

Dear Trustees,

Your Self-Managed Superannuation Fund Administrator has requested that we prepare an actuarial certificate for your SMSF to comply with Section 295.390 of the Income Tax Assessment Act 1997. The actuary James Fitzpatrick of Waatinga has calculated the tax exempt percentage and has prepared the certificate as requested. This letter and the enclosed certificate and attachments set out the information and assumptions used to calculate the tax exempt percentage.

We understand that the circumstances of the Fund are such that just prior to the start of the income year in question, at least one member with a superannuation interest in the Fund (during the income year in question) had a Total Superannuation Balance exceeding \$1.6 million and that member was a retirement phase recipient of a superannuation income stream. This situation excludes the Fund from being able to use the Segregated Method for claiming Exempt Current Pension Income (ECPI) and so a Section 295.390 certificate is required to support the claim for ECPI.

Effective from the 2017/18 year onwards, if there are any periods of the income year where the only accounts held by the Fund are Retirement Phase accounts, these periods are known as Deemed Segregated Periods (DSPs) and the Segregated Method is generally used to determine the Exempt Current Pension Income (ECPI) during those periods. However the above circumstances of your Fund override that requirement and the ECPI proportion stated in the attached certificate should be applied to all of the relevant income for the whole income year, even if the Fund had one or more DSPs during the year.

The tax exempt percentage specified in the actuarial certificate applies to the net ordinary and statutory assessable income (excluding assessable contributions, non-arm's length income and income derived from any segregated assets) received during the Unsegregated Periods for the given income year.

As a general guide, the tax exempt percentage is calculated as the average Retirement Phase balances as a proportion of the average total Fund balances.

Regards,



Andy O'Meagher
Director
Act2 Solutions Pty Ltd
Ph 1800 230 737
andy@act2.com.au



ACTUARIAL CERTIFICATE

Income Tax Assessment Act 1997 (the Act), Section 295.390

We have been requested by Act2 Solutions to prepare an Actuarial Certificate in compliance with the Act for the following Self-Managed Super Fund (SMSF);

ASHTON SUPERANNUATION FUND (the Fund)

Trustee(s): Ashton Family Pty Ltd

We have been advised the Fund is a complying Self-Managed Super Fund. This certificate is for the year ended 30/06/2021

Results and Segregation

The Exempt Current Pension Income (ECPI) proportion we have calculated for the unsegregated periods set out below is;

88.473%

This certificate relies on the information that we have been provided. If any of the information is incorrect or materially changes, please request an amendment.

There were no actively segregated assets during the year of income.

Effective from 1st July 2017, where the Fund does not have Disregarded Small Fund Assets, during any periods where 100% of the SMSF's liabilities are Retirement Phase superannuation income stream benefits then the assets and income derived during these periods are deemed to be segregated and excluded from the calculation of the ECPI.

The table below sets out any deemed segregated periods, based on the information we have been provided. The appropriate treatment of earnings for the different periods is also set out in table and care should be taken to ensure that the appropriate exemption is applied to each period.

<u>Start Date</u>	<u>End Date</u>	<u>ECPI Method</u>	<u>Taxation treatment of relevant earnings</u>
01/07/2020	30/06/2021	Unsegregated	88.473% of earnings are exempt.

Ashton Superannuation Fund

Liabilities

I am advised the unsegregated net assets at 30/06/2021, prior to application of the above ECPI, which are also equal to liabilities of the Fund, were;

Current Pension Liabilities: \$757,960

Current Superannuation Liabilities: \$836,486

These figures are from draft financial statements. Please note that there is no need to request a revised ECPI if these balances change due to tax or investment income as these do not impact the ECPI calculation.

I certify that I am satisfied that the value of the stated liabilities of the Fund at 30/06/2021 is also the amount of the Fund's assets on this date. These assets plus any future contributions plus expected future earnings will provide the amount required to discharge the liabilities as they fall due.

Exempt Current Pension Income (ECPI)

Subsection 295.390(1) of the Act states "that a proportion of ordinary income and statutory income of a complying superannuation fund that would otherwise be assessable income is exempt from income tax."

To assist the trustee with calculating this proportion for the year of income ending 30/06/2021 set out below is a proportion that is calculated consistently with the Act.

Average Value of Current Pension Liabilities: \$769,267

Average Value of Superannuation Liabilities: \$869,491

ECPI Proportion: 88.473%

The ECPI proportion should be applied to the Fund's assessable income (excluding any non-arm's length income, contributions and any income derived from segregated assets) to determine how much income is exempt from tax.

Please Note: The average values are time weighted average balances over the financial year and exclude net investment earnings and expenses. These average values are appropriate to calculate the proportion on the assumption that the Trustee will allocate the relevant unsegregated assessable income in proportion to member's unsegregated account balances at a fixed crediting rate throughout the unsegregated period.

Data Summary

The data on which the above certification and calculation is based has been provided by Act2 Solutions. A summary of this data is set out below;

Transaction Summary

	<u>Contributions</u>	<u>Benefit Payments</u>	<u>Transfers</u>
Total Fund Transactions		\$54,832	
Robert Ashton		\$54,832	
Joanne Ashton			

Ashton Superannuation Fund

Balances as at 30/06/2021

	<u>Retirement Phase</u>	<u>Total Balance</u>
Total Fund Balance	\$757,960	\$836,486
Robert Ashton	\$757,960	\$757,936
Joanne Ashton	\$0	\$78,550

Assumptions and Notes

I have been advised by Act2 Solutions that the relevant pension liabilities meet the requirements to be considered a retirement phase superannuation income stream. This advice has been relied upon in preparing this certificate.

During the income year, some or all of the assets of the Fund were Disregarded Small Fund Assets as defined in section 295-387 of the Act. Consequently, the Fund is ineligible to use the Segregated Method to claim ECPI;

I have been advised that the values at 01/07/2020 are from audited financial statements and that the values for the financial year are from unaudited draft financial statements. If there are material changes after the certificate was issued an amendment should be requested.

As the fund only contained account-based pensions and member accounts in accumulation phase, the liabilities have been taken to be the balances of the relevant accounts and reserves (if any). We have been advised there are no unusual terms or guarantees in the SMSF however should this be incorrect please contact Act2 Solutions as this certificate may need to be revised.

For the calculation of the exempt proportion we have relied on data provided that included the Fund's balances in accumulation phase, the Fund's balances in retirement phase, transactions within, to and from the Fund during the year.

The Fund contained only member accounts in accumulation phase and account-based pensions. Therefore, no assumptions about future inflation, future contributions, investment returns or discount rates have been required to calculate the ECPI.

The preparation of this actuarial certificate and the determination of the liability values are in accordance with Professional Standard 406 of the Institute of Actuaries of Australia.

Yours sincerely,



James Fitzpatrick
Fellow of the Institute of Actuaries of Australia

17th August, 2021



**Application for Actuarial Certificate of Income Tax Exemption for
MANAGED SUPERANNUATION FUNDS with Unsegregated Assets**

Actuarial Certificate required by s295.390 of the Income Tax Assessment Act 1997

Once completed, email form to act@act2.com.au

If you would like assistance with this form, please call the Act2 Team on 1800 230 737

SELF-

AMENDMENTS:
If this request is to
AMEND a
previous Act2
Certificate enter
original reference
number below:

Ref No:

FUND ADMINISTRATOR / ADVISER INFORMATION

Name of Administration/Advisors Company:	Simmons Livingstone and Associates	Client Number (if known):	4154
Postal Address of Administration Company:	PO Box 806	Contact Phone Number:	07 5561 8800
Postal Address - Town/Suburb/City:	OXENFORD	State/Territory:	QLD
Person to contact for further info/clarification:	Leeza Cox	Postcode:	4210
List up to three email addresses where you would like the ACTUARIAL CERTIFICATE to also be emailed to:	Email Address of Main Contact: leeza@simmonsivingstone.com.au		
	List up to three email addresses where you would like the INVOICE to also be emailed to: katie@simmonsivingstone.com.au		

FUND IDENTIFICATION

Name of Superannuation Fund:	Ashton Superannuation Fund		
Name of Corporate Trustee (if appropriate):	Ashton Family Pty Ltd	Who should the invoice be made out to?	The Administrator
Full Name of Trustee 1:		Your reference for this fund: <input type="text" value="ASHTRS1"/>	
Full Name of Trustee 2:			
Full Name of Trustee 3:			
Full Name of Trustee 4:			

MEMBERSHIP DETAILS

Member Information

	Member 1	Member 2	Member 3	Member 4
Member Firstname:	Robert	Joanne		
Member Surname:	Ashton	Ashton		
Date of Birth (DD/MM/YYYY):	25/06/1958	13/03/1961		
Date Member Exited Fund (if in current year):				

Did the Fund hold a reserve at any time during the Income Year?

RELEVANT INCOME YEAR

This request is for an actuarial certificate for the income year
If the Fund was established/commenced during the 2020/21 year - it commenced on
If the Fund was wound up during the 2020/21 year - it ceased on

Were there any segregated assets?

MEMBER ACCOUNT OPENING BALANCES

Non-Retirement Phase Balances (Accumulation and non-Retirement Phase TRIS) at 01/07/2020

	Robert	Joanne	Member 3	Member 4	Reserve
Non-Retirement Phase Balances at 01/07/2020	\$29,976	\$78,550			



Retirement Phase Balances (Pensions and Retirement Phase TRIS) started on or before 01/07/2020

	Robert	Joanne	Member 3	Member 4		Fund Balance at 01/07/2020
Total Retirement Phase Balances at 01/07/2020	\$782,792					
Total Member Balances at 01/07/2020	\$812,768	\$78,550	\$0	\$0	\$0	\$891,318

INTERNAL TRANSFERS (Including Pension Commencements/Commutations)

Description of Internal Transfer	Date of Transfer	From Account	To Account	Amount	Did this leave the balance of the From Account at zero?	If No - what amount was left?

TRANSACTION SUMMARY TABLE

	FUND BALANCE AT 01/07/2020				\$891,318	Net Income (for balancing only)
	Robert	Joanne	Member 3	Member 4	TOTALS	
Total Amount CONTRIBUTED per member					\$0	\$195,449
Amount TRANSFERRED IN (from outside)					\$0	Closing Balance (after net income)
BENEFITS PAID Pension and Accumulation	\$54,832				\$54,832	\$1,031,935
FUND BALANCE AT 30/06/2021 (BEFORE INVESTMENT INCOME AND INCOME TAX)					\$836,486	

Eligibility to use the segregated method for ECPI *done*
 Admin Company Name *done*
 Postal Address *done*
 Town/Suburb/City *done*
 STATE *done*
 Postcode *done*
 Phone Number *done*
 Contact Person *done*
 Contact Email Address *done*

Name of Fund *done*
 Names of Trustees *done*
 Year required for Segregated Assets *done*

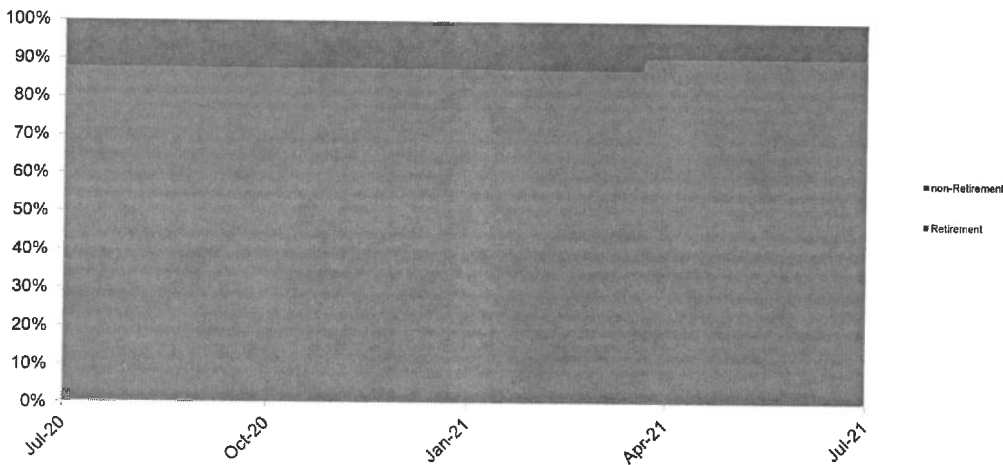
	MEMBER 1	MEMBER 2	MEMBER 3	MEMBER 4	
Member Names	<i>done</i>	<i>done</i>	<i>done</i>	<i>done</i>	<i>Provide Firstnames and Surnames</i>
Dates of Birth	<i>done</i>	<i>done</i>	<i>done</i>	<i>done</i>	<i>Provide Dates of Birth for members with non-zero balances</i>
Reserve	<i>done</i>				
Accumulation Balances	<i>done</i>				
Pension Balances	<i>done</i>				
INTERNAL TRANSFERS					
Transfer 1	<i>done</i>				
Transfer 2	<i>done</i>				
Transfer 3	<i>done</i>				
Transfer 4	<i>done</i>				
Transfer 5	<i>done</i>				
Transfer 6	<i>done</i>				
Transfer 7	<i>done</i>				
Transfer 8	<i>done</i>				
Transfer 9	<i>done</i>				
Transfer 10	<i>done</i>				
Contributions	<i>done</i>				
Transfers In	<i>done</i>				
Benefits Paid	<i>done</i>				

