

**JEM Super Fund**

**Contributions Breakdown Report**

For The Period 01 July 2021 - 30 June 2022



**Summary**

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Marshall, Janelle Elizabeth	14/11/1965	55	0.00	1,222.76	0.00	0.00	0.00	1,222.76
<b>All Members</b>				<b>1,222.76</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,222.76</b>

\*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

**Contribution Caps**

Member	Contribution Type	Contributions	Cap	Current Position
Marshall, Janelle Elizabeth	Concessional	1,222.76	102,500.00	101,277.24 Below Cap
	(5 year carry forward cap available)			
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

**Carry Forward Unused Concessional Contribution Cap**

Member	2017	2018	2019	2020	2021	2022	Current Position
Marshall, Janelle Elizabeth							
Concessional Contribution Cap	35,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	0.00	0.00	0.00	1,222.76	
Unused Concessional Contribution	0.00	0.00	25,000.00	25,000.00	25,000.00	26,277.24	
Cumulative Carry Forward Unused	N/A	N/A	0.00	25,000.00	50,000.00	75,000.00	
Maximum Cap Available	35,000.00	25,000.00	25,000.00	50,000.00	75,000.00	102,500.00	101,277.24 Below Cap
Total Super Balance	0.00	0.00	0.00	0.00	0.00	0.00	

**NCC Bring Forward Caps**

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Marshall, Janelle Elizabeth	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

**Marshall, Janelle Elizabeth**

Date	Transaction Description	Ledger Data				SuperStream Data					
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
24/06/2022	SuperChoice P/L PC230622- 093843368 50	Employer	1,222.76				Employer	QUEENSLAND HEALTH	1,222.76		
<b>Total - Marshall, Janelle Elizabeth</b>			<b>1,222.76</b>	<b>0.00</b>	<b>0.00</b>				<b>1,222.76</b>	<b>0.00</b>	<b>0.00</b>

<b>Total for All Members</b>			<b>1,222.76</b>	<b>0.00</b>	<b>0.00</b>				<b>1,222.76</b>	<b>0.00</b>	<b>0.00</b>
------------------------------	--	--	-----------------	-------------	-------------	--	--	--	-----------------	-------------	-------------

**JEM Super Fund**

**SuperStream Contribution Data Report**

For The Period 01 July 2021 - 30 June 2022



Simmons  
Livingstone  
& Associates

Transaction Date	Reference	Employer Org	Pay Period	Employer	Personal - NCC	Spouse & Child	Other Family & Friends	Any Other	Total
24/06/2022	PC230622-093843368	QUEENSLAND HEALTH	30/05/2022 - 12/06/2022	1,222.76	0.00	0.00	0.00	0.00	1,222.76
				1,222.76	0.00	0.00	0.00	0.00	1,222.76
				1,222.76	0.00	0.00	0.00	0.00	1,222.76

\*Data last updated: 16/09/2022

1-3

2-1

# JEM Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Transfers In (28500)</b>					
<u>(Transfers In) Marshall, Janelle Elizabeth - Accumulation (MARJAN00001A)</u>					
27/05/2022	QSUPER LUMP SUMS 609051150630527347 PSNI 53 [SuperStream roll in at 27/05/2022 - PRN:609051150630527347]		2-3	237,000.00	237,000.00 CR
13/06/2022	DEPOSIT 50 - Rollover Public Sector Superannuation		25	46,106.78	283,106.78 CR
				<b>283,106.78</b>	<b>283,106.78 CR</b>

Total Debits: 0.00

Total Credits: 283,106.78

2-2

# Rollover benefits statement



JEM SUPER FUND  
PO BOX 806  
OXENFORD QLD 4210

041768 01 JUN 2022  
MARSSJ



Part of Australian Retirement Trust  
Central Plaza Three  
70 Eagle Street, Brisbane  
GPO Box 200, Brisbane QLD 4001  
P 1300 360 750  
F 1300 241 602  
W [qsuper.qld.gov.au](http://qsuper.qld.gov.au)

Please keep a copy of this statement for your records.

## Section A: Receiving fund

Australian business number (ABN)	29 680-089-158
Fund name	JEM SUPER FUND
Postal address	PO BOX 806
Suburb/town/location	OXENFORD
State/territory	QLD
Postcode	4210
Country	Australia
Unique superannuation identifier (USI)	
Member client identifier	



## Section B: Member's details

Tax file number (TFN)	488-842-250
<b>Full name</b>	
Title	Mrs
Surname	Marshall
First given name	Janelle
Other given names	Elizabeth
Residential address	27a HELEN STREET
Suburb/town/location	COOKTOWN
State/territory	QLD
Postcode	4895
Country	
Date of birth	14 November 1965
Daytime phone number	
Email address (if applicable)	<a href="mailto:jemar1411@gmail.com">jemar1411@gmail.com</a>

L

2-3

## Section C: Rollover transaction details

Service period start date 01 July 1991

### Tax components

Tax-free component	\$36,444.43
KiwiSaver tax-free component	\$0.00
Taxable component	
Element taxed in the fund	\$200,555.57
Element untaxed in the fund	\$0.00
<b>Total tax components</b>	<b>\$237,000.00</b>

### Preservation amounts

Preserved amount	\$237,000.00
KiwiSaver preserved amount	\$0.00
Restricted non-preserved amount	\$0.00
Unrestricted non-preserved amount	\$0.00
<b>Total preservation amounts</b>	<b>\$237,000.00</b>

## Section D: Non-complying funds

Contributions made to a non-complying super fund on or after 10 May 2006 \$0.00

## Section E: Transferring fund

Fund Australian business number (ABN)	60 905-115-063
Fund name	QSuper Accumulation account
Contact name	Member Services
Daytime phone number	1300360750
Email address	QSUPER.ATOREPORTING@QSUPER.QLD.GOV.AU

## Section F: Declaration

### Authorised representative declaration

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name Neil Sheppard  
 Authorised representative signature Neil Sheppard  
 Date 27 May 2022



**Australian Government**  
**Commonwealth Superannuation Corporation**

2.4

**Reference:** 60926884    **Contact:** Customer Information Centre    **Telephone:** 1300 000 377

31 MAY 2022  
 MANSJS1

24 May 2022

THE TRUSTEE FOR JEM SUPER FUND  
 PO BOX 806  
 OXFENFORD    QLD 4210

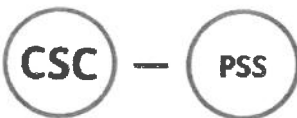
**Re:**    MRS JANELLE MARSHALL  
           27 HELEN ST  
           COOKTOWN QLD 4895

You should have received or soon receive a cheque for the amount of \$46,106.78 from Westpac bank in respect of the above named member. A Rollover Benefit Statement is enclosed with this letter.

If you have any questions please call us on **1300 000 377**.

Yours sincerely

W Smith  
 Commonwealth Benefits



**Public Sector  
 Superannuation  
 Scheme**

Any financial product advice in this document is general advice only and has been prepared without taking account of your personal objectives, financial situation or needs. Before acting on any such general advice, you should consider the appropriateness of the advice, having regard to your own objectives, financial situation or needs. You may wish to consult a licenced financial advisor. You should obtain a copy of the PSS Product Disclosure Statement and consider its contents before making any decision regarding your super.

