

CDIA

06 7167 1015 2600

Available
+ \$6,067.05
Balance
+ \$6,067.05

Date	Transaction details	Amount	Total
28 Sep 2018	Direct Credit 361578 QUICKSUPER QUICKSPR2269016847	+ \$279.46	+ \$7,316.53
28 Sep 2018	Direct Credit 302416 TP Coronis Trust CLIF24/2	+ \$587.20	+ \$7,037.07
27 Sep 2018	Direct Credit 361578 QUICKSUPER QUICKSPR2268080250	+ \$200.00	+ \$6,449.87
14 Sep 2018	TELSTRA CORP LTD NetBank B PAY 23796 2000629411388 Phone super bill	- \$78.00	+ \$6,249.87
14 Sep 2018	Direct Credit 361578 QUICKSUPER QUICKSPR2259187321	+ \$259.45	+ \$6,327.87
14 Sep 2018	Direct Credit 302416 TP Coronis Trust CLIF24/2	+ \$587.20	+ \$6,068.42
13 Sep 2018	UNITYWATER NetBank BPAY 13 0393 0998957757 Invest water bill	- \$106.44	+ \$5,481.22
13 Sep 2018	Direct Credit 361578 QUICKSUPER QUICKSPR2258242515	+ \$200.00	+ \$5,587.66
12 Sep 2018	DEFT PAYMENTS NetBank BPA Y 96503 22560105310000000045 Strata f ees	- \$1,812.50	+ \$5,387.66
01 Sep 2018	Credit Interest	+ \$1.13	+ \$7,200.16

There are no more transactions to display.

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

ABN 11 245 063 312

Ken & Wendy Clifford as
Trustee
Unit 2 Tahitian Surf
24 Moreton Parade
KINGS BEACH QLD 4551

Date of Notice	11 September 2018		
A/c No	4		
Lot No	4	Unit Number	4
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for

TAHITIAN SURF CTS 10311

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/06/18 to 30/11/18	01/10/18	1,484.38	296.88	01/10/18	1,187.50
Sinking Fund	01/06/18 to 30/11/18	01/10/18	781.25	156.25	01/10/18	625.00
Totals			2,265.63	453.13		\$1,812.50

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

Please make your cheque payable to The body corporate for, TAHITIAN SURF CTS 10311

Teller stamp and initials

**** AUSTRALIA POST CHARGE ****

Australia Post now charges a fee of \$2.75 to process your levy payment. If you choose that payment option, you need to pay an extra \$2.75 to Australia Post when payment is made.

Amount Paid

\$

Date Paid

/ /



DEFT
PAYMENT SYSTEMS

DEFT Reference Number: 225601053 1000 0000 045

StrataLiving BCM



Pay over the Internet from your pre-registered bank account

Go to www.deft.com.au



By phone from your pre-registered bank account

Call 1300 301 090 Int +612 8232 7395

*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 872 162

POST in person, pay by cash, cheque or EFTPOS at any Post Office in Australia.

Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



Billir Code: 96503

Ref: 225601053 1000 0000 045

Contact your participating financial institution to make this payment from your cheque or savings account.



Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

Account	BODY CORPORATE FOR TAHITIAN SURF CTS 10311		
Lot No.	4	Owner	Clifford

All cheques must be made payable to:
Body Corporate For Tahitian Surf CTS 10311



*442 225601053 10000000045

NET AMOUNT DUE
DUE DATE 01/10/18

\$1,812.50

+225601053 10000000045<

000181250<4+

TAHITIAN SURF CTS 10311

Roll Details Confirmation

Ken & Wendy Clifford as
Trustee
Unit 2 Tahitian Surf
24 Moreton Parade
KINGS BEACH QLD 4551

Date 11 September 2018
A/c Number 02100004
Lot Number 4
Entitlements 1

Dear Mr & Mrs Clifford

We require your assistance in ensuring that the details recorded on the Body Corporate Roll are correct. It should be noted that all contact details remain confidential. Please take a moment to check the details below. Please enter any changes and sign where indicated then return this form to our office for processing and update of our records.