TRANSACTION DATES/DETAILS RECONCILIATION:

	Robert	Joanne	Member 3	Member 4	TOTAL	
CONTRIBUTIONS - amount expected	\$0	\$0	\$0	\$0	\$0	\$0
CONTRIBUTIONS - amount listed	\$0	\$0	\$0	\$0	\$0	\$0
TRANSFERS IN - amount expected	\$0	\$0	\$0	\$0	\$0	\$0
TRANSFERS IN - amount listed	\$0	\$0	\$0	\$0	\$0	\$0
BENEFITS PAID - amount expected	\$54,832	\$0	\$0	\$0	\$54,832	\$0
BENEFITS PAID - amount listed	\$54,832	\$0	\$0	\$0	\$54,832	\$0
	\$0	\$0	\$0	\$0	\$0	\$0

When completed, save with name (e.g. Smith SF 2012.xls), then email to act@act2.com.au as an Excel attachment.

Retirement/non-Retirement Ratio for whole Fund Balance

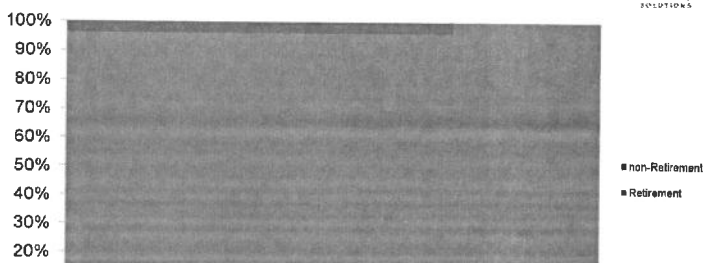


The application appears ready to be sent!

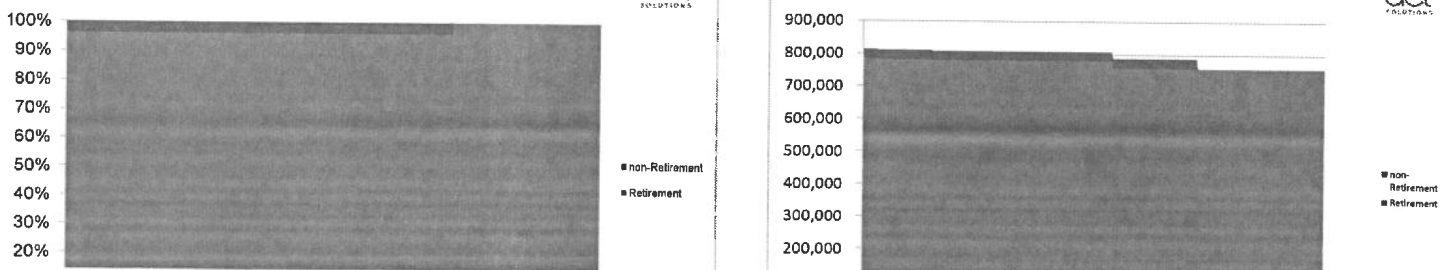
Tax Exempt Estimate

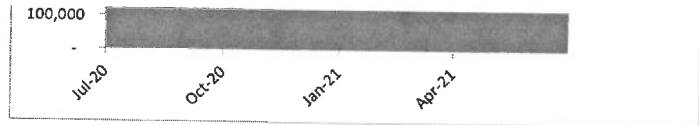
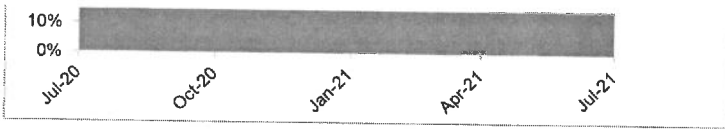
88.473%

Retirement/non-Retirement Ratio Member 1

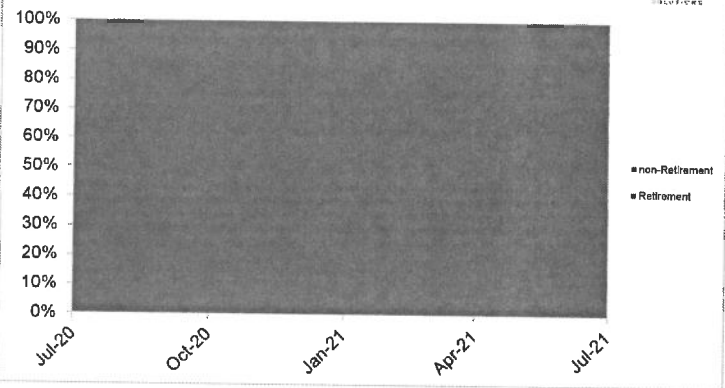


Member 1 Balances

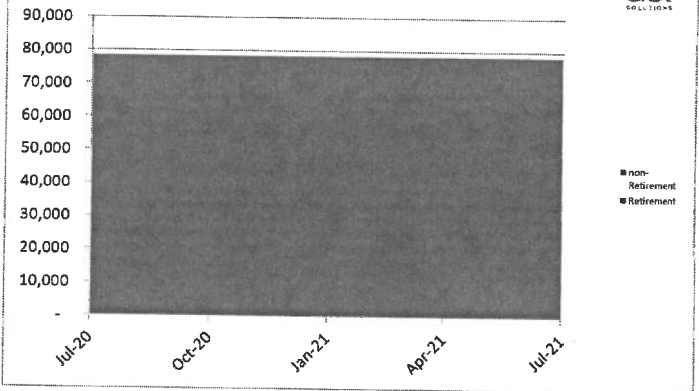




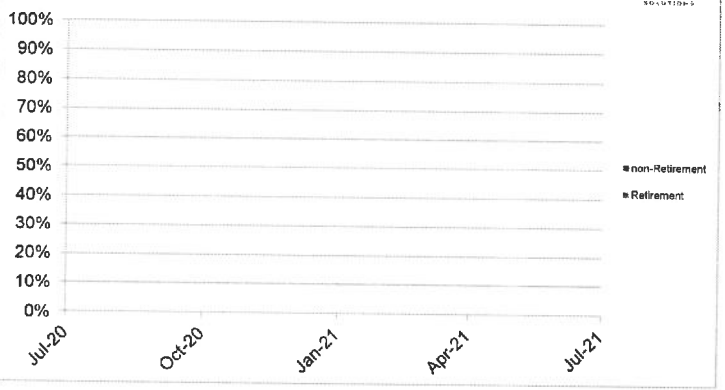
Retirement/non-Retirement Ratio Member 2



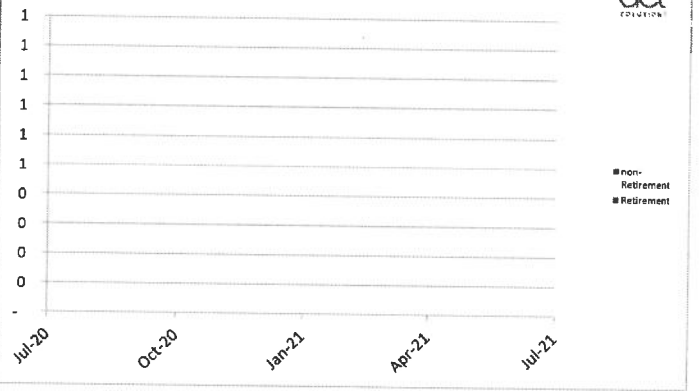
Member 2 Balances



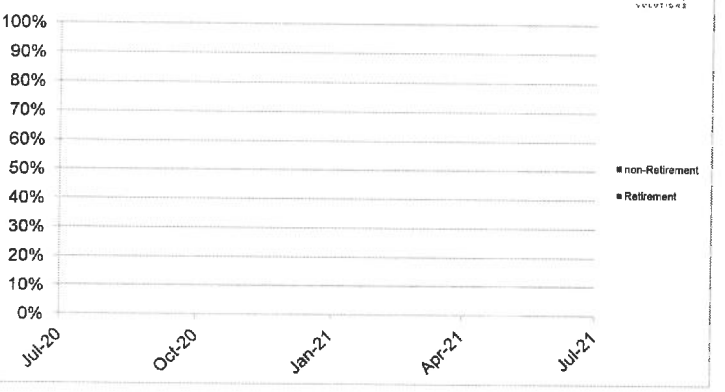
Retirement/non-Retirement Ratio Member 3



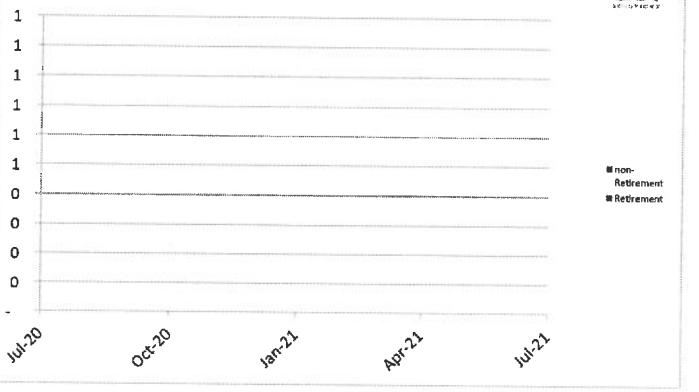
Member 3 Balances



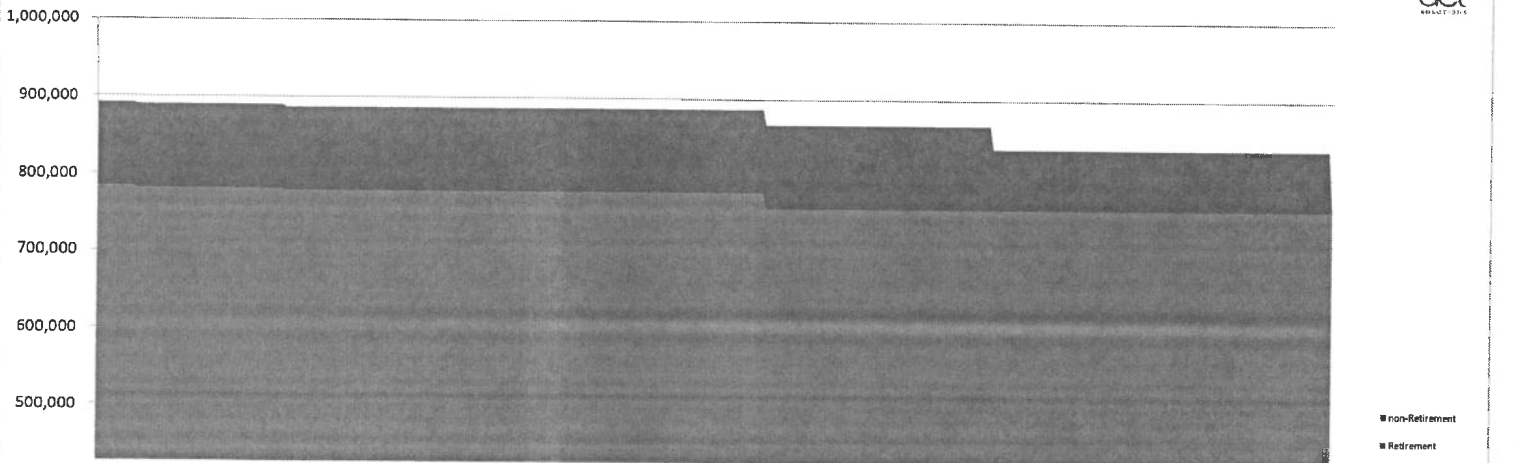
Retirement/non-Retirement Ratio Member 4

