

**COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
 GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
 FROM ACCOUNT 424/003 TO 424/003 - ENTRIES: ALL**

16-1

Printed: Wednesday 14 July, 2021 @ 08:39:05

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
424 <u>Water Rates</u>						
424/003 <u>Unit 1, 143 Old Pacific Highway</u>						
06/08/2020	060820	Bank Statement		351.03		351.03
					16-2	
Narration: ANZ INTERNET BANKING BPAY GCCC - WATER {706186}						
18/11/2020	181120	Bank Statement		427.73		778.76
					16-5	
Narration: ANZ INTERNET BANKING BPAY GCCC - WATER {855703}						
24/02/2021	240221	Bank Statement		370.59		1,149.35
					16-8	
Narration: ANZ INTERNET BANKING BPAY GCCC - WATER {139099}						
31/05/2021	310521	Bank Statement		383.85		1,533.20
					16-11	
Narration: ANZ INTERNET BANKING BPAY GCCC - WATER {459316}						

Total Debits: **\$1,533.20**

Total Credits:

Current Year Profit/(Loss): **N/A**

CITY OF
GOLDCOAST. Water and Sewerage Rate Notice

Gold Coast City Council ABN 84 858 548 460
Page 1

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 1471794 5

Date of issue
27 July 2020 42413

COASTAL AUTO WHOLESALERS PTY LTD
(TRUSTEE)
PO BOX 3746
VICTORIA POINT WEST QLD 4165

Current Billing Period: 16-2
25 April 2020 to 21 July 2020

Amount due:

\$351.03

(see back for payment options)

Due date for payment:

27 August 2020

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

143 OLD PACIFIC HIGHWAY, OXFENFORD
L 1 BUP7461
(Payments received after 19 July 2020 may not be included in this notice)

Water and sewerage charges (see account page for details) **\$351.03**
(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 27 AUGUST 2020 **\$351.03**

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

CITY OF
GOLDCOAST.

In Person / Mail Payment Advice
Name: COASTAL AUTO WHOLESALERS PTY LTD
Ref: 8 1471794 5

*419 814717945 **Credit**



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



Biller Code: 868745
Ref: 8 1471794 5



Date: / /
Cash:
Cheques (see reverse)

Total amount payable
Due by: **27 August 2020**

\$351.03

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code: 8 3 1 User ID: 0 6 6 6 8 4 Customer Reference No.: 0 0 0 0 0 8 1 4 7 1 7 9 4 5 6

\$

+757+

16.3

Account for:
143 OLD PACIFIC HIGHWAY, OXFENFORD
L 1 BUP7461

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

Sewerage Access (billing period 25/4/20 to 30/6/20)	\$132.55
Sewerage Access (billing period 1/7/20 to 21/7/20)	\$41.65

SEWAGE VOLUME

Total Water Usage	79kl	
Property Discharge Factor (Mixed Industries)	90.000%	
Total Sewage	71kl	
Less Domestic Usage Allowance	176kl	
Volume of Chargeable Sewage	0kl	
0 kilolitres charged at \$4.45 per kL		\$0.00
Your Lot's share of the Sewage Volumetric Charge is based on its Contribution Entitlement which is, 1 of 5		\$0.00

(usage period 25/4/20 to 30/6/20)

Total Water Usage	25kl	
Property Discharge Factor (Mixed Industries)	90.000%	
Total Sewage	22kl	
Less Domestic Usage Allowance	54kl	
Volume of Chargeable Sewage	0kl	
0 kilolitres charged at \$4.45 per kL		\$0.00
Your Lot's share of the Sewage Volumetric Charge is based on its Contribution Entitlement which is, 1 of 5		\$0.00

(usage period 1/7/20 to 21/7/20)

WATER ACCESS CHARGES

Water Access (billing period 25/4/20 to 30/6/20)	\$69.15
Water Access (billing period 1/7/20 to 21/7/20)	\$21.73

WATER USAGE CHARGES

79 kilolitres charged at \$1.09 per kL (usage period 25/4/20 to 30/6/20)	\$86.11
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5	\$17.22
25 kilolitres charged at \$1.09 per kL (usage period 1/7/20 to 21/7/20)	\$27.25
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5	\$5.45

STATE BULK WATER PRICE

WATER USAGE CHARGES

79 kilolitres charged at \$3.017 per kL (usage period 25/4/20 to 30/6/20)	\$238.34
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5	\$47.67
25 kilolitres charged at \$3.122 per kL (increase of \$0.105 per kL from 2019-20) (usage period 1/7/20 to 21/7/20)	\$78.05
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5	\$15.61

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$351.03

Master Meter for 5 lots

WATER METER READINGS

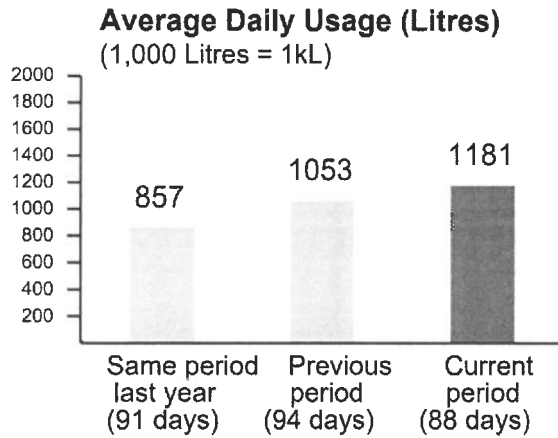
Meter Number	Meter Size mm	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
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(Continued on next page)

16.4

Account for:
143 OLD PACIFIC HIGHWAY, OXFENFORD
L 1 BUP7461

17X004293	25	21 JUL 20	0	24 APR 20	744	88	104
						TOTAL(kL)	104



Your Scheme's average daily water usage = 1181 litres (or 1.181 kL)
Your total average daily cost = \$3.98

CITY OF

GOLDCOAST.™ Water and Sewerage Rate Notice

424/3

Gold Coast City Council

ABN 84 858 548 460

Page 1

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 1471794 5

Date of issue
9 November 2020

COASTAL AUTO WHOLESALERS PTY LTD
(TRUSTEE)
PO BOX 3746
VICTORIA POINT WEST QLD 4165

Current Billing Period:

16.5

22 July 2020 to 28 October 2020

Amount due:

\$427.73

(see back for payment options)

Due date for payment:

10 December 2020

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

143 OLD PACIFIC HIGHWAY, OXFENFORD
L 1 BUP7461

(Payments received after 1 November 2020 may not be included in this notice)

Water and sewerage charges (INCLUDES STATE BULK WATER PRICE)	(see account page for details)	\$427.73
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Amount payable if paid by: 10 DECEMBER 2020	\$427.73
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CITY OF
GOLDCOAST.™

In Person / Mail Payment Advice

Name: COASTAL AUTO WHOLESALERS PTY LTD
Ref: 8 1471794 5

*419 814717945

Credit



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



Billers Code: 868745
Ref: 8 1471794 5



Post
Billpay

Date

Cash

Total amount payable
Due by: **10 December 2020**

\$427.73

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008147179456

\$

+757+

16.6

Account for:
 143 OLD PACIFIC HIGHWAY, OXFENFORD
 L 1 BUP7461

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

Sewerage Access \$196.39
 (billing period 22/7/20 to 28/10/20)

SEWAGE VOLUME

Total Water Usage 153kl
 Property Discharge Factor 90.000%
 (Mixed Industries)
 Total Sewage 137kl
 Less Domestic Usage Allowance 230kl
 Volume of Chargeable Sewage 0kl

0 kilolitres charged at \$4.45 per kL \$0.00

Your Lot's share of the Sewage Volumetric Charge is based on its Contribution Entitlement which is, 1 of 5 **\$0.00**

(usage period 22/7/20 to 28/10/20)

WATER ACCESS CHARGES

Water Access \$102.46
 (billing period 22/7/20 to 28/10/20)

WATER USAGE CHARGES

153 kilolitres charged at \$1.09 per kL \$166.77
 (usage period 22/7/20 to 28/10/20)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5 **\$33.35**

STATE BULK WATER PRICE

WATER USAGE CHARGES

153 kilolitres charged at \$3.122 per kL \$477.66
 (usage period 22/7/20 to 28/10/20)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5 **\$95.53**

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$427.73

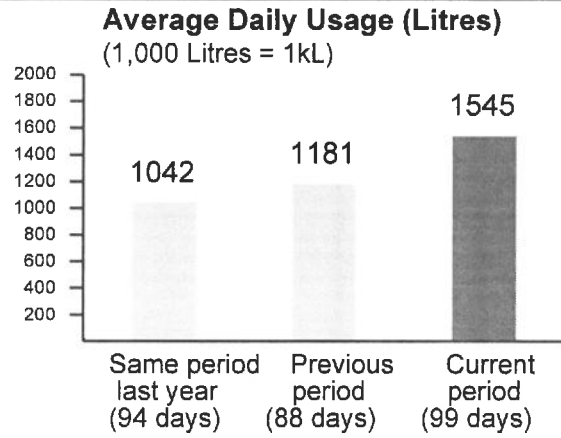
Master Meter for 5 lots

WATER METER READINGS

Meter Number	Meter Size mm	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
17X004293	25	28 OCT 20	1001	21 JUL 20	848	99	153
TOTAL(kL)							153

16-7

Account for:
143 OLD PACIFIC HIGHWAY, OXFENFORD
L 1 BUP7461



Your Scheme's average daily water usage = 1545 litres (or 1.545 kL)
Your total average daily cost = \$4.32

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

42413

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number **8 1471794 5** Date of issue **1 February 2021**

COASTAL AUTO WHOLESALERS PTY LTD
(TRUSTEE)
PO BOX 3746
VICTORIA POINT WEST QLD 4165

Current Billing Period:
29 October 2020 to 25 January 2021
Amount due:
\$370.59 *16-8*
(see back for payment options)
Due date for payment:
4 March 2021
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates

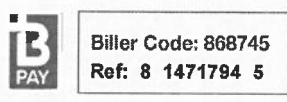
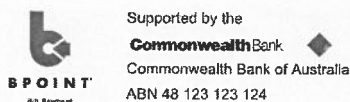
143 OLD PACIFIC HIGHWAY, OXFENFORD
L 1 BUP7461
(Payments received after 24 January 2021 may not be included in this notice)

Water and sewerage charges (INCLUDES STATE BULK WATER PRICE)	(see account page for details)	\$370.59
Amount payable if paid by: 4 MARCH 2021		\$370.59

CITY OF **GOLDCOAST.**

In Person / Mail Payment Advice
Name: COASTAL AUTO WHOLESALERS PTY LTD
Ref: 8 1471794 5

*419 814717945 **Credit**

Post Billpay

Date: / /

Cash

Teller stamp and initials

No. of Cheques

Cheques (see reverse)

Total amount payable
Due by: **4 March 2021**

\$370.59

For Credit
Gold Coast City Council

Tran Code **8 3 1** User ID **0 6 6 6 8 4** Customer Reference No. **0 0 0 0 0 8 1 4 7 1 7 9 4 5 6**

\$

+757+

16-9

Account for:
 143 OLD PACIFIC HIGHWAY, OXFENFORD
 L 1 BUP7461

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE**SEWERAGE ACCESS CHARGES**

Sewerage Access \$176.55
 (billing period 29/10/20 to 25/1/21)

SEWAGE VOLUME

Total Water Usage 121kl
 Property Discharge Factor 90.000%
 (Mixed Industries)
 Total Sewage 108kl
 Less Domestic Usage Allowance 230kl
 Volume of Chargeable Sewage 0kl

0 kilolitres charged at \$4.45 per kL \$0.00

Your Lot's share of the Sewage Volumetric Charge is based on its Contribution Entitlement which is, 1 of 5 \$0.00

Contribution Entitlement which is, 1 of 5

(usage period 29/10/20 to 25/1/21)

WATER ACCESS CHARGES

Water Access \$92.11
 (billing period 29/10/20 to 25/1/21)

WATER USAGE CHARGES

121 kilolitres charged at \$1.09 per kL \$131.89
 (usage period 29/10/20 to 25/1/21)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5 \$26.38

Contribution Entitlement which is, 1 of 5

STATE BULK WATER PRICE**WATER USAGE CHARGES**

121 kilolitres charged at \$3.122 per kL \$377.76
 (usage period 29/10/20 to 25/1/21)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5 \$75.55

Contribution Entitlement which is, 1 of 5

TOTAL CHARGES INCLUDED IN THE RATE NOTICE**\$370.59**

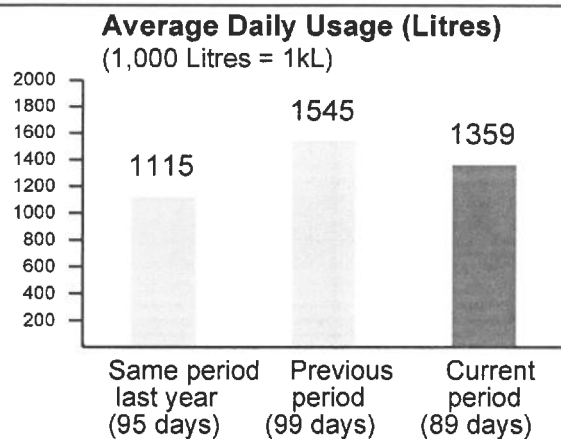
Master Meter for 5 lots

WATER METER READINGS

Meter Number	Meter Size mm	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
17X004293	25	25 JAN 21	1122	28 OCT 20	1001	89	121
TOTAL(kL)							121

16.10

Account for:
143 OLD PACIFIC HIGHWAY, OXFENFORD
L 1 BUP7461



Your Scheme's average daily water usage = 1359 litres (or 1.359 kL)
Your total average daily cost = \$4.16

42413

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

Gold Coast City Council

ABN 84 858 548 460

Page 1

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

Notice number
8 1471794 5

Date of issue
10 May 2021

COASTAL AUTO WHOLESALERS PTY LTD
(TRUSTEE)
PO BOX 3746
VICTORIA POINT WEST QLD 4165

Current Billing Period:

26 January 2021 to 27 April 2021

Amount due:

\$383.85

(see back for payment options)

Due date for payment:

10 June 2021

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

16-11

143 OLD PACIFIC HIGHWAY, OXENFORD
L 1 BUP7461

(Payments received after 2 May 2021 may not be included in this notice)

Water and sewerage charges (see account page for details) **\$383.85**
(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 10 JUNE 2021 **\$383.85**

CITY OF **GOLDCOAST.**

In Person / Mail Payment Advice

Name: COASTAL AUTO WHOLESALERS PTY LTD
Ref: 8 1471794 5

*419 814717945

Credit



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



Billers Code: 868745
Ref: 8 1471794 5



**Post
Billpay**

Date

/ /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: 10 June 2021

\$383.85

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008147179456

\$

+757+

1/6/12

Account for:
 143 OLD PACIFIC HIGHWAY, OXFENFORD
 L 1 BUP7461

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

Sewerage Access \$182.50
 (billing period 26/1/21 to 27/4/21)

SEWAGE VOLUME

Total Water Usage 126kl
 Property Discharge Factor 90.000%
 (Mixed Industries)
 Total Sewage 113kl
 Less Domestic Usage Allowance 230kl
 Volume of Chargeable Sewage 0kl

0 kilolitres charged at \$4.45 per kL \$0.00
Your Lot's share of the Sewage Volumetric Charge is based on its Contribution Entitlement which is, 1 of 5 **\$0.00**

(usage period 26/1/21 to 27/4/21)

WATER ACCESS CHARGES

Water Access \$95.21
 (billing period 26/1/21 to 27/4/21)

WATER USAGE CHARGES

126 kilolitres charged at \$1.09 per kL \$137.34
 (usage period 26/1/21 to 27/4/21)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5 **\$27.47**

STATE BULK WATER PRICE

WATER USAGE CHARGES

126 kilolitres charged at \$3.122 per kL \$393.37
 (usage period 26/1/21 to 27/4/21)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 1 of 5 **\$78.67**

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$383.85

Master Meter for 5 lots

WATER METER READINGS

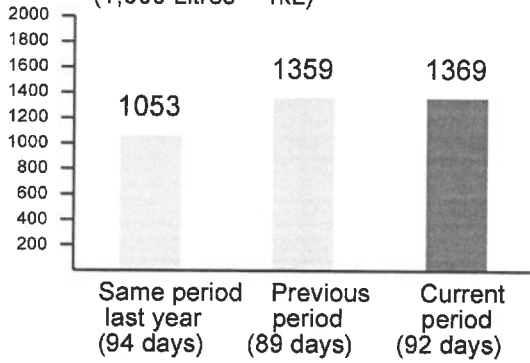
Meter Number	Meter Size mm	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
17X004293	25	27 APR 21	1248	25 JAN 21	1122	92	126
TOTAL(kL)							126

Account for:
143 OLD PACIFIC HIGHWAY, OXFENFORD
L 1 BUP7461

16.13

Average Daily Usage (Litres)

(1,000 Litres = 1kL)



Your Scheme's average daily water usage = 1369 litres (or 1.369 kL)
Your total average daily cost = \$4.17

**COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 424/004 TO 424/004 - ENTRIES: ALL**

17-1

Printed: Wednesday 14 July, 2021 @ 08:39:14

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
424 <u>Water Rates</u>						
424/004 <u>704 Bli Bli Road, Nambour</u>						
17/08/2020	170820	Bank Statement		251.63	17-2	251.63
Narration: Part of \$2259.26 Rent Nambour						
09/11/2020	091120	Bank Statement		337.73	17.4	589.36
15/02/2021	150221	Bank Statement		451.84	17.6	1,041.20
Narration: Part of \$2699.48						
01/06/2021	010621	Bank Statement		1,038.92	17.8	2,080.12
Narration: Part of \$3299.18						
Total Debits:				\$2,080.12		
Total Credits:						
Current Year Profit/(Loss):				N/A		



42414

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults Account enquiries 24 Hours, 7 days
8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472



Coastal Auto Wholesalers Pty Ltd as TTE
PO BOX 555
OXENFORD QLD 4210

Account number	99872417
Payment reference	0998 7241 73
Property	704 Bli Bli Rd, NAMBOUR, QLD

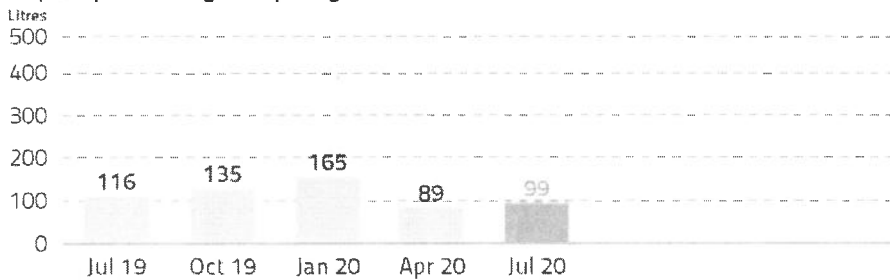
Bill number	7120475926
Billing period	15 Apr 2020 91 days to 14 Jul 2020
Issue date	17 Jul 2020
Approximate date of next meter reading	13 Oct 2020

Your account activity

Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$251.63
\$243.68	\$243.68	\$0.00	\$251.63	Due date	15 Sep 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Thanks for getting contact-free bills by email or SMS

You're automatically in this draw to win!

[Find out more](#)

*Terms and conditions apply - visit unitywater.com/WIN



Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 0998 7241 73

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

Your account details



1300 086 489
Account enquiries

8am-5pm Mon-Fri

17-3

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
12W157415	14 Apr 20	284	14 Jul 20	293	9	91	98.9
Total water usage					9	91	98.9
Total sewerage usage (waste and greywater) = 90% of water usage					8.10	91	89.0

Activity since last bill

Last bill	\$243.68
Payments / adjustments	
24 Apr 2020 CBA BPAY BPAY 24/04/2020	-\$243.68
Account balance	\$0.00 ①

Water and Sewerage Charges

Lot 11 Plan RP88870 Installation ID 610550

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	15 Apr 20 to 30 Jun 20	0.0989	77	\$2.953	\$22.49
State Govt Bulk Water	01 Jul 20 to 14 Jul 20	0.0989	14	\$3.122	\$4.32

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water Usage	15 Apr 20 to 30 Jun 20	0.0989	77	\$1.333	\$10.15
Water Usage	01 Jul 20 to 14 Jul 20	0.0989	14	\$1.333	\$1.85
Sewerage Usage	15 Apr 20 to 30 Jun 20	0.0890	77	\$1.333	\$9.14
Sewerage Usage	01 Jul 20 to 14 Jul 20	0.0890	14	\$1.333	\$1.66

Fixed Access Charges	Period	SU% x No.	x Days	x Price/day	
Water Access 20mm	15 Apr 20 to 30 Jun 20	1	77	\$0.718	\$55.29
Water Access 20mm	01 Jul 20 to 14 Jul 20	1	14	\$0.718	\$10.05
Sewerage Access - 20mm	15 Apr 20 to 30 Jun 20	0.9	77	\$1.669	\$115.65
Sewerage Access - 20mm	01 Jul 20 to 14 Jul 20	0.9	14	\$1.669	\$21.03

Water subtotal \$104.15
Sewerage subtotal \$147.48

New water and sewerage charges \$251.63 ②

Total Due = ① + ② \$251.63

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020. Find out more at: unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50.
동역사가 필요하시면 13 14 50으로 연락하십시오.
Quando necessita un interprete bilingue al 13 14 50.