Commonwealth Superannuation Corporation (CSC) ABN:48 882 817 243 AFSL: 238069 RSEL: L0001397  
 Trustee of the Public Sector Superannuation Scheme (PSS) ABN: 74 172 177 893 RSE: R1004595

PHONE  
 1300 000 377  
 EMAIL  
 members@pss.gov.au  
 FAX  
 (02) 6275 7010

OVERSEAS CALLERS  
 +61 2192 9503  
 WEB  
 www.csc.gov.au  
 POST  
 PSS  
 GPO Box 2252  
 Canberra ACT 2601



# Rollover benefits statement

## SECTION A: RECEIVING FUND

1 **Australian business number (ABN):** 29680089158

2 **Fund Name:** The Trustee for JEM Super Fund

3 **Postal Address:** PO BOX 806  
OXENFORD QLD 4210

4 **Unique superannuation identifier (USI)**

**Member client identifier**

## SECTION B: MEMBER'S DETAILS

5 **Tax file number** 488842250

6 **Full name** Title Mrs

Family name Marshall

First given name: Janelle

Other given names: Elizabeth

7 **Residential address** 27 HELEN ST

Suburb/town/locality COOKTOWN State/territory QLD Postcode: 4895

Country

8 **Date of birth** 14 November 1965

9 **Sex** F

10 **Daytime phone number (include area code)** 0437956334

11 **Email address** JEMAR1411@GMAIL.COM

## SECTION C: ROLLOVER TRANSACTION DETAILS

12 Service period start date:		10 February 1988		14 Preservation amounts	
13 Tax components:				Preserved amount	\$ 46,106.78
Tax-free component	\$ 0.00			KiwiSaver preserved amount	\$ 0.00
KiwiSaver tax-free component	\$ 0.00			Restricted non-preserved amount	\$ 0.00
Taxable component				Unrestricted non-preserved amount	\$ 0.00
Element taxed in the fund	\$ 46,106.78			<b>Preservation amounts total</b>	\$ 46,106.78
Element untaxed in the fund	\$ 0.00				
<b>Tax components TOTAL</b>	<b>\$ 46,106.78</b>				

## SECTION D: Non-complying funds

15 **Contributions made to a non-complying fund on or after 10 May 2006**

\$ 0.00

## SECTION E: Transferring fund

16 **Fund ABN:** 74 172 177 893

17 **Fund name:** Public Sector Superannuation

18 **Contact name:** W Smith

19 **Daytime phone:** 1300 000 377

20 **Email address:** members@pss.gov.au

## SECTION F: Declaration

**Trustee, Director or authorised officer declaration**  
I declare that the information contained in the statement is true and correct.

Name A. Young

Signature of authorised officer:

Date: 24 May 2022



**JEM Super Fund**  
**SuperStream Rollover / Release Authority**  
As at 30 June 2022



**1. Rollover / Release Authority Summary**

Member's / Beneficiary's Name: JANELLE ELIZABETH MARSHALL

Transaction Type: SuperStream Roll In

Date: 27/05/2022

Transaction Status: Roll In Transaction Processed

**2. Rollover / Release Authority Details**

**Member Details:**

Is the rollover for a member or a beneficiary? Member

Member's Name: JANELLE ELIZABETH MARSHALL

Member Account: Default accumulation account

TFN: \*\*\*\*\*250

Date of Birth: \*\*\*\*\*1965

Sex: Female

Address: 27a HELEN STREET, COOKTOWN, 4895, QLD, AUSTRALIA

Service Period Start Date: 01/07/1991

**Receiving Fund Details:**

Is the fund an SMSF? Yes

Name: The Trustee for JEM Super Fund

ABN: 29680089158

ESA: BGLSF360

Member Client ID:

**Bank Account**

BSB: 182512

Account Name: JEM SUPER FUND

Account Number: 970365672

**Transferring Fund Details:**

Is the fund an SMSF? No

Name: THE TRUSTEE FOR AUSTRALIAN RETIREMENT TRUST

ABN: 60905115063

ESA:

USI: 60905115063002

Member Client ID: GSUP835546

**JEM Super Fund**  
**SuperStream Rollover / Release Authority**  
As at 30 June 2022



**Rollover Transaction Details:**

Is the request for the entire balance? No

Payment Reference Number: 609051150630527347

Requested Amount: \$237,000.00

Rollover Components

Tax Free Component: \$36,444.43

Element Taxed In The Fund: \$200,555.57

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$237,000.00

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

**3. SuperStream Rollover / Release Authority Transaction History**

<b>Date</b>	<b>Transaction Status</b>	<b>Transaction Source</b>	<b>Processed By</b>
30/05/2022	Roll In Transaction Processed	User created	Leeza Cox
27/05/2022	Roll In Transaction Received	Electronically received (Fund)	SYSTEM

3-1

JEM Super Fund

Formation Costs            \$2,500 SLA Invoice 31569

\$2,500.00 establishment costs

Year

2022	500.00	2,000.00
2023	500.00	1,500.00
2024	500.00	1,000.00
2025	500.00	500.00
2026	500.00	0.00



**Simmons Livingstone & Associates**

A.B.N. 45 163 871 958  
 PO Box 806, Oxenford 4210 Queensland  
 Tele 07 5561 8800 | Fax 07 5561 8700  
 simmonslivingstone.com.au

The Trustees  
 JEM Super Fund  
 27A Helen Street  
 COOKTOWN QLD 4895

**Tax Invoice**  
**031569**  
 Ref: MARSJS1  
 20 April, 2022

Description	Amount
<p><b><u>JEM Super Fund</u></b></p> <ul style="list-style-type: none"> <li>• Meetings discussions and advice to you in relation to establishment of your Self Managed Superannuation Fund (SMSF).</li> <li>• Attending to the establishment of your SMSF including checking of all forms minutes trust deeds and other relevant trust documentation.</li> <li>• Provision of SMSF Trust Deed including alterations to reflect the SMSF has a corporate trustee;</li> <li>• a Product Disclosure Statement summarising the features of the SMSF;</li> <li>• Consents for the directors of the corporate Trustee;</li> <li>• Minutes to set up the SMSF;</li> <li>• Applications, beneficiary notices and TFN notices for the SMSF members;</li> <li>• ATO trustee declaration form;</li> </ul> <p><b><u>Corporate Trustee - JM SMSF Pty Ltd</u></b></p> <ul style="list-style-type: none"> <li>• Certificate of Registration of a company including ACN (Australian Company Number)</li> <li>• Provision of Company's Constitution including customisations to reflect that the company is the trustee of a superannuation fund;</li> <li>• Consent to act as Director;</li> <li>• Consent to act as Secretary;</li> <li>• Application for shares;</li> <li>• Minutes of a meeting of directors;</li> <li>• Share Certificates;</li> <li>• Consent to act as Public Officer;</li> <li>• Notice of appointment of Public Officer;</li> </ul>	<p style="text-align: right;">2,272.73</p>

Description	Amount
<b>Please note that this invoice is now due.</b>	2,272.73 <b>GST: \$ 227.27</b> <b>Amount Due: \$ 2,500.00</b>

*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 practitioner, 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 practitioner.*

<input type="checkbox"/> <b>(EFT) - Transfer to our account</b> Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: MARSJS1 Invoice: 031569 20 April, 2022 <b>Amount Due: \$ 2,500.00</b>
<input type="checkbox"/> <b>Credit Card</b> (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Cardholder .....Signature ..... Expiry ...../.....	
Liability limited by a scheme approved under Professional Standards Legislation	

FIRST MORTGAGE COMPANY HOME

8 June 2022

**Certificate of Currency**

This Certificate of Currency is valid as at the date of this letter, and is subject to the terms and conditions as set out in the policy.

**Policy Number:** 112892532 01  
**Period of Insurance:** 8 June 2022 to 7 June 2023  
**Insured:** Jem Property Investments Pty Ltd  
**Cover:** HOME - \$350,000  
**Insured Address:** 60a Mentone Road  
Hayborough SA 5211  
**Interested Party:** FIRST MORTGAGE COMPANY HOME  
**Total Amount Payable:** \$362.56 by lump sum  
**Policy Issued by:** Auto & General Services Pty Ltd (ACN 003 617 909)  
PO Box 342  
TOOWONG QLD 4066  
**Underwriter:** Auto & General Insurance Company Ltd  
PO Box 342  
TOOWONG QLD 4066

Yours Sincerely,



Paul Dilnot  
General Manager, Customer Services Department

5-1



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



044 616142

JM SMSF PTY LTD  
27A HELEN STREET  
COOKTOWN QLD 4895

1 Shelley Street  
Sydney, NSW 2000

account balance **\$261,041.97**  
as at 30 Jun 22

account name JM SMSF PTY LTD ATF JEM SUPER FUND  
account no. 970365672

transaction	description	debits	credits	balance
19.04.22	OPENING BALANCE			0.00
27.05.22	Deposit QSUPER LUMP SUMS 609051150630527347		237,000.00	237,000.00
06.06.22	Funds transfer TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON	2,500.00		234,500.00
07.06.22	Funds transfer TRANSACT FUNDS TFR TO RAY WHITE GOOLWA T	20,000.00		214,500.00
09.06.22	Funds transfer TRANSACT FUNDS TFR TO A2ZBUILDING INSPEC	450.00		214,050.00
13.06.22	Deposit DEPOSIT		46,106.78	260,156.78
16.06.22	Direct debit BUDGET DIRECT 112892532078857112	362.56		259,794.22
24.06.22	Deposit SuperChoice P/L PC230622-093843368		1,222.76	261,016.98
30.06.22	Interest MACQUARIE CMA INTEREST PAID*		24.99	261,041.97 ✓