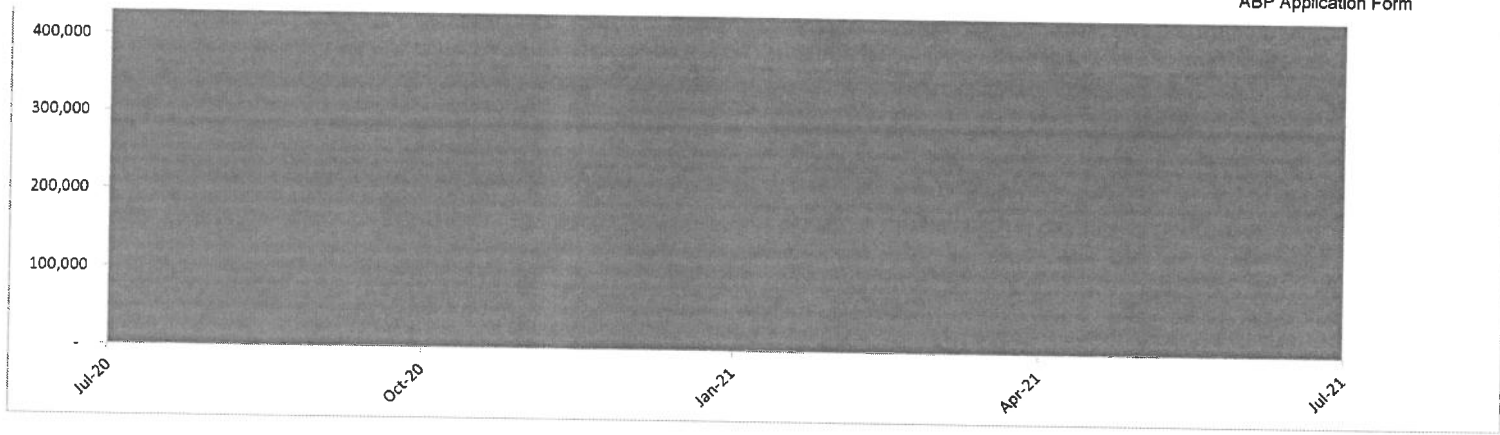


Member 4 Balances



2020/21 Account Balances for Whole Fund





**ASHTON SUPERANNUATION FUND
MEMBER'S SUMMARY REPORT AT 30 JUNE 2021**

Member's Details	O/B	Increases					Decreases					C/B	
		Contrib	Tra In	Profit	Ins Pol	Tax	Exp	Ins Pol	Tra Out	Ben Pd	Excess Tax		Refund Con
ASHTON, ROBERT ALBERT Member Mode: Pension A/C Description: ABP 1 Lot 23 30b Holyrood Road Maudsland QLD 4210	782,792			172,959						24,832			930,919
ASHTON, JOANNE ELLEN Member Mode: Accumulation Lot 23 30b Holyrood Road Maudsland QLD 4210	78,551			17,612		4,945							91,217
ASHTON, ROBERT ALBERT Member Mode: Accumulation A/C Description: Accumulation Lot 23 30b Holyrood Road Maudsland QLD 4210	29,976			4,878		1,370				30,000			3,484
	891,318			195,449		6,314				54,832			1,025,621

ASHTON SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 492 TO 493/999 - ENTRIES: ALL
Printed: Wednesday 4 August, 2021 @ 08:11:29

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
492 <u>Member Payment Clearing Account</u>						
13/07/2020	130720	Bank Statement		1,832.22		1,832.22
Narration: PAY ANYONE TO Hot Driveways Qld - already included when property was tfr to Robbie 01/10/18						
25/08/2020	250820	Bank Statement		3,000.00		4,832.22
Narration: TFR TO ACCOUNT 022701806						
14/01/2021	140121	Bank Statement		20,000.00		24,832.22
Narration: TFR TO ACCOUNT 022701809						
22/03/2021	220321	Bank Statement		30,000.00		54,832.22
Narration: TFR TO ACCOUNT 022701809						
				Total Debits:	\$54,832.22	
				Total Credits:		
				Current Year Profit/(Loss):	N/A	

ASHTON SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Wednesday 4 August, 2021 @ 11:37:12

*Pre Act
Cost*

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	235	Capital Gains/(Losses) - Taxable			
(1,043.79)	235/006	Commonwealth Bank of Australia. - Ordinary Fully Paid			
1,954.05	235/013	Challenger Limited - Ordinary Fully Paid			
	235/014	Pendal Group Limited - Ordinary Fully Paid		6,746.98	
	236	Capital Gains/(Losses) - Non Taxable			
(521.90)	236/006	Commonwealth Bank of Australia. - Ordinary Fully Paid			
	239	Dividends Received			
(4,310.00)	239/002	Commonwealth Bank of Australia. - Ordinary Fully Paid			2,072.57
(1,855.43)	239/003	Australia and New Zealand Banking Group Limited - Ordinary Fully Paid			728.57
(3,694.68)	239/004	National Australia Bank Limited - Ordinary Fully Paid			1,335.42
(1,714.29)	239/005	Westpac Banking Corporation - Ordinary Fully Paid			1,907.15
(257.14)	239/007	Challenger Limited - Ordinary Fully Paid			
(385.86)	239/008	Pendal Group Limited - Ordinary Fully Paid			571.06
	247	Increase in Market Value of Investments			160,099.33
	250	Interest Received			
(124.94)	250/004	Bank of Qld - 124176 21773648			267.36
	260	Member/Personal Contributions - Concessional (Taxable)			
(25,000.00)	260/003	Ashton, Joanne Ellen			
(25,000.00)	260/004	Ashton, Robert Albert			
	261	Member/Personal Contributions - Non Concessional (Undeducted)			
(8,727.21)	261/004	Ashton, Robert Albert			
	280	Rent Received			
(45,655.99)	280/001	65-67 (Lot 44) Centenary Place, Logan Village			47,095.83
2,860.00	301	Accountancy Fees		2,614.37	
259.00	304	ATO Supervisory Levy		259.00	
330.00	307	Auditor's Remuneration		575.63	
267.00	308	ASIC Fees		273.00	
2.60	315	Bank Charges		2.60	
42,100.77	330	Decrease in Market Value of Investments			
	334	Depreciation			
46.94	334/001	Panasonic 3.5kw reverse cycle inverter air conditioner (Lot 44 Centenary)		37.55	
403.12	334/005	Irrigation system (Lot 44 Centenary Place)		241.87	
	334/006	Kitchen cupboards		14.33	
	334/007	Pergola roofing		8.76	
	413	Pensions Paid - Unrestricted Non Preserved - Tax Free			

1-1

2-1

8-2

9-1

10-1

11-1

12-1

ASHTON SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Wednesday 4 August, 2021 @ 11:37:12

Last Year	Account	Account Name	Units	Debits \$	Credits \$
44,699.27	413/002 416	Ashton, Robert Albert Pensions Paid - Unrestricted Non Preserved - Taxable		14,740.41	
30,602.73	416/002 426	Ashton, Robert Albert Rental Property Expenses - 65-67 (Lot 44) Centenary Place		10,091.81	
5,879.00	426/005	Council Rates & Water		6,173.54	
1,273.43	426/007	Insurance		1,323.64	
2,104.72	426/009	Property Management Fees			
2,177.78	426/011	Repairs & Maintenance		357.00	
235.16	426/012	Stationery, postage & petty			
7,638.90	485	Income Tax Expense		6,314.40	
(24,543.24)	490 494	Profit/Loss Allocation Account Benefits Paid - Preserved/Taxable		134,302.40	
	494/004 495	Ashton, Robert Albert Benefits Paid - Preserved/Tax Free		21,293.35	
	495/004 502	Ashton, Robert Albert Ashton, Robert Albert (ABP 1)		8,706.65	
(348,620.21)	502/003	Opening Balance - Unrestricted Non Preserved/Taxable			317,892.02
(509,782.24)	502/004	Opening Balance - Unrestricted Non Preserved/Tax Free			464,899.72
183.25	502/034	Share of Profit/(Loss) - Unrestricted Non Preserved/Tax Free			102,703.33
125.46	502/035	Share of Profit/(Loss) - Unrestricted Non Preserved/Taxable			70,256.14
30,602.73	502/065	Pensions Paid - Unrestricted Non Preserved/Taxable		10,091.81	
44,699.27	502/068	Pensions Paid - Unrestricted Non Preserved/Tax Free		14,740.41	
	503	Ashton, Joanne Ellen (Accumulation)			
(44,184.14)	503/001	Opening Balance - Preserved/Taxable			65,275.58
(13,274.99)	503/002	Opening Balance - Preserved/Tax Free			13,274.99
(25,000.00)	503/016	Member/Personal Contributions - Preserved			
20.69	503/031	Share of Profit/(Loss) - Preserved/Taxable			17,611.53
3,750.00	503/051	Contributions Tax - Preserved			
137.87	503/053	Income Tax - Preserved/Taxable		4,944.80	
	504	Ashton, Robert Albert (Accumulation)			
	504/001	Opening Balance - Preserved/Taxable			21,248.82
	504/002	Opening Balance - Preserved/Tax Free			8,727.21
(33,727.21)	504/016	Member/Personal Contributions - Preserved			
0.15	504/031	Share of Profit/(Loss) - Preserved/Taxable			4,878.02
3,750.00	504/051	Contributions Tax - Preserved			
1.03	504/053	Income Tax - Preserved/Taxable		1,369.60	
	504/081	Benefits Paid - Preserved/Taxable		21,293.35	
	504/082	Benefits Paid - Preserved/Tax Free		8,706.65	
20.34	605	Bank of Qld - 124176 21429029			
75,175.70	607	Bank of Qld - 124176 21773648		52,516.07	
	726	Fixtures and Fittings (at written down value)			

13.1

16-3
17-3

ASHTON SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Wednesday 4 August, 2021 @ 11:37:12

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	726/004	Kitchen cupboards	1.0000	1,645.67	
	726/005	Pergola roofing	1.0000	849.70	
	765	Plant and Equipment (at written down value)			
187.77	765/001	Panasonic 3.5kw reverse cycle inverter air conditioner (Lot 44 Centenary)	1.0000	150.22	
604.68	765/002	Irrigation system (Lot 44 Centenary Place)	1.0000	362.81	
	772	Real Estate Properties (Australian)			
710,000.00	772/001	65-67 (Lot 44) Centenary Place, Logan Village	1.0000	812,500.00	
	776	Shares in Listed Companies (Australian)			
40,610.70	776/002	Commonwealth Bank of Australia. - Ordinary Fully Paid	585.0000	58,423.95	
15,844.00	776/003	Australia and New Zealand Banking Group Limited - Ordinary Fully Paid	850.0000	23,927.50	
28,386.76	776/004	National Australia Bank Limited - Ordinary Fully Paid	1,558.0000	40,850.76	
26,925.00	776/005	Westpac Banking Corporation - Ordinary Fully Paid	1,500.0000	38,715.00	
8,835.60	776/008	Pendal Group Limited - Ordinary Fully Paid			
	776/009	West Wits Mining Limited - Ordinary Fully Paid	111,000.0000	9,435.00	
(1,387.43)	840	GST Payable/Refundable			1,594.11
	850	Income Tax Payable			
(7,638.90)	850/001	Income Tax Payable			6,314.40
3,504.12	850/002	Imputed Credits		1,836.57	
	850/004	Tax Instalments Paid		3,099.00	
	860	PAYG Payable			1,033.00
(9,750.00)	885	Rental Security Deposit - (Lot 44) 65-67 Centenary - HRT			9,750.00
0.00				<u>1,319,536.16</u>	<u>1,319,536.16</u>