If there any other matters which are required to be recorded on the roll please advise in writing. These matters may include nominee of a corporation, representative, power of attorney, mortgagee, tenant or real estate agent.

Kathryn Hunter-Smith

Residential Address

Unit 2 Tahitian Surf
24 Moreton Parade
KINGS BEACH QLD 4551

New Residential Address

Address for General Correspondence (update if required)

Unit 2 Tahitian Surf
24 Moreton Parade
KINGS BEACH QLD 4551

New Address for General Correspondence and Notices

Address for Levy Notice (update if required)

Unit 2 Tahitian Surf
24 Moreton Parade
KINGS BEACH QLD 4551

New Address for Levy Notice

Letting Agent Details

Tel
Fax
Email

New Letting Agent Details

Tel
Fax
Email

Contacts

Home Tel

Work Tel

Mobile

New

Contacts

Fax

Email cliffboy@bigpond.net.au

ABN

New

☐ Don't send marketing material

Signed _____ Name _____ Date ____/____/____

Body Corporate for TAHITIAN SURF CTS 10311

11 September 2018

Ken & Wendy Clifford as
Trustee
Unit 2 Tahitian Surf
24 Moreton Parade
KINGS BEACH QLD 4551

Dear Mr & Mrs Clifford,

We have been advised of your purchase at TAHITIAN SURF CTS 10311. We have registered your interest on the Roll and welcome you to the Body Corporate. A copy of the body corporate by-laws is attached for your reference, along with levy notice that has not been paid by the previous owners.

We have been engaged as Body Corporate Manager in accordance with Section 114 of the Body Corporate and Community Management (Standard Module) Regulation 2008 (as amended). Our duties and responsibilities are broadly defined as:

- Secretarial Duties
- Maintenance of the Roll
- Organisation of Annual General and other meetings
- Levying Contributions
- Banking and Insurance
- Accounting Duties
- Authorising and paying Accounts
- Maintaining Computerised Accounting Records
- Annual Financial Statements

In accordance with Section 193 of the Act, if you lease your premises, please advise this office of the address and contact details of your letting agent.

IMPORTANT INFORMATION RE: INSURANCE: While the Body Corporate is responsible for the exterior of the unit building, your contents (ie furniture, carpet and chattels) should be covered by your personal insurance, as well as your public liability within the lot.

Please complete and return the enclosed ROLL DETAILS CONFIRMATION to our office as soon as possible and do not hesitate to contact us if you require any further information relative to your body corporate.

Yours sincerely,
StrataLiving Body Corporate Management

Kathryn Hunter-Smith
Body Corporate Manager

(07) 5475 4492

StrataLiving

Body Corporate for Tahitian Surf Community Management Act 1997

NOTICE OF CONTRIBUTIONS

Mr S Blackmore
25 Avonick Court
GURRUMUNDI QLD 4551

Lot No	4
Contrib Ent	1
Interest Ent	1

Body Corporate for

TAHITIAN SURF CTS 10311

Account	Period	Due Date	Amount	Discount	Net Amount
Administrative Fund	01/06/18 to 30/11/18	01/10/18	1,484.38	296.88	1,187.50
Sinking Fund	01/06/18 to 30/11/18	01/10/18	781.25	156.25	625.00
Totals			2,265.63	453.13	\$1,812.50

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue levies.
Please make your cheque payable to The body corporate for, TAHITIAN SURF CTS 10311

Teller stamp and initials

**** AUSTRALIA POST CHARGE ****
Australia Post now charges a fee of \$2.75 to process your levy payment. If you choose that payment option, you need to pay an extra \$2.75 to Australia Post when payment is made.

Amount Paid
\$
Date Paid
/ /



Pay over the internet from your pre-registered bank account
Go to www.deft.com.au



By phone from your pre-registered bank account
Call 1300 301 090 Int +612 8232 7395

Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1600 672 182

EFTPOS In person, pay by cash, cheque or EFTPOS at any Post Office in Australia

Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



Bill Code: 96503
Ref: 225601053 1000 0000 045

Contact your participating financial institution to make this payment from your cheque or savings account.



Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 94
Brisbane QLD 4001

DEFT Reference Number: 225601053 1000 0000 045

Account	BODY CORPORATE FOR TAHITIAN SURF CTS 10311
Lot No	4
Owner	Blackmore

All cheques must be made payable to:
Body Corporate For Tahitian Surf CTS 10311



*452 225601053 100000000045

NET AMOUNT DUE
DUE DATE 01/10/18

\$1,812.50

225601053 100000000045<

000181250

Receipt

Receipt number
N091287710388

Amount
\$1,812.50

From
CDIA
06 7167 1015 2600
Strata fees

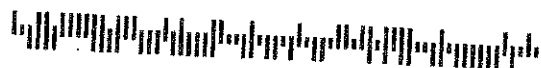
To
Investment Property
DEFT PAYMENT SYSTEMS



Biller Code: 96503

Ref: 22560105310000000045

When
Wednesday 12 Sep 2018 at 5:07pm Sydney/Melbourne
time



000059/000541
KEN CLIFFORD SUPERANNUATION FUND
3 MACQUARIE ST
CROMER NSW 2099

Your Home Insurance Details

Policy Number:	HOM7989542
Policy Start Date:	6 July 2018
Total Premium Due:	\$287.89
Payment Arrangement:	Annual Direct Debit
Payment Due By:	20 July 2018
Discount Applied:	Up to 10% Online Discount
Package Type:	Investment
Cover:	Contents (\$20,000)

Insured Address: 4/24 Moreton Pde
Kings Beach QLD 4551

6 July 2018

Welcome to CommInsure

Thank you for choosing CommInsure for your home insurance needs.

It is important that you review 'Your Duty of Disclosure' over the page in relation to the information you have provided to us to ensure that our records are correct.

Once you have done this, if you do not need to contact us and you are comfortable that you have selected the most appropriate cover for your needs, you do not need to do anything further. We will deduct an annual instalment from your nominated account as detailed below.

As the recipient of this letter, you are responsible for ensuring that all policyholders are aware of this correspondence.

If you have any questions, please contact us.

Page 1 of 7

NNB02

Payment Arrangements

You have chosen to pay your premium by direct debit in an annual instalment from your nominated account number 067167 XXXXX2600.

Your total premium for the 2018-2019 period of insurance is \$287.89.

The payment of \$287.89 will be debited on 20 July 2018.

- We will try to debit your nominated account as close to, but never before, the dates advised.
- Please complete the Direct Debit Request form at the end of this document and return it to us as soon as possible. The Service Agreement enclosed outlines the terms of your payment arrangement.

When payment is made, the Certificate of Insurance, and any Confirmation of Amendment, may be used as a tax invoice for GST purposes.

Phone: 13 24 23
Fax: 1300 901 218

Email: contactus@comminsure.com.au
Mail: PO Box 317, Silverwater NSW 2128

CommInsure is a registered business name of Commonwealth Insurance Limited (CIL) ABN 96 067 524 216 AFSL 235030



ABN 39 125 709 953

000281 003 CWN



MR KENNETH IVO CLIFFORD
<KEN CLIFFORD S/F A/C>
3 MACQUARIE STREET
CROMER HEIGHTS NSW 2099

Update your information:**Online:**www.computershare.com.au/easyupdate/cwn**By Mail:**

Computershare Investor Services Pty Ltd
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:

(within Australia) 1300 659 795
(international) +61 3 9415 4254

Holder Identification Number (HIN)**X 0036478501**

ASX Code	CWN
TFN/ABN Status	Quoted
Record Date	21 September 2018
Payment Date	5 October 2018
Direct Credit Reference No.	819155

2018 Final Dividend

Dear Shareholder,

This payment represents a final dividend of 30 cents per share payable on the ordinary shares registered in your name and entitled to participate as at 5:00pm on the Record Date of 21 September 2018. For income tax purposes, this dividend is 60% franked. The unfranked portion of the dividend has been declared to be Conduit Foreign Income.