### how to make a transaction

online  
Log in to [www.macquarie.com.au/personal](http://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 182 512  
ACCOUNT NO. 970365672

deposits using BPay  
From another bank



Bill code: 667022  
Ref: 970 365 672

continued on next



## Macquarie Cash Management Account

enquiries 1800 806 310

account name JM SMSF PTY LTD ATF JEM SUPER FUND  
account no. 970365672

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 22	23,312.56	284,354.53	261,041.97

\* Stepped interest rates for the period 20 April to 16 June: balances \$0.00 to \$4,999.99 earned 0.00% balances \$5,000.00 and above earned 0.00% pa (58 days); 17 June to 30 June: balances \$0.00 to \$4,999.99 earned 0.25% balances \$5,000.00 and above earned 0.25% pa (14 days)

continued on next





## Macquarie Cash Management Account

enquiries 1800 806 310

account name JM SMSF PTY LTD ATF JEM SUPER FUND  
account no. 970365672

Please note the following financial services companies and/or financial advisers have authority on your account.

Name	Authority Type
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

### Authority descriptions

Enquiry authority - you authorise the third party to have access to information about your account.

Please consider carefully who you appoint as a third party authority on your account as we may follow their instructions as if they were yours. It is important that you understand this risk and carefully consider what level of authority you give to them. For more information on third party authority levels search 'Macquarie Help' in your browser to find our Help Centre.

### annual interest summary 2021/2022

INTEREST PAID	24.99
TOTAL INCOME PAID	24.99



## Macquarie Cash Management Account

enquiries 1800 806 310

account name JM SMSF PTY LTD ATF JEM SUPER FUND  
account no. 970365672

### We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$5,000 a day using online banking.
- Increase your limit to \$100,000 using the Macquarie Authenticator App or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

### About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at [macquarie.com.au](http://macquarie.com.au) or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to [macquarie.com.au/feedback-and-complaints](http://macquarie.com.au/feedback-and-complaints).

### Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

### Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

### Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit [help.macquarie.com](http://help.macquarie.com)

### Download the Macquarie Mobile Banking app

- The Macquarie Mobile Banking app makes managing your money simple and convenient.



*The Apple logo is a trademark of Apple Inc, registered in the U.S. and other countries.  
App Store is a service mark of Apple Inc. Google Logo is a trademark of Google LLC.*

**JEM Super Fund**

**Investment Movement Report**

As at 30 June 2022



Investment	Opening Balance		Additions		Disposals		Accounting Profit/(Loss)		Closing Balance		
	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	
<b>Bank Accounts</b>											
Macquarie ***5672				284,354.53		(23,312.56)				261,041.97	261,041.97
<b>Real Estate Properties ( Australian - Residential)</b>											
60aMentone - 60A Mentone Road, Hayborough SA, Australia	1.00	20,450.00					1.00	20,450.00		20,450.00	20,450.00
		20,450.00								20,450.00	20,450.00
		304,804.53				(23,312.56)				281,491.97	281,491.97

\$ 20000 # 6-2

\$ 450 # 6.4

\$ 20450

6.1

6-2

22<sup>nd</sup> July 2022

JEM Property Investments Pty Ltd  
as Trustee for JEM Bare Trust on behalf  
of JEM Super Fund

## SETTLEMENT STATEMENT

Tax invoice in respect of items marked with '\*\*'  
ABN: 21 123 317 014

**Purchase of:** 60a Mentone Road, Hayborough  
**Anticipated Settlement Date:** 22 July 2022  
**Adjustment Date:** 21 July 2022

Description	Debit	Credit
Purchase Price	\$457,000.00	
Deposit Paid		\$20,000.00
Council Rates \$1,590.90 per annum (calculated on 2021/2022 financial year rates plus estimated 5% increase) Unpaid to 30/06/2023 - 365 days Vendor allows 21 days For period 1/07/2022 to 21/07/2022		\$91.53
Water & Sewerage \$149.95 per quarter (annual basis) Adjusted as paid to 30/09/2022 Purchaser allows 71 days For period 22/07/2022 to 30/09/2022	\$116.67	
Emergency Services Levy \$88.35 per annum Adjusted as paid to 30/06/2023 - 365 days Purchaser allows 344 days For period 22/07/2022 to 30/06/2023	\$83.27	
Community Corporation Insurance \$140.00 per annum (calculated on 24.45% lot share) Adjusted as paid to 7/06/2023 - 365 days Purchaser allows 321 days For period 22/07/2022 to 7/06/2023	\$123.12	
Stamp Duty on Transfer	\$19,180.00	
Transfer Registration Fee	\$4,060.50	
* Conveyancing Fee	\$1,000.00	

6.3

GST	\$100.00	
* Disbursements Fee	\$100.00	
GST	\$10.00	
* Priority Notice Lodgement Fee	\$23.70	
GST	\$2.37	
* Asic Search	\$9.00	
GST	\$ .90	
PEXA Electronic Settlement Fee	\$123.97	
Mortgage Registration Fee	\$179.00	
Funds available from First Mac		\$242,228.12
Funds Currently Held in Trust		\$223,941.81
<b>Surplus Funds due to client</b>		<b>(\$4,148.96)</b>
* Total GST included in this Statement: \$113.27	\$482,112.50	\$482,112.50

The overpayment of settlement funds of \$4,148.96 will be transferred to your nominated account in accordance with your instructions.

Please keep this statement for future reference. Any requests for a duplicate of this statement made more than 12 months after settlement, may incur a fee for retrieval costs.

# Residential Contract: Schedule



## Notice to purchaser:

This is a contract for the sale of residential land. You may be bound by the terms of this contract if it is signed by both you and the vendor. You should seek independent legal advice if you are unsure about the terms contained in this contract. It is advisable to check section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* regarding any cooling-off rights that you may have and how to exercise them.

**1. VENDOR 1:** Primary contact:

Legal Entity/ Full Name(s): Yvonne Janet Owen

ABN (if applicable):

**VENDOR 2:** Primary contact:

Legal Entity/ Full Name(s): Andrew Philip Owen

ABN (if applicable):

**VENDOR 3:** Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

**VENDOR 4:** Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

Are there additional vendors?  Yes If yes, refer to Annexure - Additional Vendors

### VENDOR PRIMARY CONTACT ADDRESS

Street 1: 60a Mentone Road

Street 2:

Suburb: Hayborough

State: SA

Postcode: 5211

**2. PURCHASER 1:** Primary contact:

Legal Entity/ Full Name(s): JEM Property Investments Pty Ltd ACN 649944840 as trustee for the JEM Bare Trust

ABN (if applicable): Email: jemar1411@gmail.com

**PURCHASER 2:** Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable): Email:

**PURCHASER 3:** Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable): Email:

**PURCHASER 4:** Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable): Email:

Are there additional purchasers?  Yes If yes, refer to Annexure - Additional Purchasers

### PURCHASER PRIMARY CONTACT ADDRESS

Street 1: 29a Helen Street

Street 2:

Suburb: Cooktown

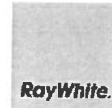
State: QLD

Postcode: 4895

INITIALS

*Initials not required if using electronic signature*

# Residential Contract: Schedule



**3. AGENT:** Company Name/Legal Entity:

Company Representative:

Street 1:

Street 2:

Suburb:  State:  Postcode:

ABN (if applicable):  RLA No:

Telephone: W:  M:

Email:

**4. PROPERTY:** Street 1:

Street 2:

Suburb:  State:  Postcode:

Council area:

and being the \*whole/part of the land in Certificate of Title, Volume:  Folio:

being \*Attachment/Section/Unit/Lot  on \*Strata/Primary/Community/Deposited/Filed Plan No.

in the area named  in the Hundred of

Strata/Community Manager:  T:   N/A

Other description of Property:

**5. GST**

Is the Vendor liable for GST on the Property?  Yes  No

If yes, refer to Annexure: Goods and Services Tax (GST)

Is the Agreement concerning the sale of new residential premises or potential residential land as defined in the GST Law?  Yes  No

If yes, refer to Special Condition - Sale of New Residential Premises or Potential Residential Land.

