

Macquarie Discharge authority



Your direct debit will be suspended two (2) business days prior to your discharge date

- Repayments made via salary credit will continue until you make arrangements with your employer to cease this arrangement
- In order to calculate a payout figure for settlement, **all access to available funds/redraw/offset accounts will be suspended on your loan account(s) four (4) business days prior to the discharge date.** Once your account is suspended (including your offset account if applicable) you will not have access to these funds
- Where a discharge settlement has been booked in and does not proceed on the scheduled date, you will be required to meet any contractual loan repayment obligations which fall due. Loan repayments which fall due will need to be paid manually during the period that your direct debit is suspended
- Any available funds in your offset account will be used to reduce your payout figure (if not redrawn prior to discharge being booked in).

PLEASE USE BLACK INK

1 Borrower(s) details

Borrower name(s)

Massee Super Investments Pty Ltd

Guarantor name(s)

Roy Jacob and Christene Violet Massee

Daytime contact number

(H) 0409641117

(W) 0432396035.

(M)

Address of all properties held

1. Unit 6 106 Groth Road
Boondall QLD 4034

2.

3.

Address of property or properties to be discharged

If all, write "all of the above"

All of the above.

Loan account number(s) secured by this property

26628917

Reason for discharge (Please tick)

Sale Date of discharge 9 / 12 / 21

Loan repaid (Date must be within 3 months)

Refinance If Refinance: Name of financial institution

Type of discharge

Full discharge of loan facility

Partial discharge For partial discharges

Please apply funds received at settlement in the following manner

Account 1 number 182-512 000963394622
\$

Account 1 number
\$

* approval timeframe dependent on usual lending policy requirements.

2 Contact details – borrower(s) solicitor / conveyancer / refinance agent

Company name

KRG Conveyancing Centre Pty Ltd

Contact person

Suzi Killey

Telephone number

1300 132 088

Fax number

1300 132 512

Mailing address

KRG Conveyancing
Reply Paid 2610J
Southport BC 4215

3 Forwarding details

Mailing address for notices after discharge

RJ and CV Massee
P.O Box 7002
Bundaberg QLD 4670

4 Authorised signatories (all borrowers/guarantors are required to sign the authority below)

I/We have read and agree to the notes/conditions detailed above.

Signature 1

Date

11 / 11 / 21

Full name

Roy Jacob Massee

Signature 2

Date

11 / 11 / 21

Full name

Christene Violet Massee

Please return via email to Mortgages@macquarie.com or mail to Macquarie Securitisation Limited – Mortgage Division GPO Box 3615 Sydney NSW 2001

Macquarie Securitisation Limited (Australian Credit Licence 237863) ABN 16 003 297 336 is your Servicer and is undertaking this activity under its ACL on behalf of the Credit Provider. Except for Macquarie Bank Limited (MBL) (Australian Credit Licence 237502) ABN 46 008 583 542, any Macquarie entity referred to on this page is not an authorised deposit taking institution for the purposes of the Banking Act 1959 (Cth). That entity's obligations do not represent deposits or other liabilities of MBL. MBL does not guarantee or otherwise provide assurance in respect of the obligations of that entity, unless noted otherwise. Card Services is a division of Macquarie Bank, which provides and administers credit and is the issuer of Macquarie credit cards. This disclaimer applies to this entire document in whole or in part.

CLIENT AUTHORISATION

Version 6.0


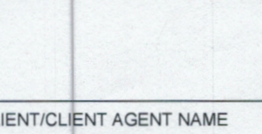
When this form is signed, the Representative is authorised to act for the Client in a Conveyancing Transaction(s).

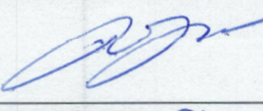
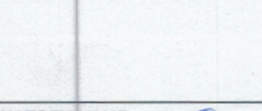
Privacy Collection Statement: The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes and for the other purposes set out in clause 4.1 of this form.