Current Year Profit/(Loss): \$170,616.80

**ASHTON SUPERANNUATION FUND
STATEMENT OF TAXABLE INCOME
FOR THE PERIOD 1 JULY 2020 TO 30 JUNE 2021**

	2021
	\$
Benefits Accrued as a Result of Operations before Income Tax	170,617.00
Less:	
Increase in Market Value of Investments	(160,099.00)
Other Non Taxable Items	(1.00)
	(160,100.00)
	10,517.00
Add:	
Pensions Paid - Unrestricted Non Preserved - Tax Free	14,740.00
Pensions Paid - Unrestricted Non Preserved - Taxable	10,092.00
Accounting Capital Losses	6,747.00
	31,579.00
Taxable Income	42,096.00
Tax Payable on Taxable Income	6,314.40
Less:	
Imputed Credits	1,836.57
Instalments Paid	3,099.00
	4,935.57
Income Tax Payable/(Refund)	1,378.83
Add:	
Supervisory levy	259.00
Total Amount Due or Refundable	1,637.83

ASHTON SUPERANNUATION FUND
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 2 MARCH 2021

Asset Details

Account Code 776/008
 Asset Pandal Group Limited - Ordinary Fully Paid
 Date Sold 2 March 2021

Disposal Details

	<u>Taxable</u>	<u>Non Taxable</u>	<u>Total</u>
Units Sold	1,480.0000		
Original Cost	15,411.68		
Consideration	8,664.70		
Total Tax Deferred [^]		(6,746.98)	(6,746.98)
- Tax Deferred and Tax Exempt	0.00		
- Tax Free	0.00		
Building Depreciation			
Notional Capital Gain	0.00		
Total Profit/(Loss)	(6,746.98)		

(Building depreciation and Notional capital gain are not included in the calculations or journal entries but as an adjustment to Taxable Capital Profits/(Losses))

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	Indexed Capital Gain
Disposal of Investments Proceeds Account	491					
Pandal Group Limited - Ordinary Fully Paid	776/008	1,480.0000	8,664.70	15,411.68		
Taxable Profit/(Loss)	235/014					
Non Taxable Profit/(Loss)	236/014		6,746.98			
Distributions Received	239/008					

* Best/selected method

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

ASHTON SUPERANNUATION FUND
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 2 MARCH 2021

Asset Details

Account Code 776/008
 Asset Pandal Group Limited - Ordinary Fully Paid
 Date Sold 2 March 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) *
11/07/2018	Purchase	1,480.0000	15,411.68		15,411.68			15,411.68	8,664.70 Other *	(6,746.98)	
		1,480.0000	15,411.68		15,411.68			15,411.68	8,664.70	(6,746.98)	

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

* Best/selected method

BELL POTTER

Bell Potter Securities Limited
ABN 25 006 390 772 AFSL No. 243480
Participant of the ASX and CHI-X

GPO Box 4718, Melbourne VIC 3001
Tel 03 9256 8700 Fax 03 9256 8787
Toll Free 1800 804 818 www.bellpotter.com.au

GPO Box 658
Brisbane QLD 4001
Tel 07 3295 2600 Fax 07 3295 2688

SELL TRADE CONFIRMATION (Tax invoice)

ORIGINAL

This trade confirmation is issued subject to the terms and conditions set out on <http://www.bellpotter.com.au/media/105967/trade%20confirmation%20t&c's.pdf> and overleaf on this trade confirmation.

ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

Recorded Registration Details
ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>,
PO BOX 327
OXENFORD QLD 4210

Security Details

We sold for you **PENDAL GROUP LIMITED ORDINARY FULLY PAID (PDL)**
Market Code: PDL ISIN Code: AU0000009789

Trade Date 26-Feb-2021
Document Due Date 02-Mar-2021
Settlement Date 02-Mar-2021
Trade Confirmation No. 8772154
Client Account No. 507944
Adviser Blair Schooley

Broker Sponsored
PID: 01543

Complete Order

Quantity	Price	Amount
1480	5.9400	\$8,791.20
Brokerage(1.308%)		\$115.00
GST		\$11.50
Net Proceeds		\$8,664.70

It is important that you keep this portion for your records and in particular for taxation purposes

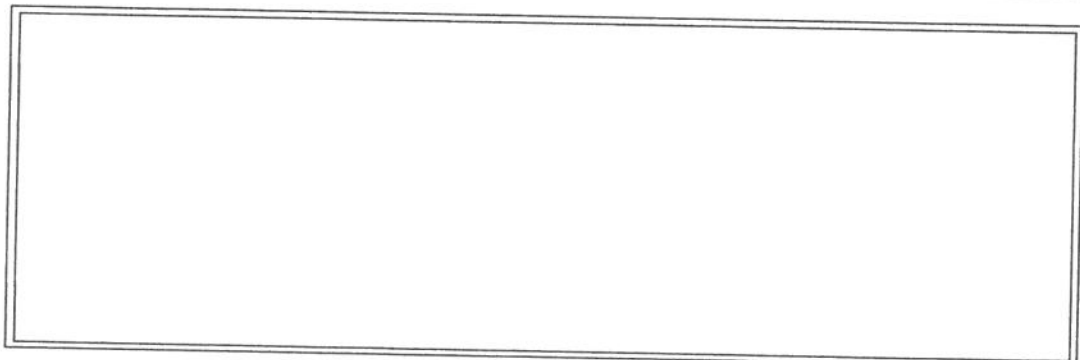
Recorded Payment Instructions

Unless we hear from you before the settlement day we will be crediting your BQL account number ****3648 branch number 12**6 with the amount due on the settlement day.

Recorded Holding Instructions

	Units
SPONSORED BY US IN CHESS HIN: *****352	1,480

Please see over for an explanation



PENDAL

GROUP

Pendal Group Limited
ABN: 28 126 365 822
Place of Incorporation: VIC



402639 01543
ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

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CHES HOLDING STATEMENT

For statement enquiries contact
your CHES Sponsor:
BELL POTTER SECURITIES LIMITED
LEVEL 29
101 COLLINS STREET
MELBOURNE, VIC 3000
☎ 039235 1888

Holder ID Number (HIN):	0064363352
CHES Sponsor's ID (PID):	01543
Statement Period:	March 2021
Page:	1 of 1

PDL - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
	Balance Brought Forward from 11 Jul 18					1480
01 Mar 21	Movement of Securities due to Purchase, Sale or Transfer	0154301569864900			1480	0

FOR YOUR INFORMATION

- ☛ To obtain full terms and conditions of an Issuer's securities contact the Issuer's Registrar or the Issuer directly.
- ☛ For information about CHES Depository Interests (CDIs) and to obtain a free copy of the Financial Services Guide (FSG) or any supplementary FSG for CHES Depository Nominees Pty Ltd go to www.asx.com.au/cdis or phone 131 279.
- ☛ ASX Settlement may by law need to disclose information in CHES Holdings to third parties.

Refer overleaf for additional important information



ASX

Issued By:

ASX Settlement Pty Limited | ABN 49 008 504 532 | PO Box H227, Australia Square, Sydney NSW 1215

Share Registry Details:

LINK MARKET SERVICES LIMITED
LOCKED BAG A14,
SYDNEY SOUTH NSW 1235
Ph: 02 82807111

Payment Advice

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All Registry communications to:
Commonwealth Bank of Australia
Locked Bag A14, Sydney South, NSW, 1235
Telephone: 1800 022 440
ASX Code: CBA
Email: cba@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

COMMONWEALTH BANK OF AUSTRALIA

ABN: 48 123 123 124

ASHTON FAMILY PTY LTD <ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD
4210

DIVIDEND STATEMENT

Reference No.: X*****3352
Payment Date: 30 March 2021
Record Date: 17 February 2021

Security Description	Dividend Rate per Share	Participating Shares	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
CBA - ORDINARY SHARES	\$1.50	585	\$0.00	\$877.50	\$877.50	\$376.07
		Less Withholding Tax			\$0.00	
		Net Amount			AUD 877.50	
		Represented By:				
		Direct Credit amount			AUD 877.50	

BANKING INSTRUCTIONS

The amount of AUD 877.50 was deposited to the bank account detailed below:

BANK OF QUEENSLAND

ASHTON SUPER

BSB: 124-176 ACC: *****3648

DIRECT CREDIT REFERENCE NO.: 1256119227

FRANKING INFORMATION

Franked Rate per Share	\$1.50
Franking Percentage	100%
Company Tax Rate	30%

New Zealand Imputation Credit in NZD

\$58.50

Attached to this dividend is a New Zealand Imputation Credit of NZ\$0.10 per share. The only Commonwealth Bank shareholders who may obtain benefits from the New Zealand Imputation Credits are New Zealand resident taxpayers who meet certain other requirements. If you require further information, we recommend you talk to your tax advisor or the New Zealand Inland Revenue Department.

For the avoidance of doubt, the offer of the Dividend Reinvestment Plan (DRP) to the public in New Zealand is made in compliance with Australian law and any code, rules or other requirements relating to the offer of the DRP in Australia.

The total amount together with the franking credit (if any) should be disclosed as assessable income in your Australian tax return.

Note: You may require this statement for taxation purposes. All investors should seek independent advice relevant to their own particular circumstances.

Please ensure your details are current by viewing and updating via the online service centre.



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1 112405 000 ANZ



ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

NEED ASSISTANCE?

www.anz.com/shareholder/centre
anzshareregistry@computershare.com.au

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

1800 113 399 (within Australia)
0800 174 007 (within New Zealand)
+61 3 9415 4010 (outside Australia)

Holder Identification Number (HIN)

HIN WITHHELD

Share Class Ordinary
Record Date 25 August 2020
Payment Date 30 September 2020
TFN/ABN Quoted

Payment in Australian dollars

DIVIDEND ADVICE

The details of your Interim Dividend of A\$0.25 per share for the half year ended 31 March 2020 are set out below.

NUMBER OF SHARES	FRANKED AMOUNT	UNFRANKED AMOUNT	NET AMOUNT	FRANKING CREDIT
850	A\$212.50	A\$0.00	A\$212.50	A\$91.07

The dividend is 100% franked at the Australian company tax rate of 30%. A NZ Imputation Credit of **NZ\$25.50** has been attached to the above dividend. For NZ taxpayers, your NZ gross income will include the aggregate of the Net Amount and the NZ Imputation Credit which should be included in your income tax return.

Shareholders should obtain their own professional advice on the tax implications of the dividend and retain this document to assist in tax return preparation.

PAYMENT INSTRUCTIONS



BANK OF QUEENSLAND LTD

BSB: XXX-XXX
Account number: XXXXXX48
Payment reference: 676162

PAYMENT AMOUNT: A\$212.50

If payment cannot be made to the above account, you will be notified and your entitlement will be held pending receipt of updated direct credit instructions.



UPCOMING EVENTS

29 October 2020
Full Year Results announced

Australia and New Zealand Banking Group Limited ABN 11 005 357 522

260225_BC_AUS/112405/119050/i

260225_16_V2



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114201 000 ANZ



ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

NEED ASSISTANCE?

anz.com/shareholder/centre
anzshareregistry@computershare.com.au

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

1800 113 399 (within Australia)
0800 174 007 (within New Zealand)
+61 3 9415 4010 (outside Australia)

Holder Identification Number (HIN)

HIN WITHHELD

Share Class	Ordinary
Record Date	10 November 2020
Payment Date	16 December 2020
TFN/ABN	Quoted

Payment in Australian dollars

DIVIDEND ADVICE

The details of your Final Dividend of A\$0.35 per share for the year ended 30 September 2020 are set out below.

NUMBER OF SHARES	FRANKED AMOUNT	UNFRANKED AMOUNT	NET AMOUNT	FRANKING CREDIT
850	A\$297.50	A\$0.00	A\$297.50	A\$127.50

The dividend is 100% franked at the Australian company tax rate of 30%. A NZ Imputation Credit of **NZ\$34.00** has been attached to the above dividend. For NZ taxpayers, your NZ gross income will include the aggregate of the Net Amount and the NZ Imputation Credit which should be included in your income tax return.

Shareholders should obtain their own professional advice on the tax implications of the dividend and retain this document to assist in tax return preparation.