**Note:** The response to the previous question, together with the details in the Special Condition - Sale of New Residential Premises or Potential Residential Land, constitutes a Notice under Section 14-255 of the Tax Administration Act 1953 (Cth)

*The Agent is not qualified to provide advice on GST and other taxation issues relating to the sale or purchase of the Property. The Vendor or Purchaser must obtain their own independent professional taxation advice.*

**6. PURCHASE PRICE**

The sum of:	Amount Payable for Property	<input type="text" value="\$ 457,000"/>
	GST (if applicable):	<input type="text" value="\$"/>
	Total Purchase Price:	<input type="text" value="\$ 457,000"/>

**7. DEPOSIT PAYABLE:**

immediately upon signing of this Agreement; or

on the next business day following the expiration of the cooling off period being 2 clear business days following the later date of the execution of the contract and service of the Form 1; or

on or before / /20 ; or

secured by Guarantee (refer to Annexure: Further Term of Sale - Provision of Deposit by way of Guarantee); or

Other (specify)

(\* Delete as applicable)

INITIALS

Initials not required if using electronic signature

# Residential Contract: Schedule



### 8. SETTLEMENT DATE

On the  day of  20

OR

Within  days of the satisfaction of the Special Condition(s) (if any), whichever is the later  
Or such other date as may be agreed between the parties in writing

### 9. INCLUDED CHATTELS: Not applicable

- Built-in furniture                       Dishwasher                       Window treatments
- Fixed floor coverings                       Light fittings                       Rubbish bins

Other (specify)

Consumer Credit Chattels (specify)

### 10. EXCLUDED CHATTELS: Not Applicable Vendor's; and/or Tenant's:

- Personal effects                       Dishwasher                       Loose floor coverings
- Garden pots and ornaments                       Rubbish Bins                       Freestanding furniture

Other (specify)

### 11. EXCEPTIONS: None Known    Easements    Encumbrances    Rights Of Way    Party Wall Rights

Details Or Any Other Exceptions:

### 12. TENANCIES: Is sale subject to an existing tenancy? Yes No

Managing Agent  T.

Tenant (Name/s)

Term:  Fixed: Commencement Date  /  /  End Date  /  /

Periodic: Commencement Date  /  /

Rent: \$  per

Payable in advance  Weekly  Fortnightly  Calendar monthly

Bond lodged with Consumer and Business Services:  Yes  No

Amount: \$

### 13. NOTICES AND ORDERS: None known    Specify

### 14. KNOWN BREACHES OF STRATA TITLES ACT 1988/COMMUNITY TITLES ACT 1996: None known    Not applicable

Body Corporate Manager:  Telephone:

Details of breach:

INITIALS

*Initials not required if using electronic signature*



# Residential Contract: Schedule



**15. ALTERATIONS, REPAIRS AND IMPROVEMENTS ERECTED WITHOUT CONSENT:**  None known  Specify

**16. KNOWN ENCROACHMENTS AND FENCES NOT ON BOUNDARIES:**  None known  Specify

**17. COMPLIANCE WITH POOL SAFETY REQUIREMENTS**  Not Applicable  Not known

- Compliant with *Planning, Development and Infrastructure Act 2016* (as amended) requirements relating to pre 1 July 1993 constructed swimming pools.
- Compliant with *Planning, Development and Infrastructure Act 2016* (as amended) requirements relating to 1 July 1993 and post 1 July 1993 constructed swimming pools.
- Not compliant
- Specify details of non-compliance

**18. WORKS TO BE CARRIED OUT BY VENDOR:**  Not applicable  Specify

**19. SPECIAL CONDITIONS:**  Not Applicable

- Is the sale price of the property \$750,000 or more?  Yes  No
- If yes, refer to Special Condition - Foreign Resident Withholding Regime
- Is the sale Subject to Finance?  Yes  No
- If yes, refer to Annexure: Special Condition - Sale Subject to Finance
- Is the sale Subject to Sale and Settlement of Purchaser's Property?  Yes  No
- If yes, refer to Annexure: Special Condition - Sale Subject to Sale and Settlement of Purchaser's property
- Is the sale Subject to Settlement of Purchaser's Property?  Yes  No
- If yes, refer to Annexure: Special Condition - Sale Subject to Settlement of Purchaser's property
- Is the sale subject to any other Special Condition?  Yes  No
- If yes, refer to Annexure

**20. FURTHER TERMS OF SALE:**  Not Applicable

- Will the Purchaser provide a guarantee in lieu of paying a deposit?  Yes  No
- If yes, refer to Annexure: Further Term of Sale - Provision of Deposit by way of Guarantee
- Is the sale subject to any other Further Term of Sale  Yes  No
- If yes, refer to Annexure  OR
- As described below

**INITIALS**  
*Initials not required if using electronic signature*

# Contract: Terms and Conditions



## 1. Agreement for Sale and Purchase

The Vendor agrees to sell the Property and the Purchaser agrees to buy the Property for the Purchase Price on the terms and conditions of this Agreement.

## 2. Definitions and Interpretation

### 2.1 Definitions

In this Agreement, unless a contrary intention appears:

- 2.1.1 "Act" means the *Land and Business (Sale and Conveyancing) Act 1994* as amended;
- 2.1.2 "Agent" means the person or entity specified in Item 3 of the Schedule;
- 2.1.3 "Agreement" means this Agreement, the Schedule and any Annexure;
- 2.1.4 "Annexure" means an annexure to this Agreement;
- 2.1.5 "Certificate of Title" means the Certificate of Title or other best evidence of the Vendor's interest in the Property;
- 2.1.6 "Default Rate" means the rate of interest on the date default occurs, five (5) percentage points above the cash rate notified by the Reserve Bank of Australia;
- 2.1.7 "Deposit" means the sum of money specified in Item 7 of the Schedule;
- 2.1.8 "Exceptions" means any easements, rights, privileges and appurtenances referred to on the Certificate of Title and any encumbrances, charges, exceptions, reservations and other interests specified in Item 11 of the Schedule or the Form 1, to which the Property is sold subject to;
- 2.1.9 "Excluded Chattels" means the items specified in Item 10 of the Schedule;
- 2.1.10 "Form 1" means the Vendor's statement required under section 7 of the Act;
- 2.1.11 "Further Terms" means the terms specified in Item 20 of the Schedule;
- 2.1.12 "GST" means any goods and services tax or similar or comparable tax imposed by and defined in the GST Law;
- 2.1.13 "GST Law" means the *A New Tax System (Goods and Services Tax) Act 1999* and any other Act or Regulation pursuant to, associated with, amending or replacing that Act. Any expression used in this Agreement that is also defined in the GST Law shall have the meaning used or attributed to that expression by the GST Law;
- 2.1.14 "Included Chattels" means the items specified in Item 9 of the Schedule;
- 2.1.15 "Income" means all rent, fees, benefits and other monies received or receivable by the Vendor that are directly attributable to the use by any third party of the Property;
- 2.1.16 "Outgoings" means all rates, levies, taxes (including, but not limited to land tax), assessments, charges and all other amounts payable by or chargeable to the Vendor in respect of the Property;
- 2.1.17 "Property" means the land specified in Item 4 of the Schedule together with:
  - (a) the easements, rights, privileges and appurtenances referred to on the Certificate of Title or Form 1; and
  - (b) any improvements and fixtures and fittings; and
  - (c) the Included Chattels;
- 2.1.18 "Purchase Price" means the sum of money specified in Item 6 of the Schedule;
- 2.1.19 "Purchaser" means the person or entity specified in Item 2 of the Schedule;
- 2.1.20 "Revenue SA Workspace" means the online portal and workspace made available by the Commissioner for conveyancing practitioners to provide details of Reportable Transactions as described in clause 25.
- 2.1.21 "Settlement" means completion of the sale and purchase of the Property from the Vendor to the Purchaser;
- 2.1.22 "Settlement Date" means the date specified in Item 8 of the Schedule;
- 2.1.23 "Special Condition" means a special condition set out in or annexed to this Agreement;
- 2.1.24 "Tenancies" means any tenancy specified in Item 12 of the Schedule;
- 2.1.25 "Transfer" means a Memorandum of Transfer (or other appropriate conveyance) of the Property and where applicable, any other documents supplied by the Vendor to the Purchaser necessary to transfer title to the Property to the Purchaser;
- 2.1.26 "Vendor" means the person or entity specified in Item 1 of the Schedule;
- 2.1.27 "Works" means the items specified in Item 18 of the Schedule.