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 7241 73



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online
Billpay Code: 4028
Ref: 0998 7241 73
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998724173 00025163

Account number 99872417

Payment reference 0998 7241 73

Total due \$251.63

Due date 15 Sep 2020



424/4

17.4

WATER AND SEWERAGE YOUR BILL

1300 086 489
 Emergencies and faults 24 Hours, 7 days
 Account enquiries 8am-5pm Mon-Fri
 unitywater.com
 ABN 89 791 717 472

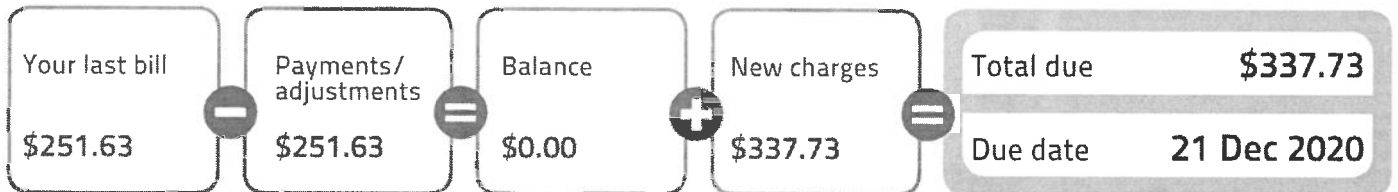


Coastal Auto Wholesalers Pty Ltd as TTE
 PO BOX 555
 OXFENFORD QLD 4210

Account number 99872417
 Payment reference 0998 7241 73
 Property 704 Bli Bli Rd, NAMBOUR, QLD

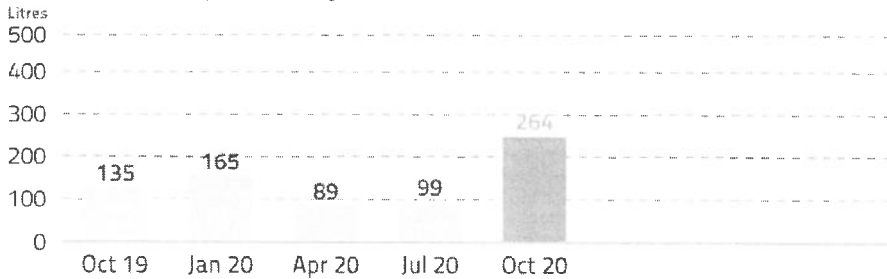
Bill number 7120811827
 Billing period 15 Jul 2020
 91 days to 13 Oct 2020
 Issue date 20 Oct 2020
 Approximate date of next meter reading 13 Jan 2021

Your account activity



No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



Nigel knows checking for leaks saves businesses water and money

We can all make small changes to save water and stay H2OK!
 For more water saving tips, visit unitywater.com/legendsatwork



Easy ways to pay For other payment options - see over



BPAY[™]
 Biller Code: 130393
 Ref: 0998 7241 73

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

17-5

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
12W157415	14 Jul 20	293	13 Oct 20	317	24	91	263.7
Total water usage					24	91	263.7
Total sewerage usage (waste and greywater) = 90% of water usage					21.60	91	237.4

Activity since last bill

Last bill	\$251.63
Payments / adjustments	
17 Aug 2020 CBA BPAY BPAY 17/08/2020	-\$251.63
Account balance	\$0.00

Water and Sewerage Charges

Lot 11 Plan RP88870 Installation ID 610550

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	15 Jul 20 to 13 Oct 20	0.2637	91	\$3.122	\$74.93

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water Usage	15 Jul 20 to 13 Oct 20	0.2637	91	\$1.333	\$31.99
Sewerage Usage	15 Jul 20 to 13 Oct 20	0.2374	91	\$1.333	\$28.79

Fixed Access Charges	Period	SU%	x No.	x Days	x Price/day	
Water Access 20mm	15 Jul 20 to 13 Oct 20		1	91	\$0.718	\$65.34
Sewerage Access - 20mm	15 Jul 20 to 13 Oct 20	0.9	1	91	\$1.669	\$136.68

Water subtotal \$172.26
Sewerage subtotal \$165.47

New water and sewerage charges \$337.73

Total Due = 1 + 2 \$337.73

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 12-month period ending 31 March 2021. Find out more at: unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة الى مترجم فوري.
Khu bạn cần thông ngôn, xin gọi số 13 14 50
방역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesita un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call **1300 047 763** or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 7241 73



In person, by phone or online
Billpay Code: 4028
Ref: 0998 7241 73
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



*4028 0998724173 00033773

Account number	99872417
Payment reference	0998 7241 73
Total due	\$337.73
Due date	21 Dec 2020



Unitywater

Serving you today,
investing in tomorrow.



Coastal Auto Wholesalers Pty Ltd as TTE
PO BOX 555
OXENFORD QLD 4210

42414

17.6

WATER AND SEWERAGE YOUR BILL

📞 1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

🌐 unitywater.com
ABN 89 791 717 472

Account number	99872417
Payment reference	0998 7241 73
Property	704 Bli Bli Rd, NAMBOUR, QLD

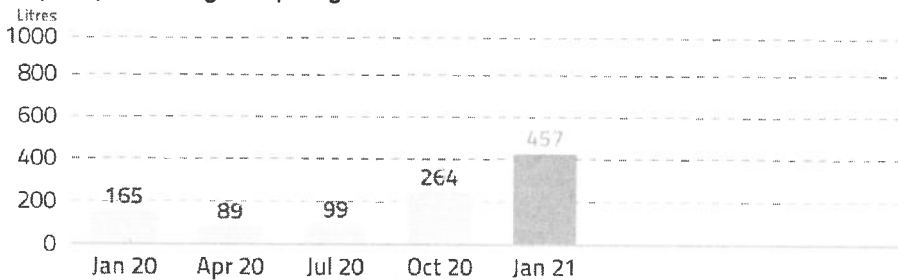
Bill number	7121148850
Billing period	14 Oct 2020 94 days to 15 Jan 2021
Issue date	20 Jan 2021
Approximate date of next meter reading	14 Apr 2021

Your account activity



No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



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Easy ways to pay For other payment options - see over



BPAY[®]
Biller Code: 130393
Ref: 0998 7241 73

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

Your account details



1300 086 489
Account enquiries

8am-5pm Mon-Fri

117

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
12W157415	13 Oct 20	317	15 Jan 21	360	43	94	457.4
Total water usage					43	94	457.4
Total sewerage usage (waste and greywater) = 90% of water usage					38.70	94	411.7

Activity since last bill

Last bill	\$337.73
Payments / adjustments	
6 Nov 2020 CBA BPAY BPAY 06/11/2020	-\$337.73
Account balance	\$0.00

Water and Sewerage Charges

Lot 11 Plan RP88870 Installation ID 610550

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	14 Oct 20 to 15 Jan 21	0.4574	94	\$3.122	\$134.25

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water Usage	14 Oct 20 to 15 Jan 21	0.4574	94	\$1.333	\$57.32
Sewerage Usage	14 Oct 20 to 15 Jan 21	0.4117	94	\$1.333	\$51.59
Fixed Access Charges	Period	SU% x No.	x Days	x Price/day	
Water Access 20mm	14 Oct 20 to 15 Jan 21	1	94	\$0.718	\$67.49
Sewerage Access - 20mm	14 Oct 20 to 15 Jan 21	0.9	94	\$1.669	\$141.19
Water subtotal					\$259.06
Sewerage subtotal					\$192.78

New water and sewerage charges **\$451.84**

Total Due = ① + ② **\$451.84**

Important information

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Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 12-month period ending 31 March 2021. Find out more at: unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

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Khi bạn cần thông ngôn, xin gọi số 13 14 50.
당역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50.

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International calls

+61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 7241 73



In person, by phone or online
Billpay Code: 4028
Ref: 0998 7241 73
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998724173 00045184



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

Account number 99872417

Payment reference 0998 7241 73

Total due **\$451.84**

Due date **22 Mar 2021**



42414

178

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472



Coastal Auto Wholesalers Pty Ltd as TTE
PO BOX 555
OXENFORD QLD 4210

Account number	99872417
Payment reference	0998 7241 73
Property	704 Bli Bli Rd, NAMBOUR, QLD

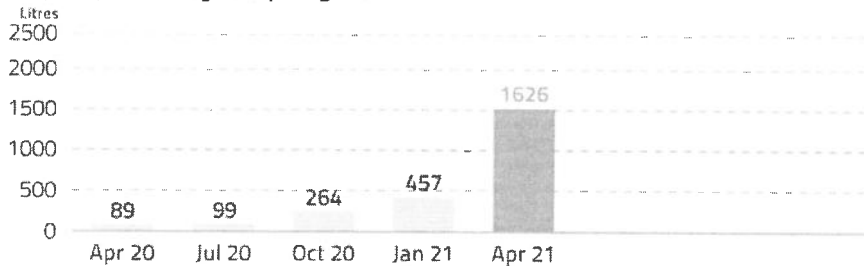
Bill number	7121502042
Billing period	16 Jan 2021 to 16 Apr 2021
Issue date	23 Apr 2021
Approximate date of next meter reading	12 Jul 2021

Your account activity

Your last bill \$451.84	-	Payments/ adjustments \$451.84	=	Balance \$0.00	+	New charges \$1,038.92	=	Total due \$1,038.92
								Due date 25 May 2021

Interest charges of 8% per annum, compounding daily, will apply to overdue amounts on bills from 1 July 2021.

Compare your average daily usage over time



Important changes to COVID-19 customer care

In April, we changed back to our normal 30 days to pay all bills, including this one. To continue helping you, we've extended no interest charges on overdue amounts until 30 June 2021. Find out more at unitywater.com/customer-care

Easy ways to pay For other payment options - see over

B PAY
Biller Code: 130393
Ref: 0998 7241 73
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.

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17-9

Your account details

1300 086 489 Account enquiries 8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
12W157415	15 Jan 21	360	16 Apr 21	508	148	91	1626.4
Total water usage					148	91	1626.4
Total sewerage usage (waste and greywater) = 90% of water usage					133.20	91	1463.7

Activity since last bill

Last bill	\$451.84
Payments / adjustments	
15 Feb 2021 CBA BPAY BPAY 15/02/2021	-\$451.84
Account balance	\$0.00

Water and Sewerage Charges

Lot 11 Plan RP88870 Installation ID 610550

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	16 Jan 21 to 16 Apr 21	1.6264	91	\$3.122	\$462.06

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water Usage	16 Jan 21 to 16 Apr 21	1.6264	91	\$1.333	\$197.28
Sewerage Usage	16 Jan 21 to 16 Apr 21	1.4637	91	\$1.333	\$177.56

Fixed Access Charges	Period	SU% x No.	x Days	x Price/day	
Water Access 20mm	16 Jan 21 to 16 Apr 21	1	91	\$0.718	\$65.34
Sewerage Access - 20mm	16 Jan 21 to 16 Apr 21	0.9	91	\$1.669	\$136.68

Water subtotal	\$724.68
Sewerage subtotal	\$314.24

New water and sewerage charges \$1,038.92

Total Due = 1 + 2 \$1,038.92

Important information

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Interest on overdue amount
Interest charges of 8% per annum, compounding daily, will apply to overdue amounts on bills from 1 July 2021. Find out more at: unitywater.com/customer-care

Water efficiency
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Interpreter service 13 14 50
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اتصل على الرقم 13 14 50 عندما تكون بحاجة الى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

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+ 61 7 5431 8333
unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options

 Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 7241 73

 Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

 In person, by phone or online
Billpay Code: 4028
Ref: 0998 7241 73
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



Account number	99872417
Payment reference	0998 7241 73
Total due	\$1,038.92
Due date	25 May 2021

**COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
 GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
 FROM ACCOUNT 427/004 TO 427/004 - ENTRIES: ALL**

18.1

Printed: Wednesday 14 July, 2021 @ 08:44:04

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>427</u> <u>Insurance</u>						
<u>427/004</u> <u>704 Bli Bli Road, Nambour</u>						
12/12/2020	121220	Bank Statement		1,679.49		1,679.49
Narration: ANZ INTERNET BANKING PAYMENT 342324 TO Coverforce Partners Pty Ltd						
12/12/2020	300621	Closing Journal - Cash			140.77	1,538.72
Narration: GST adjustment at 30/06/2021						
Total Debits:				\$1,679.49		
Total Credits:					\$140.77	
Current Year Profit/(Loss):				N/A		

18.2

18.2



427/4

18'2

Coverforce Gold Coast Pty Ltd is a corporate authorised representative
of Coverforce Partners Pty Ltd
Coverforce Gold Coast Pty Ltd
ACN 615 274 023 CAR 001248649
Suite 1, Ground Floor, 52 Davenport Street, Southport QLD 4215
T 07 5539 7900 F 07 5591 7316
Coverforce Partners Pty Ltd
ABN 57 089 245 465 ACN 089 245 465 AFSL 245377
Locked Bag 5273 Sydney NSW 2001
partners@coverforce.com.au www.coverforce.com.au/partners

You are reminded that the policy mentioned below falls due for renewal on 1/12/2020. To ensure your continued protection, payment must be received within 7 days of you receiving this account. This is an invitation to renew, and not a demand for payment.

TAX INVOICE
This document will be a tax invoice for GST when you make payment

PAUL KILLERBY
PO BOX 1017
OXENFORD QLD 4212

Invoice Date: 3/12/2020
Invoice No: 12111
Our Reference: KILLERBY P
Should you have any queries in relation to this account, please contact your Account Manager
Danielle Holgerson

Class of Policy: Business Insurance
Insurer: The Hollard Insurance Company Pty Ltd
Level 12, 465 Victoria Avenue, Chatswood NSW 2067
ABN: 78 090 584 473
The Insured: PAUL KILLERBY IN TRUSTEE FOR COASTAL AUTO WHOLESALE

RENEWAL
Policy No: GA125025009BUSP
Period of Cover:
From 1/12/2020
to 1/12/2021 at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

INSURANCE RENEWAL 2020 TO 2021
704 BLI BLI ROAD NAMBOUR

Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Service Fee
\$1,322.77	\$85.00	\$0.00	\$140.77	\$130.95	\$0.00
TOTAL					\$1,679.49



Biller Code: 253641
Ref: 0230119191213735

Contact your financial institution to make this payment from your nominated account.

Our Reference: KILLERBY P
Invoice No: 12111
Acct Man: Holgerson Dan



Acct Name: Coverforce Partners Pty Ltd Trust Account
BSB: 182222 **Account:** 303811996
Reference: KILLERBY P 12111



Mail this portion with your cheque payable to:
Coverforce Partners Pty Ltd
Locked Bag 5273
Sydney, NSW 2001



To pay with your Visa and Mastercard
Visit www.coverforce.com.au/pay
Client Ref: 0211919X **Invoice Ref:** 12111

AMOUNT DUE \$1,679.49

Important Information

1813

Your Duty of Disclosure

Before you enter into an insurance contract with an insurer, you have a duty to disclose to the insurer every matter that you know, or could reasonably be expected to know, that is relevant to the insurer's decision whether to accept the risk of the insurance and, if so, on what terms. Your duty is not limited to answering specific questions in a proposal. Any additional relevant matters must also be disclosed. You have this duty until the insurer agrees to cover your risk. You have the same duty before you renew, extend, vary or reinstate an insurance contract.

Your duty however does not require disclosure of a matter:

that diminishes the risk to be undertaken by the insurer;

that is of common knowledge;

that your insurer knows, or in the ordinary course of its business, ought to know; or

as to which compliance with your duty is waived by the insurer.

For eligible contracts (where a natural person is purchasing Motor Vehicle, Home, Contents, Accident & Sickness, Consumer Credit or Travel Insurance) the insurer may provide you with a copy of all information previously disclosed to them by you, and request you provide updated information where required. If you do not advise of any changes to previous information, the insurer will be under the impression that no changes have occurred to the risk.

Non-disclosure

If you fail to comply with your duty of disclosure, the insurer may be entitled to reduce his liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the insurer may also have the option of voiding the contract from its beginning.

Privacy

At Coverforce, we are committed to protecting your privacy in accordance with the Privacy Act 1998 (Cth). A copy of our Privacy Policy is located on our website – www.coverforce.com.au or alternatively you can obtain a copy from our Privacy Officer by emailing compliance@coverforce.com.au

Customer Complaints and Disputes

At Coverforce we have in place a fully documented process for handling complaints and disputes with clients. A copy of our Complaints and Disputes policy is located on our website – coverforce.com.au or alternatively you can obtain a copy from our Complaints Officer by emailing compliance@coverforce.com.au

If your complaint is not satisfactorily resolved within 15 Business Days, please contact our National Compliance Manager at compliance@coverforce.com.au. We will try to resolve your complaint quickly and fairly. A response will be provided to you within a maximum of 45 days from your original complaint.

If, after 45 days the dispute is still not resolved in a manner acceptable to you, you have the right to contact our external dispute resolution service. Coverforce is a member of the Australian Financial Complaints Authority Website: www.afca.org.au Email: info@afca.org.au Phone: 1800 931 678 (free call) or mail: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Please note

Coverforce subscribes to both the General Insurance Code of Practice and the Insurance Brokers Code of Practice. Further information relating to these codes can be found on our website or by contacting our office via: compliance@coverforce.com.au

Schedule of Insurance

Class of Policy: Business Insurance	Policy No: GA125025009BUSP
The Insured: PAUL KILLERBY IN TRUSTEE FOR COASTAL AUTO WHOLESAL	Invoice No: 12111
	Our Ref: KILLERBY P

This policy has been placed through

Holland Commercial Insurance Pty Ltd
ABN 86 603 039 023
Level 12, 465 Victoria Avenue, Chatswood, NSW 2067

Holland Commercial Insurance Pty Ltd is an underwriting agency who has placed the policy with

The Hollard Insurance Company Pty Ltd
ABN 78 090 584 473
Level 12, 465 Victoria Avenue, Chatswood NSW 2067

Insurer
The Hollard Insurance Company Pty Ltd

Important Information

The following information has been used as the basis for Your Application for this contract of insurance. Please review the information and advise immediately if any of the details are incorrect or incomplete in accordance with Your Duty of Disclosure.

Holland Commercial Business Insurance
Insured Name PAUL KILLERBY IN TRUSTEE FOR COASTAL AUTO WHOLESALERS PTY LTD
SUPERANNUATION FUND
Trading Name

Primary Situation: 704 BLI BLI ROAD NAMBOUR QLD 4560

SITUATION 1 DETAILS

Address 704 BLI BLI ROAD
NAMBOUR QLD 4560

Tenant Occupations: Motor Mechanics (up to 5T excl. Vehicles not able to be registered)

Property Damage cover section

Method of Settlement	Reinstatement or replacement	Sum Insured
Buildings		\$ 330,000
Contents		Not Insured
Stock		Not Insured
Specified Items		Not Insured
Limit of Liability		\$ 396,000
Extra costs of reinstatement		as per policy wording
Extra covers		
Removal of debris		\$ 100,000
Additional benefits		
Rewriting of records		\$ 100,000
Optional covers		
Flood		No
Strata title mortgagee(s) interest		No
Applicable Excess		
Excess		\$ 250

Business Interruption cover section

Cover Type	Annual Revenue
Indemnity Period	12 months

Schedule of Insurance

Class of Policy: Business Insurance	Policy No: GA125025009BUSP
The Insured: PAUL KILLERBY IN TRUSTEE FOR COASTAL AUTO WHOLESAL	Invoice No: 12111
	Our Ref: KILLERBY P

Annual Revenue	Sum Insured
Additional increase in cost of working	\$ 44,030
Accounts Receivable	\$ 25,000
Claim preparation and proving expenses	\$ 7,500
Loss of Rent Receivable	\$ 10,000
Uninsured Working Expenses	Not Insured
Additional benefits	Not Insured
Documents	\$ 17,306
Optional covers	
Goodwill	Not Insured

Public and Products Liability cover section

General Liability and Products Liability	Limit of liability
Additional benefit	\$ 20,000,000
Property in Your physical or legal control	\$ 250,000
Applicable Excess	
Property Damage Excess	\$ 250

Glass cover section

External Glass	replacement value
Internal Glass	Not Insured
Specified Glass	Not Insured
Additional benefits	
Signs	\$ 10,000
Extra covers	
Costs	\$ 10,000
Applicable Excess	
Excess	\$ 250

ENDORSEMENTS/SPECIAL CONDITIONS

Endorsements

Name: POLICY WORDING
Code: J901
Wording
Hollard Commercial Business Insurance Policy Wording dated
6 November 2020 applies to this Policy.

