstra Rental	0.00	0.00	0.00	34,816.44
C C T V Licence	0.00	0.00	0.00	4,100.00
<u>TOTAL SINKING FUND INCOME</u>	57,624.34	203,893.41		285,390.70
<u>EXPENDITURE - SINKING FUND</u>				
Building	0.00	0.00	0.00	146,310.81
Emergency Lighting	0.00	0.00	0.00	1,693.07
Fire Doors	0.00	0.00	0.00	7,708.00
Main Gate	0.00	0.00	0.00	1,980.15
Income Tax	0.00	0.00	0.00	669.82
Income Tax - Payg Instalments	354.00	0.00		3,483.00
Payg Instalments Adjustment	0.00	0.00	0.00	(1,732.00)
Lifts	0.00	0.00	0.00	14,535.00
Pool - Spa & Sauna	0.00	0.00	0.00	4,204.18
Plant & Equipment	0.00	0.00	0.00	1,208.18
Plumbing	0.00	0.00	0.00	1,295.00
Security	0.00	0.00	0.00	533.52
Window Replacement	0.00	0.00	0.00	179,278.74
Prior Year Adjustment S/F	0.00	0.00	0.00	4,500.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	354.00	0.00		366,657.47
<u>SURPLUS / DEFICIT</u>	\$ 57,270.34	\$ 203,893.41		\$ (100,266.77)
Opening Sinking Fund Balance	578,022.81	578,022.81	100.00	678,289.58
<u>SINKING FUND BALANCE</u>	\$ 635,293.15	\$ 781,916.22		\$ 578,022.81

2023

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Certificate number:

2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

Postcode

Lot and plan details: Local government area:

3. Exemptions or alternative solutions for the swimming pool (if known and applicable)

If it is known that an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

4. Shared pool or non-shared pool

Shared pool

Non-shared pool

5. Pool safety certificate validity

Effective date: / /

Expiry date: / /

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Pool safety inspector licence number:

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit www.qbcc.qld.gov.au/home-building-owners/pool-safety for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

14.34

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 43666647
Search Date: 23/02/2023 11:04

Title Reference: 15837099
Date Created: 13/12/1978

Previous Title: 15706164

REGISTERED OWNER

Dealing No: 710949984 30/08/2007

GREGG ERIC BUTTFIELD
PRUDENCE ANN BUTTFIELD TRUSTEE
UNDER INSTRUMENT 710949984

ESTATE AND LAND

Estate in Fee Simple

LOT 41 BUILDING UNIT PLAN 3149
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 12006

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10199066 (POR 32)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023]
Requested By: D-ENQ EQUIFAX

14-35

DEED OF RESCISSION OF CONTRACT OF SALE

DATE 10/4/2023

PARTIES

Gregg Eric Buttfeld and Prudence Ann Buttfeld as trustees for the Buttfeld Superannuation Fund the "Seller"

Cameron Wayne Corbin the " Buyer"

Lillian Catherine Corbin and Wayne Stephen Corbin the "New Buyer"

BACKGROUND

- A. By Contract in writing dated 7th March 2023 ("Contract") the Seller agreed to sell to the Buyer, and the Buyer agreed to purchase from the Seller, Unit 5G Beachpoint, 3277 Surfers Paradise Boulevard, Surfers Paradise more particularly described as Lot 41 on BUP3149, title reference 15837099 ("the Lot").
- B. The Buyer has paid the deposit due under the Contract.
- C. The Buyer and the New Buyer have requested the Seller agree to terminate the Contract and to enter into the New Contract.
- D. The Seller has agreed to terminate the Contract, and to enter into the New Contract, on the terms and conditions set out in this deed.

NOW THIS DEED WITNESSES as follows:

1. OPERATIVE

Definitions:

"Contract" means the contract in writing dated 7th March 2023 between the Seller (as seller) and the Buyer (as buyer) for the Lot

"Deposit" means the deposit paid under the Contract

"Lot" means Unit 5G Beachpoint, 3277 Surfers Paradise Boulevard, Surfers Paradise more particularly described as Lot 41 on BUP3149, title reference 15837099

14.3b

"New Contract" means a contract to be entered between the Seller (as seller), and the New Buyer (as buyer), for the Lot.