### 2.2 Interpretation

In this Agreement, unless a contrary intention appears:

- 2.2.1 words which denote the singular include the plural and vice versa;
- 2.2.2 words which denote natural persons include corporations and vice versa; and
  - (a) reference to a natural person includes that person and that person's personal representatives, assigns and permitted nominees; and
  - (b) reference to a corporation includes such corporation and its successors, assigns and permitted nominees;
- 2.2.3 where a party to this Agreement consists of more than one person then:
  - (a) any covenant or obligation to be performed by that party shall bind each of those persons jointly and severally; and
  - (b) any reference to that party shall include any one or more of those persons;
- 2.2.4 headings are included in this Agreement for convenience and do not form any part of this Agreement or affect its interpretation.
- 2.2.5 may be signed in any number of counterparts and by different persons on separate counterparts. The combination of all counterparts will together constitute the one Agreement.

## 3. Payment

- 3.1 All monies payable by the Purchaser prior to Settlement will be paid to the Agent to be held in trust until Settlement and will be applied to any amounts due to the Agent and then to the Purchase Price.
- 3.2 The balance of the Purchase Price will be paid at Settlement as directed by the Vendor.

## 4. Prior to Settlement

- 4.1 The Purchaser must execute and deliver to the Vendor at least seven (7) days before the Settlement Date:
  - 4.1.1 a Transfer; and
  - 4.1.2 any assignment or other instrument required to transfer title to the Property to the Purchaser.
- 4.2 In the event the Purchaser does not provide the Vendor with the Transfer in accordance with clause 4.1, the Purchaser authorises the Vendor to prepare the Transfer at the Purchaser's expense.
- 4.3 The Vendor must notify the Purchaser at least two (2) business days before the Settlement Date of the details of any bank cheques required at Settlement Date.

INITIALS

*Initials not required if using electronic signature*

# Contract: Terms and Conditions



4.4 In the event the Vendor fails to notify the Purchaser in accordance with clause 4.3, the Purchaser must tender the total amount due to the Vendor at Settlement.

## 5. Settlement

5.1 Unless otherwise agreed, Settlement must occur in accordance with Clause 24 on the Settlement Date.

5.2 At or before Settlement (provided the Purchaser has complied with its obligations under this Agreement), the Vendor must hand to the Purchaser the duly executed Transfer and any other documents required to transfer title to the Property to the Purchaser.

5.3 All Outgoings and Income will be adjusted to midnight of the day prior to the Settlement Date.

5.4 For the purposes of clause 5.3, the following method of adjustment will apply (as applicable):

5.4.1 the current annual water allowance and the water consumed by the Vendor during the current water consumption year will be calculated on a daily basis. Any water consumed in excess of the allowance prior to the Settlement Date is to be adjusted, either before or as soon as possible after the Settlement Date, at the price of water for the current year;

5.4.2 land tax will be adjusted on a single holding basis;

5.4.3 if the Property comprises a unit in a deposited strata plan or a lot in a deposited community plan, then clause 8 applies.

5.4.4 Any adjustment between Vendor and Purchaser is to be calculated on a single holding basis, unaffected by any increase in the rate of tax resulting from the Vendor's other land holdings or the Vendor's form of ownership in accordance with the *Land Tax Act 1936* (as amended), including without limitation any increase related to aggregated land holdings or trust surcharges.

5.4.5 The Vendor acknowledges and agrees that it will not cancel any beneficiary nominations made for a trust that owns the Land between the Settlement Date and 30 June of that same financial year if such cancellation would have the effect of increasing the land tax payable by the Purchaser.

5.4.6 If the registered owner of the Land has died prior to 30 June and the Vendor has the benefit of a principal place of residence land tax exemption for the Land which continues into the next financial year following such death, then:

(a) the Purchaser may request the Vendor provide proof that it has complied with Regulation 4 of the Land Tax Regulations 2010 (as amended); and

(b) the Purchaser may request from the Vendor proof of any relief granted by the Commissioner to the Vendor on account of land tax assessment relating to any financial year after the date of death, failing which the Purchaser may apply to the Commissioner to review the Vendor's principal place of residence exemption on land tax for the period prior to settlement and the parties shall adjust land tax based on the Commissioner's response.

5.4.7 In the event that the Vendor disputes any rates, taxes or levies relating to the Land and has lodged an objection with the Valuer-General of South Australia prior to the Settlement Date, then the parties acknowledge and agree that:

(a) the Vendor must continue to pay all rates, taxes and levies as they fall due until settlement as if no objection was lodged; and

(b) the Vendor may retain the right and control of continuing such objection after settlement (only as it relates to the period prior to settlement) and if after the Settlement Date the objection results in an amendment to the amount of rates, taxes or levies payable for the Land, then the parties shall re-adjust such rates, taxes or levies in accordance with this clause 5.4 within 10 Business Days.

5.5 If the Vendor incurs any cost in complying with a statutory requirement (which it did not have notice of prior to entering into this Agreement) between the date of this Agreement and the Settlement Date, the Purchaser must pay the Vendor that amount on Settlement.

5.6 The parties may settle under protest if there is a dispute in respect of amounts payable under this Agreement and Settlement will not in any way constitute a waiver of the rights of either party.

## 6. Vacant Possession

6.1 Subject to any Tenancies, the Vendor will provide the Purchaser with vacant possession at Settlement.

6.2 For the purposes of clause 6.1, providing vacant possession includes, but is not limited to:

6.2.1 the removal of the Excluded Chattels and making good any damage arising from that removal;

6.2.2 giving possession of the Included Chattels free of any debt or encumbrance;

6.2.3 delivering all keys and security devices to the Property to the Purchaser.

## 7. Title and Risk

7.1 Subject to clause 7.2, from the date of this Agreement the Property shall be at the risk of the Purchaser;

7.2 the Vendor must use the Property with all reasonable care so as to maintain its current state of repair and condition, fair wear and tear excluded.

7.3 The Certificate of Title will be conclusive evidence of the Vendor's title.

## 8. Strata and Community Title

If the Property comprises a unit in a deposited strata plan or a lot in a deposited community plan, the following provisions apply:

8.1 The following further adjustments between the parties shall be made:

8.1.1 if, at the Settlement Date, the Vendor has paid any monies to a fund or funds established under section 27 of the Strata Titles Act 1988 or Section 6 of the Community Titles Act 1996, before the due date for payment, the total amount of the pre-payment will be adjusted and paid by the Purchaser to the Vendor at Settlement; and

8.1.2 if there is no such fund or funds or there is a deficiency to meet the reasonably ascertainable outstanding current liabilities, or if the Vendor is in default in the payment to the Strata or Community Title Corporation, the proportion of the deficiency applicable to the Property or the amount by which the Vendor is in default (as the case may be) shall be adjusted and paid by the Vendor to the Purchaser at Settlement.

8.2 The Vendor declares that, to its best knowledge, and except as shown in Item 14 of the Schedule, there is presently no breach of the Strata Titles Act 1988, or the Articles of the Strata Corporation, or the Community Titles Act 1996, or the by-laws of the corporations.

8.3 The Vendor will use its best endeavours to obtain from the Strata or Community Title Corporation and give to the Purchaser, at least fourteen (14) days before the Settlement Date, copies of the documents which must be supplied to the Vendor by a Strata Corporation pursuant to section 41 of the Strata Titles Act 1988 or by a Community Title Corporation pursuant to section 139 of the Community Titles Act 1996 and any associated costs shall be paid by the Purchaser to the Vendor at Settlement.