Representative Reference: 408311

CLIENT DETAILS	CLIENT 1		CLIENT 2	
	NAME	Massee Property Group Pty Ltd ACN 606 390 372		
	ACN/ARBN			
ADDRESS	PO Box 7002 BUNDABERG QLD 4670			

TRANSACTION DETAILS	AUTHORITY TYPE	<input type="checkbox"/> SPECIFIC AUTHORITY <small>(set out conveyancing transaction details below)</small>	<input type="checkbox"/> STANDING AUTHORITY <small>ends on revocation or expiration date: ___/___/___ (tick relevant conveyancing transaction(s) below)</small>	<input type="checkbox"/> BATCH AUTHORITY <small>(attach details of conveyancing transaction(s))</small>		
	PROPERTY ADDRESS	CONVEYANCING TRANSACTION(S) 1		CONVEYANCING TRANSACTION(S) 2		
	LAND TITLE REFERENCE(S) <small>(and/or property description)</small>	6/106 GROTH ROAD, BOONDALL QLD 4034				
	CONVEYANCING TRANSACTION(S)	51098259 LOT 6 PLAN 282067				
	<input type="checkbox"/> TRANSFER	<input type="checkbox"/> MORTGAGE	<input type="checkbox"/> CAVEAT	<input type="checkbox"/> TRANSFER	<input type="checkbox"/> MORTGAGE	<input type="checkbox"/> CAVEAT
	<input type="checkbox"/> PRIORITY NOTICE	<input checked="" type="checkbox"/> DISCHARGE/RELEASE OF MORTGAGE	<input type="checkbox"/> WITHDRAWAL OF CAVEAT	<input type="checkbox"/> PRIORITY NOTICE	<input type="checkbox"/> DISCHARGE/RELEASE OF MORTGAGE	<input type="checkbox"/> WITHDRAWAL OF CAVEAT
	<input type="checkbox"/> OTHER (set out below or attach details)		<input type="checkbox"/> OTHER (set out below or attach details)			
ADDITIONAL INSTRUCTIONS						

CLIENT AUTHORISATION AND SIGNING	CLIENT 1 / CLIENT AGENT 1		CLIENT 2 / CLIENT AGENT 2	
	I CERTIFY that:			
	(a) I am the Client or Client Agent; and			
	(b) I have the legal authority to instruct the Representative in relation to the Conveyancing Transaction(s); and			
(c) if I am acting as a Client Agent that I have no notice of the revocation of my authority to act on behalf of the Client.				
I AUTHORISE the Representative to act on my behalf, or where I am a Client Agent to act on behalf of the Client, in accordance with the terms of this Client Authorisation and any Participation Rules and any Prescribed Requirement to:				
(a) sign documents on my behalf as required for the Conveyancing Transaction(s); and				
(b) submit or authorise submission of documents for lodgment with the relevant Land Registry; and				
(c) authorise any financial settlement involved in the Conveyancing Transaction(s); and				
(d) do anything else necessary to complete the Conveyancing Transaction(s).				
		DATE 11/11/21		DATE 11/11/21
CLIENT/CLIENT AGENT NAME	Massee Property Group Pty Ltd ACN 606 390 372		CLIENT/CLIENT AGENT NAME	
CAPACITY	Director		CAPACITY	Secretary
If applicable AUSTRALIAN CONSULAR OFFICE WITNESS or IDENTITY AGENT (if not a Representative Agent)			If applicable AUSTRALIAN CONSULAR OFFICE WITNESS or IDENTITY AGENT (if not a Representative Agent)	
NAME	DATE	NAME	DATE	

REPRESENTATIVE DETAILS AND SIGNING	REPRESENTATIVE		REPRESENTATIVE AGENT (if applicable)		
	NAME	KRG Conveyancing			
	ACN/ARBN	****			
ADDRESS	PO Box 2610 SOUTHPORT BC Q 4215				
I/We CERTIFY that reasonable steps have been taken to ensure that this Client Authorisation was signed by each of the persons named above as Client or Client Agent.					
SIGNATURE OF REPRESENTATIVE OR REPRESENTATIVE AGENT IF APPLICABLE:					
		DATE 11/11/21		DATE 11/11/21	
SIGNATORY NAME:	Director		SIGNATORY NAME:	Secretary	
CAPACITY:			CAPACITY:		