2. TERMINATION OF CONTRACT

2.1 Subject to and conditional, and forthwith, upon each and all of the following events occurring:

- (a) this Deed being entered into between the Seller, the Buyer, and the New Buyer;
- (b) the New Contract being entered into;
- (c) the Contract is Terminated.

2.2 Upon termination of the Contract no further rights or obligations shall subsist between the parties thereto save as set out herein.

2.3 Unless and until all the conditions set out in clause 2.1 hereof are satisfied:-

- (a) the Contract shall remain binding on, and enforceable in all respects by and between, the parties thereto; and
- (b) the New Contract shall be of no force or effect.

3. DEPOSIT

3.1 The Deposit shall be and become the deposit under the New Contract;

3.2 The Buyer irrevocably authorises the Deposit to be appropriated to the New Contract as and by way of the deposit thereunder

3.3 Upon satisfaction of all the conditions in clause 2.1: -

- (a) the Buyer relinquishes and abandons all its right, title and interest in the Deposit and shall have no claim against the Seller of any nature whatsoever in respect of the Deposit, including but not limited to a refund thereof;
- (b) The Deposit shall in all respects be governed by the terms of the New Contract

4. DUTY

4.1 The Buyer indemnifies and holds the Seller harmless against any liability for duty under the *Duties Act 2001* (Qld) that has accrued or will accrue in respect of the Contract (including its termination), and/or this Deed.

4.2 The Buyer warrants to the Seller for purposes of s.115(2)(b) of *Duties Act 2001 (Qld)* that it will not receive any direct or indirect financial benefit by reason of the termination of the Contract or the formation of the New Contract, other than being released from its obligations under the Contract.

5. NEW CONTRACT SUBJECT TO TERMINATION OF CONTRACT

5.1 New Contract is subject to and conditional upon termination of the Contract in the manner contemplated herein.

6. COOLING OFF AND OTHER CONDITIONS UNDER NEW CONTRACT

6.1 The New Buyer hereby gives notice to the Seller pursuant to s. 167(1) *Property Occupations Act 2014 (Qld)* that upon formation of New Contract the New Buyer waives the benefit of the cooling-off period otherwise applicable to the New Contract entirely.

7. COUNTERPARTS

7.1 This Deed may be executed in any number of counterparts which taken together shall constitute one instrument.

7.2 Counterparts of this Deed may be exchanged electronically.

7.3 This Deed shall not be binding on any party unless and until each of the Buyer and New Buyer have executed it and delivered a copy thereof to Seller and the Seller has delivered a copy to the Buyer and New Buyer. For the purposes hereof, delivery to a party's solicitor shall constitute due delivery.

8. GOVERNING LAW

8.1 The laws of the State of Queensland govern this Deed.

9. WAIVER

9.1 Any waiver or forbearance by either party to perform part or all of this Deed shall not be effective as a waiver of any right, title or interest that otherwise existed without such waiver being committed to writing and executed by the party waiving their right, title and interest.

10. NO RESALE AGREEMENT

10.1 The Buyer acknowledges that as a result of the rescission of the Contract and the entering into of the New Contract neither the Buyer nor any related person will receive directly or indirectly a financial benefit other than:

- (a) being released from the Buyer's obligation under the Contract; or
- (b) an interest in the property the subject of the New Contract to the extent that the unencumbered value of the interest does not represent a profit to the Buyer because of the New Contract
- (c) The Seller and the Buyer confirm that the execution of this Deed and the New Contract does not constitute a resale agreement under the Duties Act 2001

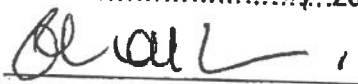
11. ELECTRONIC SIGNING

- 11.1 Both the Buyer and the Seller consent to a facsimile or email copy of this Deed and New Contract being signed by either party and then returning it to the other parties Agent or Solicitor at which time this Deed and New Contract will be binding on the party as if an original Deed and New Contract had been signed by them.
- 11.2 This Deed and New Contract is not conditional on an original Deed and New Contract being signed but either party must sign an original if requested to do so by the other.
- 11.3 The Buyer and the Seller consent to receive information by electronic communication in accordance with the provisions of the *Electronic Transactions Act (Queensland) 2001*.