INITIALS

*Initials not required if using electronic signature*

# Contract: Terms and Conditions



8.4 If requested by the Purchaser in writing, the Vendor will apply to the Secretary of the Strata or Community Title Corporation to authorise the Purchaser to inspect the records of the Corporation in accordance with the provisions of section 41 of the Strata Titles Act 1988 or section 139 of the Community Titles Act 1996 as the case may be, and any associated costs shall be paid by the Purchaser to the Vendor at Settlement.

## 9. Misdescription

Subject to any applicable laws, this Agreement may not be terminated for any error, omission or misdescription of the Property but either party will be entitled to compensation from the other for any loss or damage arising from the error or misdescription if notified and demanded within fourteen (14) days of Settlement.

## 10. Vendor Warranties

Except as outlined in the Schedule or the Form 1, the Vendor warrants that, to the best of its knowledge, at the date of this Agreement that:

- 10.1 there are no outstanding matters regarding the repair or erection of a fence between the Property and any adjoining properties under the *Fences Act 1975*;
- 10.2 there are no outstanding demands, orders or requisitions relating to the Property;
- 10.3 there are no proposals for the redirection or alteration of any road adjoining the Property that would materially affect the value or use of the Property;
- 10.4 there are no amounts owing to any authority for any works performed by that authority in respect of the Property;
- 10.5 where there is a pool on the Property, that unless specified in Item 17 of the Schedule, the pool complies with all relevant safety requirements as specified in relevant legislation, regulations and standards governing pool safety;
- 10.6 since becoming the registered proprietor of the Property, no unapproved building work has been carried out on the Property.

## 11. Boundaries

The Vendor does not warrant that:

- 11.1 there are no fences, buildings or improvements which are not on or within the boundaries of the Property;
- 11.2 there are no improvements or fixtures upon adjoining land encroaching on the Property;
- 11.3 there are no improvements or fixtures on the Property encroaching on adjoining land.

## 12. Works

Before Settlement, the Vendor will carry out the Works (if any).

## 13. Further Terms

- 13.1 The parties agree to comply with the Further Terms (if any).
- 13.2 In the case of inconsistency between these terms and conditions and the Further Terms, the Further Terms shall apply to the extent of any inconsistency.

## 14. Special Conditions

- 14.1 This Agreement is subject to the satisfaction of the Special Conditions (if any).
- 14.2 The party required to satisfy a Special Condition must use its best endeavours to do so on or before the date specified in that Special Condition (or if not specified, within twenty one (21) days of the date of this Agreement).
- 14.3 If a party fails to satisfy a Special Condition then:
  - 14.3.1 if the party required to satisfy the Special Condition complies with clause 14.2 and such other terms and conditions as specified in the Special Condition, then either party may terminate this Agreement upon written notice to the other party; or
  - 14.3.2 if the party required to satisfy the Special Condition fails to comply with clause 14.2, or is otherwise in breach of such other terms and conditions specified in the Special Condition, then such an event will be deemed a default under this Agreement and:
    - (a) if the Purchaser is in default, clauses 15.3 and 15.4 will apply; or
    - (b) if the Vendor is in default, clauses 16.1 and 16.2 will apply.
- 14.4 If this Agreement is terminated pursuant to clause 14.3.1, then any monies paid by or on behalf of the relevant party under this Agreement shall be refunded to that party.
- 14.5 If this Agreement is terminated pursuant to, or as a result of clause 14.3.2 then:
  - 14.5.1 if the Purchaser is in default, clauses 15.10 and 15.11 will apply; or
  - 14.5.2 if the Vendor is in default, clause 16.2 will apply

## 15. Purchaser's Default

- 15.1 If for any reason whatsoever, except for the neglect or default of the Vendor, Settlement does not occur on the Settlement Date (or some other date as agreed in writing between the parties), the Purchaser must pay interest on the total Purchase Price (less any deposit paid) from the Settlement Date until the earlier of the date full payment is made or the date of termination, at the Default Rate.
- 15.2 The payment of interest under clause 15.1 shall be in addition to, and without prejudice to any other rights or remedies the Vendor has by reason of the Purchaser's default.
- 15.3 Without prejudice to any other rights, if the Purchaser fails to pay the Deposit or any part of the Deposit, or otherwise fails to observe or perform any obligations imposed on the Purchaser under this Agreement prior to the Settlement Date (or such other date as specified), the Vendor may give the Purchaser written notice requiring the Purchaser to remedy the default ("Notice of Default") within three (3) business days of the date of the Notice of Default. If the Purchaser fails to remedy the default within the time specified in the Notice of Default, the Agreement will automatically terminate at the expiration of that period unless the Vendor withdraws the notice in writing.
- 15.4 A Notice of Default under clause 15.3:
  - 15.4.1 may be given at any time after the occurrence of the default;
  - 15.4.2 must state that unless the default identified in the Notice of Default is remedied within the time specified, this Agreement will automatically terminate.
- 15.5 If the Purchaser fails to complete Settlement on the Settlement Date and does not settle within three (3) business days from the Settlement Date, the Vendor may provide the Purchaser with a notice to complete settlement ("Notice of Completion").
- 15.6 The Notice of Completion must appoint a time for Settlement (with a minimum ten (10) business days notice) and require the Purchaser to settle at the time provided in the Notice of Completion.

INITIALS

*Initials not required if using electronic signature*

# Contract: Terms and Conditions



- 15.7 If the Purchaser does not comply with the Notice of Completion, the Vendor may terminate this Agreement by further written notice to the Purchaser without prejudice to any of its other rights.
- 15.8 A Notice of Completion can be given more than once.
- 15.9 The Vendor may, but is not obliged to, waive its right to a re-adjustment of Outgoings if Settlement is postponed due to the Purchaser's default.
- 15.10 If this Agreement is terminated in accordance with this clause 15, the Vendor may retain the Deposit and (at the Vendor's option):
- 15.10.1 retain the Property; or
  - 15.10.2 resell the Property; and
- in either event sue the Purchaser for damages for breach of contract.
- 15.11 If the Vendor elects to resell the Property pursuant to clause 15.10.2, then:
- 15.11.1 the Purchaser will forthwith be required to pay to the Vendor:
    - (a) any deficiency between the Purchase Price and the price obtained upon reselling the Property; and
    - (b) all costs, expenses and fees associated with or arising from the resale, by way of liquidated damages (the Purchaser receiving credit for any Deposit); and
  - 15.11.2 the Vendor will be entitled to any surplus of the sale price over the Purchase Price.
- 15.12 The Vendor is not required to tender a Transfer before exercising any of its rights under this clause 15.
- 15.13 If the Settlement Date is postponed, all Income from the Property shall be readjusted as at midnight on the day preceding Settlement, but Outgoings shall remain adjusted to the Settlement Date.
- 16. Vendor's Default**
- 16.1 Without prejudice to any other rights, if the Vendor is in breach of this Agreement, the Purchaser must give the Vendor written notice to remedy the default within three (3) business days of service of the notice.
- 16.2 Where the Vendor fails to comply with that notice, the Purchaser may:
- 16.2.1 terminate this Agreement by further written notice in which case all monies paid by the Purchaser must be refunded by the Vendor forthwith; or
  - 16.2.2 postpone the Settlement Date until such time as the breach is remedied in which case the Vendor will pay to the Purchaser (at the Purchaser's absolute discretion):
    - (a) interest at the Default Rate on the full Purchase Price from the Settlement Date to the date when the breach ceases and is notified to the Purchaser; or
    - (b) the amount of the actual damage suffered by the Purchaser.
- 16.3 If the Settlement Date is postponed, all Outgoings from the Property shall be readjusted to midnight on the day preceding Settlement, but Income remains adjusted to the Settlement Date.
- 17. Time**
- Time is of the essence in respect of any obligation under clauses 15, 16, 24 and 25.
- 18. Goods and Services Tax (GST)**
- If the Vendor and Purchaser acknowledge that GST applies to any supply made under or in connection with this Agreement by the Vendor, then it applies in accordance with the GST Annexure to this Agreement.
- 19. Miscellaneous**
- 19.1 Notices under this Agreement:
- 19.1.1 must be in writing and signed by the party giving notice, or its authorised agent;
  - 19.1.2 may be served:
    - (a) by being left at the last known residence or place of business of the intended recipient; or
    - (b) by being sent by ordinary post in a pre-paid envelope to the address of the party set out in this Agreement;
    - (c) by email to the email address of a party or a party's representative as provided in this Agreement.
  - 19.1.3 will be deemed served if posted in accordance with clause 19.1.2(b), two (2) business days after posting or if by email then at the time of sending the email; and
  - 19.1.4 will be deemed sufficiently served if served in accordance with this clause on one of several persons comprising the Vendor or the Purchaser.
  - 19.1.5 either party may charge the other party for its reasonable costs for preparing and serving any Default Notice or Notice to Complete under this Agreement up to a maximum amount of \$700 (exclusive of GST) per notice together with any incidental out of pocket costs reasonably incurred (including the costs of service), and any amount so charged must be paid at Settlement or on termination of this Agreement.
- 19.2 No Merger
- The provisions of this Agreement shall not merge upon Settlement.
- 19.3 Cheques
- 19.3.1 The Deposit may be paid by cheque but if it is not honoured on presentation, the Purchaser shall immediately and without notice be in default.
  - 19.3.2 Any other payment due under this Agreement shall be made either in cash, by bank cheque or electronic transfer of funds to the Parties nominated bank account
- 19.4 Costs
- The costs of and incidental to the preparation of the Transfer (but not of any document needed to clear the title of the Vendor to the Property) and all stamp duty, registration fees and Government fees, duties and all disbursements in respect of those documents and this Agreement must be paid by the Purchaser.
- 19.5 Date of this Agreement
- The date of this Agreement is the date on which the last of the parties executes it.
- 19.6 Legal Capacity of Purchaser
- 19.6.1 The Purchaser warrants that each natural person included in the description of the Purchaser has full legal capacity.
  - 19.6.2 The Purchaser further warrants that it is not (except as set out in any Special Condition) required to seek approval for purchase under the Foreign Acquisitions and Takeovers Act 1975 as amended and any breach of this clause entitles the Vendor to terminate.