IMPORTANT NOTICES

AGENCY STATEMENT

This policy is issued by Hollard Commercial Insurance Pty Ltd (ABN 86 603 039 023, AFSL 474540) ('Hci'), acting under a binder as agent for the insurer The Hollard Insurance Company Pty Ltd (ABN 78 090 584 473, AFSL 241436) ('Hollard').

AGENCY FEE

**Agency Fee payable to Hci is a non-refundable fee unless the contract of insurance is cancelled within the cooling-off period or is a full term cancellation.

REINSTATEMENT OF EMERGENCY SERVICE LEVY

On 30 May 2017, the NSW Government announced that it would defer the introduction of the Fire and Emergency Service Levy on leviable land and re-established an emergency services insurance contribution scheme ('contribution scheme') which will charge

Schedule of Insurance

Class of Policy: Business Insurance	Policy No: GA125025009BUSP
The Insured: PAUL KILLERBY IN TRUSTEE FOR COASTAL AUTO WHOLESAL	Invoice No: 12111
	Our Ref: KILLERBY P

Emergency Services Levy ('ESL') on applicable insurance policies.

The contribution scheme commenced on 1 July 2017 and from this date eligible policies with a fire risk in NSW will incur a charge for ESL. The ESL amount applicable for Your Policy is stated as a component of the premium payable in Your Schedule.

If You have any queries with regards to the base premium payable as stated on Your Schedule for policies effective from 1 July 2017, please contact your insurance intermediary or broker in the first instance. Alternatively, please contact HCl on 1300 306 226.

Defined Terms

Some words used in this Schedule have a special meaning as defined in the Policy Wording and such other documents which make up the Policy which contain definitions.

General Insurance Code of Practice

We are a signatory to the General Insurance Code of Practice ('the Code'). The Code aims to raise standards of service between insurers and their customers. HCl's service standards are in accordance with the Code.

For any information about the Code, including a copy of the Code, contact Us or visit www.codeofpractice.com.au

Duty of Disclosure

Before You enter into an insurance contract, You have a duty of disclosure under the Insurance Contracts Act 1984.

It is Your responsibility to tell Us anything that You know, or could reasonably be expected to know, may affect Our decision to insure You and on what terms.

You have this duty until We agree to insure You.

You have the same duty before You renew, extend, vary or reinstate an insurance contract.

You do not need to tell Us anything that:

- ? reduces the risk We insure You for; or
- ? is common knowledge; or
- ? We know, or should know as an insurer; or
- ? We waive Your duty to tell Us about.

If You do not tell Us something

If You do not tell Us anything You are required to, We may cancel Your contract or reduce the amount We will pay You if you make a claim, or both. If Your failure to tell Us is fraudulent, We may refuse to pay a claim and treat the contract as if it never existed.

Privacy

Please refer to Your Policy for full details of Our Privacy Policies.

Dispute Resolution Process

Please refer to Your Policy for full details of Our Dispute Resolution Process.

COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 428/004 TO 428/004 - ENTRIES: ALL

19-1

Printed: Wednesday 14 July, 2021 @ 08:46:04

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
428 <u>Property Agent Fees</u>						
428/004 <u>704 Bli Bli Road, Nambour</u>						
08/07/2020	080720	Bank Statement		202.10 4.2		202.10
Narration: Part of \$3166.34 Rent Nambour						
08/07/2020	300621	Closing Journal - Cash			18.37	183.73
Narration: GST adjustment at 30/06/2021						
17/08/2020	170820	Bank Statement		233.65 4.3		417.38
Narration: Part of \$2259.26 Rent Nambour						
17/08/2020	300621	Closing Journal - Cash			21.24	396.14
Narration: GST adjustment at 30/06/2021						
01/10/2020	011020	Bank Statement		269.94 4.4		666.08
01/10/2020	300621	Closing Journal - Cash			24.54	641.54
Narration: GST adjustment at 30/06/2021						
08/10/2020	081020	Bank Statement		269.94 4.5		911.48
08/10/2020	300621	Closing Journal - Cash			24.54	886.94
Narration: GST adjustment at 30/06/2021						
09/11/2020	091120	Bank Statement		269.94 4.6		1,156.88
09/11/2020	300621	Closing Journal - Cash			24.54	1,132.34
Narration: GST adjustment at 30/06/2021						
01/12/2020	011220	Bank Statement		254.36 4-7A		1,386.70
Narration: Part of \$3985.08						
01/12/2020	300621	Closing Journal - Cash			23.12	1,363.58
Narration: GST adjustment at 30/06/2021						
04/01/2021	040121	Bank Statement		270.38 4.7		1,633.96
Narration: Part of \$4236.02						
04/01/2021	300621	Closing Journal - Cash			24.58	1,609.38
Narration: GST adjustment at 30/06/2021						
15/02/2021	150221	Bank Statement		276.90 4.9		1,886.28
Narration: Part of \$2699.48						
15/02/2021	300621	Closing Journal - Cash			25.17	1,861.11
Narration: GST adjustment at 30/06/2021						
08/03/2021	080321	Bank Statement		276.90 4.10		2,138.01
Narration: Part of \$4338.14						
08/03/2021	300621	Closing Journal - Cash			25.17	2,112.84
Narration: GST adjustment at 30/06/2021						
04/05/2021	300621	Closing Journal - Cash			25.17	2,087.67
Narration: GST adjustment at 30/06/2021						
04/05/2021	040521	Bank Statement		276.90 4.11		2,364.57
Narration: Part of \$4338.10						
01/06/2021	300621	Closing Journal - Cash			25.17	2,339.40
Narration: GST adjustment at 30/06/2021						
01/06/2021	010621	Bank Statement		276.90 4.12		2,616.30
Narration: Part of \$3299.18						
Total Debits:				\$2,877.91		
Total Credits:						\$261.61
Current Year Profit/(Loss):						N/A

20.1



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 152
12 JUNE 2020 TO 13 JULY 2020

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.2

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
12 JUN	OPENING BALANCE			589,196.06
30 JUN	CREDIT INTEREST PAID		36.15	589,232.21
01 JUL	TRANSFER FROM BATTERY WORLD AU 463		4,126.87	593,359.08
06 JUL	TRANSFER FROM CBA FITSTOP OXFENFORD		971.25	594,330.33
08 JUL	TRANSFER FROM RAY WHITE NCG 12891		3,166.34	597,496.67
	TOTALS AT END OF PAGE	\$0.00	\$8,300.61	
	TOTALS AT END OF PERIOD	\$0.00	\$8,300.61	\$597,496.67

This Statement Includes

Interest earned on deposits	\$36.15
-----------------------------	---------

Yearly Summary

Previous Year to 30/06/2020 (\$)

Interest earned on deposits	307.75
Fees Charged	
ANZ bank account fee	16.80
Total	\$16.80

Fee Summary

Fees Charged for period: 30 MAY 2020 to 30 JUN 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
EFTPOS/PHONE BANKING WDL	4.00	4.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 13/07/20 and the monthly fee cycle, as appears above, ended on 30/06/20.

20.3

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	2.40
This is made up of:	
Value of Free Transactions	2.40

New Profile menu in ANZ Internet Banking

The new Profile menu in ANZ Internet Banking lets you securely manage your contact information and security details. You can find the new menu in the top right corner of ANZ Internet Banking.

Keep your contact information up to date, as these details may be used for security purposes (e.g. to verify transactions), or send you account information.

You can also choose which offers and promotions you want to receive and how. You can select as many as you like and make changes any time.

Visit www.anz.com.au to explore your Profile today.

IMPORTANT INFORMATION**PLEASE CHECK THE ENTRIES AND CALL 13 13 14 REGARDING ANY ERRORS ON THIS STATEMENT.**

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2014



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 153
13 JULY 2020 TO 13 AUGUST 2020

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

2025

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
13 JUL	OPENING BALANCE			597,496.67
27 JUL	ANZ INTERNET BANKING PAYMENT 482185 TO SIMMONS LIVINGSTONE AND ASSOC EFFECTIVE DATE 26 JUL 2020	275.00		597,221.67
31 JUL	CREDIT INTEREST PAID		25.33	597,247.00
03 AUG	TRANSFER FROM BATTERY WORLD AU 588		5,768.62	603,015.62
06 AUG	ANZ INTERNET BANKING BPAY GCCC - WATER {706191}	342.29		602,673.33
06 AUG	ANZ INTERNET BANKING BPAY GCCC - WATER {706186}	351.03		602,322.30
11 AUG	TRANSFER FROM CBA FITSTOP OX		971.25	603,293.55
12 AUG	ANZ INTERNET BANKING BPAY COGC - RATES {740918}	1,492.50		601,801.05
13 AUG	ANZ INTERNET BANKING BPAY COGC - RATES {489277}	1,492.50		600,308.55
TOTALS AT END OF PAGE		\$3,953.32	\$6,765.20	
TOTALS AT END OF PERIOD		\$3,953.32	\$6,765.20	\$600,308.55

This Statement Includes

Interest earned on deposits	\$25.33
-----------------------------	---------

Fee Summary

Fees Charged for period: 01 JUL 2020 to 31 JUL 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
INTERNET/ONLINE WDL	1.00	1.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	3.00	3.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 13/08/20 and the monthly fee cycle, as appears above, ended on 31/07/20.

20.6

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	2.40
This is made up of:	
Value of Free Transactions	2.40

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New mobile number or email address? No worries. You can update your details via Profile in the ANZ App or ANZ Internet Banking. By keeping your details up to date, we can contact you for security purposes (e.g. send you an SMS one-time passcode or verify transactions), or send you account information.

Forgot your password? We've all been there. You can also securely reset your ANZ App PIN or change ANZ Internet Banking password too. It's all in one place – your Profile.

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20-7



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 154
13 AUGUST 2020 TO 11 SEPTEMBER 2020

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)


014-202

Account Number

4869-84416




NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20-8

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
13 AUG	OPENING BALANCE			600,308.55
17 AUG	TRANSFER FROM RAY WHITE NCG 12924		2,259.26	602,567.81
18 AUG	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {939933}	2,410.00		600,157.81
19 AUG	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {570066}	1,263.68		598,894.13
20 AUG	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {340321}	1,263.68		597,630.45
31 AUG	CREDIT INTEREST PAID		25.47	597,655.92
31 AUG	1 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	0.60		597,655.32
31 AUG	4 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	2.40		597,652.92
01 SEP	TRANSFER FROM BATTERY WORLD AU 775		5,776.68	603,429.60
02 SEP	TRANSFER FROM CBA FITSTOP OXENFORD		971.25	604,400.85
	TOTALS AT END OF PAGE	\$4,940.36	\$9,032.66	
	TOTALS AT END OF PERIOD	\$4,940.36	\$9,032.66	\$604,400.85

This Statement Includes

Interest earned on deposits	\$25.47
ANZ bank charges	\$3.00

Fee Summary

Fees Charged for period: 01 AUG 2020 to 31 AUG 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
INTERNET/ONLINE WDL	7.00	3.00	4.00	0.60	2.40
EFTPOS/PHONE BANKING WDL	3.00	2.00	1.00	0.60	0.60
Total Transaction Fees Charged					\$3.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included**Please note:** Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 11/09/20 and the monthly fee cycle, as appears above, ended on 31/08/20.

20-9

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	3.00
This is made up of:	
Value of Free Transactions	3.00

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20.10



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 155

11 SEPTEMBER 2020 TO 13 OCTOBER 2020

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.11

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
11 SEP	OPENING BALANCE			604,400.85
30 SEP	CREDIT INTEREST PAID		24.83	604,425.68
01 OCT	TRANSFER FROM BATTERY WORLD AU 934		4,126.87	608,552.55
01 OCT	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		4,228.98	612,781.53
06 OCT	TRANSFER FROM CBA FITSTOP OXENFORD		971.25	613,752.78
08 OCT	TRANSFER FROM RAY WHITE NCG 12972		4,228.98	617,981.76
TOTALS AT END OF PAGE		\$0.00	\$13,580.91	
TOTALS AT END OF PERIOD		\$0.00	\$13,580.91	\$617,981.76

This Statement Includes

Interest earned on deposits	\$24.83
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Fee Summary

Fees Charged for period: 01 SEP 2020 to 30 SEP 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
EFTPOS/PHONE BANKING WDL	2.00	2.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 13/10/20 and the monthly fee cycle, as appears above, ended on 30/09/20.

Summary of Relationship Benefit for this account Amount (\$)

Your Relationship Benefit **1.20**

This is made up of:

Value of Free Transactions 1.20

20.12

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

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IMPORTANT INFORMATION

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20.13



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 156

13 OCTOBER 2020 TO 13 NOVEMBER 2020

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

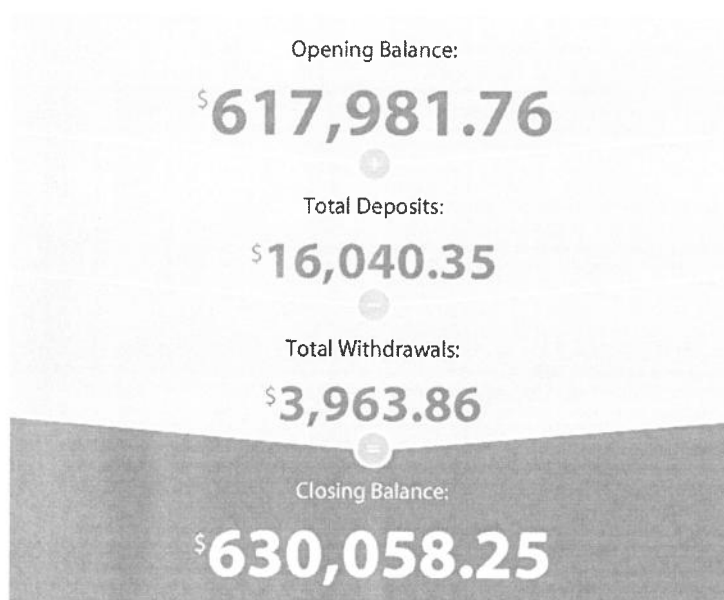
COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.14

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
13 OCT	OPENING BALANCE			617,981.76
14 OCT	ANZ INTERNET BANKING PAYMENT 287593 TO SIMMONS LIVINGSTONE AND ASSOC	275.00		617,706.76
30 OCT	CREDIT INTEREST PAID		25.32	617,732.08
02 NOV	TRANSFER FROM CBA FITSTOP OXFENFORD		971.25	618,703.33
02 NOV	TRANSFER FROM BATTERY WORLD AU 1073		5,390.55	624,093.88
02 NOV	ANZ INTERNET BANKING PAYMENT 854991 TO CJM LAWYERS	841.50		623,252.38
02 NOV	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {470355}	1,263.68		621,988.70
03 NOV	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {131837}	1,263.68		620,725.02
04 NOV	ANZ INTERNET BANKING BPAY AUDIT SHIELD {815608}	320.00		620,405.02
09 NOV	TRANSFER FROM CBA OCT NOV ARREARS		5,761.90	626,166.92
09 NOV	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		3,891.33	630,058.25
	TOTALS AT END OF PAGE	\$3,963.86	\$16,040.35	
	TOTALS AT END OF PERIOD	\$3,963.86	\$16,040.35	\$630,058.25

This Statement Includes

Interest earned on deposits	\$25.32
-----------------------------	---------

Fee Summary

Fees Charged for period: 01 OCT 2020 to 30 OCT 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
INTERNET/ONLINE WDL	1.00	1.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	4.00	4.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 13/11/20 and the monthly fee cycle, as appears above, ended on 30/10/20.

20.15

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	3.00
This is made up of:	
Value of Free Transactions	3.00

Update your profile in the ANZ App or ANZ Internet Banking

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20-16



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 157

13 NOVEMBER 2020 TO 11 DECEMBER 2020

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

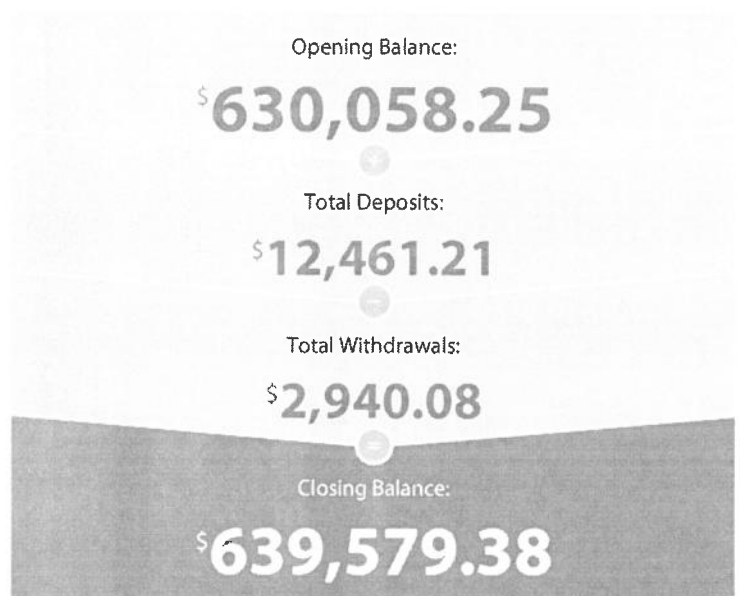
COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



ANZ Internet Banking
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OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.17

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
13 NOV	OPENING BALANCE			630,058.25
16 NOV	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {506891}	2,081.00		627,977.25
18 NOV	ANZ INTERNET BANKING BPAY GCCC - WATER {855703}	427.73		627,549.52
18 NOV	ANZ INTERNET BANKING BPAY GCCC - WATER {856099}	427.75		627,121.77
30 NOV	CREDIT INTEREST PAID		26.56	627,148.33
30 NOV	2 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	1.20		627,147.13
30 NOV	4 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	2.40		627,144.73
01 DEC	TRANSFER FROM BATTERY WORLD AU 1232		4,597.37	631,742.10
01 DEC	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		3,985.08	635,727.18
02 DEC	TRANSFER FROM CBA FITSTOP OX RENT		3,852.20	639,579.38
TOTALS AT END OF PAGE		\$2,940.08	\$12,461.21	
TOTALS AT END OF PERIOD		\$2,940.08	\$12,461.21	\$639,579.38

This Statement Includes

Interest earned on deposits	\$26.56
ANZ bank charges	\$3.60

Fee Summary

Fees Charged for period: 31 OCT 2020 to 30 NOV 2020

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
INTERNET/ONLINE WDL	7.00	3.00	4.00	0.60	2.40
EFTPOS/PHONE BANKING WDL	4.00	2.00	2.00	0.60	1.20
Total Transaction Fees Charged					\$3.60

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 11/12/20 and the monthly fee cycle, as appears above, ended on 30/11/20.

2018

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	3.00
This is made up of:	
Value of Free Transactions	3.00

Update your profile in the ANZ App or ANZ Internet Banking

New mobile number or email address? No worries. You can update your details via Profile in the ANZ App or ANZ Internet Banking. By keeping your details up to date, we can contact you for security purposes (e.g. send you an SMS one-time passcode or verify transactions), or send you account information.

Forgot your password? We've all been there. You can also securely reset your ANZ App PIN or change ANZ Internet Banking password too. It's all in one place – your Profile.