Address for correspondence <u>DURING</u> the transaction	Please tick one ✓
Your current address: PO Box 7002 BUNDABERG QLD 4670	✓
OR, if you would like us to write to you at another address (please provide):	

Address for correspondence <u>AFTER</u> settlement	Please tick one ✓
Your current address: PO Box 7002 BUNDABERG QLD 4670	✓
OR, if you would like us to write to you at another address (please provide):	

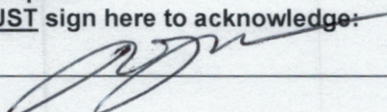
2. MORTGAGE DETAILS

We note you have a mortgage over the property with Perpetual Limited A.C.N. 000 431 827. Please provide us with the following details:

Loan/Reference No.	<i>Don't leave blank – If necessary, please contact your bank to obtain this information. It is required by us in order to properly liaise with your bank.</i>
Name of Bank/ Finance Company	Perpetual Limited A.C.N. 000 431 827
Name of Mortgage Manager/Originator (if different from Bank/Finance Company listed above)	Macquarie Bank.
Postal Address of Bank/ Finance Company	Mortgage Division GPO Box 3615 NSW 2001
Phone No.	1800 007 722.
Facsimile	
Email	Mortgages@macquarie.com

3. BALANCE OF SETTLEMENT PROCEEDS

Please provide us with specific instructions as to your requirements with regard to the balance of proceeds of settlement (after paying out your mortgage and deduction of our costs and outlays).

<p>My bank will collect all moneys at settlement as instructed on their discharge/release authority.</p>	✓
<p>Cheque Deposit into the following bank account:</p> <ul style="list-style-type: none"> • This may take 3 business days following settlement to be deposited and will be subject to normal cheque clearance times, however, in most cases unclear funds are deposited the following day. • Your bank must have a branch located in South-East Queensland. • We cannot deposit funds to "E-Saver" style electronic access only accounts. <p>Bank: <u>Macquarie Bank</u></p> <p>BSB No: <u>182 512</u></p> <p>Bank Account No: <u>963394622</u></p> <p>Name of Account Holder/s: <u>Massee Super Investments Pty Ltd</u> <u>ATF Massee Family Superannuation Fund</u></p> <p>For this option ALL MUST sign here to acknowledge:</p> 	
<p>Mail cheque to</p>	
<p>KRG to hold funds in Trust or as otherwise directed pending an ongoing settlement or further instructions.</p>	

4. ELECTRICITY SAFETY SWITCH

Is there an **approved safety switch** installed for the general purpose socket outlets in the dwelling?

(YES) / NO

NB: By law, it is the buyer's responsibility to install an approved safety switch for the general-purpose socket outlets in the dwelling within three months of entering into possession of the property (if one has not already been installed). You, as the seller, are required to notify the buyer of the existence or otherwise of the safety switch.

5. SWIMMING POOL SAFETY CERTIFICATE

If a swimming pool (including a spa or portable pool which is capable of being filled to 300mm or deeper) exists on the property, you must provide to the Buyer one of the following notices prior to Settlement:-

- A **Form 23 Pool Safety Certificate** – if the pool complies with safety requirements, this Certificate is to be signed by a licensed pool inspector and given to you compliant pool fence exists; or
- **Form 36 Notice of No Pool Safety Certificate** –if the pool does not comply with safety requirements or it does comply but no Pool Safety Certificate has been issued, this notice must be completed by the Seller and given to you.

This includes a swimming pool that is 'shared' with others within the apartment, resort or duplex complex and owned by the Body Corporate as part of the Common Property.

Is there a **swimming pool** constructed on the property?

YES / NO

If **YES**, please tick the appropriate response below:

✓

<p>The company have already provided the Buyer with a Form 23 Pool Safety Certificate for the swimming pool.</p>	
<p>The company have enclosed form 23 the Pool Safety Certificate and request you provide it to the Buyer.</p>	
<p>The company have already provided a Form 36 Notice of No Pool Certificate to the Buyer. AND The company have provided a copy of the Notice to the Department of Local Government as set out in KRG's letter.</p>	
<p>The company have enclosed the Form 36 Notice of No Pool Safety Certificate with this letter and request you provide it to the Buyer AND The company have provided a copy of the Notice the Department of Local Government and Planning as set out in KRG's letter.</p>	

If you need to complete a Notice of No Pool Safety Certificate (Form 36), it is available to download from our website at the following link.

<http://www.krg.com.au/form36.pdf>

6. DIVIDING FENCES AND TREE DISPUTES

Are you aware of any notices, applications or orders in relation to dividing fences or trees affecting the Property?

YES NO

If YES, please forward a copy of the Orders/Applications to us with this Client Information Sheet and/or give details below.

7. LAND TAX

- Land Tax is a tax assessed by the Queensland Government on the unimproved capital value of the property you own.
- Land Tax is separate from council rates.
- Under the standard terms of Contract, an adjustment may be made between the Seller and Buyer for any Land Tax owing which applies to the property being sold
- In many cases, Land Tax may not apply as there is an exemption for a person's home.

Have you been issued with a Land Tax bill in the past 12 months where the taxable value of the land you are selling (i.e. the unimproved capital value) is over \$600,000?

YES NO

If YES, please forward a copy of the Land Tax Assessment Notice to us with this Client Information Sheet.

8. SPECIAL INSTRUCTIONS/COMMENTS

9. HOW DID YOU FIND OUT ABOUT US?

1. Existing Client	<input checked="" type="checkbox"/>	4. Received a letter from KRG	<input type="checkbox"/>
2. Referred by selling agent	<input type="checkbox"/>	5. Referred by a family member/friend	<input type="checkbox"/>
3. Google/Search Engine	<input type="checkbox"/>	6. White Pages/Yellow Pages. Bus advertisement	<input type="checkbox"/>
7. Other (please specify):-	<input type="checkbox"/>		

10. PAYMENT OF SEARCH COSTS

In accordance with our unique *no move – no fee* policy, we confirm you will not be charged any professional fees in the event that your sale does not proceed. However, we are required to conduct a title search of the property on your behalf in order to prepare legal documents in relation to your sale. This will be deducted from your final bill at settlement.

In order to proceed, we request payment of your search costs (**totalling \$18.26**) using one of the following methods. A tax invoice is attached to the Seller Information Guide.

(Please choose your method of payment and tick the appropriate box)

- The company have today made a direct deposit/electronic funds transfer to the following account:

KRG Conveyancing Centre Pty Ltd
Westpac Banking Corporation
BSB. 034215
A/C No. 484159

Ref. 408311 (It is important that you include your reference)

Please provide your transaction/receipt number. _____

- The company have made a payment of \$18.26 via BPAY using the below reference information.



BPAY Biller Code: 165530
Reference: 4083119
Amount: \$18.26

451864154.

- The company have **enclosed** a cheque or Money Order made payable to **KRG Conveyancing Centre** for the amount of \$18.26 (please staple or pin to this page).

- The company would like payment processed from the following credit card. Visa/Mastercard/Bankcard. Sorry we do not accept Diners or Amex.

Credit Card No:

Expiry Date: MM / YY Three Digit CCV No.

CCV is the last 3 digits next to your signature on the back of your card

Name on Credit Card: _____ Signature: _____

I hereby authorise KRG to deduct the amount of \$18.26 from my credit card.

11. IDENTIFICATION DOCUMENTS

We are legally required to ask for copies of your identification.

Have you previously provided your identification to us?

YES / NO

If **YES**, thank you, we **do not** require the identification again.

If **NO**, please provide a photocopy/scan of **two** forms of identification .

Note: At least one ID should be photographic (eg. Drivers licence, passport, student card, Seniors card, 18+ card etc). If you do not have two forms of photographic identification, the second form of identification may be non-photographic but should include your full name. Examples include a copy of your bankcard, medicare card, birth certificate, bank statement/rates notice/utilities bill (showing name and address).

12. WILLS

KRG offers a cost-effective will-making service to our existing clients. Please tick below if you would further information about the benefits and costs of our Wills and Power of Attorney service.

- Yes** please send me some obligation-free further information about creating or updating my will.

13. FREE UTILITY CONNECTION SERVICE

Are you moving house? MyConnect can easily connect your Electricity, Gas, Water, Phone & Internet and Pay TV at your new home for free.

Please tick below if you are interested in this service.

Yes I'm moving and would like to receive a call from MyConnect.

Address of new property:	
Move-in date:	

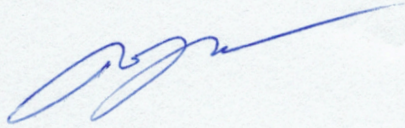
14. CHECKLIST/SIGNATURE

Please review the following checklist carefully and ensure you complete each requested item:

- ✓ The company have have completed and signed the **Client Authorisation Form**.
- ✓ The company have made payment of our title search costs so that KRG may prepare and/or review necessary sale documents.
- ✓ The company have enclosed identification as requested (if required)
- ✓ The company have completed and signed the **Notice to Tenant and Managing Agent**.
- ✓ The company have completed and signed the **Mortgagee Authority**.
- ✓ The company have **contacted Perpetual Limited A.C.N. 000 431 827** and advised them of this sale and completed any mortgage discharge form required by them
- ✓ The company have **enclosed** a copy of the company's most recent Brisbane City Council rates notice **and** water rates bill (if billed separately) (noting any payments made).
- ✓ (if applicable) The company have **enclosed** a copy of the company's most recent Land Tax Assessment (noting any payments made)
- ✓ (if applicable) The company have **enclosed** a copy of any tree or fencings orders or applications made in respect of the property
- ✓ The company have read, acknowledge and accept the matters outlined in the Seller's Reference Guide.
- ✓ We authorise KRG to take instructions in relation to this property sale from any one of us on behalf of us all.
- ✓ The company hereby authorise you to pay from money received into your Trust Account all amounts required on account of searches and outlays on the company's behalf. You may account to yourself for your professional fees (as confirmed by you in writing) or you may receive such fees and outlays from settlement proceeds. We request that our bills be submitted by email (where we have provided you with an email address).

Please ensure that the Sellers sign below.

Date: 11 / 11 / 2021



MASSEE PROPERTY GROUP PTY LTD

Please return this completed and signed Client Information Sheet **within three days** together with the information requested above. You may send this Reply Paid to the following address (no stamp required when posted within Australia):

**KRG Conveyancing
Reply Paid 2610
Southport BC QLD 4215**

We do not require the original document. You may return the completed Client Information Sheet (together with any other documents requested) by email to clientdocs@krq.com.au or by fax to 1300 132 512.

MORTGAGEE AUTHORITY

Ref: SK 408311

IMPORTANT:

In addition to signing and returning this form to KRG, please ensure that you **immediately** contact your bank directly to inform them of your sale. Please promptly complete any Mortgage Discharge Form required by your bank so as not to delay settlement.

To: Perpetual Limited A.C.N. 000 431 827

BSB & Loan

Account No.:

183-712

26628917

**Massee Property Group Pty Ltd ACN 606 390 372 - Discharge of Mortgage
6/106 GROTH ROAD, BOONDALL QLD 4034**

The company confirm that KRG Conveyancing Centre has been instructed to act for the company in the sale of 6/106 GROTH ROAD, BOONDALL QLD 4034.

The company authorise you to handover the release of the following mortgage to KRG:

- MORTGAGE No 718431430 30/11/2017 at 10:10 PERPETUAL LIMITED A.C.N. 000 431 827

The company authorise you to release any of our personal information to KRG that they may require to settle the company's sale. The company further authorise Perpetual Limited A.C.N. 000 431 827 to deduct any costs and outlays you may incur in preparation of the release.