INITIALS

*Initials not required if using electronic signature*

# Contract: Terms and Conditions



## 20. Privacy Act 1988

- 20.1 The parties agree and acknowledge that the Agent uses personal information collected from the Purchaser and Vendor to act as the Vendor's agent and to perform their obligations under this Agreement.
- 20.2 The Agent may disclose this information to other parties including conveyancers, connection services, legal advisers, financial institutions and government bodies.
- 20.3 The Agent will only disclose information in the way described in clause 20.2 as required to perform its duties under this Agreement, to achieve the purposes specified above or as otherwise allowed under the Privacy Act 1988.
- 20.4 If the Vendor or Purchaser would like to access this information or correct or update this information, they can do so by contacting the Agent at the address and telephone number provided in this Agreement.

## 21. Other Conditions

This Agreement includes other terms and conditions as specified in or attached to this Agreement (including Annexures).

## 22. Governing Law

This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of South Australia.

## 23. General

If any provision of this Agreement shall be found by a Court of competent jurisdiction to be invalid or unenforceable in law, then in such case the parties hereby request and direct such court to sever such provision from this Agreement.

## 24. eConveyancing Conditions

- 24.1 If each party is or has engaged an Australian Legal Practitioner and/or Licensed Conveyancer (Legal Representative), the parties agree that Settlement will take place using an Electronic Lodgement Network (Electronic Conveyancing), in accordance with the *Electronic Conveyancing National Law (South Australia) Act 2013 (ECNL)*, and Participation Rules for Electronic Conveyancing determined by the Registrar-General in accordance with Section 23 of the ECNL (**Participation Rules**) unless:
  - 24.1.1 Lodgement of instruments under this Agreement (in whole or in part) are not eligible to be lodged electronically in accordance with the ECNL and the Participation Rules, or any other directions or requirements issued from time to time by the Registrar General or the Land Registry;
  - 24.1.2 Either party gives a valid notice that Settlement will not be completed by Electronic Conveyancing.
- 24.2 The parties acknowledge and agree that it is the Purchaser's right to nominate an approved ELNO for the purpose of carrying out an Electronic Conveyance pursuant to this Agreement, and the Vendor agrees to accept and use the same ELNO in circumstances where:
  - 24.2.1 the settlement under this Agreement must be an Electronic Conveyance; and
  - 24.2.2 the Participation Rules do not permit interoperability between two or more approved ELNOs.
- 24.3 To the extent the Participation Rules and the Operating Requirements determined by the Registrar-General in accordance with Section 22 of the ECNL (**Operating Requirements**) permit interoperability between two or more ELNOs, then either party may select and use their own approved ELNO for the Electronic Conveyance.
- 24.4 To the extent the Participation Rules and Operating Requirements do not permit interoperability between two or more ELNOs:
  - 24.4.1 the Purchaser shall nominate an approved ELNO within 10 Business Days of the date of this Agreement or within 2 Business Days of receiving a request from the Vendor as to the ELNO nomination; and
  - 24.4.2 failing the Purchaser making a nomination within such 2 Business Day period of receiving the Vendor's request then the Vendor may nominate an approved ELNO for the purpose of carrying out an Electronic Conveyance pursuant to this Contract.
- 24.5 The Vendor must within 14 Business Days of the date of this Agreement:
  - 24.5.1 create an Electronic Workspace;
  - 24.5.2 populate the Electronic Workspace with the details of the Property and other required particulars relating to the sale of the Property; and
  - 24.5.3 invite the Purchaser and the Vendor's mortgagee (if any) to join the Electronic Workspace.
- 24.6 The Purchaser must:
  - 24.6.1 accept the Vendor's invitation to join the Electronic Workspace within 2 Business Days of receipt of the invitation;
  - 24.6.2 populate the Electronic Workspace with the required particulars relating to the sale of the Property; and
  - 24.6.3 invite the Purchaser's mortgagee (if any) to join the Electronic Workspace.
- 24.7 If the Vendor does not comply with clause 24.5 the Purchaser may:
  - 24.7.1 create an Electronic Workspace;
  - 24.7.2 populate the Electronic Workspace with the details of the Property and other required particulars relating to the sale of the Property; and
  - 24.7.3 invite the Vendor and the Purchaser's mortgagee (if any) to join the Electronic Workspace; and
  - 24.7.3 the Vendor must:
    - (a) accept the Purchaser's invitation to join the Electronic Workspace within 2 Business Days of receipt of the invitation;
    - (b) populate the Electronic Workspace with the required particulars relating to the sale of the Property; and
    - (c) invite the Vendor's mortgagee (if any) to join the Electronic Workspace.
- 24.8 The Electronic Workspace is an electronic address for the service of notices and for written communications for the purposes of the ECNL and any electronic transaction legislation.
- 24.9 Settlement occurs under this clause 24 when the Electronic Workspace records that:
  - 24.9.1 The exchange of funds between financial institutions in accordance with the instructions of the parties has occurred; or
  - 24.9.2 If there is no exchange of funds or other value, the documents necessary to enable the Purchaser to become the registered proprietor of the Land have been accepted by the Registrar General for electronic lodgement.
- 24.10 The parties must agree in writing on a method, time and place for delivery or exchange of any documents relating to the sale that cannot be delivered or exchanged using the Electronic Workspace. If the parties cannot agree, the party who holds the documents holds them in escrow for the benefit of the party who is entitled to them and the party holding the documents must deliver the documents as reasonably directed by the person entitled to them immediately after Settlement.

INITIALS

*Initials not required if using electronic signature*

# Contract: Terms and Conditions



24.11 If by reason of an electronic or computer system failure of any of the Land Registry, the Reserve Bank of Australia or the ELNO Settlement does not occur on the Settlement Date, the failure to settle does not constitute a breach or default by either party under this Agreement, and the parties will do all things reasonably necessary to complete settlement as an Electronic Conveyance on the next Business Day or such other date as the parties may agree or if Settlement is not able to be completed as an Electronic Settlement by reason of the failure of the electronic or computer systems of the Land Registry and only if the Electronic Workspace allows, the parties by agreement may elect to proceed with a financial settlement notwithstanding that settlement cannot be completed as an Electronic Conveyance, and do all other things necessary to complete Settlement.