PAYMENT INSTRUCTIONS



BANK OF QUEENSLAND LTD

BSB:	XXX-XXX
Account number:	XXXXXX48
Payment reference:	672554

PAYMENT AMOUNT: A\$297.50

If payment cannot be made to the above account, you will be notified and your entitlement will be held pending receipt of updated direct credit instructions.



To update your shareholder information in a fast, secure and environmentally friendly way visit anz.com/easyupdate.



Australia and New Zealand Banking Group Limited ABN 11 005 357 522

261458_BC_AUS/114201/120888/i

261458_15_V4



2020 Interim Dividend Statement

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Need assistance?

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www.nab.com.au/shareholder

(in Australia) 1300 367 647
(outside Australia) +61 3 9415 4299

132863 000 NAB
ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

Holder Identification Number (HIN)
HIN WITHHELD

Summary of key information

Payment Date 3 July 2020
Record Date 4 May 2020
TFN/ABN status Quoted
ASX code NAB
Direct Credit Reference No. 1105587

Interim Dividend for the year ending 30 September 2020

The dividend is 100% franked at the relevant Australian Corporate Tax Rate of 30%.

Ordinary Shares	Dividend Rate per Share	Unfranked Amount	Franked Amount	Franking Credit	Dividend Summary
1,558	30 cents	\$0.00	\$467.40	\$200.31	1,558 shares x 30 cents = \$467.40

Payment details

The cash dividend amount of \$467.40 has been credited to:

BANK OF QUEENSLAND LTD
BSB: 124-176 ACC: ****3648

Tax information

Australian resident shareholders

Franked Amount: This should be included in your assessable income.
Franking Credit: This may also need to be included in your assessable income.
This amount may be available as a tax offset to reduce your income tax liability.

If you are unsure of the tax treatment of your dividend, please contact your accountant or taxation adviser.

Dividend Amount \$467.40



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2020 Final Dividend Statement

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Contact our Share Registry

www.investorcentre.com/au

(in Australia) 1300 367 647
(outside Australia) +61 3 9415 4299

Holder Identification Number (HIN)

HIN WITHHELD

143711 000 NAB
ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

Summary of key information

Payment Date 10 December 2020
Record Date 13 November 2020
TFN/ABN status Quoted
ASX code NAB
Direct Credit Reference No. 597871

Final Dividend for the year ended 30 September 2020

The dividend is 100% franked at the relevant Australian Corporate Tax Rate of 30%.

Ordinary Shares	Dividend Rate per Share	Unfranked Amount	Franked Amount	Franking Credit	Dividend Summary
1,558	30 cents	\$0.00	\$467.40	\$200.31	1,558 shares x 30 cents = \$467.40

Payment details

The cash dividend amount of \$467.40 has been credited to:

BANK OF QUEENSLAND LTD
BSB: 124-176 ACC: ****3648

Tax information

Australian resident shareholders

Franked Amount: This should be included in your assessable income.

Franking Credit: This may also need to be included in your assessable income. This amount may be available as a tax offset to reduce your income tax liability.

New Zealand tax resident shareholders

New Zealand tax law requires us to notify shareholders that New Zealand imputation credits have been attached to this dividend at a rate of NZ\$0.09 per share. These credits are only relevant for shareholders required to file a New Zealand income tax return.

The aggregate of the dividend amount together with the attached New Zealand imputation credits is NZ\$635.85.

If you are unsure of the tax treatment of your dividend, please contact your accountant or taxation adviser.

Dividend Amount \$467.40

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Westpac Banking Corporation
ABN 33 007 457 141
www.westpac.com.au

All registry communications to:
Link Market Services Limited
Locked Bag A6015, Sydney South NSW 1235
Telephone (free call within Australia): +61 1800 804 255
ASX Code: WBC
Email: westpac@linkmarketservices.com.au
Website: www.linkmarketservices.com.au



041 / 267316
ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

Key details

Payment date: 18 December 2020
Record date: 12 November 2020
SRN/HIN: X*****3352
TFN/ABN status: RECEIVED AND RECORDED

Final dividend statement for the six months ended 30 September 2020

This dividend is 100% franked with Australian franking credits at the company tax rate of 30%.

Description	Participating holding	Dividend rate per share [#]	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary shares	1,500	31 cents	\$0.00	\$465.00	\$465.00	\$199.29
Net dividend amount					\$465.00	
***New Zealand Imputation Credit (NZIC)						NZ\$105.00

[#] The final dividend of 31 cents per share takes into consideration the cost of the Bank Levy which was equivalent to 8 cents per share over 2020. All amounts are in Australian dollars unless otherwise stated.

^{***} Only relevant for New Zealand taxpayers.

PAYMENT INSTRUCTIONS
BANK OF QUEENSLAND
BSB: 124-176
ACC: **3648**
ACCOUNT NAME: ASHTON SUPER
PAYMENT REFERENCE NUMBER: 001254004098

A payment has been made to the above account. If this account is not valid please turn over for instructions to update your details.

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Westpac Banking Corporation
 ABN 33 007 457 141
 www.westpac.com.au

All registry communications to:
 Link Market Services Limited
 Locked Bag A6015, Sydney South NSW 1235
 Telephone (free call within Australia): +61 1800 804 255
 ASX Code: WBC
 Email: westpac@linkmarketservices.com.au
 Website: www.linkmarketservices.com.au



041 / 278853
 ASHTON FAMILY PTY LTD
 <ASHTON SUPER FUND A/C>
 PO BOX 327
 OXFENFORD QLD 4210

Key details

Payment date: 25 June 2021
Record date: 14 May 2021
SRN/HIN: X*****3352
TFN/ABN status: RECEIVED AND RECORDED

Interim dividend statement for the six months ended 31 March 2021

This dividend is 100% franked with Australian franking credits at the company tax rate of 30%.

Description	Participating holding	Dividend rate per share*	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary shares	1,500	58 cents	\$0.00	\$870.00	\$870.00	\$372.86
Net dividend amount					\$870.00	
***New Zealand Imputation Credit (NZIC)						NZ\$105.00

* The interim dividend of 58 cents per share takes into consideration the cost of the Bank Levy which was equivalent to 4 cents per share over 2021. All amounts are in Australian dollars unless otherwise stated.

*** Only relevant for New Zealand taxpayers.

PAYMENT INSTRUCTIONS

BANK OF QUEENSLAND

BSB: 124-176

ACC: ****3648

ACCOUNT NAME: ASHTON SUPER

PAYMENT REFERENCE NUMBER: 001260575487

A payment has been made to the above account. If this account is not valid please turn over for instructions to update your details.

Please keep this statement for your tax records.
 It can also be accessed online in Link's Investor Centre, see over for login instructions.

ASHTON SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 280/001 TO 280/001 - ENTRIES: ALL

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Printed: Wednesday 4 August, 2021 @ 11:12:20

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>280</u> <u>Rent Received</u>						
<u>280/001</u> <u>65-67 (Lot 44) Centenary Place, Logan Village</u>						
01/07/2020	010720	Bank Statement			3,792.36 8-3	(3,792.36)
		Narration: Direct Credit JCSL TOT TPT Inv- 518				
01/07/2020	300621	Closing Journal - Cash		344.76		(3,447.60)
		Narration: GST adjustment at 30/06/2021				
03/08/2020	030820	Bank Statement			1,115.40 8-4	(4,563.00)
		Narration: Direct Credit JCSL TOT TPT 520				
03/08/2020	030820	Bank Statement			3,792.36 8-5	(8,355.36)
		Narration: Direct Credit JCSL TOT TPT 518				
03/08/2020	300621	Closing Journal - Cash		344.76		(8,010.60)
		Narration: GST adjustment at 30/06/2021				
03/08/2020	300621	Closing Journal - Cash		101.40		(7,909.20)
		Narration: GST adjustment at 30/06/2021				
01/09/2020	010920	Bank Statement			3,792.36 8-6	(11,701.56)
		Narration: Direct Credit JCSL TOT TPT 531				
01/09/2020	010920	Bank Statement			550.00 8-7	(12,251.56)
		Narration: Direct Credit JCSL TOT TPT 534				
01/09/2020	300621	Closing Journal - Cash		50.00		(12,201.56)
		Narration: GST adjustment at 30/06/2021				
01/09/2020	300621	Closing Journal - Cash		344.76		(11,856.80)
		Narration: GST adjustment at 30/06/2021				
02/10/2020	021020	Bank Statement			3,792.36 8-8	(15,649.16)
		Narration: Direct Credit JCSL TOT TPT 538				
02/10/2020	300621	Closing Journal - Cash		344.76		(15,304.40)
		Narration: GST adjustment at 30/06/2021				
02/11/2020	021120	Bank Statement			3,792.36 8-9	(19,096.76)
		Narration: Direct Credit JCSL TOT TPT 540				
02/11/2020	300621	Closing Journal - Cash		344.76		(18,752.00)
		Narration: GST adjustment at 30/06/2021				
02/12/2020	021220	Bank Statement			3,792.36 8-10	(22,544.36)
		Narration: Direct Credit jcsl tot tpt 552				
02/12/2020	300621	Closing Journal - Cash		344.76		(22,199.60)
		Narration: GST adjustment at 30/06/2021				
11/12/2020	111220	Bank Statement			1,541.84 8-11	(23,741.44)
		Narration: Direct Credit JCSL TOT TPT 544 rates				
11/12/2020	300621	Closing Journal - Cash		140.17		(23,601.27)
		Narration: GST adjustment at 30/06/2021				
04/01/2021	040121	Bank Statement			3,792.36 8-12	(27,393.63)
		Narration: Direct Credit JCSL TOT TPT 553				
04/01/2021	300621	Closing Journal - Cash		344.76		(27,048.87)
		Narration: GST adjustment at 30/06/2021				
01/02/2021	010221	Bank Statement			3,792.36 8-13	(30,841.23)
		Narration: Direct Credit JCSL TOT TPT 557				
01/02/2021	300621	Closing Journal - Cash		344.76		(30,496.47)
		Narration: GST adjustment at 30/06/2021				
04/03/2021	040321	Bank Statement			3,792.36 8-14	(34,288.83)
		Narration: Direct Credit jcsl tot tpt 563				
04/03/2021	300621	Closing Journal - Cash		344.76		(33,944.07)
		Narration: GST adjustment at 30/06/2021				
06/04/2021	060421	Bank Statement			3,792.36 8-15	(37,736.43)
		Narration: Direct Credit JCSL TOT TPT 567				
06/04/2021	300621	Closing Journal - Cash		344.76		(37,391.67)

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ASHTON SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 280/001 TO 280/001 - ENTRIES: ALL

Printed: Wednesday 4 August, 2021 @ 11:12:20

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
		Narration: GST adjustment at 30/06/2021				
09/04/2021	090421	Bank Statement			1,544.93 <i>8.16</i>	(38,936.60)
		Narration: Direct Credit JCSL TOT TPT 558 RATES				
09/04/2021	300621	Closing Journal - Cash		140.45		(38,796.15)
		Narration: GST adjustment at 30/06/2021				
03/05/2021	030521	Bank Statement			3,792.36	(42,588.51)
		Narration: Direct Credit JCSL TOT TPT 574				
03/05/2021	300621	Closing Journal - Cash		344.76	<i>8.17</i>	(42,243.75)
		Narration: GST adjustment at 30/06/2021				
21/05/2021	210521	Bank Statement			1,544.93	(43,788.68)
		Narration: Direct Credit JCSL TOT TPT 575				
21/05/2021	300621	Closing Journal - Cash		140.45	<i>8.18</i>	(43,648.23)
		Narration: GST adjustment at 30/06/2021				
02/06/2021	020621	Bank Statement			3,792.36	(47,440.59)
		Narration: Direct Credit JCSL TOT TPT rent for 65-67 cen				
02/06/2021	300621	Closing Journal - Cash		344.76	<i>8.19</i>	(47,095.83)
		Narration: GST adjustment at 30/06/2021				
				Total Debits: \$4,709.59		
				Total Credits: \$51,805.42		
				Current Year Profit/(Loss): N/A		

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Non-Accredited Agency

Commercial Tenancy Agreement

Fourth Edition

This Tenancy Agreement is made between the Lessor and the Tenant. The Lessor leases to, and the Tenant accepts a lease of, the Premises for the rent payable by the Tenant, subject to the terms of this Agreement.