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IMPORTANT INFORMATION

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20.19



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 158

11 DECEMBER 2020 TO 13 JANUARY 2021

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

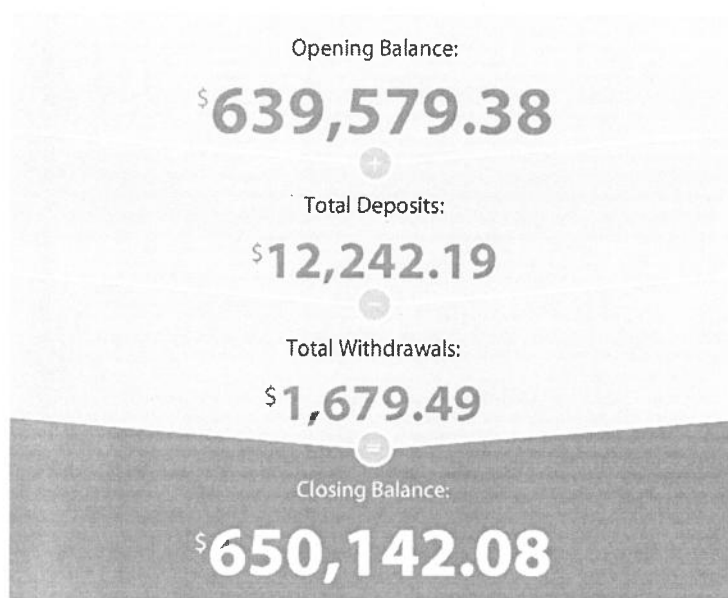
COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



ANZ Internet Banking
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OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.20

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
11 DEC	OPENING BALANCE			639,579.38
14 DEC	ANZ INTERNET BANKING PAYMENT 342324 TO COVERFORCE PARTNERS PTY LTD EFFECTIVE DATE 12 DEC 2020	1,679.49		637,899.89
31 DEC	TRANSFER FROM CBA FITSTOP OX RENT		3,852.20	641,752.09
31 DEC	CREDIT INTEREST PAID		27.10	641,779.19
2021				
04 JAN	TRANSFER FROM BATTERY WORLD AU 1385		4,126.87	645,906.06
04 JAN	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		4,236.02	650,142.08
	TOTALS AT END OF PAGE	\$1,679.49	\$12,242.19	
	TOTALS AT END OF PERIOD	\$1,679.49	\$12,242.19	\$650,142.08

This Statement Includes

Interest earned on deposits	\$27.10
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Fee Summary

Fees Charged for period: 01 DEC 2020 to 31 DEC 2020

Summary of ANZ Transaction Fees

	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
Transaction Fees				
INTERNET/ONLINE WDL	1.00	1.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	4.00	4.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included**Please note:** Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 13/01/21 and the monthly fee cycle, as appears above, ended on 31/12/20.

20.21

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	3.00
This is made up of:	
Value of Free Transactions	3.00

Update your profile in the ANZ App or ANZ Internet Banking

New mobile number or email address? No worries. You can update your details via Profile in the ANZ App or ANZ Internet Banking. By keeping your details up to date, we can contact you for security purposes (e.g. send you an SMS one-time passcode or verify transactions), or send you account information.

Forgot your password? We've all been there. You can also securely reset your ANZ App PIN or change ANZ Internet Banking password too. It's all in one place – your Profile.

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20.22



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 159

13 JANUARY 2021 TO 12 FEBRUARY 2021

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

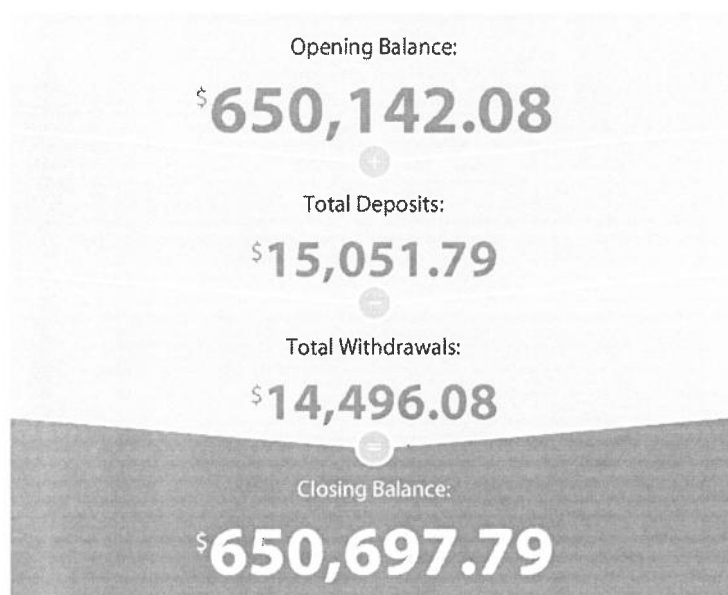
COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

2023

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
13 JAN	OPENING BALANCE			650,142.08
15 JAN	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		4,338.14	654,480.22
21 JAN	ANZ INTERNET BANKING PAYMENT 115716 TO SIMMONS LIVINGSTONE AND ASSOC	275.00		654,205.22
22 JAN	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {402294}	1,067.04		653,138.18
22 JAN	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {402288}	1,067.04		652,071.14
22 JAN	ANZ INTERNET BANKING BPAY COGC - RATES {114244}	1,492.50		650,578.64
22 JAN	ANZ INTERNET BANKING BPAY COGC - RATES {113998}	1,492.50		649,086.14
25 JAN	ANZ INTERNET BANKING BPAY OSR QLD LAND TAX 1 {416350}	4,204.00		644,882.14
29 JAN	TRANSFER FROM CBA FITSTOP OX RENT		3,852.20	648,734.34
29 JAN	CREDIT INTEREST PAID		25.79	648,760.13
29 JAN	1 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	0.60		648,759.53
29 JAN	4 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	2.40		648,757.13
01 FEB	TRANSFER FROM BATTERY WORLD AU 1557		6,835.66	655,592.79
03 FEB	ANZ INTERNET BANKING PAYMENT 695179 TO SIMMONS LIVINGSTONE AND ASSOC	4,895.00		650,697.79
	TOTALS AT END OF PAGE	\$14,496.08	\$15,051.79	
	TOTALS AT END OF PERIOD	\$14,496.08	\$15,051.79	\$650,697.79

This Statement Includes

Interest earned on deposits	\$25.79
ANZ bank charges	\$3.00

20.24

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Fee Summary

Fees Charged for period: 01 JAN 2021 to 29 JAN 2021

Summary of ANZ Transaction Fees

	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
Transaction Fees					
INTERNET/ONLINE WDL	6.00	2.00	4.00	0.60	2.40
EFTPOS/PHONE BANKING WDL	4.00	3.00	1.00	0.60	0.60
Total Transaction Fees Charged					\$3.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 12/02/21 and the monthly fee cycle, as appears above, ended on 29/01/21.

Summary of Relationship Benefit for this account

Amount (\$)

Your Relationship Benefit **3.00**

This is made up of:

Value of Free Transactions **3.00**

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20.25



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 160

12 FEBRUARY 2021 TO 12 MARCH 2021

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

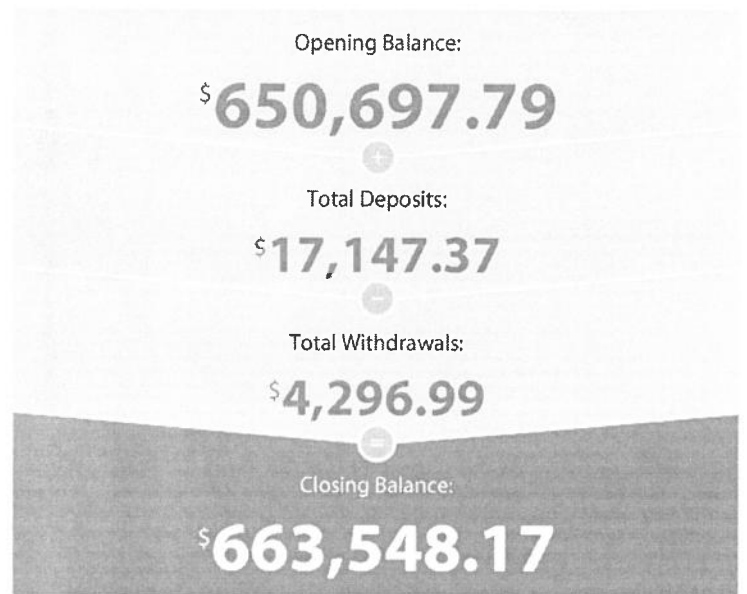
COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.16

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
12 FEB	OPENING BALANCE			650,697.79
15 FEB	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		2,699.48	653,397.27
15 FEB	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {879692}	3,334.00		650,063.27
22 FEB	ANZ INTERNET BANKING PAYMENT 571437 TO SIMMONS LIVINGSTONE AND ASSOC EFFECTIVE DATE 21 FEB 2021	220.00		649,843.27
24 FEB	ANZ INTERNET BANKING BPAY GCCC - WATER {139099}	370.59		649,472.68
24 FEB	ANZ INTERNET BANKING BPAY GCCC - WATER {139685}	370.60		649,102.08
26 FEB	TRANSFER FROM CBA FITSTOP OX RENT		3,852.20	652,954.28
26 FEB	CREDIT INTEREST PAID		24.95	652,979.23
26 FEB	1 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	0.60		652,978.63
26 FEB	2 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	1.20		652,977.43
02 MAR	TRANSFER FROM BATTERY WORLD AU 1700		6,232.60	659,210.03
08 MAR	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		4,338.14	663,548.17
	TOTALS AT END OF PAGE	\$4,296.99	\$17,147.37	
	TOTALS AT END OF PERIOD	\$4,296.99	\$17,147.37	\$663,548.17

This Statement Includes

Interest earned on deposits	\$24.95
ANZ bank charges	\$1.80

Fee Summary

Fees Charged for period: 30 JAN 2021 to 26 FEB 2021

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
INTERNET/ONLINE WDL	5.00	3.00	2.00	0.60	1.20
EFTPOS/PHONE BANKING WDL	3.00	2.00	1.00	0.60	0.60
Total Transaction Fees Charged					\$1.80

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

20.21



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 161
12 MARCH 2021 TO 13 APRIL 2021

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.28

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
12 MAR	OPENING BALANCE			663,548.17
24 MAR	ANZ INTERNET BANKING PAYMENT 957634 TO SIMMONS LIVINGSTONE AND ASSOC	220.00		663,328.17
25 MAR	ANZ INTERNET BANKING BPAY ASIC {436262}	55.00		663,273.17
31 MAR	TRANSFER FROM CBA FITSTOP OX RENT		3,852.20	667,125.37
31 MAR	CREDIT INTEREST PAID		29.90	667,155.27
01 APR	TRANSFER FROM BATTERY WORLD AU 1890		4,126.87	671,282.14
01 APR	001119	300,000.00		371,282.14
TOTALS AT END OF PAGE		\$300,275.00	\$8,008.97	
TOTALS AT END OF PERIOD		\$300,275.00	\$8,008.97	\$371,282.14

This Statement Includes

Interest earned on deposits	\$29.90
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Fee Summary

Fees Charged for period: 27 FEB 2021 to 31 MAR 2021

Summary of ANZ Transaction Fees

	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
Transaction Fees				
INTERNET/ONLINE WDL	2.00	2.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	3.00	3.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included**Please note:** Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 13/04/21 and the monthly fee cycle, as appears above, ended on 31/03/21.

20.19

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	3.00
This is made up of:	
Value of Free Transactions	3.00

IMPORTANT INFORMATION

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20.30



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 162

13 APRIL 2021 TO 13 MAY 2021

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

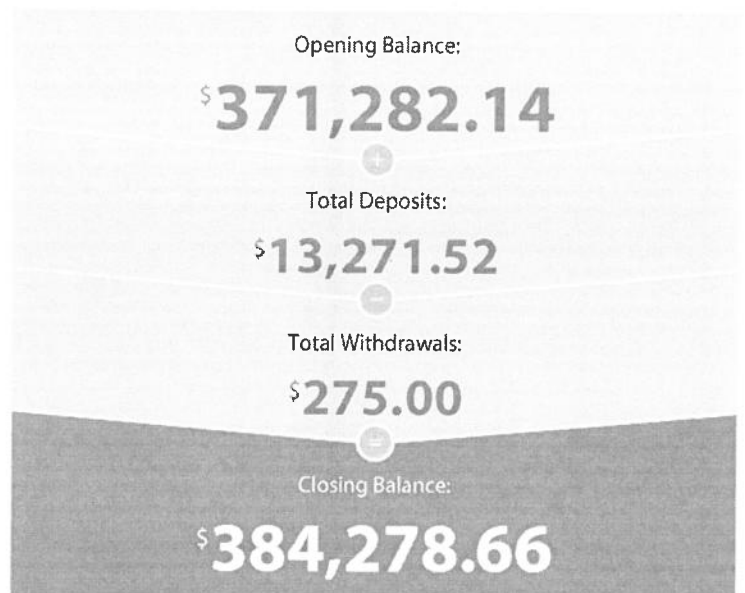
COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20-31

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
13 APR	OPENING BALANCE			371,282.14
14 APR	ANZ INTERNET BANKING PAYMENT 908591 TO SIMMONS LIVINGSTONE AND ASSOC	275.00		371,007.14
30 APR	TRANSFER FROM CBA FITSTOP OX RENT		3,967.77	374,974.91
30 APR	CREDIT INTEREST PAID		15.65	374,990.56
04 MAY	TRANSFER FROM BATTERY WORLD AU 113		4,950.00	379,940.56
04 MAY	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		4,338.10	384,278.66
TOTALS AT END OF PAGE		\$275.00	\$13,271.52	
TOTALS AT END OF PERIOD		\$275.00	\$13,271.52	\$384,278.66

This Statement Includes

Interest earned on deposits	\$15.65
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Fee Summary

Fees Charged for period: 01 APR 2021 to 30 APR 2021

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
INTERNET/ONLINE WDL	1.00	1.00	0.60	0.00
CHEQUE WITHDRAWAL	1.00	1.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	2.00	2.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included**Please note:** Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 13/05/21 and the monthly fee cycle, as appears above, ended on 30/04/21.

20.30

BUSINESS PREMIUM SAVER STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	2.40
This is made up of:	
Value of Free Transactions	2.40

No transaction fees* for ANZ cardholders across the new atm by Armaguard network

As an ANZ cardholder you can withdraw cash or make a balance enquiry, with no transaction fee* at any atm by Armaguard.

*Terms and conditions apply.

Visit www.anz.com.au/ways-to-bank/atms for further detail and terms and conditions.

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20-33



ANZ BUSINESS ESSENTIALS STATEMENT

STATEMENT NUMBER 163

13 MAY 2021 TO 11 JUNE 2021

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

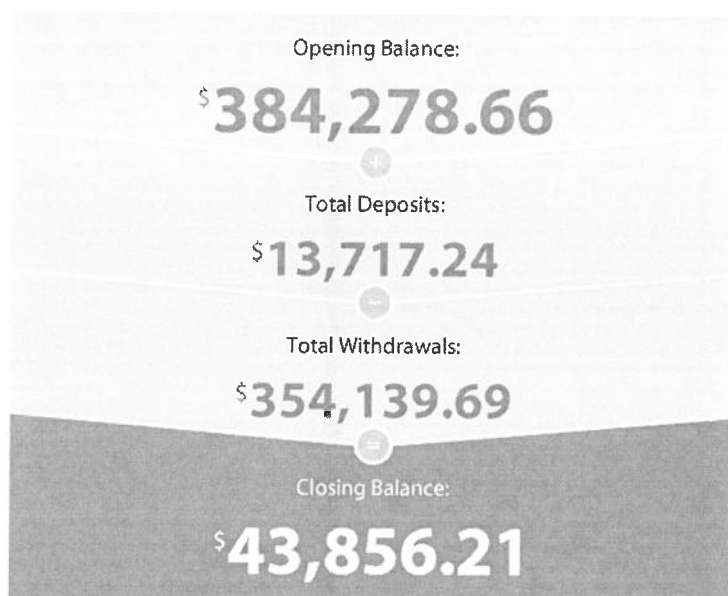
COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.34

ANZ BUSINESS ESSENTIALS STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
13 MAY	OPENING BALANCE			384,278.66
14 MAY	001120	45,500.00		338,778.66
14 MAY	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {410274}	440.05		338,338.61
17 MAY	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {889595}	3,386.00		334,952.61
21 MAY	001122	300,000.00		34,952.61
24 MAY	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {620099}	1,067.04		33,885.57
24 MAY	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {620096}	1,067.04		32,818.53
26 MAY	ANZ INTERNET BANKING BPAY DEFT PAYMENTS {984756}	147.65		32,670.88
31 MAY	TRANSFER FROM CBA FITSTOP OXFORD		3,967.77	36,638.65
31 MAY	ANZ INTERNET BANKING BPAY GCCC - WATER {459316}	383.85		36,254.80
31 MAY	ANZ INTERNET BANKING BPAY GCCC - WATER {459325}	383.86		35,870.94
31 MAY	CREDIT INTEREST PAID		11.01	35,881.95
31 MAY	1 EXCESS CHEQUE TRANSACTION FEE	0.60		35,881.35
31 MAY	1 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	0.60		35,880.75
31 MAY	5 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	3.00		35,877.75
01 JUN	TRANSFER FROM BATTERY WORLD AU 287		6,439.28	42,317.03
01 JUN	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		3,299.18	45,616.21
02 JUN	ANZ INTERNET BANKING PAYMENT 972462 TO CJM LAWYERS	1,760.00		43,856.21
TOTALS AT END OF PAGE		\$354,139.69	\$13,717.24	
TOTALS AT END OF PERIOD		\$354,139.69	\$13,717.24	\$43,856.21

This Statement Includes

Interest earned on deposits	\$11.01
ANZ bank charges	\$4.20

20.35

ANZ BUSINESS ESSENTIALS STATEMENT

Account Number 4869-84416

Fee Summary

Fees Charged for period: 01 MAY 2021 to 31 MAY 2021

Summary of ANZ Transaction Fees

	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
Transaction Fees					
INTERNET/ONLINE WDL	7.00	2.00	5.00	0.60	3.00
CHEQUE WITHDRAWAL	2.00	1.00	1.00	0.60	0.60
EFTPOS/PHONE BANKING WDL	3.00	2.00	1.00	0.60	0.60
Total Transaction Fees Charged					\$4.20

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 11/06/21 and the monthly fee cycle, as appears above, ended on 31/05/21.

Summary of Relationship Benefit for this account

Amount (\$)

Your Relationship Benefit 3.00

This is made up of:

Value of Free Transactions 3.00

No transaction fees* for ANZ cardholders across the new atm by Armaguard network

As an ANZ cardholder you can withdraw cash or make a balance enquiry, with no transaction fee* at any atm by Armaguard ATM.

*Terms and conditions apply.

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PLEASE CHECK THE ENTRIES AND CALL 13 13 14 REGARDING ANY ERRORS ON THIS STATEMENT.

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If you have a complaint or unresolved issue with ANZ's product or service please call our National Feedback Line **1800 805 154** and advise us. Further information in relation to ANZ's dispute resolution process and this product (including details of benefits or fees and charges) is available on request and you can access this information by reviewing the Terms and Conditions, and Fees and Charges brochures which can be found at www.anz.com or by calling **13 13 14**.

20-36



ANZ BUSINESS ESSENTIALS STATEMENT

STATEMENT NUMBER 164

11 JUNE 2021 TO 13 JULY 2021

COASTAL AUTO WHOLESALERS P/L
PO BOX 3746
VICTORIA POINT WEST QLD 4165

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

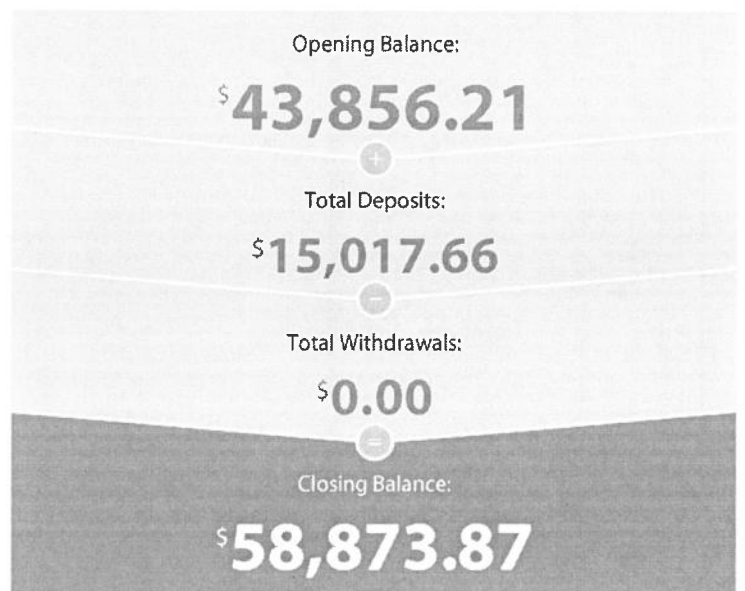
COASTAL AUTO WHOLESALERS PTY LTD

Branch Number (BSB)

014-202

Account Number

4869-84416



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

20.37

ANZ BUSINESS ESSENTIALS STATEMENT

Account Number 4869-84416

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
11 JUN	OPENING BALANCE			43,856.21
30 JUN	CREDIT INTEREST PAID		1.79	43,858.00
01 JUL	TRANSFER FROM CBA FITOX RENT		3,967.77	47,825.77
01 JUL	TRANSFER FROM BATTERY WORLD AU 434		6,710.00	54,535.77
01 JUL	TRANSFER FROM RAY WHITE NCG BLI BLI ROAD 704		4,338.10	58,873.87
	TOTALS AT END OF PAGE	\$0.00	\$15,017.66	
	TOTALS AT END OF PERIOD	\$0.00	\$15,017.66	\$58,873.87

This Statement Includes

Interest earned on deposits	\$1.79
-----------------------------	--------

Yearly Summary

Previous Year to 30/06/2021 (\$)

Interest earned on deposits	263.70
Fees Charged	
ANZ bank account fee	15.60
Total	\$15.60

Fee Summary

Fees Charged for period: 01 JUN 2021 to 30 JUN 2021

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
INTERNET/ONLINE WDL	1.00	1.00	0.60	0.00
EFTPOS/PHONE BANKING WDL	2.00	2.00	0.60	0.00
Total Transaction Fees Charged				\$0.00

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included**Please note:** Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 13/07/21 and the monthly fee cycle, as appears above, ended on 30/06/21.

20.38

ANZ BUSINESS ESSENTIALS STATEMENT

Account Number 4869-84416

Summary of Relationship Benefit for this account	Amount (\$)
Your Relationship Benefit	1.80
This is made up of:	
Value of Free Transactions	1.80

No transaction fees* for ANZ cardholders across the new atmX by Armaguard network

As an ANZ cardholder you can withdraw cash or make a balance enquiry, with no transaction fee* at any atmX by Armaguard ATM.

*Terms and conditions apply.

Visit www.anz.com.au/ways-to-bank/atms for further detail and terms and conditions.

IMPORTANT INFORMATION

PLEASE CHECK THE ENTRIES AND CALL 13 13 14 REGARDING ANY ERRORS ON THIS STATEMENT.

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If you have a complaint or unresolved issue with ANZ's product or service please call our National Feedback Line **1800 805 154** and advise us. Further information in relation to ANZ's dispute resolution process and this product (including details of benefits or fees and charges) is available on request and you can access this information by reviewing the Terms and Conditions, and Fees and Charges brochures which can be found at www.anz.com or by calling **13 13 14**.

**COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
 GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
 FROM ACCOUNT 462/000 TO 463/999 - ENTRIES: ALL**

21-1

Printed: Wednesday 14 July, 2021 @ 09:08:44

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>462</u> <u>Transfers Out - Unrestricted Non Preserved/Taxable</u>						
<u>462/009</u> <u>Killerby, Paul Douglas</u>						
01/04/2021	010421	Journal - Cash		15,898.00	21.3	15,898.00
Narration: Rollover to External Fund - Unrestricted Non Preserved - Taxable						
19/05/2021	190521	Journal - Cash		132,691.22	21.7	148,589.22
Narration: Rollover to External Fund - Unrestricted Non Preserved - Taxable						
<u>463</u> <u>Transfers Out - Unrestricted Non Preserved/Tax Free</u>						
<u>463/009</u> <u>Killerby, Paul Douglas</u>						
01/04/2021	010421	Journal - Cash		284,102.00	21.3	284,102.00
Narration: Rollover to External Fund - Unrestricted Non Preserved - Tax Free						
19/05/2021	190521	Journal - Cash		167,308.78	21.7	451,410.78
Narration: Rollover to External Fund - Unrestricted Non Preserved - Tax Free						
				Total Debits:		\$600,000.00
				Total Credits:		
				Current Year Profit/(Loss):		N/A



Rollover benefits statement

WHEN TO USE THIS STATEMENT

! Only use this version of the form for transactions occurring on or after 1 July 2013.

If you need to correct an error regarding a payment made before 1 July 2013, use NAT 70944-05.2007.

! You must provide your member with a member statement using this form (or a similar form you create that includes the same information) for **all** rollovers, including if you applied the data standards and you didn't use this form for the fund-to-fund transaction.

Complete this form (or a similar form you create that collects the same information) if you are a trustee of a superannuation fund or provider of a retirement savings account (RSA) and any of the following apply:

- You are paying a rollover superannuation benefit to another fund or RSA, and you are not already providing **all** of this information electronically under the rollover data standards.
- You have paid a rollover superannuation benefit to another fund or RSA and are providing a statement about the rollover to your member.
- You are the trustee of a non-complying fund and are paying member benefits to another superannuation fund or RSA (complete section D instead of section C).

COMPLETING THIS STATEMENT

- Print clearly in BLOCK LETTERS using a black pen only.
- Place in ALL applicable boxes.
- Use a separate form for each rollover payment you are making.

! Read the instructions carefully. Penalties may apply if you make a false or misleading statement on this form without taking reasonable care.

Section A: Receiving fund

1 Australian business number (ABN)

2 Fund name

3 Postal address

Suburb/town/locality State/territory Postcode

Country if other than Australia

4 (a) Unique superannuation identifier (USI)

(b) Member client identifier

Section B: Member's details

5 Tax file number (TFN) 117 598 379

6 Full name

Title: Mr Mrs Miss Ms Other

Family name KILLERBY

First given name PAUL

Other given names DOUGLAS

7 Residential address

946 BEAUDESERT NERANG ROAD

Suburb/town/locality MOUNT NATHAN

State/territory QLD

Postcode 4211

Country if other than Australia

8 Date of birth 29 / 10 / 1947

9 Sex Male Female

10 Daytime phone number (include area code)

0413 613651

11 Email address (if applicable)

Section C: Rollover transaction details

1 Include dollars and cents. The totals at item 13 and 14 must both equal the amount of the rollover payment.

12 Service period start date 25 / 06 / 2013

13 Tax components

Tax-free component \$ 284,102.00

KiwiSaver tax-free component \$

Taxable component: Element taxed in the fund \$ 15,898.00

Element untaxed in the fund \$

Tax components TOTAL \$ 300,000.00

1 Make sure you apply the proportioning rule to the tax components if you are not rolling over the member's full interest in your superannuation fund.

21.4

14 Preservation amounts

Preserved amount \$ [][][] , [][][] , [][][] . [][]

KiwiSaver preserved amount \$ [][][] , [][][] , [][][] . [][]

Restricted non-preserved amount \$ [][][] , [][][] , [][][] . [][]

Unrestricted non-preserved amount \$ [][][] , 300 , 000 . 00

Preservation amounts TOTAL \$ [][][] , 300 , 000 . 00

! If the rollover payment contains a KiwiSaver preserved amount, you can't make the rollover payment to a self-managed superannuation fund (SMSF) under the preservation rules.

Section D: Non-complying funds

! Only complete this section if you are a trustee of a non-complying fund.

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

\$ [][][] , [][][] , [][][] . [][]

Section E: Transferring fund

16 Fund ABN 70 171 665 243

17 Fund name

COASTAL AUTO WHOLESALERS PTY LTD SUPERANNUATION FUND

18 Contact name

Title: Mr [X] Mrs [] Miss [] Ms [] Other []

Family name KILLERBY

First given name PAUL

Other given names DOUGLAS

19 Daytime phone number (include area code)

0413 613651

20 Email address (if applicable)

[]

Section F: Declaration

Complete the declaration that applies to you. Print your full name then sign and date declaration.

! Before you sign the declaration, check that you have provided true and correct information. Penalties may be imposed for giving false or misleading information.

TRUSTEE, DIRECTOR OR AUTHORISED OFFICER DECLARATION

Complete this declaration if you are the trustee, director or authorised officer of the superannuation fund or other provider shown in section E.

I declare that the information contained in the statement is true and correct.

Name (BLOCK LETTERS)

PAUL DOUGLAS KILLERBY

Trustee, director or authorised officer signature

Paul Douglas Killerby

Date

Day: 01 / Month: 04 / Year: 2021

OR

AUTHORISED REPRESENTATIVE DECLARATION

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

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 (BLOCK LETTERS)

Authorised representative signature

Date

Day: / Month: / Year:

Tax agent number (if you are a registered tax agent) [] [] [] [] [] [] [] []

Where to send this form

! Do not send this form to the ATO.

- If the rollover data standards **do not apply** to the transaction, you must do all of the following:
- send the form to the receiving fund in section A within seven days of paying them the rollover
 - provide a copy to the member in section B within 30 days of paying the rollover
 - keep a copy in your records for a period of five years.

- If the rollover data standards **do apply** to the transaction, you must do all of the following:
- comply with the requirements of the data standard for the fund-to-fund interaction (do not send this form to the receiving fund in section A)
 - use this form only to provide a statement to the member in section B within 30 days of paying the rollover
 - keep a copy of the member statement in your records for a period of five years.

21.6



Rollover benefits statement

When to use this statement

Use this form for all rollover benefits transactions other than death benefit rollovers.

If you need to rollover a death benefit, use NAT 74924-06.2017.

If you need to correct an error for a payment made before 1 July 2013, use NAT 70944-05.2007.

Complete this form (or a similar form you create that collects the same information) if you are a trustee of a superannuation fund or provider of a retirement savings account (RSA) and any of the following apply:

- you are paying a rollover superannuation benefit other than a death benefit rollover to another fund or RSA, and you are not already providing all of this information electronically under the rollover data standards
- you have paid a rollover superannuation benefit to another fund or RSA and are providing a statement about the rollover to your member
- you are the trustee of a non-complying fund and are paying member benefits to another superannuation fund or RSA (complete section D instead of section C).

You must provide your member with a member statement using this form (or a similar form you create that includes the same information) for all rollovers, including if you applied the data standards and you didn't use this form for the fund-to-fund transaction.

Completing this statement

- Print clearly in BLOCK LETTERS using a black pen only.
- Place X in ALL applicable boxes.
- Use a separate form for each rollover payment you are making.
- Read the instructions carefully. Penalties may apply if you make a false or misleading statement on this form without taking reasonable care.

Section A: Receiving fund

1 Australian business number (ABN)

2 Fund name

3 Postal address

Suburb/town/locality

State/territory

Postcode

Country if other than Australia

4 (a) Unique superannuation identifier (USI)

(b) Member client identifier

217

Section B: Member's details

5 Tax file number (TFN) 1117 398 379

6 Full name
Title: Mr [X] Mrs [] Miss [] Ms [] Other []
Family name: KILLERBY
First given name: PAUL
Other given names: DOUGLAS

7 Residential address
946 BEUDESSERT NERANG ROAD
Suburb/town/locality: MOUNT NATHAN
State/Territory: QLD
Postcode: 4211

8 Date of birth 29 / 10 / 1947

9 Sex Male [X] Female []

10 Daytime phone number (include area code)
0413 613651

11 Email address (if applicable)

Section C: Rollover transaction details

Include dollars and cents. The totals at Item 13 and 14 must both equal the amount of the rollover payment.

12 Service period start date 25 / 06 / 2013

13 Tax components

Tax-free component \$ 167,308.78

KiwiSaver tax-free component \$

Taxable component:
Element taxed in the fund \$ 132,691.22

Element untaxed in the fund \$

Tax components TOTAL \$ 300,000.00

Make sure you apply the proportioning rule to the tax components if you are not rolling over the member's full interest in your superannuation fund.

Section F: Declaration

Complete the declaration that applies to you. Print your full name then sign and date declaration.

Before you sign the declaration, check that you have provided true and correct information. Penalties may be imposed for giving false or misleading information.

Trustee, director or authorised officer declaration

Complete this declaration if you are the trustee, director or authorised officer of the superannuation fund or other provider shown in section E.

I declare that the information contained in the statement is true and correct.

Name (BLOCK LETTERS)

PAUL KILLERBY

Trustee, director or authorised officer signature

Paul D. Killerby

Date

Day: 17 / Month: 05 / Year: 2021

OR

Authorised representative declaration

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

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 (BLOCK LETTERS)

Authorised representative signature

Date

Day: / Month: / Year:

Tax agent number (if you are a registered tax agent)

□□□□□ □□□

Where to send this form

Do not send this form to the ATO.

- If the rollover data standards do not apply to the transaction, you must do all of the following:
- send the form to the receiving fund in section A within seven days of paying the rollover
 - provide a copy to the member in section B within 30 days of paying the rollover
 - keep a copy in your records for five years.

- If the rollover data standards do apply to the transaction, you must do all of the following:
- comply with the data standard requirements for the fund-to-fund interaction (do not send this form to the receiving fund in section A)
 - use this form only to provide a statement to the member in section B within 30 days of paying the rollover
 - keep a copy of the member statement in your records for five years.

772/1

22-1



Contract for Commercial Lots in a Community Titles Scheme

Seventh Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Commercial Lots in a Community Titles Scheme in Queensland.

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

REFERENCE SCHEDULE

Contract Date: 10.6.2021

15/8/21 settling

AGENT

NAME:

LICENCE NO:

ABN/ACN:

ADDRESS:

SUBURB:

PHONE:

MOBILE:

FAX:

EMAIL:

STATE:

POSTCODE:

PARTIES

SELLER

NAME:

COASTAL AUTO WHOLESALERS PTY LIMITED A.C.N. 002 358 389 TRUSTEE UNDER INSTRUMENT 703830127

ADDRESS: 946 Beaudesert-Nerang Road

SUBURB: MOUNT NATHAN

PHONE:

MOBILE:

FAX:

EMAIL:

STATE: QLD

POSTCODE: 4211

ABN:

0408 796 313

NAME:

ADDRESS:

SUBURB:

PHONE:

MOBILE:

FAX:

EMAIL:

STATE:

POSTCODE:

ABN:

SELLER'S SOLICITOR

NAME:

CJM LAWYERS

REF:

S:NA :2101245

CONTACT:

SHANNON MCLAUGHLIN/NINA ARAKELIAN

ADDRESS: LEVEL 9, 50 CAVILL AVENUE

← or any other Solicitor notified to the Buyer

SUBURB: SURFERS PARADISE

PHONE:

MOBILE:

FAX:

EMAIL:

STATE: QLD

POSTCODE: 4217

1300 245 299

1300245299

nina@cjmlaw.com.au

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

27.2

BUYER

NAME:
OXENFORD NOMINEES PTY LTD A.C.N. 636 844 105

ADDRESS: 2 KAMHOLTZ COURT

SUBURB: MOLENDINAR STATE: QLD POSTCODE: 4214
PHONE: MOBILE: FAX: EMAIL: ABN:

NAME:

ADDRESS:

SUBURB: STATE: POSTCODE:
PHONE: MOBILE: FAX: EMAIL: ABN:

BUYER'S SOLICITOR

← or any other Solicitor notified to the Seller

NAME:
QLD LAW COMPANY

REF: CONTACT:
GREG SMITH

ADDRESS: 46 SMITH STREET

SUBURB: SOUTHPORT STATE: QLD POSTCODE: 4214
PHONE: 55 31 2111 MOBILE: FAX: EMAIL:

PROPERTY

Lot Address: UNIT 5/143 OLD PACIFIC HIGHWAY

Suburb: OXFORD STATE: POSTCODE:

Description: Lot: 5 on: BUP GTP SP 7461

Scheme: OXFORD CENTRE TWO Community Titles Scheme: 7791

Title Reference: 16942111

Local Government: GOLD COAST

Present Use: COMMERCIAL

Excluded Fixtures:

Included Chattels:

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

0000184/2057

23-1

172/3

Harcourts Coastal
COMMERCIAL

15th July 2021

COASTAL AUTO WHOLESALERS PTY LTD

APPRAISAL – 1/143 OLD PACIFIC HIGHWAY OXENFORD

Median \$882,000

Dear Carmen & Paul,

I take the opportunity of confirming that our opinion based on recent relevant sales in the area that the property, should it be placed on today's market buyers would look to pay between \$864,000 - \$900,000 being a return of 6% - 6.25%. This has been calculated off the current net income of \$54,000 + GST + Outgoings.

Please note that this is not a formal valuation but an opinion as to what the current market potential for the above mentioned property may be at present. We are not qualified or formal valuers and would suggest that a proper valuation be obtained to verify its true market value. Our estimate has been based on opinion and research into similar sales that have occurred; however, no liability as to the accuracy of our estimate will be taken and you would need to research further for a more formal valuation.

If you have any questions or concerns, please do not hesitate to contact us at any time.
Yours faithfully,



Lachlan Marshall

Director

Harcourts Coastal Commercial
Mobile: 0426 259 799



Jared Johnson

Director

Harcourts Coastal Commercial
Mobile: 0423 386 939

Factories for sale RE Nambour

704 Bli Bli Road Nambour Factory leased to Ultra Tune 300 sq metres @ \$2,265 per sq metre \$725,000

As per valuation Ray White Northern Corridor

Comparisons

20 Brookes Street Nambour factory unit GFA \$2,000 per square metre

2/6 Avian Kunda Park Factory units GFA \$2,200 to \$2,500 per square metre

1/1 Sydal Street Little Mountain Retain Showroom units GFA \$2,151 per sq metre

181 Currie Street Nambour Free standing unit 850 Sq metres reserve price \$785,000

Valuations re Oxenford

For sale

Oxenford Battery World therefore 6% of \$900,000 equals \$54,000 rent which is paid annually by Battery World

12/142 Siganto Road Helensvale \$995,000

104/11 Linfield Road Helensvale 187 sq met \$799,000

No other similar properties found in the vicinity with highway exposure

772/4

24-1

PROPERTY APPRAISAL

20 July 2021

In accordance with your instructions, we have reviewed the property outlined below to estimate its sale value if offered on the current market.

Address: 704 Bli Bli Road,
Nambour QLD 4560

Description: L11 RP88870

Zoning: Low Impact Industry Zone

Building Size: 320m²*

Land Size: 620m²*

Current Rent: \$43,496.90 P/A Net +
Outgoings + GST

Based on our market knowledge of this and surrounding areas, we would anticipate the below achievable sale rates:

Tenanted Sale: \$715,000 - \$725,000

The above figures were calculated based on a number of similar property sales in the area and our general knowledge, however our investigations did not include the following:-

- Title Search
- Zoning Search
- Sighting a Survey Report

Please do not hesitate to contact Emily Pendleton or Christine Freney for additional information.

Median
\$720,000

POSTED

AGENTS



EMILY PENDLETON
0402 435 446
ASSOCIATE DIRECTOR
emily.pendleton@raywhite.com



CHRISTINE FRENEY
0432 170 380
SALES & LEASING EXECUTIVE
christine.freney@raywhite.com



*Approximate



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
ABN 70 171 665 243
TFN 99 956 682

25.1

Income tax 551

Date generated	14/07/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 14 July 2019 to 14 July 2021 sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
17 May 2021	14 May 2021	Payment received		\$440.05	\$0.00
20 Jan 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$440.05		\$440.05 DR
1 May 2020	30 Apr 2020	Payment received		\$708.40	\$0.00
31 Oct 2019	18 May 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$708.40		\$708.40 DR

COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND

GST TRANSACTION LIST FOR THE PERIOD 01/04/2021 TO 30/06/2021

J.S.V

Printed: Thursday 19 August, 2021 @ 07:07:41

Date	Ref	Type	GST Rate	Supplies				Purchases					
				Total	GST Free	Input Taxed	GST Charged	Capital	Other	Partial GST	No GST	GST Paid	ABN not quoted
250/002	Cash at Bank - ANZ 014202 486984416												
30/04/2021	300421	B	GST Free	15.65	15.65								
31/05/2021	310521	B	GST Free	11.01	11.01								
30/06/2021	300621	B	GST Free	1.79	1.79								
				28.45	28.45								
280/001	Lot 5 Oxenford Centre Two, 143 Old Pacific Highway, Oxenford 4210												
30/04/2021	300421	B	100%	3,967.77			360.71						
31/05/2021	310521	B	100%	3,967.77			360.71						
30/06/2021	28001	J	100%	11,220.00			1,020.00						
				19,155.54			1,741.42						
280/003	Unit 1, 143 Old Pacific Highway												
01/04/2021	010421	B	100%	4,126.87			375.17						
04/05/2021	040521	B	100%	4,950.00			450.00						
01/06/2021	010621	B	100%	6,439.28			585.39						
				15,516.15			1,410.56						
280/004	704 Bli Bli Road, Nambour QLD 4560												
04/05/2021	040521	B	100%	4,615.00			419.55						
01/06/2021	010621	B	100%	4,615.00			419.55						
				9,230.00			839.10						
301	Accountancy Fees												
14/04/2021	140421	B	GST Free					275.00		275.00			
								275.00		275.00			
315	Bank Charges												
31/05/2021	310521	B	GST Free					3.00		3.00			
31/05/2021	310521	B	GST Free					0.60		0.60			
31/05/2021	310521	B	GST Free					0.60		0.60			
								4.20		4.20			
387	Legal Fees												
02/06/2021	020621	B	100%					1,760.00			160.00		
								1,760.00			160.00		
419/001	Unit 5, 143 Old Pacific Highway												
24/05/2021	240521	B	100%					1,067.04			97.00		
26/05/2021	260521	B	100%					147.65			13.42		
14/06/2021	491	J	GST Free					(51.47)		(51.47)			
14/06/2021	491	J	GST Free					(157.30)		(157.30)			
								1,005.92		(208.77)	110.42		
419/003	Unit 1, 143 Old Pacific Highway												
24/05/2021	240521	B	100%					1,067.04			97.00		
								1,067.04			97.00		
421/001	Unit 5, 143 Old Pacific Highway												
14/06/2021	491	J	GST Free					(1,194.14)		(1,194.14)			
								(1,194.14)		(1,194.14)			
424/001	Unit 5, 143 Old												

COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND

GST TRANSACTION LIST FOR THE PERIOD 01/04/2021 TO 30/06/2021

253

Printed: Thursday 19 August, 2021 @ 07:07:41

Date	Ref	Type	GST Rate	Supplies				Purchases					
				Total	GST Free	Input Taxed	GST Charged	Capital	Other	Partial GST	No GST	GST Paid	ABN not quoted
Pacific Highway													
31/05/2021	310521	B	GST Free						383.86		383.86		
14/06/2021	491	J	GST Free						49.60		49.60		
14/06/2021	491	J	GST Free						39.52		39.52		
14/06/2021	491	J	GST Free						31.44		31.44		
									504.42		504.42		
424/003	Unit 1, 143 Old Pacific Highway												
31/05/2021	310521	B	GST Free						383.85		383.85		
									383.85		383.85		
424/004	704 Bli Bli Road, Nambour												
01/06/2021	010621	B	GST Free						1,038.92		1,038.92		
									1,038.92		1,038.92		
428/004	704 Bli Bli Road, Nambour												
04/05/2021	040521	B	100%						276.90				25.17
01/06/2021	010621	B	100%						276.90				25.17
									553.80				50.34
				43,930.14	28.45		3,991.08		5,399.01		803.48		417.76

Business Activity Statement Summary					
Label G1	\$43,930	Label 1A	\$3,991		
Label G2		Label 4			
Label G3	\$28	Label 2A	\$3,991	Amount Payable / (Refundable)	\$3,573
		Label 2B	\$418		
Label G10		Label IB	\$418	GST Payable/(Refundable)	\$3,573
Label G11	\$5,399				
Label W4					

* includes rounding adjustment to taxable supplies and purchases

COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 14 JUNE 2021

Asset Details

Account Code 772/001
 Asset Lot 5 Oxenford Centre Two, 143 Old Pacific Highway, Oxenford 4210
 Date Sold 14 June 2021

Disposal Details

	Units Sold	Profit/(Loss) Summary	Taxable	Non Taxable	Total
Original Cost	1.0000	- Indexation Method			
Consideration	372,528.50	- Discounted Method*	100,498.44	50,249.22	150,747.66
Total Tax Deferred^	523,276.16	- Other Method			
- Tax Deferred and Tax Exempt	0.00				
- Tax Free	0.00				
Building Depreciation		(Building depreciation and Notional capital gain are not included in the calculations or journal entries but as an adjustment to Taxable Capital Profits/(Losses))			
Notional Capital Gain	0.00				
Total Profit/(Loss)	150,747.66				

For assets acquired before 21 September 1999 and held for 12 months or more, a fund can calculate capital gains using either the Indexation Method or the Discounted Method. For assets acquired after 21 September 1999 and held for 12 months or more, a fund can only calculate capital gains using the Discounted Method. For assets held less than 12 months, neither the Indexation Method or Discounted Method can be used. These disposals generate "Other" Capital Gains/Losses.

Journal Entry

This Journal Entry assumes the consideration received has been posted to the Disposal of Investments Proceeds Account (A/c: 491)

Account Description	Account	Units	Debit	Credit	Tax Deferred	Disc Capital Gain
Disposal of Investments Proceeds Account	491					
Lot 5 Oxenford Centre Two, 143 Old Pacific Highway, Oxenford 4210	772/001	1.0000	523,276.16			
Taxable Profit/(Loss)	235/001			372,528.50		
Non Taxable Profit/(Loss)	236/001			100,498.44		
Distributions Received	280/001			50,249.22		

* Best/selected method

^ Tax adjustments include deferred tax and tax free components

26-1

**COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 14 JUNE 2021**

Asset Details

Account Code 772/001
 Asset Lot 5 Oxenford Centre Two, 143 Old Pacific Highway, Oxenford 4210
 Date Sold 14 June 2021

Transactions Details

Transaction Date	Transaction Type	Units	Cost	Cost Base Adjust [^]	Adjusted Cost Base	CPI Purchase	CPI Sale	CGT Cost Base	Consideration	Method	Profit/(Loss) * Taxable	Non Taxable Profit/(Loss) *
Purchase Transactions												
14/07/2009	Purchase	1.0000	372,528.50		372,528.50			372,528.50	523,276.16	Discounted *	100,498.44	50,249.22
14/07/2009	Instalment									Indexation	150,747.66	
14/07/2009	Instalment									Other *		
14/07/2009	Instalment									Other *		
14/07/2009	Instalment									Other *		
14/07/2009	Instalment									Other *		
		1.0000	372,528.50		372,528.50			372,528.50	523,276.16		100,498.44	50,249.22

[^] Tax adjustments include deferred tax and tax free components.

* Best/selected method

26.2



CJM LAWYERS

CRONIN · JAMES · MCLAUGHLIN

26-3

Our Ref: S:NA:2101245
Your Ref: Paul Douglas Killerby

CJM Lawyers
PO Box 8378
GOLD COAST MAIL CENTRE Q 9726
Level 9, 50 Cavill Avenue
SURFERS PARADISE QLD 4217

13 August 2021

Email: info@cjmlaw.com.au
www.cjmlaw.com.au
Phone: 1300 245 299

Mr PD Killerby
Coastal Auto Wholesalers Pty Limited Trustee under Instrument
703830127
21 Brentwood Terrace
OXENFORD QLD 4210

ABN 51 767 009 515

EMAIL: brodie44@bigpond.net.au

Dear Paul,

**YOUR SALE TO
PROPERTY: UNIT/5/143 OLD PACIFIC HIGHWAY, OXFORD**

Settlement took place on 13 August 2021.

Settlement money

On settlement we received the sum of calculated in accordance with the attached Settlement Statement.

We enclose Bank cheque in the sum of \$514,558.51 representing the balance funds due to you.

Notice of sale

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

The Deposit of \$10,000.00 held in our Trust Account will be transferred into the "Coastal Auto Wholesalers Pty Ltd Superannuation Fund Account ending in84416 via EFT this afternoon.

Insurance

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

Taxes

If capital gains tax applies to the sale then the relevant date of the sale is the contract date, which was 14 June 2021.

#680

\$514,558.51
10,000.00

\$ 524,558.51



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Small Business & Leasing, Commercial Law, Franchising, Commercial Conveyancing, Domestic Conveyancing, Employment Law, Court Work, Wills & Estates, Powers of Attorney. Experienced in most other areas of Law

incorporating



SETTLEMENT STATEMENT

26-4

Matter No: 2101245
Re: Sale to
Property: Unit/5/143 Old Pacific Highway, Oxenford, Queensland 4210

Settlement Date: 13 August, 2021
Adjustment Date: 13 August, 2021
Contract Date: 14 June, 2021
Settlement Place: CJM Lawyers, Level 9, 50 Cavill Avenue, Surfers Paradise
Settlement Time: 2.30 p.m.

AMENDED

Contract Price	\$525,000.00
Less Deposit	<u>10,000.00</u>
	\$515,000.00
Plus Rates (adjusted as paid for 1/07/2021 to 31/12/2021) \$1,569.44 x 140 days 184 days	<u>1,194.14</u>
	\$516,194.14
Less Water Usage (see calculation following)	<u>31.44</u>
	\$516,162.70
Plus Administrative Fund Levy (for 1/06/2021 to 31/08/2021) \$803.99 x 18 days 92 days	<u>157.30</u>
	\$516,320.00
Plus Sinking Fund Levy (for 1/06/2021 to 31/08/2021) \$263.05 x 18 days 92 days	<u>51.47</u>
	\$516,371.47
Less Water Access Charge (\$1.581 per day for 20/07/2021 to 13/08/2021)	<u>39.52</u>
	\$516,331.95
Less Sewerage Charge (\$1.9838 per day for 20/07/2021 to 31/08/2021)	<u>49.60</u>
	\$516,282.35
BALANCE AT SETTLEMENT	<u><u>\$516,282.35</u></u>
CHEQUE DETAILS	
1. CJM Lawyers	<u>\$1,357.85</u>
2. Gold Coast City Council (Water)	\$365.99
3. Coastal Auto Wholesalers Pty Ltd Superannuation Fund	\$514,558.51
	<u>\$0.00</u>
CHEQUES TOTAL	<u><u>\$516,282.35</u></u>

SETTLEMENT STATEMENT

26-5

Matter No: 2101245
Re: Sale to
Property: Unit/5/143 Old Pacific Highway, Oxenford, Queensland 4210

WATER USAGE CALCULATION

Date water paid to: 16/07/2021 Reading: 1,380 kL Charge per kL -
Date of search reading: 19/07/2021 Reading: 1,384 kL \$4.212

(All kL results are rounded to whole litres ie 3 decimal places)

Days between readings: 3

$1,384 \text{ kL} - 1,380 \text{ kL} = 4 \text{ kL} / 3 = 1.333 \text{ kL}$

Average daily usage = 1.333 kL

Days from date paid to settlement = 28

$1.333 \text{ kL} \times 28 \text{ days} = 37.324 \text{ kL}$

Adjustment -

Tier 1:

$37.324 \text{ kL} \times \4.212

\$157.21

\$157.21 x 1/5 (lot / aggregate lot entitlement) = \$31.44

14/6/21 to 13/8/21 = 60 days



CJM LAWYERS

CRONIN • JAMES • MCLAUGHLIN

26b

Our Ref: S:NA:2101245

12 August 2021

Coastal Auto Wholesalers Pty Limited Trustee under Instrument
703830127
21 Brentwood Terrace
OXENFORD QLD 4210

CJM Lawyers
PO Box 8378
GOLD COAST MAIL CENTRE Q 9726
Level 9, 50 Cavill Avenue
SURFERS PARADISE QLD 4217

Email: info@cjmlaw.com.au
www.cjmlaw.com.au
Phone: 1300 245 299

ABN 51 767 009 515

TAX INVOICE: 13255

**YOUR SALE TO
PROPERTY: UNIT/5/143 OLD PACIFIC HIGHWAY, OXENFORD**

	Amount	GST	Total
Professional Costs	\$1,148.20	114.82	\$1,263.02
Disbursements	\$90.75	\$ 4.08	\$94.83
INVOICE TOTAL	\$1,238.95	\$118.90	\$1,357.85
Less Payments received			\$ 0.00
Less Funds to be transferred from Trust			\$ 0.00
BALANCE DUE			\$1,357.85

PAID

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

With compliments
CJM LAWYERS

PAYMENT DUE DATE: 19 August 2021



CLICK TO PAY

Visit: <https://cjmlawyers.rapidpay.com.au>
Ref: 140377607050



Billers Code: 244699
Ref: 1403 7760 7050

Use your online or mobile banking
RapidPay will appear as the Biller Name.



BSB: 034660
Account: 344170
Ref: 140377607050

Use your online or mobile banking
Insert reference in the description field.

*Payments by credit cards may incur surcharge fees

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Court Work, Wills & Estates, Powers of Attorney, Experienced in most other areas of Law





26-7

SCHEDULE OF PROFESSIONAL COSTS AND DISBURSEMENTS

PROFESSIONAL COSTS

Date	Description	Staff	Units	Amount
12/08/2021	Leap File Opening	NA		\$25.00
12/08/2021	To our professional costs for acting for you in relation to the abovementioned sale. Professionals costs include: opening file, contract preparation and review, attending settlement etc	NA		\$1,000.00
12/08/2021	To our professional costs of and incidental to attending to all telephone calls, facsimiles, photocopying, emails and other office services	NA		\$123.20
Total			0	\$1,148.20

DISBURSEMENTS

Date	Description	Amount	GST
25/05/2021	QLD: Owner Name Status - Killerby%, Paul% (Search fee).	\$6.73	\$0.67
25/05/2021	QLD: Title Search - 17441078 (Supplier fee).	\$16.60	
25/05/2021	QLD: Title Search - 17441078 (Search fee).	\$6.92	\$0.69
25/05/2021	QLD: Owner Name Status - Coastal Auto Wholesalers Pty Ltd% (Search fee).	\$6.73	\$0.67
25/05/2021	QLD: Owner Name Status - Coastal Auto Wholesalers Pty Ltd% (Search fee).	\$6.73	\$0.67
25/05/2021	QLD: Title Search - 16942107 (Supplier fee).	\$16.60	
25/05/2021	QLD: Title Search - 16942107 (Search fee).	\$6.92	\$0.69
25/05/2021	QLD: Title Search - 5BUP7461 (Supplier fee).	\$16.60	
25/05/2021	QLD: Title Search - 5BUP7461 (Search fee).	\$6.92	\$0.69
Total		\$90.75	\$4.08

**COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 491 TO 491 - ENTRIES: ALL**

268

Printed: Wednesday 18 August, 2021 @ 14:43:18

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
491 <u>Disposal of Investments Proceeds Account</u>						
14/06/2021	491	Journal - Cash			49.60	(49.60)
Narration: Extract Water on property settlement 5/143 Old Pac Highway						
14/06/2021	491	Journal - Cash			39.52	(89.12)
Narration: Extract Water on property settlement 5/143 Old Pac Highway						
14/06/2021	491	Journal - Cash		51.47		(37.65)
Narration: Extract Body Corp on property settlement 5/143 Old Pac Highway						
14/06/2021	491	Journal - Cash		157.30		119.65
Narration: Extract Body Corp on property settlement 5/143 Old Pac Highway						
14/06/2021	491	Journal - Cash			524,558.51	(524,438.86)
Narration: T/up settlement proceeds outstanding for sale of Unit 5/143 Old Pacific Highway						
14/06/2021	491	Journal - Cash			31.44	(524,470.30)
Narration: Extract water on property settlement 5/143 Old Pac Highway						
14/06/2021	491	Journal - Cash		1,194.14		(523,276.16)
Narration: Extract rates on property settlement 5/143 Old Pac Highway						
				Total Debits:	\$1,402.91	
				Total Credits:	\$524,679.07	
				Current Year Profit/(Loss):	N/A	

Contract for Commercial Lots in a Community Titles Scheme

Seventh Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Commercial Lots in a Community Titles Scheme in Queensland.

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

REFERENCE SCHEDULE

Contract Date: 14-6-2021

15/8/21 Settling

AGENT

NAME:

LICENCE NO:

ABN/ACN:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

PARTIES

SELLER

NAME:

COASTAL AUTO WHOLESALERS PTY LIMITED A.C.N. 002 358 389 TRUSTEE UNDER INSTRUMENT 703830127

ADDRESS: 946 Beaudesert-Nerang Road

SUBURB: MOUNT NATHAN

STATE: QLD

POSTCODE: 4211

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

0408 796 313

NAME:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

SELLER'S SOLICITOR

← or any other Solicitor notified to the Buyer

NAME:

CJM LAWYERS

REF:

CONTACT:

S:NA :2101245

SHANNON MCLAUGHLIN/NINA ARAKELIAN

ADDRESS: LEVEL 9, 50 CAVILL AVENUE

SUBURB: SURFERS PARADISE

STATE: QLD

POSTCODE: 4217

PHONE:

MOBILE:

FAX:

EMAIL:

1300 245 299

1300245299

nina@cjmLaw.com.au

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

000018472057

BUYER

NAME:

OXENFORD NOMINEES PTY LTD A.C.N. 636 844 105

ADDRESS: 2 KAMHOLTZ COURT

SUBURB: MOLENDINAR

STATE: QLD

POSTCODE: 4214

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

NAME:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

BUYER'S SOLICITOR

← or any other Solicitor notified to the Seller

NAME:

QLD LAW COMPANY

REF:

CONTACT:

GREG SMITH

ADDRESS: 46 SMITH STREET

SUBURB: SOUTHPORT

STATE: QLD

POSTCODE: 4214

PHONE:

MOBILE:

FAX:

EMAIL:

55 31 2111

PROPERTY

Lot Address: UNIT 5/143 OLD PACIFIC HIGHWAY

Suburb: OXFORD

STATE:

POSTCODE:

Description: Lot: 5

on: BUP GTP SP 7461

Scheme: OXFORD CENTRE TWO

Community Titles Scheme: 7791

Title Reference: 16942111

Local Government: GOLD COAST

Present Use: COMMERCIAL

Excluded Fixtures:

Included Chattels:

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

0000184/2057

PRICE

Purchase Price: \$ 525,000.00

Deposit: \$ 10,000 Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below: 48 hrs from date of Contract
\$ _____ Balance Deposit (if any) payable on:

Deposit Holder: CJM LAWYERS

Deposit Holder's Trust Account BANK: WESTPAC BANK
BSB: 034-660
ACCOUNT NO: 344 496

Default Interest Rate: _____ % *← If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc. will apply.*

FINANCE

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

Financier: _____

Finance Date: _____

BUILDING AND/OR PEST INSPECTION DATE

Inspection Date: _____ *← If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4 does not apply.*

MATTERS AFFECTING PROPERTY

Title Encumbrances:

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

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

ADDITIONAL BODY CORPORATE INFORMATION

Interest Schedule Lot Entitlement of Lot: _____ Unit 5 of 1

Aggregate Interest Schedule Lot Entitlement: _____

Contribution Schedule Lot Entitlement of Lot: _____ Lot 5 of 1

Aggregate Contribution Schedule Lot Entitlement: _____

INSURANCE POLICIES

Insurer: CHU/QBE COMMUNITYSURE Policy No: CS0008005

Building: 1200188

Public Liability: _____

Other: _____

INITIALS *(None) (None) not required if signed with Electronic Signature*

000018472057

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

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

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

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

GST TABLE

GOODS AND SERVICES TAX - WARNING

Marking the GST items in the GST Table may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about the completion of the GST items and not rely on the Agent to complete the GST items.

Notes to Completion:

- A. Only 1 box in the selected item must be marked.
- B. If the Yes box in item GST 1 is marked:
 - Items GST2 and GST3 must not be marked;
 - despite any markings of items GST2 and GST3, clauses 11.4, 11.5 and 11.6 do not apply.
- C. If the Yes box in item GST2 is marked:
 - item GST1 and GST3 must not be marked;
 - despite any marking of items GST1 and GST3, clauses 11.4, 11.5 and 11.7 do not apply.

GST1 GOING CONCERN

WARNING: There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this item.

Is this a sale of a Going Concern?

Yes

If Yes, clause 11.7 (If the Supply is a Going Concern) applies.
Otherwise clause 11.7 (If the Supply is a Going Concern) does not apply.
If the Yes box is marked, do not complete items GST2 and GST3.

GST2 MARGIN SCHEME

Is the Margin Scheme to apply to the sale of the Property?

Yes

If Yes, clause 11.6 (Margin Scheme) applies.
Otherwise clause 11.6 (Margin Scheme) does not apply.
The Seller must not apply the Margin Scheme to the Supply of the Property if clause 11.6 does not apply.
If the Yes box is marked, do not complete items GST1 and GST3.

GST3 INCLUSIVE OR EXCLUSIVE PURCHASE PRICE

(Do not complete item GST3 if the item GST1 (Going Concern) or item GST2 (Margin Scheme) are marked Yes.)

Does the Purchase Price include GST? **Mark 1 box only** Yes If Yes, clause 11.4 (Purchase Price Includes GST) applies.
No If No, clause 11.5 (Purchase Price Does Not Include GST) applies.
Handwritten: N/A

If neither box is marked or both boxes are marked, clause 11.4 (Purchase Price Includes GST) applies.

GST WITHHOLDING OBLIGATIONS

Buyer Warranty

Is the Buyer registered for GST and acquiring the Lot for a creditable purpose? (select whichever is applicable)

- Yes
- No

[Note: If the Buyer selects [No] the Seller may be required to give a notice under section 14-255 of the Withholding Law prior to settlement.]

← **WARNING:** the Buyer warrants in clause 2.4 (6) that this information is true and correct.

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

606016472657

COMMERCIAL TENANCY SCHEDULE*

** Attach further Schedule if insufficient space.*

LEASE 1

Name of Tenant: HOGAN FITNESS CO PTY LTD TRADING AS HOGAN FAMILY TRUST

Use: COMMERCIAL Location/Tenancy No: _____

Area of Tenancy (m²approx): _____ Current Rent per Annum: \$ 40,800.00 + GST
 inclusive of outgoings exclusive of outgoings

Current Commencement Date: 01 May 2018 Current Term: 3

Remaining Option/s: Option 1 Term: 3 years
Option 2 Term: 3 years
Option 3 Term: _____ years

Tenant Car Park: No: _____ Rate \$ _____ per annum month

LEASE 2

Name of Tenant: _____

Use: _____ Location/Tenancy No: _____

Area of Tenancy (m²approx): _____ Current Rent per Annum: _____
 inclusive of outgoings exclusive of outgoings

Current Commencement Date: _____ Current Term: _____

Remaining Option/s: Option 1 Term: _____ years:
Option 2 Term: _____ years:
Option 3 Term: _____ years:

Tenant Car Park: No: _____ Rate \$ _____ per annum month

SERVICE AGREEMENT SCHEDULE*

** Attach further Schedule if insufficient space.*

CONTRACT 1

Contractor: _____

Service performed: _____

Cost: \$ _____ per annum quarter month

CONTRACT 2

Contractor: _____

Service performed: _____

Cost: \$ _____ per annum quarter month

CONTRACT 3

Contractor: _____

Service performed: _____

Cost: \$ _____ per annum quarter month

SELLER'S DISCLOSURE

WARNING: The Seller is taken to have knowledge of significant Body Corporate matters that may affect the Buyer, where the Seller ought reasonably to be aware of those matters.

[Section 223(4) *Body Corporate and Community Management Act 1997*]

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

(a) LATENT OR PATENT DEFECTS IN COMMON PROPERTY OR BODY CORPORATE ASSETS

[Sections 223(2)(a) and 223(2)(b) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

(b) ACTUAL CONTINGENT OR EXPECTED LIABILITIES OF BODY CORPORATE

[Sections 223(2)(c) and 223(2)(d) *Body Corporate and Community Management Act 1997*]. Annex details of disclosure made by the Seller (if any).

(c) CIRCUMSTANCES IN RELATION TO AFFAIRS OF THE BODY CORPORATE

[Sections 223(3) *Body Corporate and Community Management Act 1997*]. Annex details of disclosure made by the Seller (if any).

(d) EXCEPTIONS TO STATEMENTS IN CLAUSE 7.4(2)

Annex details of disclosure made by the Seller (if any).

(e) PROPOSED BODY CORPORATE RESOLUTIONS (CLAUSE 8.4)

Annex details of disclosure made by the Seller (if any).

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

DOC10472057

The REIQ Terms of Contract for Commercial Lots in a Community Titles Scheme (Pages 8-20)
Seventh Edition Contain the Terms of this Contract

SPECIAL CONDITIONS

SETTLEMENT

Settlement Date: 60 DAYS FROM CONTRACT DATE
Or the next Business Day if that is not a Business Day in the Place for Settlement.

Place for Settlement: 60 days from date of Contract

SOUTHPORT

If Brisbane is inserted, this is a reference to Brisbane CBD.

SIGNATURES

Seller:

Witness:

Seller:

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

Witness:

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

Buyer:

Witness:

Buyer:

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

Witness:

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

Deposit Holder:

Who acknowledges having received the Initial Deposit and agrees to hold that amount and any Balance Deposit when received as Deposit Holder for the parties as provided in the Contract.

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

000010472057

TERMS OF CONTRACT

For Commercial Lots in a Community Titles Scheme

1. DEFINITIONS

1.1 In this Contract:

- (1) terms in **bold** in the Reference Schedule and the Disclosure Statement have the meanings shown opposite them unless the context requires otherwise; and
- (a) **"ATO"** means the Australian Taxation Office;
- (b) **"ATO Clearance Certificate"** means a certificate issued under section 14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
- (c) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer, adjusted under clause 2.5;
- (d) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959* (Cth);
- (e) **"Body Corporate"** means the body corporate of the Scheme;
- (f) **"Body Corporate Debt"** has the meaning in the Regulation Module but excludes the Body Corporate Levies for the period which includes the Settlement Date;
- (g) **"Body Corporate Levies"** means regular periodic contributions levied on the owner of the Lot (including, if applicable, levied under an exclusive use by-law) excluding any Special Contribution;
- (h) **"Bond"** includes any security for payment of Rent or other monies or performance of any obligation pursuant to any Lease;
- (i) **"Building"** means any building that forms part of the Lot or in which the Lot is situated;
- (j) **"Business Day"** means a day other than:
(i) a Saturday or Sunday;
(ii) a public holiday in the Place for Settlement; and
(iii) a day in the period 27 to 31 December (inclusive);
- (k) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235.
- (l) **"Commercial Tenancies"** means the tenancies referred to in the Commercial Tenancies Schedule and any additional tenancies granted by the Seller with the Buyer's consent under clause 10.6(1)(a);
- (m) **"Commercial Tenancy Documents"** means all agreements, deeds of covenant and other documents relating to the Commercial Tenancies;
- (n) **"Contractor Date"** or **"Date of Contract"** means the date inserted in the Reference Schedule.
- (o) **"Contractor"** means any party performing services under a Service Agreement;
- (p) **"Court"** includes any tribunal established under statute;
- (q) **"Disclosure Statement"** means the statement under section 206 (existing lot) or section 213 (proposed lot) of the *Body Corporate and Community Management Act 1997*;
- (r) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (s) **"Encumbrances"** includes:
(i) unregistered encumbrances
(ii) statutory encumbrances; and
(iii) Security Interests.
- (t) **"Essential Term"** includes, in the case of breach by:
(i) the Buyer: clauses 2.1, 2.4(1), 2.4(5), 5.1 and 6.1; and
(ii) the Seller: clauses 2.4(5), 5.1, 5.3(1)(a) - (d), 5.3(1)(e)(i) & (ii), 5.7 and 6.1; but nothing in this definition precludes a Court from finding other terms to be essential;
- (u) **"Exclusive Use Areas"** means parts of the common property for the Scheme allocated to the Lot under an exclusive use by-law;
- (v) **"Financial Institution"** means a Bank, building society or credit union;
- (w) **"GST"** means the goods and services tax under the GST Act;
- (x) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and includes other GST related legislation;
- (y) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;
- (z) **"Improvements"** means fixed structures in the Lot (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (aa) **"ITAA"** means the *Income Tax Assessment Act 1936* (Cth) ("**1936 Act**") and the *Income Tax Assessment Act 1997* (Cth) ("**1997 Act**"), or if a specific provision is referred to, the Act which contains the provision; however if a specific provision of the 1936 Act is referred to which has been replaced by a provision of the 1997 Act, the reference must be taken to be to the replacement provision;
- (bb) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
- (cc) **"Land"** means the scheme land for the Scheme
- (dd) **"Outgoings"** means:
(i) rates or charges on the Lot by any competent authority (for example, council rates, water rates, fire service levies);
(ii) land tax; and
(iii) Body Corporate Levies;
- (ee) **"PPSR"** means the Personal Property Securities Register established under the *Personal Property Securities Act 2009* (Cth);
- (ff) **"Property"** means:
(i) the Lot;
(ii) the right to any Exclusive Use Areas;
(iii) the Improvements;
(iv) the Included Chattels;

- (gg) "Regulation Module" means the regulation module for the Scheme;
- (hh) "Rent" means any periodic amount, including outgoings, payable under the Tenancies;
- (ii) "Reserved Items" means the Excluded Fixtures and all chattels in the Lot and Exclusive Use Areas other than the Included Chattels;
- (jj) "Scheme" means the community titles scheme containing the Lot;
- (kk) "Security Interests" means all security interests registered on the PPSR over Included Chattels and Improvements;
- (ll) "Service Agreement" means any agreement between the Seller and another party in connection with services performed for the benefit of the Property and set out in the Service Agreement Schedule;
- (mm) "Service Agreement Documents" means the Service Agreements and all other documents relating to the Service Agreements;
- (nn) "Site Value" means:
 - (i) in the case of non-rural land, site value under the *Land Valuation Act 2010*; or
 - (ii) in the case of rural land, the unimproved value of the land under the *Land Valuation Act 2010*;
- (oo) "Special Contribution" means an amount levied by the Body Corporate under the Regulation Module for a liability for which no provision or inadequate provision has been made in the budget of the Body Corporate;
- (pp) "Tenant" means a Tenant under the Commercial Tenancies;
- (qq) "Transfer Documents" means:
 - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (rr) "Transport Infrastructure" has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (ss) "Withholding Law" means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

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

2. PURCHASE PRICE

2.1 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonored on presentation.
- (3) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.2 Investment of Deposit

- (1) If:
 - (a) the Deposit Holder is instructed by either the Seller or the Buyer; and
 - (b) it is lawful to do so;
 the Deposit Holder must:
 - (c) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (d) provide the parties' tax file numbers to the Financial Institution (if they have been supplied)
- (2) If there is income from the investment of the Deposit in respect of any financial year to which no beneficiary is presently entitled for the purpose of Division 6 of Part III of ITAA as at 30 June of that financial year:
 - (a) the parties must pay to the Deposit Holder the tax assessed to it in respect of that income (other than tax in the nature of a penalty for late lodgement ("Penalty") which the Deposit Holder must bear itself) and all expenses of the Deposit Holder in connection with the preparation and lodgement of the tax return, payment of the tax, and furnishing to the parties the information and copy documents they reasonably require;
 - (b) if the tax (other than Penalty) and the Deposit Holder's expenses are not paid to the Deposit Holder on demand, it may deduct them from the Deposit and Income;
 - (c) if tax is not assessed on the Income when the Deposit and income are due to be paid to the party entitled, the Deposit Holder may deduct and retain its estimate of the assessment; and
 - (d) as between the parties, the tax must be paid by the party receiving the income on which the tax is assessed, and the Deposit Holder's expenses.

2.3 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer; and
 - (c) if this Contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.4 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by Bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, reference to a "Bank cheque" in clause 2.4:
 - (a) includes a cheque drawn by a building society or credit union on itself;
 - (b) does not include a cheque drawn by a building society or credit union on a Bank;
 and the Seller is not obliged to accept a cheque referred to in clause 2.4(2)(b) on the Settlement Date.

- (3) If both of the following apply:
- (a) the sale is not an excluded transaction under section 14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or
 - (ii) a variation notice under section 14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.4(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
 - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.4(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Lot and Improvements; and
 - (b) no later than 2 Business Days prior to the Settlement Date, the Seller gives the Buyer a valuation of the Lot and Improvements prepared by a registered valuer,

in which case the market value of the Lot and Improvements will be as stated in the valuation.

- (5) If the Buyer is required to pay the GST Withholding Amount to the Commission of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and

(iv) a completed ATO payment slip for the Withholding Amount.

- (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.5 Adjustments to Balance Purchase Price

- (1) The Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date. The Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.5(3), 2.5(4), 2.5(5), 2.5(6), 2.5(7), 2.5(15) and 2.5(18), Outgoings for periods including the Settlement Date must be adjusted:
- (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority or the Body Corporate advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Lot at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
- (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the interest schedule lot entitlement of the Lot to the aggregate interest schedule lot entitlement of the Scheme; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) Land tax must be adjusted:
- (a) on the assessment that the Office of State Revenue would issue for the land tax year current at the Settlement Date if the Seller was one natural person resident in Queensland and the Lot was the Seller's only land; or
 - (b) based on the assumptions in clause 2.5(4)(a), if there is no separate Site Value for the Lot, on a notional Site Value equal to:
- | | | |
|------------------------|---|--|
| Site Value of the Land | x | $\frac{\text{Interest schedule lot entitlement of Lot}}{\text{Aggregate interest schedule lot entitlement}}$ |
|------------------------|---|--|
- (5) If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Lot on payment of a specified amount, then the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Office of State Revenue. If an amount is deducted under this

- clause, then land tax will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).
- (6) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
 - (7) If any Outgoings are assessed but unpaid at the Settlement Date, then the Buyer may deduct the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority or the Body Corporate, as appropriate. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purpose of clause 2.5(2).
 - (8) Arrears of Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
 - (9) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
 - (10) Rent already paid for the Current Period or beyond must be adjusted at settlement.
 - (11) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.5(8), 2.5(9), 2.5(10) and 2.5(11).
 - (12) Payments under clause 2.5(11) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
 - (13) The Seller is liable for:
 - (a) any Special Contribution for which a levy notice has been issued on or before the Contract Date; and
 - (b) any other Body Corporate Debt (including any penalty or recovery cost resulting from non-payment of a Body Corporate Debt) owing in respect of the Lot at settlement.

The Buyer is liable for any Special Contribution levied after the Contract Date.
 - (14) If an amount payable by the Seller under clause 2.5(13) is unpaid at the Settlement Date, the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Body Corporate.
 - (15) For the purposes of clause 2.5(13), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.
 - (16) The cost of Bank cheques payable at Settlement:
 - (a) to the Seller or its mortgagee are the responsibility of the Buyer; and
 - (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller.
 - (17) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
 - (18) Upon written request by the Buyer, the Seller will, prior to Settlement, give the Buyer a written statement, supported by reasonable evidence, of:
 - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and

- (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.5.

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

3. FINANCE

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

4. BUILDING AND PEST INSPECTION REPORTS

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

5. SETTLEMENT

5.1 Time and Date

- (1) Settlement must occur between 9am and 4pm AEST on the Settlement Date.
- (2) If the parties do not agree on where settlement is to occur, it must take place in the Place for Settlement at the office of a solicitor or Financial Institution nominated by the Seller, or, if the Seller does not make a nomination, at the land registry office in or nearest to the Place for Settlement.

- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.2:
- (a) "Affected Party" means a party referred to in clause 6.2(1);
- (b) "Delay Event" means:
- (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency;
- (c) "Government Agency" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
- (d) "Settlement Obligations" means, in the case of the Buyer, its obligations under clauses 2.4(1) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a)-(e) and 5.7;
- (e) "Suspension Period" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Lot is sold subject to the *Body Corporate and Community Management Act 1997* and the by-laws of the Body Corporate.

7.2 Encumbrances

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

7.3 Requisitions

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

7.4 Seller's Warranties

- (1) The Seller warrants that, except as disclosed in this contract, at settlement:
- (a) it will be the registered owner of an estate in fee simple in the Lot and will own the Improvements and Included Chattels;
 - (b) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (c) there will be no unsatisfied judgment, order (except for an order referred to in clause 7.6(1)(b)) or writ affecting the Property.
- (2) The Seller warrants that, except as disclosed in this contract, at the Contract Date and at settlement there are no current or threatened claims, notices or proceedings that may lead to a judgement, order or writ affecting the Property.
- (3) The Seller warrants that, except as disclosed in this contract, at the Contract Date:

- (a) there is no unregistered lease, easement or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate assets;
 - (b) there is no proposal to record a new community management statement for the Scheme and it has not received a notice of a meeting of the Body Corporate to be held after the Contract Date or notice of any proposed resolution or a decision of the Body Corporate to consent to the recording of a new community management statement for the Scheme;
 - (c) all Body Corporate consents to improvements made to common property and which benefit the Lot, or the registered owner of the Lot, are in force; and
 - (d) the Additional Body Corporate Information is correct (if completed).
- (4) If the Seller breaches a warranty in clause 7.4(1) or clause 7.4(2), the Buyer may terminate this contract by notice to the Seller.
- (5) If:
- (a) the Seller breaches a warranty in clause 7.4(3); or
 - (b) the Additional Body Corporate Information is not completed;
- and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given with 14 days after the Contract Date but may not claim damages or compensation.
- (6) Clauses 7.4(4) and 7.4(5) do not restrict and statutory rights the Buyer may have which cannot be excluded by this contract.
- (7) (a) The Seller warrants that, except as disclosed in this contract or a notice is given by the Seller to the Buyer under the *Environmental Protection Act 1994* ("EPA"), at the Contract Date:
- (i) there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of notifiable activity being conducted on the Land; and
 - (ii) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.
- (b) If the Seller breaches a warranty in clause 7.4(7), the Buyer may:
- (i) terminate this contract by notice in writing to the Seller given no later than 2 Business Days before the Settlement Date; or
 - (ii) complete this contract and claim compensation, but only if the Buyer claims it in writing before the Settlement Date.
- (8) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Lot.
- (2) If there is:
- (a) an error in the boundaries or area of the Lot;
 - (b) an encroachment by structures onto or from the Lot; or
 - (c) a mistake or omission in describing the Lot or the Seller's title to it;
- which is:
- (d) immaterial; or

(e) material, but the Buyer elects to complete this contract;

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

- (3) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(2).
- (4) If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- (1) Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("Work or Expenditure") must be fully complied with:
 - (a) if issued before the Contract Date, by the Seller before the Settlement Date;
 - (b) if issued on or after the Contract Date, by the Buyer.
- (2) If any Work or Expenditure that is the Seller's responsibility under clause 7.6(1)(a) is not done before the Settlement Date, the Buyer is entitled to claim the reasonable cost of work done by the Buyer in accordance with the notice or order referred to in clause 7.6(1) from the Seller after settlement as a debt.
- (3) Any Work or Expenditure that is the Buyer's responsibility under clause 7.6(1)(b), which is required to be done before the Settlement Date, must be done by the Seller unless the Buyer directs the Seller not to and indemnifies the Seller against any liability for not carrying out the work. If the Seller does the work, or spends the money, the reasonable cost of that Work or Expenditure must be added to the Balance Purchase Price.
- (4) The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under section 246AG of the *Building Act 1975* that affects the Property. The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under sections 247 or 248 of the *Building Act 1975* or sections 167 or 168 of the *Planning Act 2016* that affects the Property or Land.
- (5) Clause 7.6(1) does not apply to orders disclosed under section 83 or the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;
 - (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
 - (c) access or any service to the Land passes unlawfully through other land;
 - (d) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
 - (e) there is an outstanding condition of a development approval attaching to the Lot under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(c);

(f) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;

(g) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*; or

(h) there is a charge against the Lot under section 104 of the *Foreign Acquisitions and Takeovers Act 1975* (Cth),

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

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

7.8 Dividing Fences

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

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

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

8.2 Access

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

- (1) once to read any meter;
- (2) for inspections under clause 4;
- (3) once to inspect the Property before settlement; and
- (4) once to value the Property before settlement.

8.3 Seller's Obligations After Contract Date

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

8.4 Body Corporate Meetings

- (1) The Seller must promptly give the Buyer a copy of:
 - (a) any notice it receives of a proposed meeting of the Body Corporate to be held after the Contract Date; and
 - (b) resolutions passed at that meeting and prior to settlement.
- (2) The Buyer may terminate this Contract by Notice in writing to the Seller given before settlement if it is materially prejudiced by:

- (a) any resolution of the Body Corporate passed after the Contract Date, other than a resolution, details of which are disclosed to the Buyer in this Contract; or
 - (b) where the Scheme is a subsidiary scheme, any resolution of a body corporate of a higher scheme.
- (3) In clause 8.4(2) a resolution includes a decision of the Body Corporate Committee to consent to recording a new community management statement.
- (4) If the Buyer is not given a copy of the resolutions before settlement, it may sue the Seller for damages.

8.5 Information Regarding the Property

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

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR.

8.6 Possession Before Settlement

If possession is given before settlement:

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

8.7 Seller's Obligations After Contract Date

- (1) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (2) After the Contract Date, the Seller must not without written consent of the Buyer, give any notice, seek or consent to any order or make an agreement that affects the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

Without limiting any other right or remedy of the parties including those under this contract, or any right at law or in equity, if the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract.

9.2 If Seller Affirms

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

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

9.3 If Buyer Affirms

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

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

9.4 If Seller Terminates

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

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

9.5 If Buyer Terminates

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

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

9.6 Seller's Resale

- (1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:
 - (a) any deficiency in price on a resale; and
 - (b) its expenses connected with any repossession, any failed attempt to resell, and the resale, provided the resale settles within 2 years of termination of this contract.
- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

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

9.8 Buyer's Damages

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

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. COMMERCIAL TENANCIES

10.1 Seller's Statement

- (1) Within a reasonable time after written request by the Buyer, the Seller must give the Buyer:
 - (a) a statement of Outgoings which cannot be discovered by search; and

(b) a notice under section 262A(4AH) of ITAA (if applicable to the Property).

- (2) The Seller must update the statement if the Seller becomes aware that it has become inaccurate in a material respect.
- (3) The Seller warrants that the statement and notice will be accurate at the Settlement Date.

10.2 Commercial Tenancies and Service Agreements

The Seller states that details of all Commercial Tenancies and Service Agreements affecting the Property are disclosed in the Commercial Tenancy Schedule and Service Agreement Schedule respectively.

10.3 Commercial Tenancy Warranties

The Seller warrants that, except as disclosed in this contract, the following are correct at the Contract Date:

- (1) details of the Commercial Tenancies set out in the Commercial Tenancy Schedule;
- (2) each of the Commercial Tenancies is valid and subsisting;
- (3) no Tenant is in arrears with the payment of any Rent or other money payable under any Commercial Tenancy;
- (4) there is no subsisting breach of a provision of any Tenancy Document;
- (5) there is no notice or correspondence between the Seller and any Tenant relating to Rent review or the exercise of an option for renewal;
- (6) for each Commercial Tenancy, the relevant Commercial Tenancy Documents constitute the entire agreement between the Seller and each Tenant and there is no written, oral or other agreement between the Seller and any Tenant varying the terms of a Commercial Tenancy or granting any additional option for renewal of the term of any Commercial Tenancy;
- (7) no Tenant received any incentive or inducement to enter into its initial or current Commercial Tenancy;
- (8) there is no pending litigation or arbitration between the Seller and any Tenant arising out of any of the Commercial Tenancies; and
- (9) if any Commercial Tenancy is a retail shop lease within the meaning of the *Retail Shop Leases Act 1994*
 - (a) as far as the Seller is aware the Seller has complied with the *Retail Shop Leases Act 1994* in relation to the Commercial Tenancy;
 - (b) there is no existing or renewed retail tenancy dispute in relation to a Commercial Tenancy;
 - (c) there are no mediation agreements, proceedings or orders in existence under the *Retail Shop Leases Act 1994* in respect of a Commercial Tenancy;
 - (d) no Tenant has notified the Seller requesting a right to renew any Commercial Tenancy for a further period; and
 - (e) no Tenant has made a claim against the Seller for compensation for loss or damage suffered by the Tenant under sections 43, 46G or 46K of the *Retail Shop Leases Act 1994* and there are no circumstances existing to the Seller's knowledge which might give rise to a claim for compensation.