EXECUTED AS A DEED

SIGNED as a Deed by :
 GREGG ERIC BUTTFIELD
 as Trustee as Seller
 On 18/4/2023, 2023





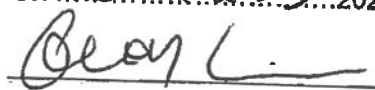
 Signature of Witness



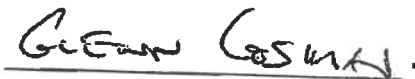
 Witness name

SIGNED as a Deed by :
 PRUDENCE ANN BUTTFIELD
 as Trustee as Seller
 On 10.04.2023, 2023






 Signature of Witness



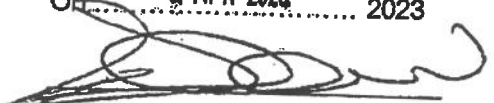
 Witness name

SIGNED as a Deed by :
CAMERON WAYNE CORBIN
As Buyer
On - 6 APR 2023 2023


Signature of Witness

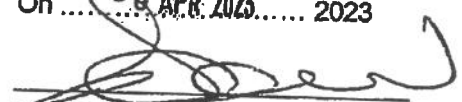
Dennis Ronald Standfield
Witness name

SIGNED as a Deed by :
LILLIAN CATHERINE CORBIN
As New Buyer
On - 6 APR 2023 2023


Signature of Witness

Dennis Ronald Standfield
Witness name

SIGNED as a Deed by :
WAYNE STEPHEN CORBIN
As New Buyer
On - 6 APR 2023 2023


Signature of Witness

Dennis Ronald Standfield
Witness name

REIQ Accredited Agency

Waiver/Shortening of Cooling off Period by a Proposed Buyer

Issued pursuant to section 167 of the Property Occupations Act 2014

NOTE FOR COMPLETION

Under the *Property Occupations Act 2014* a buyer may:

1. waive their cooling off rights **before** entering into a relevant contract; or
2. shorten their cooling off rights **after** they enter into a relevant contract.

This form should be completed and signed either before or after the relevant contract is entered into depending on whether the buyer wishes to exercise option 1 or 2 above.

A "relevant contract" is defined under section 160 of the Act.

I/We Wayne Stephen Corbin & Lillian Catherine Corbin

(insert name/s of proposed buyer/s)

understand that I am/ we are entitled to a five business day statutory cooling off period available under sections 160 and 166 of the *Property Occupations Act 2014* in relation to a contract for the sale of the property located at:

ADDRESS: 5G/3277 Surfers Paradise Boulevard

SUBURB: Surfers Paradise QLD
("the Property")

STATE: QLD POSTCODE: 4217

I/ we wish to:

- waive my/our statutory cooling off rights.
- shorten my/our statutory cooling off rights from 5 business days to _____ days.
(insert relevant number of days)

I/ We agree that I have/ we have voluntarily agreed to waive or shorten my/our statutory cooling off rights.

SIGNATURES

Buyer Name: Wayne Stephen Corbin

Signature: [Signature]

Date: - 6 APR 2023

Buyer Name: Lillian Catherine Corbin

Signature: [Signature]

Date: - 6 APR 2023

INITIALS (Note: initials not required if signed with Electronic Signature)



15-1

Income tax 551

Date generated	03 May 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

6 results found - from 03 May 2021 to 03 May 2023 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Feb 2022	31 Jan 2022	Payment received		\$259.00	\$0.00
1 Dec 2021	1 Dec 2021	General interest charge			\$259.00 DR
3 Nov 2021	2 Nov 2021	Payment received		\$259.00	\$259.00 DR
20 Oct 2021	1 Jul 2021	General interest charge			\$518.00 DR
19 Oct 2021	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$259.00		\$518.00 DR
19 Oct 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR