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 Phone: (07) 5553 3404
 Fax: (07) 5570 1884
 Contact: Ryan McIlveen
 Email: ryan.mcilveen@worrells.net.au
 File Number: 680

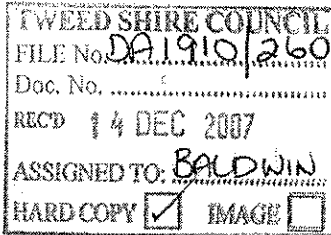
14 December 2007

Tweed Shire Council

Attention: Mr Max Boyd

Dear Sir

BANKRUPTCY
LN: 49260



Pt 2
 By Facsimile: (02) 6670 2429

CHARKE, L

AAC Tiltwall Constructions Pty Ltd (In Liquidation) ("the company")
 ACN: 001 266 628
 Property: 18/18-20 Enid Street, Tweed Heads, New South Wales ("the property")

I refer to your previous correspondence with the Owners Corporation of the property and confirm that Ms Susan Carter and I were appointed Liquidators of the company on 14 August 2006. Enclosed is documentation confirming our appointment.

Upon our appointment, the director made representations that the property (a strip of land 0.6 square metres in size) owned by the company was estimated to be valued at \$264,000. However the independent valuation we obtained from Heron Todd White valued the property at \$300. Consequently, for the purposes of the winding up of the company, the property is of no commercial value.

As a result, the company has no assets to satisfy claims made by creditors of the company, which currently stand at \$205,916. Consequently, no dividend will be paid to any class of creditor.

Please direct any enquiries to:
 Ryan McIlveen on (07) 5553 3404 or ryan.mcilveen@worrells.net.au

Yours faithfully

JASON BETTLES
 LIQUIDATOR

Encl.

cc S+P Lawyers
 Attention: Ms Liz Griffiths
 By Facsimile: (02) 6639 6570



For further information on this file - www.worrells.net.au

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Forms Manager
Form being prepared
Date/Time: 14-09-2006 12:07:54
Reference Id: 73938154



Australian Securities and Investments Commission

form **505**

**External Administration
Appointment as an external administrator**

Corporations Act 2001
415 (1)
427 (2) & (4)
450A (1)(a)
537 (1) & (2)
Regulation 5.3A.03

Liquidator details

Liquidator number	223088
Given names	JASON WALTER
Family name	BETTLES

Company details

ACN	001 266 628
Company name	A.A.C. TILT WALL CONSTRUCTIONS PTY. LTD.

Add a new appointment:

Appointee details

Liquidator No.	223088
Person Name	JASON WALTER BETTLES
Address	WORRELLS SOLVENCY & FORENSIC ACCOUNTANTS LEVEL 6 50 CAVILL AVENUE SURFERS PARADISE QLD 4217 Australia
Type of Appointment	Appointed Jointly and Severally

Appointee details

Liquidator No.	165093
Person Name	SUSAN RUTH CARTER
Address	WORRELLS SOLVENCY & FORENSIC ACCOUNTANTS LEVEL 6 50 CAVILL AVENUE SURFERS PARADISE QLD 4217 Australia

Form 505 - Appointment as an external administrator
Liquidator: 223088 - JASON WALTER BETTLES

Type of Appointment

Appointed Jointly and Severally

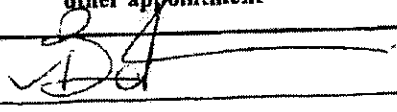
Appointment Details:

1.1 Provide the date of appointment.
14-08-2006

1.2 Type of administrator
Liquidator in voluntary winding up by creditors

1.3 Method of appointment
other appointment

Authentication



This form has been authenticated by

Name JASON WALTER BETTLES

Payment

You need to pay the fee (and any late fees if required) by Bpay or cheque in accordance with the instructions on your invoice

For help or more information
Telephone 03 5177 3988
Email info.asic@asic.gov.au
Web www.asic.gov.au

Our Ref: SFG-EG 220070774
Your Ref: G Smith - Manager Development Assessment
Reply to: Byron Bay

23 October 2007

The General Manager
Tweed Shire Council
P O Box 816
MURWILLUMBAH NSW 2484

Facsimile Transmission: 6670 2429

RECOVERY
PROP 80550

TWEED SHIRE COUNCIL	
FILE No	DOCUMENTA
REC'D 25 OCT 2007	
ASSIGNED TO	<i>L. Clark</i>
HARD COPY <input type="checkbox"/>	IMAGE <input type="checkbox"/>

Dear Sir

Owners Corporation SP 70762 - AAC Tiltwall Constructions Pty Ltd (In Liquidation)
("AAC")
Property: Lot 18/18-20 Enid Street, Tweed Heads

We act for the Owners Corporation in relation to the conversion of Lot 18 in the above strata plan to common property. We enclose a copy of the Form 15CD - Conversion of Strata Lot to Common Property, signed by Council for your assistance.

We also enclose copy S603 Certificate and copy Strata Plan 70762. You will note from the S603 Certificate that the sum of \$7402.27 is outstanding in rates. You will also note from the Strata Plan that the subject lot is in total 0.06 square metres.

AAC is in liquidation.

The subject lot was only ever intended as a strategic holding against the other purchaser/owners in the complex as AAC were apparently negotiating to purchase the adjoining property. In the event that AAC Tiltwall Constructions Pty Ltd obtained that parcel of land, they would then control "access" through this "lot".

Would you please give consideration to extinguishing the debt on lot 18 in all these circumstances.

We await your response.

Yours faithfully


Stuart Garrett
Director
S+P LAWYERS
Incorporating Fiford Law
for enquiries regarding this letter
contact Liz Griffiths (02) 6639 6558

Encl.

M:\Docs\220070774\025849.doc

S+P
LAWYERS
Incorporating
FIFORD LAW

DIRECTORS

Allan Cowley
Stuart Garrett
Ben Carroll

CONSULTANT

Jim Fiford

SENIOR ASSOCIATES

David Jones
Cane Rogerson

TELEPHONE

1300 277 000

BYRON BAY

44 Fletcher Street
PO Box 1426
Byron Bay NSW 2481
DX 20401 Byron Bay
FAX: 02 6639 6570

LISMORE

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75 Magellan Street
PO Box 74
Lismore NSW 2480
DX 7738 Lismore
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**CONVERSION OF STRATA
LOT TO COMMON PROPERTY**
New South Wales
Section 13 Strata Schemes
(Freehold Development) Act 1973

Leave this space clear. Affix additional pages to the top left-hand corner.

27 JUN 2007

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 98B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE	For the common property	For the lot to be converted
	CP/SP70762	18
(B) LODGED BY	Document Name, Address or DX and Telephone	CODE
	Collection Box Reference:	CD
(C) APPLICANT	AAE TILTWIN CONSTRUCTIONS PTY LTD.	
(D) LOT TO BE CONVERTED	Strata Plan No. SP70762	Lot No. 18

(E) The applicant and the Owners-Strata Plan No. SP70762 hereby notify the Registrar General that the lot referred to above has been converted to common property.
DATE 14 MAY 2007

(F) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence. Certified correct for the purposes of the Real Property Act 1900 by the Applicant.

Signature of witness: R. MYK
Name of witness: RYAN M'ILVEEN
Address of witness: LVL 6, 50 CAVILL AVE
SURBERG PARADISE QLD 4217

Signature of Applicant: [Signature]
JASON BATTLE
LIQUIDATOR

(G) **CERTIFICATE BY OWNERS CORPORATION**
The owners corporation referred to above hereby certifies that by a special resolution it has consented the conversion to common property of the lot specified above. The common seal of the Owners-Strata Plan No. SP70762 was affixed on 14 MAY 2007 in the presence of:

Signature(s): [Signature]
Name(s): GRAEME JACKSON



being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

(H) **COUNCIL'S CERTIFICATE**
The Council of THE SHIRE OF TWEED, having satisfied itself as to the conditions referred to in section 37(5) of the Strata Schemes (Freehold Development) Act 1973 have been met, approves the conversion to common property of lot 18 in strata plan No. SP70762
Signature of authorised officer: [Signature]
Name of authorised officer: G. SMITH Position of authorised officer: MANAGER DEVELOPMENT ASSESSMENT



**Tweed Rates Certificate
TWEED SHIRE COUNCIL**

**CERTIFICATE UNDER SECTION 603
LOCAL GOVERNMENT ACT, 1993**

Certificate No. 603C08/1191

Receipt No.
Issue Date. 16/10/2007

Applicants Reference, Liz
Rates Reference. 80550

Area, No Land Area Details
Available

Issued To: S & P Lawyers
PO Box 1426
BYRON BAY NSW 2481

Owners Details: Asc Tiltwall Constructions Pty Ltd
PO Box 1563
SURFERS PARADISE QLD 4217

Property Description: 18/18-20 Enid Street TWEED HEADS NSW 2485
Lot 18 SP 70762

Particulars of Rates and Charges Outstanding: Current Financial Year

Rateable Value		\$285,480
Valuation Date		01/07/2006
Current L.V.		\$285,480
Arrears as at 30th June:	\$5575.28	
Current Levy: 31/08/2007 Rates	\$1652.80	
Interest to 16/10/2007	\$174.19	\$1826.99
Payments and other transactions to 15/10/2007		
RATES AND CHARGES SUB-TOTAL		\$7402.27
Other Outstanding Charges		
Debtor Interest Fee	\$4.64	
DOMESTIC GARBAGE BULK BINS	\$750.90	
Sub Total: (Body Corporate Debt)	\$755.54	
Total Amount Outstanding:		\$7402.27

Outstanding Notices:

- Please refer to back of certificate for important information regarding this certificate
- Part year rating may apply

10% PA DAILY INTEREST APPLIES TO OVERDUE INSTALMENTS. PENSIONER REBATES WILL BE APPORTIONED UPON SALE.
RATES/CHARGES TRANSFERABLE WITH PURCHASE REF SEC 571 LG ACT

For further information please contact (02) 6670 2419

The COUNCIL hereby certifies that the rates, charges and sums of money are due and payable to the said Council in respect of the land described above and that the particulars of the said rates, charges and sums of money are as appear above.

GENERAL MANAGER

Per 



CIVIC AND CULTURAL CENTRE, MURWILLUMBAH
PO BOX 816, MURWILLUMBAH NSW 2484
TELEPHONE: (02) 8870 2400 FAX: (02) 8670 2429

PLEASE ADDRESS ALL COMMUNICATIONS TO THE GENERAL MANAGER
ABN 90 176 732 486
www.tweed.nsw.gov.au

ANNEXURE TO CERTIFICATE NO. .

1.	The rates and charges shown on this certificate are for the full year and are payable on a quarterly basis. The due dates for quarterly payments are 31 August, 30 November, 28 February and 31 May. Interest charges accrue on a daily basis at 10% per annum on all overdue rates and charges.
2.	No work, the cost or part of the cost of which may be recovered by Council under the Local Government Act, 1993 from the owner or occupier of the land has been carried out by the Council.
3.	Where the person, appearing from any of Council's records to be the owner of the land at that date of the certificate, acquired the land pursuant to Division 5 of Part 2 of Chapter 17 of the Local Government Act, 1993 (sale of land for unpaid rates and charges) that person is shown in those records as the owner of the land.
4.	After the issue of this certificate Council may be prepared to provide up to date verbal information to the applicant about matters disclosed in this certificate but if it does so Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information.
5.	Any pensioner rebates shown on this certificate are subject to the owner being an eligible pensioner for the whole of the rating year. Should eligibility cease for whatever reason, or the property is sold, the entitlement to the reduction ceases on the last day of the quarterly instalment period during which those circumstances occur, and the amount of the reduction for the remaining quarters becomes due and payable.
6.	Should a new Deposited Plan or Strata Plan be registered a re-levy of rates may occur from the date of registration of the plan. Once Council receives advice that the Plan has been registered, the rates for the balance of the year are written off the parent lot. Any certificates that Council issues on the child lots up to the receipt of valuations will show the rates levied on the parent lot for the period 1 st July to the date of registration.

WARNING : Electronic Document Supplied by LPT NSW for Your Internal Use Only.

STRATA PLAN FORM 1

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

Entity Details

Name of Owner/Proprietor/Developer... (GEOFFREY MORAN LAYS)

Geoffrey Moran Lays

88 PARADISE DRIVE TWEED HEADS WEST... (18-20 ENID STREET TWEED HEADS 2485)

Lot Details: LOT 1 U.E. 10, LOT 2 U.E. 10, LOT 3 U.E. 10, LOT 4 U.E. 10, LOT 5 U.E. 10, LOT 6 U.E. 10, LOT 7 U.E. 10, LOT 8 U.E. 10, LOT 9 U.E. 10

MIXED USE SCHEME... (THIS IS SHEET 1 OF MY PLAN IN 5 SHEETS)

PLAN OF SUBDIVISION OF LOT 107 DP 1042997

L.G.A.: TWEED Suburb/Locality: TWEED HEADS

Parish: TERANGRA County: ROUS

SP70762

Registered 21.10.2003

Purpose: STRATA PLAN

Plot Area: X 6575-32

Last Plan: DP 1042997

THE OWNERS, STRATA PLAN No 70762 18-20 ENID STREET TWEED HEADS 2485

FOR LOCATION PLAN SEE SHEET 2

THIS SCHEME CONTAINS A DEVELOPMENT CONTRACT COMPRISING 23 SHEETS

AUSTRIAN NATIONAL CREDIT LTD... (Timothy Smith)

MARY ROBERTS... (Mary Roberts)

Table with columns: LOT, U.E., LOT, U.E. and an AGGREGATE row.

State Scheme (Freehold Development) 1973

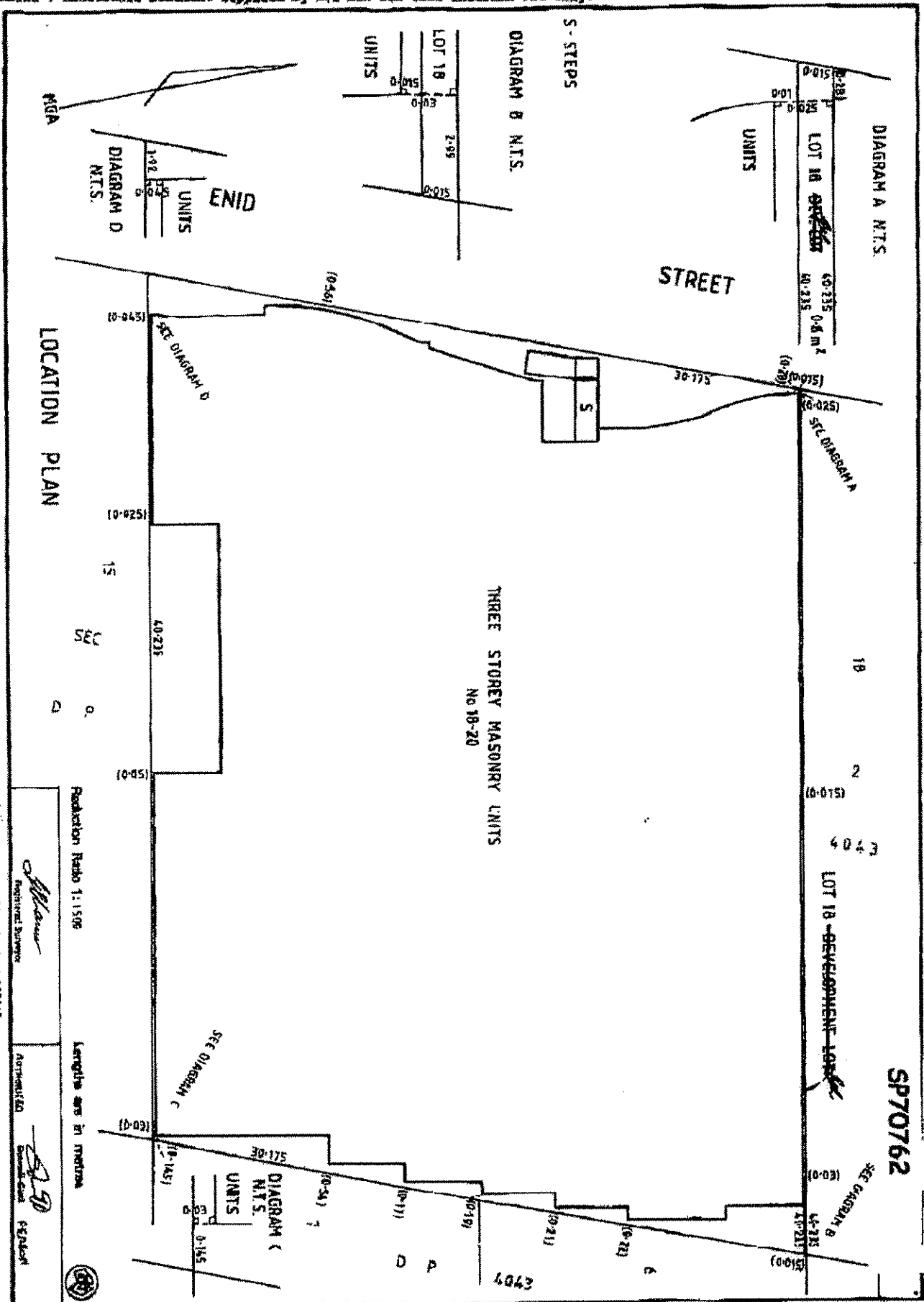
Warning Statement regarding the Initial Schedule of Unit Settlements... The Schedule of unit settlements may, on completion of the strata development to which it relates, be revised in accordance with Section 200A of the Strata Schemes (Freehold Development) Act 1973.

STRATA PLAN REFERENCE: 200110

FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 5 Sheets



SP70762

OFFICE USE ONLY

LOCATION PLAN

Production Ratio 1:1500

Lengths are in metres

REGISTERED ARCHITECT No. 200110

Architectural Designer

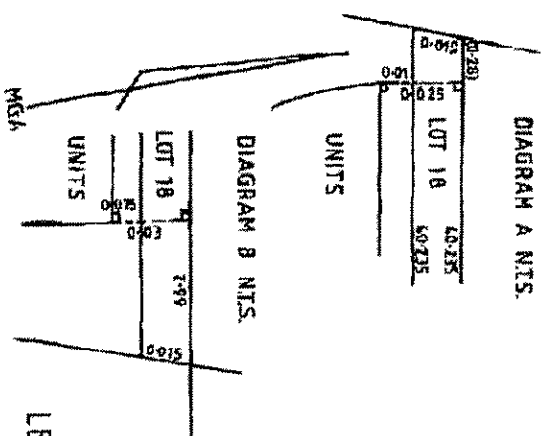
Architect

Surveyor

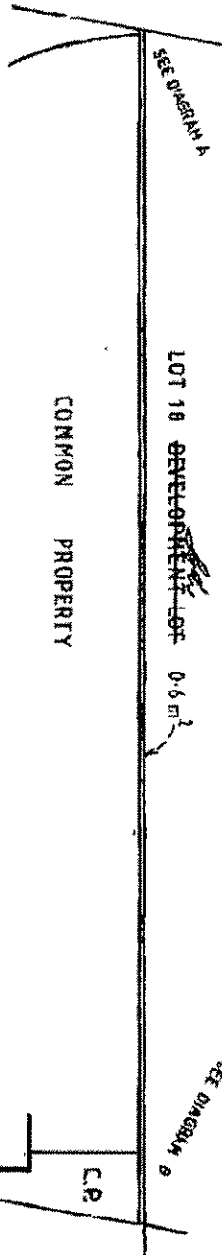
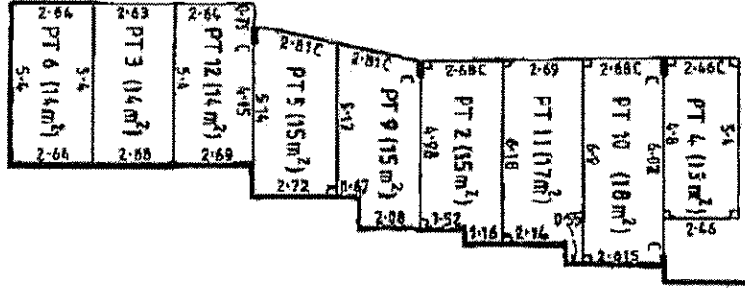
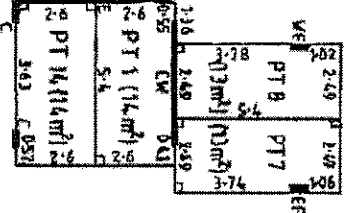
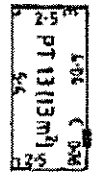
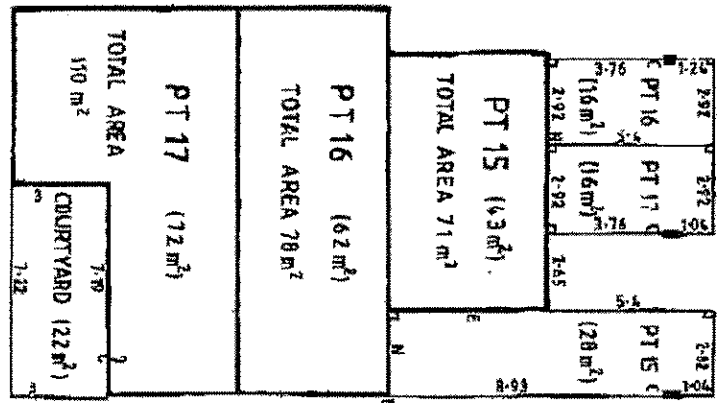
Engineer

SP70762

THE COURTYARD IS RESTRICTED IN HEIGHT TO 2.4 ABOVE THE UPPER SURFACE OF ITS PAVED BASE.
 CARSPACES BEING PART OF LOTS 2 TO 6 & 9 TO 12 ARE RESTRICTED IN HEIGHT TO 1.9 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND BASES.
 CARSPACES ARE COVERED,
 C - CENTRE OF COLUMN
 CW - CENTRE OF WALL
 E - EASTERN FACE OF WALL
 N - NORTHERN FACE OF WALL
 EF - EASTERN FACE OF COLUMN
 WF - WESTERN FACE OF COLUMN
 A - DENOTES RIGHT ANGLE
 AREAS ARE APPROXIMATE
 THE STRATUM OF LOT 18 EXTENDS BETWEEN 14 ABOVE & 2 BELOW THE FLOOR LEVEL OF UNIT 15.



LEVEL 1



Production Date: 1.15.00

Lengths are in metres

[Signature]
 Registered Surveyor

[Signature]
 Surveyor

ADVISOR'S REFERENCE: 380110

OFFICE USE ONLY

FORM 2

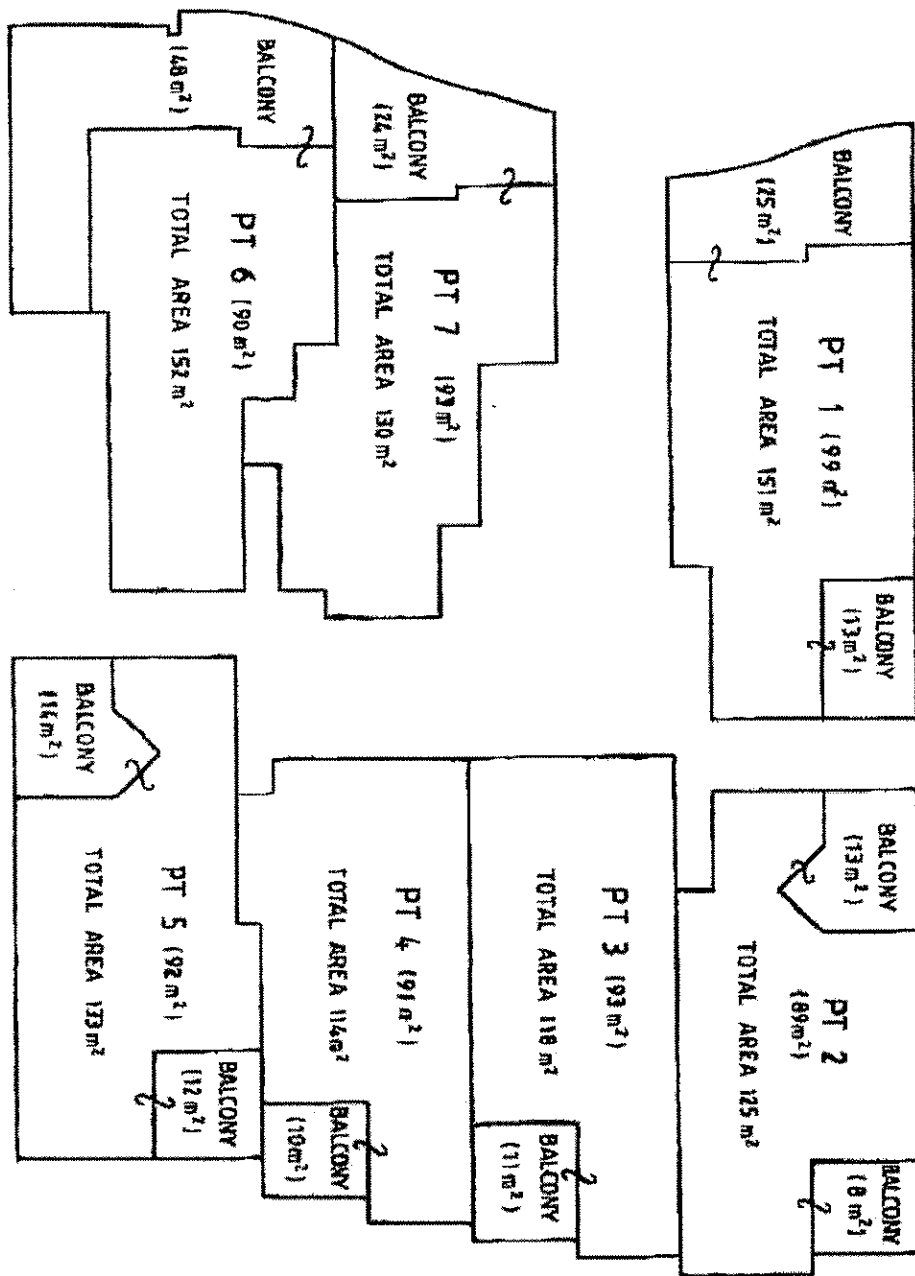
BALCONIES, EXCEPT WHERE COVERED,
ARE RESTRICTED IN HEIGHT TO 2.4 ABOVE
THE UPPER SURFACE OF THEIR RESPECTIVE
PAVED SURFACES.

AREAS ARE APPROXIMATE.

WARNINGS: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 4 of 5 Sheets

SP70762



LEVEL 2



Production Ratio 1:1500

Lengths are in metres


 Architect
 ENGINEERING ESTABLISHMENT 200110
 APPROVED BY: 
 ENGINEER



AND SET 23/10

FORM 2

BALCONIES, EXCEPT WHERE COVERED, ARE RESTRICTED IN HEIGHT TO 2.4 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE PAVED SURFACES.

AREAS ARE APPROXIMATE.

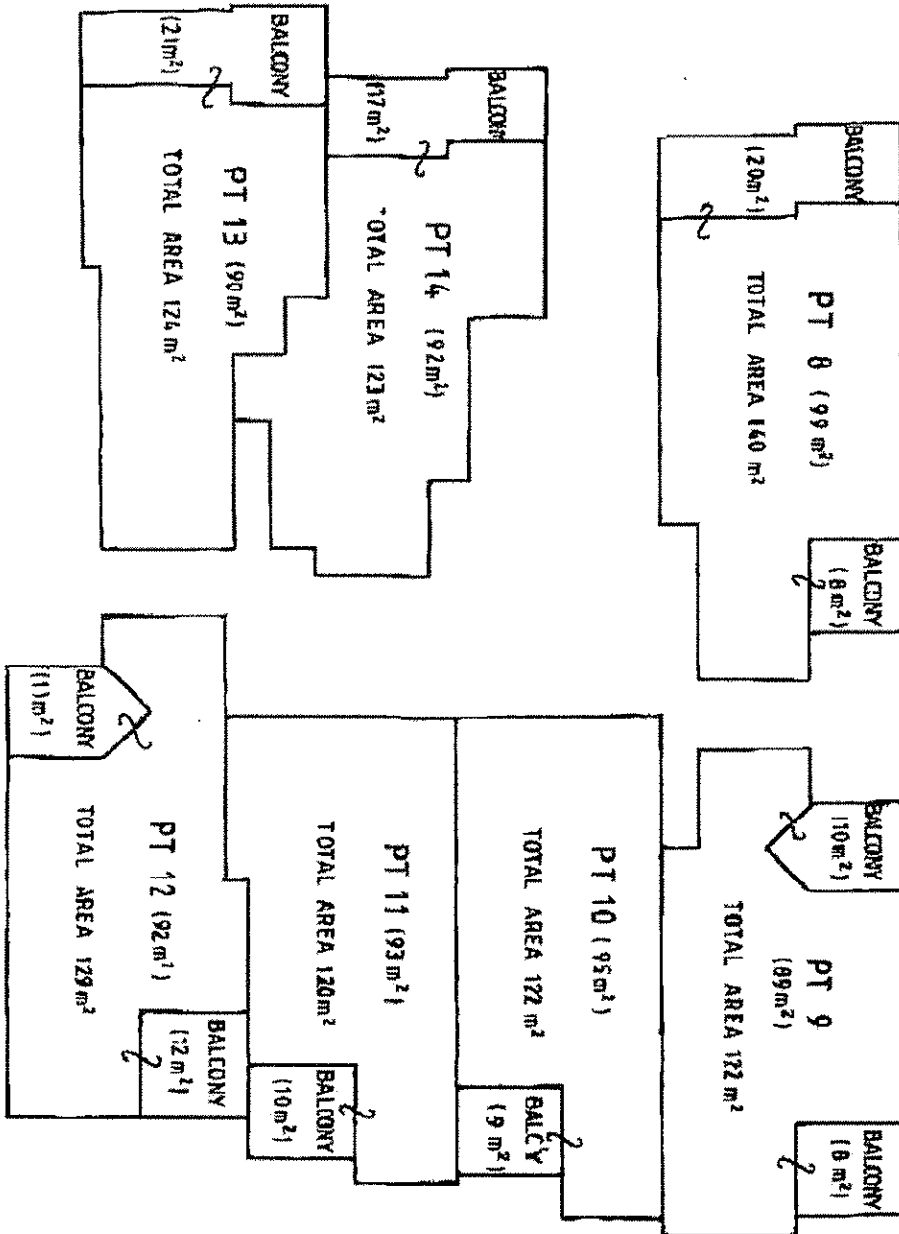
WARNING CROSSING ON ROLLING WILL LEAD TO REJECTION

Sheet No. 5 of 5 Rooms

SP70762

MGA

LEVEL 3



OFFICE USE ONLY

Production Ratio 1:1550

Lengths are in metres

Glenn
Principal Designer

Shirley
Architectural Designer

DRIVEWAY REFERENCE: 200/110