Ensure your information is up to date. Simply register at www.computershare.com.au/easyupdate/cwn in order to update your TFN, banking instructions or personal details.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment
Ordinary Shares	30 cents	1,000	\$180.00	\$120.00	\$300.00
Net Payment					\$300.00
Franking Credit					\$77.14

Note: You should retain this statement to assist you in preparing your tax return.

Your Payment Instruction

COMMONWEALTH BANK OF AUSTRALIA
BSB: 067-167 Account number: 10152600

Amount Deposited

\$300.00

If payment cannot be made to the above instruction, a cheque will be forwarded to your registered address.

APTR/SNA Group/PAC Realty Pty Ltd T/As Coronis

Licensee: Licence No: 3031168 - 3106320 - 3106072

Coronis Group
PO Box 999
Lutwyche, QLD 4030

Kenneth Clifford
Macquarie Street
Cromer NSW

Agent ABN: 86-113-271-766
Primary Owner Statement for
Period Ending: 28/09/18
Reference: CLIF24/2
TAX INVOICE

Kenneth Clifford and Wendy Clifford A/T Ken Clifford Superannuation Fund
Manager: Eliza Black - Caloundra

Property		Tenant	Rent	Paid From	To	Periods	Paid	In Hand	
4/24 Moreton Parade		Vanessa Love	320.00	W1	18/09/18	01/10/18	2	640.00	0.00
Date	Disbursements & Sundry Receipts						Debit	Credit	
Total Rent & Outgoings Collected From Tenants								640.00	
*Management Fees							48.00		
Plus GST on items marked *							4.80		
							52.80	640.00	

Transferred to your bank account \$587.20

APTR/SNA Group/PAC Realty Pty Ltd T/As Coronis

Licensee: Licence No: 3031168 - 3106320 - 3106072

Coronis Group
PO Box 999
Lutwyche, QLD 4030

Kenneth Clifford
Macquarie Street
Cromer NSW

Agent ABN: 86-113-271-766
Primary Owner Statement for
Period Ending: 14/09/18
Reference: CLIF24/2
TAX INVOICE

Kenneth Clifford and Wendy Clifford A/T Ken Clifford Superannuation Fund
Manager: Eliza Black - Caloundra

Property		Tenant	Rent	Paid From	To	Periods	Paid	In Hand
4/24 Moreton Parade		Vanessa Love	320.00	W1 04/09/18	17/09/18	2	640.00	0.00
Date	Disbursements & Sundry Receipts						Debit	Credit
Total Rent & Outgoings Collected From Tenants								640.00
*Management Fees							48.00	
Plus GST on items marked *							4.80	
							<u>52.80</u>	<u>640.00</u>

Transferred to your bank account \$587.20

Receipt

Receipt number
N091484771905

Amount
\$78.00

From
CDIA
06 7167 1015 2600
Phone super bill

To
Super fund phone
TELSTRA CORPORATION LTD



Biller Code: 23796

Ref: 2000629411388

When
Friday 14 Sep 2018 at 9:03pm Sydney/Melbourne time



ABN 33 051 775 556

TAX INVOICE FOR

KEN CLIFFORD SUPER FUND
3 MACQUARIE ST,
CROMER NSW 2099

BILLING PERIOD

09 August - 08 September

BILL ISSUED

13 September 2018

ACCOUNT NUMBER

2000 62941 1388

BILL NUMBER

137 5715 057

CONTACT US

[Help and Information](#) or



[Live
Chat](#)

Call 13 20 00

Monday-Friday 8:00am-5:30pm

For help with your bill, visit telstra.com/yourbill

YOUR TELSTRA BILL

Overdue Balance **\$39.00**

Previous Bill \$39.00

Mobile 0438 665 779 **\$39.00**
Go Mobile Plus BYO Online
Plan \$49

TOTAL DUE
02 OCT 2018

\$78.00
Includes GST of \$3.55

To avoid a late fee of up to \$15.00,
please pay by the due date.

Paid on: _____

Receipt no: _____

DIRECT DEBIT

Pay by direct debit for fee-free and hassle free, automatic bill payment. Go to telstra.com/directdebit or call 13 20 00 to setup a direct debit from your bank or credit or debit card account.