10.4 Inaccuracies

The Buyer may terminate this contract by notice in writing to the Seller if a warranty contained in clause 10.3 is inaccurate and the Buyer is materially prejudiced by that inaccuracy.

10.5 Commercial Tenancy Documents

- (1) The Seller must produce to the Buyer's Solicitor within 7 days after the Contract Date copies of all Commercial Tenancy Documents and Service Agreements.
- (2) If the Seller does not deliver the Commercial Tenancy Documents when required under clause 10.5(1), the Buyer may terminate this contract by notice to the Seller given no later than 14 days after the Contract Date.
- (3) If the Buyer is not satisfied with the terms of the Commercial Tenancies, it may terminate this contract by notice to the Seller given no later than 7 days after the Buyer's receipt of the Commercial Tenancy Documents.
- (4) If no notice is given under this clause 10.5, the Buyer will be treated as having accepted the Commercial Tenancies and all matters referred to in the Commercial Tenancy Documents.

10.6 Dealings with Commercial Tenancies

- (1) Unless it would breach a provision of, or waive or prejudice the Seller's rights under, a Commercial Tenancy, the Seller must not, after the Contract Date:
 - (a) deal with the Property or any of the Commercial Tenancies without the Buyer's consent (which must not be unreasonably withheld);
 - (b) accept a surrender of any Commercial Tenancy
 - (c) consent to a transfer of any Commercial Tenancy;
 - (d) terminate any Commercial Tenancy;
 - (e) consent to any request by a Tenant;
 - (f) grant or agree to grant a new Commercial Tenancy of any part of the Property or an extension of a Commercial Tenancy other than where a Tenant validly exercises an option in a Commercial Tenancy; or
 - (g) initiate or negotiate a Rent review or respond to any Rent review notice from a Tenant.
- (2) If any Tenant seeks the Seller's consent under a Commercial Tenancy before Settlement:
 - (a) the Seller must inform the Buyer and give the Buyer a copy of any written material received from the Tenant;
 - (b) the Buyer must co-operate with the Seller in dealing with the application;
 - (c) the Buyer must inform the Seller whether it agrees to the Seller giving consent and any conditions which should be imposed by the Seller;
 - (d) the Buyer must not withhold or delay its agreement to the Seller giving consent except on reasonable grounds which must be indicated in writing to the Seller; and
 - (e) the Seller must not give its consent to any Tenant without having first obtained the Buyer's agreement to do so in accordance with this clause.
- (3) If any Tenant defaults in the payment of Rent, the Seller must promptly inform the Buyer in writing. The Buyer may require the Seller to do either or both of the following actions at the Seller's expense:
 - (a) serve on the Tenant a notice of breach of covenant if required by law;
 - (b) terminate the Commercial Tenancy by physical re-entry (subject to the provisions of the Commercial Tenancy).

- (4) The Seller must give the Buyer copies of any documents relating to the Commercial Tenancies that come within the control or possession of the Seller between the Contract Date and settlement.

10.7 Service Agreements

- (1) The Seller:
- may terminate any Service Agreement which is not capable of assignment (subject to the provisions of the relevant Service Agreement); and
 - indemnifies the Buyer against claims under the Service Agreements prior to the Settlement Date.
- (2) The Buyer:
- assumes the obligations of the Seller under those Service Agreements which are assigned until their termination; and
 - indemnifies the Seller against claims under Service Agreements after the Settlement Date.
- (3) If:
- the Seller cannot terminate a Service Agreement; or
 - the Seller's rights under a Service Agreement cannot be assigned or are not effectively assigned to the Buyer;
- the Seller must enforce that Service Agreement at the direction of the Buyer for the Buyer's benefit.

10.8 Counterparts

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

11. GOODS AND SERVICES TAX

11.1 Definitions

Words and phrases defined in the GST Act have the same meaning in this Contract unless the context indicates otherwise.

11.2 GST Table

The GST Table and the notes in it are part of this clause 11.

11.3 Taxable Supply

This clause 11 applies where the transaction is:

- a Taxable Supply; or
- not a Taxable Supply because it is the Supply of a Going Concern.

11.4 Purchase Price Includes GST

If this clause 11.4 applies, the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.

11.5 Purchase Price Does Not Include GST

If this clause 11.5 applies, the Purchase Price does not include the Seller's liability for GST on the Supply of the Property. The Buyer must on the Settlement Date pay to the Seller in addition to the Purchase Price an amount equivalent to the amount payable by the Seller as GST on the Supply of the Property.

11.6 Margin Scheme

Warning: The Seller is warranting that the Margin Scheme can apply. If in doubt about using the Margin Scheme you should seek professional advice.

If this clause 11.6 applies:

- the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.
- the Seller:
 - must apply the Margin Scheme to the Supply of the Property; and
 - warrants that the Margin Scheme is able to be applied.
- if the Seller breaches clause 11.6(2)(a) or its warranty under clause 11.6(2)(b) then:
 - the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
 - if the Buyer does not terminate this contract under clause 11.6(3)(a) or does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable for the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
 - the Buyer is entitled to compensation from the Seller if there is a breach of clause 11.6(2).

11.7 If the Supply is a Going Concern

Warning: The parties are providing certain warranties under this clause. If there is doubt about whether there is a Supply of a Going Concern you should seek professional advice.

If this clause 11.7 applies:

- the Purchase Price does not include any amount for GST;
- the parties agree the Supply of the Property is a Supply (or part of a Supply) of a Going Concern;
- the Seller warrants that:
 - between the Contract Date and the Settlement Date the Seller will carry on the Enterprise; and
 - the Property (together with any other things that must be provided by the Seller to the Buyer at the Settlement Date under a related agreement for the same Supply) is all of the things necessary for the continued operation of the Enterprise;
- the Buyer warrants that at the Settlement Date it is Registered or Required to be Registered under the GST Act;
- if either of the warranties in clause 11.7(3) is breached:
 - the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
 - if the Buyer does not terminate this contract then, at the Settlement Date, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property;
 - if the Buyer does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
 - the Buyer is entitled to compensation from the Seller if there is a breach of the warranty.

- (6) if the warranty in clause 11.7(4) is not correct the Buyer must pay to the Seller an amount equal to the GST payable in respect of the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand;
- (7) if for any reason other than a breach of a warranty by the Seller or the Buyer this transaction is not a Supply of a Going Concern, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand.

11.8 Adjustments

Where this Contract requires an adjustment or apportionment of Outgoings or Rent and profits of the Property, that adjustment or apportionment must be made on the amount of the Outgoing, Rent or profit exclusive of GST.

11.9 Tax Invoice

Where GST is payable on the Supply of the Property, the Seller must give to the Buyer a Tax Invoice at the Settlement Date.

11.10 No Merger

To avoid doubt, the clauses in this clause 11 do not merge on settlement.

11.11 Remedies

The remedies provided in clauses 11.6(3), 11.7(5) and 11.7(6) are in addition to any other remedies available to the aggrieved party.

12. GENERAL

12.1 Agent

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

12.2 Foreign Buyer Approval

The Buyer warrants that either:

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

12.3 Duty

The Buyer must pay all duty on this contract.

12.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or notices required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
 - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 12.4(5), a notice given after this contract is entered into in accordance with clause 12.4(3) will be treated as given:
 - (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and

(c) if sent by email, at the time it is sent.

- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 12.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 12.4(3)(c) and clause 14.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

12.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.

12.6 Rights After Settlement

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

12.7 Further Acts

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

12.8 Severance

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

12.9 Interpretation

(1) Plurals and Genders

Reference to:

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

(2) Parties

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

(3) Statutes and Regulations

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

(4) Inconsistencies

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

(5) Headings

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

12.10 Counterparts

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

13. ELECTRONIC SETTLEMENT

13.1 Application of Clause

- (1) Clause 13 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 13.1(1).
- (3) Clause 13 (except clause 13.5(3)) ceases to apply if either party gives notice under clause 13.5 that settlement will not be an Electronic Settlement.

13.2 Completion of Electronic Workspace

- (1) The parties must:
 - (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and
 - (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
 - (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.
- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days prior to Settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 13.2(4)(a);
 - (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

13.3 Electronic Settlement

- (1) Clauses 5.1(2) and 5.2 do not apply.

- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.4(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.4(3)(c), (e) and (f); and
 - (b) clause 2.4(5)(d) and (e),(as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.
- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d), and (e) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(d)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has not done something in the Electronic Workspace.
- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

13.4 Computer System Unavailable

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

13.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 13.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or

INITIALS (Initials and name are required if signed using Electronic Signatures)

000018472057

- (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.
- (3) If clause 13.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

13.6 Costs

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

13.7 Definitions for clause 13

In clause 13:

"Digitally Sign" and "Digital Signature" have the meaning in the ECNL.

"ECNL" means the Electronic Conveyancing National Law (Queensland).

"Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.

"Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.

"Electronic Settlement" means settlement facilitated by an ELNO System.

"Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"ELNO" has the meaning in the ECNL.

"ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Office of State Revenue, Land Registry, or a Financial Institution involved in the transaction.

14. ELECTRONIC CONTRACT AND DISCLOSURE

14.1 Electronic Signing

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

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

14.2 Pre-contract Disclosure

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

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

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

BODY CORPORATE

Body Corporate for: OXENFORD CENTRE TWO

Community Titles Scheme: 7791

Lot No: 5

on: BUP GTP SP

ADDRESS: 143 OLD PACIFIC HIGHWAY

SUBURB: OXENFORD

STATE: QLD

POSTCODE: 4210

PRESCRIBED INFORMATION

SECRETARY OF BODY CORPORATE

NAME:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

FAX:

BODY CORPORATE MANAGER

NAME:

BODY CORPORATE SERVICES (QLD) PTY LTD

ADDRESS: GROUND FLOOR, 26 MARINE PARADE

SUBURB: SOUTHPORT

STATE: QLD

POSTCODE: 4215

PHONE:

55096677

BODY CORPORATE COMMITTEE

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

Is there a Committee for the Body Corporate?

Yes No

If there is a committee, is the Body Corporate Manager engaged to perform the functions of the Committee?

Yes No

ANNUAL CONTRIBUTIONS AND LEVIES

Amount of annual contributions currently fixed by the Body Corporate as payable by the owner of the lot:

Administrative Fund: \$ 3,301.98 Gross each year by instalments in: advance arrears
on the First day of each Quarter

Sinking Fund: \$ 1,359.46 Gross each year by instalments in: advance arrears
on the First day of each Quarter

Other: Nil

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

DKG018436617

IMPROVEMENTS ON COMMON PROPERTY FOR WHICH BUYER WILL BE RESPONSIBLE (insert details)

Nil

BODY CORPORATE ASSETS REQUIRED TO BE RECORDED ON REGISTER (insert details)

Nil

INFORMATION PRESCRIBED UNDER REGULATION MODULE (insert details)

SIGNATURES

Seller: [Signature]
Date: 8/6/2021

Witness: [Signature] **SIGN HERE**
Not required if this form is signed electronically

Seller: _____
Date: _____

Witness: _____
Not required if this form is signed electronically

Seller: _____
Date: _____

Witness: _____
Not required if this form is signed electronically

Seller: _____
Date: _____

Witness: _____
Not required if this form is signed electronically

BUYER'S ACKNOWLEDGMENT

The Buyer:

- (a) Consents to this Disclosure Statement being given by electronic means and to the Seller signing the Disclosure Statement using an Electronic Signature; and
- (b) Acknowledges having received and read this statement before entering into the contract.

Buyer: [Signature]
Date: _____

Witness: [Signature]
Not required if this form is signed electronically

Buyer: _____
Date: _____

Witness: _____
Not required if this form is signed electronically

Buyer: _____
Date: _____

Witness: _____
Not required if this form is signed electronically

Buyer: _____
Date: _____

Witness: _____
Not required if this form is signed electronically

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

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994, the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

1. Lessor	Lodger (Name, address, E-mail & phone number)	Lodger Code
	COASTAL AUTO WHOLESALERS PTY LIMITED ACN 002 350 389 AS TRUSTEE FOR THE COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND	
2. Lot on Plan Description		Title Reference
	LOT 5 ON BUP7461	16942111
3. Lessee	Surname/Company name and number	(Include tenancy if more than one)
	HOGAN FITNESS CO PTY LTD ACN 625 163 402 TRADING AS HOGAN FAMILY TRUST	
4. Interest being leased	FEE SIMPLE	
5. Description of Premises being leased	THE WHOLE OF THE LOT	
6. Term of lease	7. Rental/Consideration	
Commencement date/event: 01/05/2018 Expiry date: 30/04/2021 and/or Event: N/A *Options: 2 x 3 YEARS	SEE SCHEDULE	

8. Grant/Execution

The Lessor leases the Premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule ~~*Option in registered Lease no. _____ has not been exercised.~~

COASTAL AUTO WHOLESALERS PTY LIMITED
A.C.N. 002 350 389

.....signature
.....full name
.....qualification

.....
Director's Signature

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Execution Date

1 1

.....
Director's Signature
Lessor

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

HOGAN FITNESS CO PTY LTD A.C.N. 625 163 402

.....Signature
.....full name
.....qualification

.....
Director's Signature

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

18/4/18
Execution Date

.....
Director's Signature
Lessee

Title Reference 16942111

ITEMS SCHEDULE

Item 1	Lessor:	COASTAL AUTO WHOLESALERS PTY LIMITED ACN 002 350 289 AS TRUSTEE FOR THE COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND
	Address for service:	PO Box 555, Oxenford, QLD 4210
	Trust Deed:	The Coastal Auto Wholesalers Pty Limited Superannuation Fund
Item 2	Lessee:	HOGAN FITNESS CO PTY LTD ACN 625 163 402 TRADING AS HOGAN FAMILY TRUST
	Address for service:	Unit 5, 143 Old Pacific Highway, Oxenford, QLD 4210
Item 3	Guarantor:	Shaun Hogan
Item 4	Period of option	2 X 3 YEARS
Item 5	First year's Rent	\$40,800.00 + GST per annum
Item 6	Fixed percentage increase:	3% per annum
Item 7	Fixed Increase Review Date	Each anniversary of the Commencement Date except if a Market Review Date
Item 8	CPI Review Date:	N/A
Item 9	Market Review Date:	The first day of the Option Period if the option of renewal is exercised by the Lessee
Item 10	Is the Lessee required to contribute to the Lessor's Outgoings:	No
Item 11	Amount of Bank Guarantee:	The amount equal to 2 months' Rent including GST.
	Security Deposit:	The amount equal to 1 months' Rent including GST.
Item 12	Intentionally Deleted	
Item 13	Intentionally Deleted	
Item 14	Permitted Use:	Fitness, warehousing, distribution, administration and other associated activities of the Lessee.
Item 15	Amount of Public Liability Insurance:	\$20,000,000

COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND

Trial Balance at 01/07/2020

Printed: Thursday 8 October, 2020 @ 10:45:39

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	250	Interest Received			
(307.75)	250/002	Cash at Bank - ANZ 014202 486984416			
	263	Other Contributions - Non Taxable			
(300,000.00)	263/009	Killerby, Paul Douglas			
	280	Rent Received			
(38,920.92)	280/001	Lot 5 Oxenford Centre Two, 143 Old Pacific Highway, Oxenford 4210			
(50,370.65)	280/003	Unit 1, 143 Old Pacific Highway			4,126.87
(40,407.60)	280/004	704 Bli Bli Road, Nambour QLD 4560			
4,929.70	301	Accountancy Fees			
259.00	304	ATO Supervisory Levy			
350.30	307	Auditor's Remuneration			
16.80	315	Bank Charges			
2,120.00	330	Decrease in Market Value of Investments			
	380	Insurance			
320.00	380/001	Insurance - audit shield			
1,247.03	387	Legal Fees			
	413	Pensions Paid - Unrestricted Non Preserved - Tax Free			
27,229.20	413/010	Killerby, Paul Douglas			
	416	Pensions Paid - Unrestricted Non Preserved - Taxable			
33,863.92	416/010	Killerby, Paul Douglas			
	419	Body Corporate			
4,596.00	419/001	Unit 5, 143 Old Pacific Highway			
4,596.00	419/003	Unit 1, 143 Old Pacific Highway			
	421	Council Rates			
2,902.04	421/001	Unit 5, 143 Old Pacific Highway			
2,902.04	421/003	Unit 1, 143 Old Pacific Highway			
2,324.00	421/004	704 Bli Bli Road, Nambour			
3,818.60	422	Land tax			
	423	Repairs & Maintenance			
790.00	423/004	704 Bli Bli Road, Nambour			
	424	Water Rates			
1,260.55	424/001	Unit 5, 143 Old Pacific Highway			
1,260.49	424/003	Unit 1, 143 Old Pacific Highway			
1,055.47	424/004	704 Bli Bli Road, Nambour			
	427	Insurance			
1,465.73	427/004	704 Bli Bli Road, Nambour			
	428	Property Agent Fees			
2,127.14	428/004	704 Bli Bli Road, Nambour			
181.05	485	Income Tax Expense			
305,391.86	490	Profit/Loss Allocation Account			
	496	Benefits Paid - Unrestricted Non Preserved/Taxable			
2,412.85	496/009	Killerby, Paul Douglas			
	497	Benefits Paid - Unrestricted Non Preserved/Tax Free			
22,587.15	497/009	Killerby, Paul Douglas			
	509	Killerby, Paul Douglas (Accumulation)			
(15,283.37)	509/003	Opening Balance - Unrestricted Non			18,276.73

29/10/47
Age @ 1/7/20 = 72.

COASTAL AUTO WHOLESALERS PTY LIMITED SUPERANNUATION FUND

Trial Balance at 01/07/2020

Printed: Thursday 8 October, 2020 @ 10:45:39

Last Year	Account	Account Name	Units	Debits \$	Credits \$
(70,164.90)	509/004	Preserved/Taxable Opening Balance - Unrestricted Non Preserved/Tax Free			347,577.75
(300,000.00)	509/020	Other Contributions - Non Preserved			
(5,587.26)	509/035	Share of Profit/(Loss) - Unrestricted Non Preserved/Taxable			
181.05	509/063	Income Tax - Unrestricted Non Preserved/Taxable			
2,412.85	509/083	Benefits Paid - Unrestricted Non Preserved/Taxable			
22,587.15	509/084	Benefits Paid - Unrestricted Non Preserved/Tax Free			
	510	Killerby, Paul Douglas (Pension 9)			
(987,863.57)	510/003	Opening Balance - Unrestricted Non Preserved/Taxable			1,001,713.11
(794,339.29)	510/004	Opening Balance - Unrestricted Non Preserved/Tax Free			805,475.40
(38,365.31)	510/034	Share of Profit/(Loss) - Unrestricted Non Preserved/Tax Free			
(47,713.46)	510/035	Share of Profit/(Loss) - Unrestricted Non Preserved/Taxable			
33,863.92	510/065	Pensions Paid - Unrestricted Non Preserved/Taxable			
27,229.20	510/068	Pensions Paid - Unrestricted Non Preserved/Tax Free			
589,232.21	605	Cash at Bank - ANZ 014202 486984416		593,359.08	
8.75	660	Prepaid Expenses		8.75	
	765	Plant and Equipment (at written down value)			
2,809.10	765/003	Fence - 5/143 Old Pacific Highway	1.0000	2,809.10	
	772	Real Estate Properties (Australian)			
440,339.00	772/001	Lot 5 Oxenford Centre Two, 143 Old Pacific Highway, Oxenford 4210	1.0000	440,339.00	
621,428.00	772/003	Unit 1, 143 Old Pacific Highway	1.0000	621,428.00	
521,817.00	772/004	704 Bli Bli Road, Nambour QLD 4560	1.0000	521,817.00	
(2,410.02)	840	GST Payable/Refundable			2,410.02
	850	Income Tax Payable			
(181.05)	850/001	Income Tax Payable			181.05
0.00					
				<u>2,179,760.93</u>	<u>2,179,760.93</u>

29/10/47
Age @ 1/7/20
= 72

Current Year Profit/(Loss): \$4,126.87