Date: 11 / 11 / 2021

MASSEE PROPERTY GROUP PTY LTD ACN 606 390 372



34 Herschel Street
 GPO Box 390 Brisbane Q 4001
 Phone: 1300 366 311
 Fax: (07) 3461 3666
 Internet: www.rta.qld.gov.au

Change of Lessor or Lessor's Agent

Residential Tenancies Act 1994 (Sections 116 and 148)

KRG Note: Seller to complete Part 1 -3 only and sign at Part 3

Rental Bond Number

--

RTA Office Use Only

Mail	Approved
Data Entry	Validation

Purpose of this form—to notify the Tenant/s and the RTA that there has been a change of Lessor/Agent of the rental premises while a tenancy is continuing.

Form completed and signed by—previous lessor/agent and new lessor/agent.

The next step—The new lessor/agent sends a copy of this form to RTA and to the tenant/s immediately there is a change.

If you receive this form as a tenant—you should make future payments of rent to the new lessor/agent, or as directed by the new lessor/agent.

Please Use Block Letters and enter only Tenant/s who are Bond Contributors

1 What is the address of the rental premises?

Unit 6 106 Groth Road	
Boondall	
QLD.	Postcode 4034.

2 What are the names of the Tenant/s?

Tenants - Surname or Family Name	First Name(s)	Contact Phone Number
1 Brook Green	Brook.	
2.		
3.		

3 Who was the former Lessor/Agent?

Name

Little Real Estate.

ABN #

--

Email Address

rain.lin@little.com.au

Address

50 Leichhardt St.
Spring Hill
QLD. Postcode 4001

Former Lessor/Agent Signature

--

Date

11 / 11 / 21

4 New Lessor/Agent Details

Are you the Lessor or Lessor's Agent?

Lessor

Lessor's Agent

4 New Lessor/Agent Details (continued)

Name

--

--

ABN #

--

Email Address

--

Address

Postcode

Phone Number (B/H)

--

Mobile Phone Number

--

Lessor/Agent Signature

--

Date

/ /

The collection of information on this form is authorised by both the Residential Tenancies Act (1994) and Information Standard No 42, and may be used by the RTA for purposes authorised or permitted by the Act. Information will be treated confidentially and will only be released if it is authorised by law or if it is necessary for certain types of law enforcement. Non-identifying rental industry statistical information is regularly released to interested parties

NOTICE TO TENANT AND MANAGING AGENT

Ref: SK 408311

Please complete:

Name of Managing Agent	Little Real Estate.
Address of Managing Agent	Ph: 07 3452 9642 Fax:
Name of Tenant	Brook Green

MASSEE PROPERTY GROUP PTY LTD SALE TO EVANS

The company give notice to you that The company have agreed to sell the property and settlement is due on 09 December 2021. The company direct you to pay the rent to the new owner from Settlement. The details of the new owner are as follows:

Name:	Richard Joseph Evans
Address:	*
Telephone:	*

*To be completed by Buyer

Date: 11 / 1 / 2021



MASSEE PROPERTY GROUP PTY LTD ACN 606 390 372

CLIENT INFORMATION SHEET - 408311

Please return the completed and signed Client Information Sheet within three days (if possible) together with any information requested. You may send this Reply Paid to the following address (no stamp required when posted within Australia):

KRG Conveyancing
Reply Paid 2610
SOUTHPORT BC 4215

Alternatively, you may return it by email to clientdocs@krg.com.au or fax to **1300 132 512**. We do not require the original document.

As we have acted for you previously, we have filled in some information to save you time. We apologise if any information is not correct – please amend if required.

1. YOUR DETAILS

Please only provide an email address if you check it regularly. We use SMS/text message to communicate urgent information to your mobile. If you provide a fax number, please accept that private information may be faxed to you.

1.	Massee Property Group Pty Ltd ACN 606 390 372	Date of Birth: 22/01/1964
	Name of Directors: Roy Jacob Massee	Australian Citizen: Yes / No
		Home:
		Work:
	Name of Secretary: Christene Violet Massee	Mobile: 0409 641 117
	Shareholding Are the majority of shareholders Australian Citizens? Yes / No	Email: royathome@optusnet.com.au, christeneviolet@gmail.com