## 25. Commonwealth Reporting

### 25.1 Reportable Transactions

The parties acknowledge and agree that:

- 25.1.1 the transactions contemplated by this Contract, including without limitation the Transfer, may constitute a reportable transaction pursuant to Section 396 of the Tax Act (Reportable Transaction); and
- 25.1.2 to the extent this Contract contains Reportable Transactions, the parties agree to promptly comply with any State or Commonwealth requirements relating to the Reportable Transactions and to direct and authorise their respective conveyancing practitioners to do the same.

### 25.2 Creation of RevenueSA Workspace

25.2.1 The Purchaser must at least 7 Business Days prior to the Settlement Date:

- (a) create a RevenueSA Workspace;
- (b) populate the RevenueSA Workspace with sufficient details of the Land, this Contract, the Purchaser and other particulars that may be required for the relevant Reportable Transaction; and
- (c) invite the Vendor to join the RevenueSA Workspace.

25.2.2 The Vendor must at least 1 Business Days prior to the Settlement Date:

- (a) create a RevenueSA Workspace;
- (b) accept the Purchaser's invitation to join the RevenueSA Workspace; and
- (c) populate the RevenueSA Workspace with sufficient details of the Land, this Contract, the Vendor and other particulars that may be required for the relevant Reportable Transaction.

25.2.3 Provided the Purchaser has complied with its obligations under clause 25.2.1, if the Vendor does not comply with clause 25.2.2 the Purchaser may at any time before settlement:

- (a) populate the RevenueSA Workspace with sufficient details of the Vendor and other particulars that may be required for the relevant Reportable Transaction and proceed with settlement on the Settlement Date; or
- (b) if the Purchaser is unable to settle by the Settlement Date for any reason relating to the Vendor's non-compliance with clause 25.2.2, the Purchaser may extend the Settlement Date without penalty for up to 5 Business Days.

## 26. Electronic Communications

The parties to this contract each consent to either of them or their representatives signing the contract and any notices or documents under the Act by electronic signature pursuant to the *Electronic Communications Act 2000* and delivering this contract and any notices or documents under the Act by email pursuant to the Act and the *Electronic Communications Act 2000*.

INITIALS

*Initials not required if using electronic signature*

# Contract: Execution



## EXECUTED AS AN AGREEMENT

Signed by or on behalf of Purchaser 1

DocuSigned by:  
*J. Marshall*  
FED12E66FC8F4A9...

Date: 07-Jun-22

Purchaser Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Purchaser 2

Date:

Purchaser Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Purchaser 3

Date:

Purchaser Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Purchaser 4

Date:

Purchaser Name

in the presence of:

Date:

Witness Name

INITIALS

*Initials not required if using electronic signature*



# Contract: Execution Page



## EXECUTED AS AN AGREEMENT

Signed by or on behalf of Vendor 1

Vendor Name

DocuSigned by:  
*Yvonne Janet Owen*  
#E176298E3D84E2...

Date: 07-Jun-22

in the presence of:

Witness Name

Date:

Signed by or on behalf of Vendor 2

Vendor Name

DocuSigned by:  
*Andrew Philip Owen*  
A2B030849285437...

Date: 07-Jun-22

in the presence of:

Witness Name

Date:

Signed by or on behalf of Vendor 3

Vendor Name

Date:

in the presence of:

Witness Name

Date:

Signed by or on behalf of Vendor 4

Vendor Name

Date:

in the presence of:

Witness Name

Date:

### Vendor / Purchaser Please Note:

1. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
2. Use of this Agreement by a non-member of REISA is a breach of Copyright.

### AUCTION CONDITIONS

Applicable  Not Applicable

The Conditions of Sale of Real Property by Public Auction of the Real Estate Institute of South Australia exhibited prior to the Auction shall apply to the Agreement. If sold by auction then the deposit of 10% of the Purchase Price (or such other amount determined by the auctioneer or Agent prior to the auction and advised by the Purchaser prior to the auction) is payable immediately upon the highest successful acceptance of the bid above the reserve.

**Note:** There is no "cooling-off" period under the Act for sale under auction conditions or if the Purchaser waives the right to "cool-off" by obtaining independent legal advice and delivering a Certificate (section 5 of the Act) to the Agent.

INITIALS

*Initials not required if using electronic signature*



Product Register Search (CT 6060/817)  
 Date/Time 30/05/2022 02:03PM  
 Customer Reference  
 Order ID 20220530006133

REAL PROPERTY ACT, 1986



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 6060 Folio 817

Parent Title(s) CT 6040/385  
 Creating Dealing(s) ACT 11386510  
 Title Issued 09/07/2010 Edition 3 Edition Issued 25/11/2019

### Estate Type

FEE SIMPLE

### Registered Proprietor

YVONNE JANET OWEN  
 ANDREW PHILIP OWEN  
 OF 60A MENTONE ROAD HAYBOROUGH SA 5211  
 AS JOINT TENANTS

### Description of Land

LOT 4 PRIMARY COMMUNITY PLAN 26152  
 IN THE AREA NAMED HAYBOROUGH  
 HUNDRED OF GOOLWA

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

Dealings Affecting Title NIL

Priority Notices NIL

#### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
04/05/2010	11386511	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL



Product Historical Search  
Date/Time 30/05/2022 02:03PM  
Customer Reference  
Order ID 20220530006133

## Certificate of Title

Title Reference: CT 6060/817  
Status: CURRENT  
Parent Title(s): CT 6040/385  
Dealing(s) Creating Title: ACT 11386510  
Title Issued: 09/07/2010  
Edition: 3

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
20/11/2019	25/11/2019	13208104	TRANSFER	REGISTERE D	YVONNE JANET OWEN, ANDREW PHILIP OWEN
08/06/2018	25/06/2018	12938164	TRANSFER	REGISTERE D	MIRANDA JANINE HALL



# Inspection Agreement

## Property Inspection Report

Inspection agreement reference: 1277  
Report type: Property Inspection Report  
Special conditions or instructions:

### Consultant

Company name: A2Z Building Inspections  
Contact name: Aaron  
Address: 0401953057  
Phone: 0401953057  
Email: aaron@a2zbuildinginspections.com.au

### Client

Name: Janelle Marshall  
Phone: 0437956334  
Email: Jemar1411@gmail.com

### Inspection

Property address: 69a Mentone Road Hayborough 5211  
Inspection date: Tuesday, June 7, 2022  
Price: \$450 (Including GST)

# Terms and conditions

## Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

## Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
  - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
  - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
  - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.
7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

## Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.
10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
  - (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
  - (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
  - (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures,

fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

#### Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

#### Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

#### Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

#### Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice

provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.

#### Payment terms

All payments are due within 1 Business day of the Inspection.



6-5

Leeza Cox

---

**From:** Janelle Marshall <jemar1411@gmail.com>  
**Sent:** Tuesday, 14 June 2022 11:36 AM  
**To:** Josh Palfreyman; Leeza Cox; Wayne Milner; Hanan Salib  
**Subject:** Fwd: Trust Account Receipt #404

Please find receipt from Ray white for deposit for 60a Mentone road Hayborough 5211.  
Regards  
Janelle Marshall

----- Forwarded message -----

**From:** Accounts Goolwa <accounts.goolwa@raywhite.com>  
**Date:** Tue, 14 Jun 2022, 11:30 am  
**Subject:** Trust Account Receipt #404  
**To:** <jemar1411@gmail.com>

Hi

Please find attached the receipt below.

## Trust Account Receipt

**Winning Edge Sales Pty Ltd T/as Ray White Goolwa**  
Licensee: Nici Godwin  
1 Cadell Street  
Goolwa SA 5214

ABN: 75 6

---

Receipt# 404

Trans Date: ( )  
Added:

Received from: JEM Property Investments Pty Ltd

Owner: Yvonne Janet Owen

Property: 60a Mentone Road HAYBOROUGH

Details: Deposit Received

Total Received: \$20,000.00

Payment Method EFT/BPay/CCard

b.b

Received By:

Accounts Goolwa

Sign: \_\_\_\_\_

**Sarah**

Accounts Ray White Goolwa | Victor Harbor