THIS AGREEMENT COMPRISES THE REFERENCE SCHEDULE AND COMMERCIAL TENANCY AGREEMENT CONDITIONS.

DO NOT USE THIS DOCUMENT:

- FOR RESIDENTIAL TENANCIES.
- FOR PREMISES COVERED BY THE RETAIL SHOP LEASES ACT 1994 (Qld).
- WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS THREE (3) YEARS.
- WHERE REGISTRATION UNDER THE LAND TITLE ACT 1994 (Qld) IS REQUESTED BY THE TENANT.
- WHERE A HIGH VALUE LEASE IS TO BE ENTERED INTO AS YOU MAY NOT OBTAIN THE PROTECTION OF A LEASE PREPARED BY A SOLICITOR.

INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the Tenancy Agreement. Reference should be made to Sections 24(SA) to (7) of the Legal Profession Act 2007 (Qld) when preparing and completing this Agreement.
2. This Agreement provides for rent to be reviewed by either an index review or by fixed increases. It is not suitable for use where rent is to be reviewed to market except if the Agreement provides for an option (refer clause 15.1).
3. Only certain outgoings are recoverable in all circumstances (see the definitions of 'outgoings' in clause 1.2). Additional outgoings may be recovered by ticking the boxes at item 10(b).
4. Ensure that all items are completed in the Reference Schedule.

- Item 1: Full name/s of the owner/s of the property and their address. If the Lessor is a company, include ABN. DO NOT use a business name.
- Item 2: Full name/s of the Tenant. If the Tenant is a company, include its ABN. DO NOT use a business name.
- Item 4: The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 4.
- Item 6: Insert the period of the further Tenancy, e.g. "6 months" or "1 year" or "not applicable". The total term of the lease including any options is not to exceed three years. Plus insert the notice period to exercise the option.
- Item 8: Insert the date/s on which the rent is to be reviewed and the method of the rent review or "not applicable".
- Item 9: The Permitted Use should be stated clearly.
- Item 10(a): Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".
- Item 10(b): Tick any additional outgoings the Tenant is to pay.

INITIALS

S.L.M.A

8-21

REFERENCE SCHEDULE

1. LESSOR:

NAME: ASHTON FAMILY PTY LTD & ROBERT ALBERT ASHTON ATF ASHTON TRADING TRUST ABN: 99 646 865 735
Contact: Rob ACN: _____
ADDRESS: PO Box 327

SUBURB: OXENFORD STATE: QLD POSTCODE: 4209
PHONE: MOBILE: 0419 358 600 FAX: EMAIL: robbieandfoashton@outlook.com

2. TENANT:

NAME: JC & SL UNIT TRUST T/A JC & SL TOTAL TRANSPORT REFRIGERATION ABN: 57 204 063 161
Contact: Scott ACN: _____
ADDRESS: PO Box 380

SUBURB: BROWNS PLAINS BC STATE: QLD POSTCODE: 4118
PHONE: MOBILE: 0437 376 762 FAX: EMAIL: jcs2009@live.com

3. GUARANTOR:

NAME: _____ ABN: _____
ACN: _____
ADDRESS: _____

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

4. PREMISES:

← Annex a plan if available

Level or Tenancy No. _____
ADDRESS: 65-67 Centenary Place

SUBURB: LOGAN VILLAGE STATE: QLD POSTCODE: 4207
Description: Loc L44 RP/SP: RP898284

5. TERM:

The Term of the Agreement is: 3 _____ Months Years
Commencing on: 01/07/2018 and ending on: 30/06/2021
DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term: Nil
Final date for exercise of option: _____
DATE (dd/mm/yyyy):

7. RENT:

\$ 39,000.00 PA Net + GST + Outgoings per: month year ← Select applicable box

INITIALS

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2. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review.

Review Date

1st July 2019

Type of Review

- Index review
- Fixed increase - amount of increase: 4 %
- Index review
- Fixed increase - amount of increase: _____ %

9. PERMITTED USE:

Warehouse

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

100% paid by tenant

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details):

11. DEPOSIT:

\$ 7,125.00 - being two (2) months rental in advance from Commencement Date

12. LESSOR'S AGENT:

NAME: Ray White Commercial Springwood

ADDRESS: 1/3366 Pacific Highway

SUBURB: SPRINGWOOD

PHONE: 07 3290 5333 MOBILE: _____ FAX: 07 3290 3576 EMAIL: springwoodcommercial.qld@raywhite.com STATE: QLD POSTCODE: 4127

ABN: 16 659 093 123 ACN: _____ LICENCE NUMBER: 3545005

INITIALS



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8.23

SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(5A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.

BOND:

Tenant is to pay bond to the value of three (3) months rent, being \$10,725.00 including GST, paid directly to the owner.
BANK: BOQ BSB: 124-001 Account: 2142-9029 Ref: 65-67CENTENARY

DEPOSIT:

Tenant is to pay deposit to the value of two (2) months rent, being \$7,150.00 including GST, to:
One Commercial Pty Ltd ATF One Commercial Trust
BANK: Suncorp BSB: 434 799 Account: 204 495 886 Ref: 65-67CENTENARY

MAKE GOOD:

The tenant is responsible for the removal of all tenant fit out, fittings, fixtures and equipment and the repair of any damages or alterations to the tenancy as a result of the tenant's fit out. Please refer to page 6, clause 6 and page 7, clause 10, including final servicing of the air conditioning unit (if applicable).

INSURANCE/PUBLIC LIABILITY:

The tenant is to take out Public Liability Insurance, Professional Indemnity, Glass Plate Insurance and Contents Insurance. The Owner shall not be held responsible for any damages or injury within the premises during the tenant's occupancy or during this lease agreements time.

EXECUTION BY FAX / EMAIL:

Execution by either or both of the parties of a facsimile / email copy of this Agreement or transmission by facsimile / email of a copy of the Agreement executed by that party shall constitute valid and binding execution of this contract by such party or parties.

ADMINISTRATION CHARGES

Commercial Tenancy Agreement prepared by Ray White Commercial Springwood - Tenant is to pay \$330.00 inc GST (this clause may not be removed)

SIGNAGE:

Artwork subject to owner's approval and council requirements prior to installation.

PEST CONTROL:

The tenant is responsible for internal pest control within the premises.

TENANCY CLEANING:

The tenant is responsible for internal cleaning within the premises.

OTHER PAYMENTS BY TENANT:

The tenant is to pay all utilities and consumables, including, but not limited to, electricity water, phone and gas costs associated with this tenancy.

Tenant agrees to keep the shed roof gutters clean of leaves in the property to protect their own water being collected in the water tank, tenant agrees for this to be done at least twice annually.

INITIALS

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S.L.A.H

824

EXECUTION BY TENANT

TENANT 1

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary J. Chivers
JOUE ANN CHIVERS
Name of Director/Secretary (BLOCK LETTERS)

Director _____
Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by _____
[Signature]
Signature of Witness

the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:
NERISSA WHITE
Name of Witness (BLOCK LETTERS)

OR
SIGNED by _____

AS TENANT in the presence of:

Name of Witness (BLOCK LETTERS)

Signature of Witness _____
ADDRESS OF WITNESS: S3 Judith St
SUBURB: CRESTMEDIA

STATE: QLD POSTCODE: 4132

TENANT 2

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary _____
Name of Director/Secretary (BLOCK LETTERS)

Director [Signature]
SCOTT LAVERGOMBE
Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by _____
[Signature]
Signature of Witness

the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:
NERISSA WHITE
Name of Witness (BLOCK LETTERS)

OR
SIGNED by _____

AS TENANT in the presence of:

Name of Witness (BLOCK LETTERS)

Signature of Witness _____
ADDRESS OF WITNESS: S3 JUDITH ST
SUBURB: CRESTMEDIA

STATE: QLD POSTCODE: 4132

INITIALS



S.L. (H)

825

AGREEMENT MADE

DATE: 12/06/2018 EXECUTED as an Agreement
(dd/mm/yyyy):

EXECUTION BY LESSOR

LESSOR 1

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary [Signature] Director _____
ROBERT ASHTON _____
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by [Signature] _____
Signature of Witness Name of Witness (BLOCK LETTERS)

OR AS LESSOR in the presence of:
SIGNED by _____
Signature of Witness JESSIE MORAN
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 4 RIVER COVE PLACE
SUBURB: HELENSVALE STATE: QLD POSTCODE: 4212

LESSOR 2

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary _____ Director _____
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Lessor) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:

SIGNED by _____
Signature of Witness Name of Witness (BLOCK LETTERS)

OR AS LESSOR in the presence of:
SIGNED by _____
Signature of Witness Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____
SUBURB: _____ STATE: _____ POSTCODE: _____

S.L. 12/11

8.26

EXECUTION BY THE GUARANTOR

SIGNED by

Name of Guarantor (BLOCK LETTERS)

AS GUARANTOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE: _____ POSTCODE: _____

SIGNED by

Name of Guarantor (BLOCK LETTERS)

AS GUARANTOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

STATE: _____ POSTCODE: _____

INITIALS



S. - R.H.

827

COMMERCIAL TENANCY AGREEMENT CONDITIONS

IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 Terms in Reference Schedule

Where a term used in this Agreement appears in bold type in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

1.2 Definitions

Unless the context otherwise requires:

- (1) "Agreement" means this document, including any Schedule or Annexure to it;
(2) "Building" means the building of which the Premises forms part;
(3) "Business Day" means a day that is not a Saturday, Sunday or any other day which is a Public Holiday or a Bank Holiday in the place where an act is to be performed or a payment is to be made;
(4) "Claim" includes any claim or legal action and all costs and expenses incurred in connection with it;
(5) "Default Interest Rate" means the Standard Default Contract Rate applying at the due date published by the Queensland Law Society Inc.;
(6) "GST" means a goods and services tax or similar value added tax;
(7) "Land" means the Land on which the Premises are situated;
(8) "Lessor's Property" means any property owned by the Lessor in the Premises or on the Land and includes the property identified in any inventory annexed to this Agreement;
(9) "Outgoings" means the following charges levied or expenses payable in respect of the Premises, the Land or the Building (as the case requires):
(a) Rates and charges that a local government imposes and levies collected by a local government on behalf of the State of Queensland;
(b) Insurance premiums (including building, fire, loss of rent, plate glass and public liability) payable by the Lessor;
(c) Land tax;
(d) Body Corporate fees and levies (including but not limited to Administrative Fund levies and Sinking Fund levies); and
(e) the additional outgoings referred to in Item 10(b) of the Reference Schedule;
(10) "Premises" means the premises described in Item 4 of the Reference Schedule and includes the Lessor's Property in the Premises;
(11) "REIQ" means The Real Estate Institute of Queensland Ltd;
(12) "Tenancy" means the tenancy between the Lessor and the Tenant created by this Agreement;
(13) "Tenant's Employees" means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees or others (with or without invitation) who may be on the Premises, the Building or the Land;
(14) "Tenant's Property" includes all fixtures and other articles in the Premises which are not the Lessor's;
(15) "Tenant's Services" means all utilities and services in or provided to the Premises and without limiting the generality of the foregoing shall include provision of electricity, gas, water, waste disposal, sewerage, telephone and data services; and
(16) "Term" means either a periodic monthly tenancy or the period of months or years described in Item 5 of the Reference Schedule, as applicable, commencing on the date in Item 5 in the Reference Schedule.

1.3 Interpretation

- (1) Reference to:
(a) one gender includes each other gender;
(b) the singular includes the plural and the plural includes the singular;
(c) a person includes a body corporate;
(d) a party includes the party's executors, administrators, successors and permitted assigns; and
(e) a statute, regulation or provision of a statute or regulation ("Statutory Provision") includes:
(i) that Statutory Provision as amended or re-enacted from time to time; and
(ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
(2) All monetary amounts are in Australian dollars, unless otherwise stated.
(3) If a party consists of more than one person, this Agreement binds them jointly and each of them severally.
(4) Headings are for convenience only and do not form part of this Agreement or affect its interpretation.
(5) A party which is a trustee is bound both personally and in its capacity as a trustee.
(6) "Including" and similar expressions are not words of limitation.
(7) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
(8) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
(9) Where this Tenancy permits or requires the Lessor to do something, it may be done by a person authorised by the Lessor.
(10) Sections 105 and 107 of the Property Law Act 1974 (Qld) do not apply to this Tenancy.

2. TERM AND HOLDING OVER

2.1 Term

The Lessor lets the Premises to the Tenant and the Tenant accepts the Premises as tenant for the Term.

2.2 The Tenant may exercise an option to renew this Agreement for the further term if clause 15 applies.

2.3 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Lessor's consent then:

- (1) the Tenant does so as a monthly Tenant on the same basis as at the last day of the Term; and
(2) either party may terminate the monthly tenancy by giving to the other one (1) month's notice expiring on any day.

3. RENT AND RENT REVIEWS

3.1 Rent

The Tenant must:

- (1) pay the Rent by equal monthly instalments in advance on the first day of each month;
(2) pay the first instalment on the signing of this Agreement;
(3) if necessary, pay the first and last instalments apportioned on a daily basis; and
(4) pay all instalments as the Lessor directs.

INITIALS

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S.L. 10/9

8-28

EXECUTION BY TENANT

TENANT 1

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary J. Platts
TRIE ANN CHIVERS
Name of Director/Secretary (BLOCK LETTERS)

Director _____
Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by _____
[Signature]
Signature of Witness

the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:
NERISSA WHITE
Name of Witness (BLOCK LETTERS)

OR
SIGNED by _____
Signature of Witness

AS TENANT in the presence of:
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: S3 Judith St

SUBURB: CRESTMEDIA

STATE: QLD POSTCODE: 4132

TENANT 2

Executed by: _____
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary _____
Name of Director/Secretary (BLOCK LETTERS)

Director [Signature]
SCOTT LAVERCOMBE
Name of Director (BLOCK LETTERS)

OR (only complete this part if signing as attorney for the Tenant)

SIGNED by _____
[Signature]
Signature of Witness

the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated _____ registered no _____ in the presence of:
NERISSA WHITE
Name of Witness (BLOCK LETTERS)

OR
SIGNED by _____
Signature of Witness

AS TENANT in the presence of:
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: S3 JUDITH ST

SUBURB: CRESTMEDIA

STATE: QLD POSTCODE: 4132

INITIALS



S.L. R.H.

3.2 Definitions

In clause 3.3:

- (1) "Index Number" means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "Index Number" means an index that the Chief Executive Officer of the REIQ decides best reflects changes in the cost of living in Brisbane; and
- (2) "Review Date" means a date which is stated in Item 8 of the Reference Schedule as a date from which the rent is to be reviewed.

3.3 Rent Review

(1) Application

This clause 3.3 applies if there is a Review Date.

(2) Review

The Rent must be reviewed as from each Review Date to an amount represented by:

If an Index Review, then A where:

$$A = \frac{B \times D}{C}$$

Where B = the Index Number for the quarter ending immediately before the relevant Review Date.

Where C = the Index Number for the quarter one (1) year before the quarter in B; and

Where D = the Rent payable immediately before the Review Date.

Or if a Fixed Increase, then A where:

$$A = B + B \times C$$

Where B = the Rent payable immediately before the Review Date.

Where C = the percentage stated in Item 3 of the Reference Schedule.

- (3) Time is not of the essence in respect of the review of Rent.

4. OUTGOINGS

- (1) The Tenant must pay the Lessor the whole, or where a percentage is stated in Item 10(a) of the Reference Schedule that percentage of the Outgoings for the Premises, or the property of which the Premises is part as applicable.
- (2) Outgoings are payable to the Lessor within fourteen (14) days of production to the Tenant of a copy of the Lessor's assessment notice or account.

5. USE OF THE PREMISES

5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use.

5.2 Restrictions on use

The Tenant must not

- (1) disturb the occupants of adjacent premises;
- (2) display any signs without the Lessor's written consent which must not be unreasonably withheld;
- (3) overload any Tenant's Services;
- (4) damage the Lessor's Property;
- (5) alter the Premises, install any partitions or equipment or do any building work without the Lessor's prior written consent;
- (6) do anything that may invalidate the Lessor's insurance or increase the Lessor's premiums; or
- (7) do anything unlawful or illegal on the Premises.

5.3 Tenant's Services

The Tenant shall be responsible for payment for all Tenant's Services provided directly to the Premises.

6. MAINTENANCE AND REPAIR

6.1 Repair

The Tenant must:

- (1) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects; and
- (2) fix any damage caused by the Tenant or the Tenant's Employees.

6.2 Cleaning and Maintenance

The Tenant must:

- (1) keep the Premises clean and tidy; and
- (2) keep the Tenant's Property clean and maintained in good order and condition.

6.3 Lessor's Right to inspect and Repair

- (1) The Lessor may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Lessor may enter at any time without giving the Tenant notice.
- (2) The Lessor may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Lessor does so, the Tenant must promptly pay the Lessor's costs.

7. ASSIGNMENT AND SUBLETTING

7.1 The Tenant must obtain the Lessor's consent before the Tenant assigns, sublets or deals with its interest in the Premises.

7.2 The Lessor must give its consent if:

- (1) the Tenant satisfies the Lessor that the new tenant is financially secure and has the ability to carry out the Tenant's obligations under this Tenancy;
- (2) the new tenant signs any agreement and gives any security which the Lessor reasonably requires;
- (3) the Tenant complies with any other reasonable requirements of the Lessor;
- (4) the Tenant is not in breach of the Tenancy; and
- (5) the Tenant pays the Lessor's reasonable costs of giving its consent.

8. TENANT'S RELEASE AND INDEMNITY

8.1 The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work in the Premises at its risk.

8.2 The Tenant releases the Lessor from and indemnifies it against all Claims for damages, loss, injury or death:

- (1) if it:
 - (a) occurs in the Premises;
 - (b) arises from the use of the Services in the Premises; or
 - (c) arises from the overflow or leakage of water from the Premises.
 except to the extent that it is caused by the Lessor's deliberate act or negligence; and
- (2) if it arises from the negligence or default of the Tenant or the Tenant's employees, except to the extent that it is caused by the Lessor's deliberate act or negligence.

8.3 The Lessor must do everything reasonable to ensure the Tenant's Services operate efficiently during normal working hours.

INITIALS

Lessor: _____
 Tenant: _____
 Date: _____

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- 8.4 Except to the extent that any interruption to the operation of the Tenant's Services is caused by the Lessor's deliberate act or negligence then in the event that the Tenant's Services do not operate efficiently the Tenant shall:
 - (a) have no right to claim compensation against the Lessor; and
 - (b) have no right to terminate this Agreement.
- 8.5 The Tenant releases the Lessor from and indemnifies the Lessor against any Claim or costs arising from anything the Lessor is permitted to do under this Tenancy.

9. DEFAULT AND TERMINATION

- 9.1 Default

The Tenant defaults under this Agreement if:

 - (1) the Rent or any money payable by the Tenant is unpaid for fourteen (14) days;
 - (2) the Tenant breaches any other term of this Agreement;
 - (3) the Tenant assigns its property for the benefit of creditors;
 - (4) the Tenant becomes a bankrupt person within the meaning of the *Bankruptcy Act 1966 (Cth)*; or
 - (5) the Tenant becomes an externally-administered body corporate within the meaning of the *Corporations Act 2001 (Cth)*.
- 9.2 Forfeiture of Tenancy

If the Tenant defaults and does not remedy the default when the Lessor requires it to do so, the Lessor may, subject to its obligations under s 124 of the *Property Law Act 1974 (Qld)*, do any one or more of the following after giving any notice required by law:

 - (1) re-enter and take possession of the Premises;
 - (2) by notice to the Tenant, terminate this Agreement;
 - (3) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
 - (4) exercise any of its other legal rights;
 - (5) recover from the Tenant any loss suffered by the Lessor due to the Tenant's default.

10. TERMINATION OF TERM

- 10.1 Tenant's Obligations

At the end of the Term the Tenant must:

 - (1) vacate the Premises and give them back to the Lessor in the condition required by clause 6.1(1);
 - (2) remove all the Tenant's Property from the Premises;
 - (3) repair any damage caused by removal of the Tenant's Property and leave the Premises clean; and
 - (4) return all keys, security passes and cards held by it or the Tenant's Employees.
- 10.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Lessor may:

 - (1) remove and store the Tenant's Property at the Tenant's risk and expense; or
 - (2) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Lessor who may deal with it as it thinks fit without being liable to account to the Tenant.

11. DAMAGE AND DESTRUCTION

- 11.1 Rent Reduction

If the Premises are damaged or destroyed and as a result the Tenant cannot use or gain access to the Premises then from the date that the Tenant notifies the Lessor of the damage or destruction the Lessor:

 - (1) must reduce the Rent and any other money owing to the Lessor by a reasonable amount depending on the type, extent and effect of damage or destruction; and
 - (2) cannot enforce clause 6.1 against the Tenant; until the Premises are fit for use or accessible.
- 11.2 Tenant May Terminate

The Tenant may terminate this lease by notice to the Lessor unless the Lessor:

 - (1) within three (3) months of receiving the Tenant's notice of termination, notifies the Tenant that the Lessor will reinstate the Premises; and
 - (2) carries out the reinstatement works within a reasonable time.
- 11.3 Exceptions

Clauses 11.1 and 11.2 do not apply where:

 - (1) the damage or destruction was caused by or contributed to, or arises from any wilful act of the Tenant or the Tenant's Employees; or
 - (2) an insurer under any policy effected by the Lessor refuses indemnity or reduces the sum payable under the policy because of any act or default of the Tenant or the Tenant's Employees.
- 11.4 Lessor May Terminate

If the Lessor considers the damage to the Premises renders it impractical or undesirable to reinstate the Premises or the Building, it may terminate this lease by giving the Tenant at least one (1) month's notice ending on any day of the month. At the end of that month's notice, this lease ends.
- 11.5 Dispute Resolution
 - (1) Any dispute under this clause 11 must be determined by an independent qualified Valuer appointed by the Chief Executive Officer of the REIQ at the request of either party.
 - (2) In making the determination, the Valuer acts as an expert and the determination is final and binding on both parties.
 - (3) The cost of the determination must be paid by the parties equally unless otherwise decided by the Valuer.
- 11.6 Lessor Not Obligated to Reinststate
 - (1) Nothing in this lease obliges the Lessor to reinstate the Building or the Premises or the means of access to them.
 - (2) When reinstating the Building or the Premises, the Lessor is entitled to change their design, fabric, character or dimensions to comply with any law or lawful requirement.
- 11.7 Antecedent Rights

Termination under this clause 11 does not effect either parties' accrued rights before termination.

12. INTEREST FOR LATE PAYMENT

Without affecting the Lessor's other rights, if the Tenant does not pay any money owing to the Lessor under this Agreement within fourteen (14) days after the due date, the Tenant must pay interest on that money calculated at the Default Interest Rate from the due date for payment until payment is made.

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13. DUTY

The Tenant must pay stamp duty on this lease, if applicable, and other government imposts payable in connection with this Agreement and all other documents and matters referred to in this Agreement when due or earlier if requested in writing by the Lessor.

14. GOODS AND SERVICES TAX

If a GST is imposed on any supply made to the Tenant under or in accordance with this Tenancy, the amount the Tenant must pay for that supply is increased by the amount of that GST.

15. OPTION FOR FURTHER TENANCY

15.1 This clause 15 applies if item 6 of the Reference Schedule is completed with a period of a further term.

15.2 If the Tenant

- (1) wishes to lease the Premises for the further term; and
- (2) gives notice to that effect to the Lessor strictly in accordance with the timeframes in item 6 of the Reference Schedule; and
- (3) has not breached this Agreement or if breached such breach has been waived by the Lessor or remedied,

the Lessor must, subject to clause 15.6, grant to and the Tenant must take a further tenancy (New Tenancy) of the Premises on the terms and conditions set out in clause 15.3.