ONLINE OR PHONE

Visit telstra.com/paymybill or call 1300 369 666 to pay by credit or debit card.

A payment processing fee applies to credit & debit card payments (VISA, Mastercard & American Express: 0.30%, Diners Club: 1.67%), plus applicable GST. Exemptions may apply.

TELSTRA 24x7 APP

Pay with credit or debit card, bank account or PayPal on your mobile or tablet. Download at telstra.com/apps.

A payment processing fee applies to credit & debit card payments (VISA, Mastercard & American Express: 0.30%, Diners Club: 1.67%), plus applicable GST. Exemptions may apply.

BPAY

Use BPAY to pay fee-free from cheque or savings account. Go online or use phone banking.

Bill Code: 23796
Ref & Registration No.: 2000629411388

POST BILLPAY OR BY MAIL



Pay by cash or cheque at any Post Office. Or send this section to: **Telstra, GPO Box 9901, Melbourne VIC 3001** with your cheque made payable to Telstra. A \$1.00 fee applies per payment. Exemptions may apply.



000011 000



Mr K I Clifford TTE & Mrs W E Clifford TTE
3 Macquarie St
CROMER NSW 2099

WATER AND SEWERAGE YOUR BILL

1300 0 UNITY (1300 086 489)
Emergencies and faults 24 Hours, 7 days
Account enquiries 7am-6pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number 99895775

Payment reference 0998 9577 57

Property Tahitian Surf, Unit 4/24
Moreton Pde, KINGS BEACH, QLD

Bill number 7118069225

Billing period 13 Jun 2018
86 days to 6 Sep 2018

Issue date 7 Sep 2018

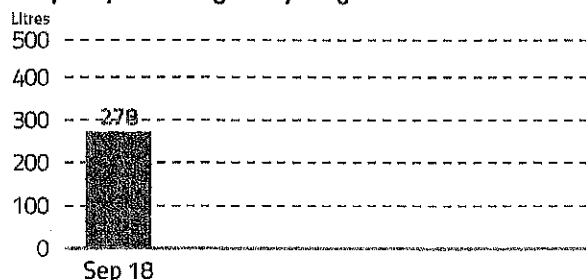
Approximate date of next meter reading 3 Dec 2018

Your account activity

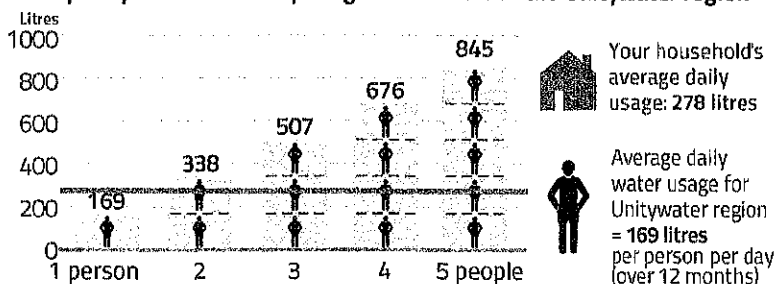
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$0.00	\$178.52	-\$178.52 In credit	\$284.96	\$106.44
				Due date
				8 Oct 2018

11% interest per annum, compounding daily, will apply to any amount not paid by the due date

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



Is your life too plastic?

It's time to get real. We've ditched the plastic bag, now let's ditch the plastic water bottle too. Refilling your reusable water bottle at the tap is cheaper and better for the environment. It's the easiest way to reduce your plastic waste. Visit unitywater.com/backtotap

**BACK
TO TAP**

Easy ways to pay For other payment options - see over



BPAY®

Bill Code: 130393

Ref: 0998 9577 57

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit

Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay


Receipt

Receipt number
N091381364144

Amount
\$106.44

From
CDIA
06 7167 1015 2600
Invest water bill

To
Investment water bil
UNITYWATER

	Biller Code: 130393
	Ref: 0998957757

When
Thursday 13 Sep 2018 at 8:54pm Sydney/Melbourne time