15.3 The New Tenancy will be on the same terms and conditions as this Agreement except that:

- (1) the Rent for the New Tenancy will be the amount agreed between the Lessor and the Tenant or, failing agreement by the date the Term expires, the market rent for the Premises determined by an independently qualified Valuer (acting as an expert) in accordance with clause 15.4;
- (2) the Commencement Date will be the day after the Term expires; and
- (3) the New Tenancy will omit this clause 15 unless there is more than one option of renewal set out in item 6 of the Reference Schedule.

15.4 If the Rent is to be determined according to the market under clause 15.3(1), the Valuer is to be nominated by the Chief Executive Officer of the REIQ at the request of either party. The following additional terms apply:

- (1) the Valuer's decision is final and binding on the parties;
- (2) the Valuer's costs must be paid by the Lessor and the Tenant equally. Either party may pay the Valuer's costs and recover one half of the amount paid from the other party on demand; and
- (3) if the Rent for the New Tenancy is not determined by the date the Term expires, then:
 - (a) until the Valuer determines the Rent for the New Tenancy, the Tenant must continue to pay the existing Rent; and
 - (b) when the Valuer's decision is made under this clause 15(4), the parties will make an adjustment for any over or under payment of the Rent.

15.5 Before transferring any interest in the Land, the Lessor must obtain a signed deed from the transferee containing covenants in favour of the Tenant that the transferee will be bound by the terms of this Agreement and will not transfer its interest in the Land unless it obtains a similar deed from its transferee.

15.6 If there is a Guarantor under this Agreement, the Lessor is not required to grant the New Tenancy unless the Tenant obtains a further guarantee on the same terms of the due and punctual performance of the Tenant's obligations under this Agreement by the Guarantor or any other replacement guarantor acceptable to the Lessor.

16. DEPOSIT AND COMMISSION

16.1 The Tenant must pay the Deposit to the Lessor's Agent on signing this Agreement.

16.2 The Deposit must be applied against the Rent payable by the Tenant on the commencement of the Term.

16.3 The Lessor agrees to pay the Agent's commission to the Lessor's Agent and authorises the Agent to draw the commission on the commencement of the Term from money received from the Tenant in payment of Rent.

17. NOTICES

17.1 Any notice given or required by this Agreement to be given to a party ("the addressee") must be in writing and, without prejudice to any other lawful method of service, shall be deemed to have been sufficiently given if it is sent to a facsimile number or email address which has been stated for the addressee in this Agreement or otherwise provided by the addressee to the sender.

17.2 Any such notice sent to a facsimile number shall be deemed to have been received by the addressee when the sender obtains a clear transmission report.

17.3 Any such notice sent to an email address shall be deemed to have been received by the addressee when it is capable of being retrieved by the addressee at the email address in accordance with section 24 of the Electronic Transactions (Queensland) Act 2001.

17.4 Any such notice may also be given in the manner provided in section 109X of the Corporations Act 2001 (Cth) as if it were being served for the purposes stated in that section or in accordance with the provisions of section 247 of the Property Law Act 1974 (Qld).

18. GUARANTEE AND INDEMNITY

18.1 Where item 3 of the Reference Schedule is completed with the name or names of any person or persons then the succeeding provisions of this clause 18 shall apply.

18.2 The Guarantor (and jointly and severally where there is more than one Guarantor) guarantees to the Lessor the timely payment by the Tenant of the Rent and other moneys agreed to be paid by the Tenant under this Agreement and the timely compliance with all the terms by which the Tenant is bound under this Agreement.

18.3 The Guarantor will at all times pay to the Lessor on demand and indemnify and keep the Lessor indemnified from and against all losses which the Lessor may suffer or incur consequent upon or arising out of any failure by the Tenant to comply with the terms in a timely manner.

INITIALS

Signature lines with a horizontal line and some faint text below it.

SL MA

9-1

ASHTON SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 301 TO 302 - ENTRIES: ALL

Printed: Wednesday 4 August, 2021 @ 11:20:39

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>301</u> <u>Accountancy Fees</u>						
28/09/2020	280920	Bank Statement		2,394.37	9-3	2,394.37
Narration: Part of \$2970						
19/04/2021	190421	Bank Statement		220.00	9-4	2,614.37
Narration: TFR TO BOQ VISA CARD - PLATINU						
Total Debits:				\$2,614.37		
Total Credits:						
Current Year Profit/(Loss):				N/A		



9-2

The Trustees
Ashton Superannuation Fund
PO Box 327
OXENFORD QLD 4210

Tax Invoice
023109

Ref: ASHTRS1
21 September, 2020

Description	Amount
<p>Preparation of Financial Statements for the fund for the year ended 30th June 2020 including the following:-</p> <ul style="list-style-type: none">- Operating Statement, Statement of Financial Position & Notes to the Financial Statements- Trustee's declaration- Preparation and lodgement of income tax and regulatory return- Calculation of tax estimate- Memorandum of Resolutions- Calculations in relation to changes in market value of investments- Calculations of capital gains/losses in relation to disposal of investments- Processing Pensions including preparation of associated minutes- Preparation of Member's Statements- Preparation and lodgement of Actuary Application including payment of disbursement to Act 2 Actuaries on your behalf- Calculation of 2021 Pension Minimum drawdown requirements- Preparation of records in accordance with the auditor's requirements including payment of disbursement to SMSF Audits.	<p>2,700.00</p>

9-3

Description	Amount
<p style="text-align: right; font-size: 2em; margin-top: 400px;"> ACC \$ 2394.37 Audit \$ 575.63 </p>	

Please note that this invoice is now due.

GST: \$ 270.00
Amount Due: \$ 2,970.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practioner.

<input type="checkbox"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: ASHTRS1 Invoice: 023109 21 September, 2020 Amount Due: \$ 2,970.00
<input type="checkbox"/> Credit Card (Please indicate type)		<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa <input type="checkbox"/> Card CCV
Card Number:	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature	Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

9-4



Simmons Livingstone & Associates

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

Ashton Family Pty Ltd
PO Box 327
OXENFORD QLD 4210

Tax Invoice
026022

Ref: ASHTRC1
13 April, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> Ashton Family Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>Ashton Family Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00
<p>Please note that this invoice is now due.</p>	<p>200.00</p> <p>GST: \$ 20.00</p> <p>Amount Due: \$ 220.00</p>

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: ASHTRC1 Invoice: 026022 13 April, 2021 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa Card Number: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Card CCV <input type="text"/> <input type="text"/> <input type="text"/>
Cardholder Signature Expiry/..... <small>Liability limited by a scheme approved under Professional Standards Legislation</small>	

SMSF AUDITS

PO BOX 2182
MILTON QLD 4064

ABN: 71 157 191 962

Ph: (07) 3368 2794
Fx: (07) 3367 3208

TAX INVOICE

Please note our new bank account details.

To: Ashton Superannuation Fund
c/- Simmons Livingstone & Associates
PO Box 806
OXENFORD QLD 4210

Invoice No: 181050
Date: 17/09/20
Our Ref: 181050

<u>Description</u>	<u>Professional Services Rendered</u>	<u>Amount</u>
Review and Audit of Financial Statements for Ashton Superannuation Fund for the period ended 30 June 2020		

Inclusive of:

- Preparation of audit report
- Trustees letter
- Review for SIS Act compliance

WITH ALL DUE CARE & ATTENTION

OUR FEE DUE & PAYABLE	550.00
GST	50.00
PROPERTY TITLE SEARCH	25.63
O. & O.E.	

** \$220 discount fee will be applicable if total amount is paid within 14 days **

The Amount Due includes GST

Amount \$ 575.63

PLEASE USE INVOICE NUMBER AS REFERENCE FOR DIRECT PAYMENTS
INVOICE 181050

PAYMENT TERMS: Payment within fourteen days
Cash/Cheque/Bankcard/Mastercard/Visa

Direct Cr facility: Commonwealth Bank, BSB – 064121 A/C No – 10306474

Cardholder's Name:

Cardholder's Signature:

Amount: **\$ 587.14**
(incl. of 2% charge)

Card Number: _____ Expiry Date: ____/____

Credit Card Payments are accepted by Phone, Fax or Post

**** \$220 discount fee will be applicable if total amount is paid within 14 days ****

Invoices must be disputed within 14 days

114

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

ASHTON FAMILY PTY. LTD.
ACN/ARBN: 068 919 531
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

*paid bpay
19/4/21
273.00
43336819*

Invoice Statement

Issue Date 3 Apr 2021
Account Number 22 068919531

Summary

Balance outstanding
New charges \$273.00
TOTAL DUE \$273.00

- * Amounts not subject to GST. (Treasurer's Determination - Exempt taxes, fees and charges).
- * Payment of your annual review fee will maintain your registration as an Australian company

Please Pay

Pay now \$0.00
By 3 Jun 2021 \$273.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$82. If you are over one month late, this fee increased to \$340.

Date	Reference	Description	Amount
03/04/2021	3X6623166480B PA	2021 Annual Review	273.00

Payment Slip

ASHTON FAMILY PTY. LTD.

ACN/ARBN: 068 919 531
Account Number 22 068919531
Amount Payable \$273.00

Payment Options



*814 128 0002290689195316 57



22 068919531



Billpay Code: 8929
Ref: 2290 6891 9531 657



Bill Code: 17301
Reference: 2290689195316



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

Telephone & Internet Banking - BPAY *

Contact your bank, credit union or building society to make this payment from your cheque, savings account or credit card. More info: www.bpay.com.au



by phone 13 18 16 pay by Mastercard or VISA



Mail



Internet postbillpay.com.au by Mastercard or VISA

Mail this payment slip and your cheque to ASIC, Locked Bag 5000, Gippsland Mail Centre VIC 3841.

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: ASHTON FAMILY PTY. LTD. ACN 068 919 531

Company details

Date company registered 03-04-1995
 Company next review date 03-04-2022
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

'LOT 23' , 30B HOLYROOD ROAD , MAUDSLAND QLD 4210

Officeholders

ASHTON, ROBERT ALBERT

Born 25-06-1958 at LIVERPOOL UNITED KINGDOM

'LOT 23' , 30B HOLYROOD ROAD , MAUDSLAND QLD 4210

Office(s) held: Director, appointed 03-04-1995

ASHTON, JOANNE ELLEN

Born 13-03-1961 at NEW ZEALAND

'LOT 23' , 30B HOLYROOD ROAD , MAUDSLAND QLD 4210

Office(s) held: Director, appointed 23-02-2012

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

ASHTON , ROBERT ALBERT

'LOT 23' , 30B HOLYROOD ROAD , MAUDSLAND QLD 4210

Share class

Total number held

Fully paid

Beneficially held

ORD

2

Yes

Yes

Document history

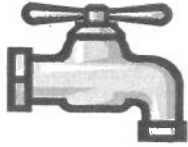
These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
20-04-2020	5EBP79677	484 CHANGE TO COMPANY DETAILS	Processed and imaged
20-04-2020	5EBP79678	484 CHANGE TO COMPANY DETAILS	Processed and imaged
06-06-2017	3E3946329	484 CHANGE TO COMPANY DETAILS	Processed and imaged

**ASHTON SUPERANNUATION FUND
DEPRECIATION SCHEDULE FOR THE REPORTING PERIOD 1 JULY 2020 TO 30 JUNE 2021**

Account	Description	Cost	Opening Written Down Value	Disposals	Additions	Total Value for Depreciation	Rate	Depreciation Prime Cost	Depreciation Diminishing Balance	Closing Written Down Value
	Fixtures and Fittings (at written down value)									
726/004	Kitchen cupboards # 12.2				1,660.00	1,660.00	2.50	14.33		1,645.67
726/005	Pergola roofing # 12.3				858.46	858.46	2.50	8.76		849.70
	Plant and Equipment (at written down value)									
765/001	Panasonic 3.5kw reverse cycle inverter air conditioner (Lot 44 Centenary)	1,627.27	187.77			187.77	20.00		37.55	150.22
765/002	Irrigation system (Lot 44 Centenary Place)	1,080.00	604.68			604.68	40.00		241.87	362.81
		2,707.27	792.45		2,518.46	3,310.91		23.09	279.42	3,008.40

12-1



NOEL BROWN PLUMBING

ABN: 35 133 291 816 *** QLD: LIC: 23159 *** NSW LIC: 9347 *** BSA NO: 1156350

1 Streeon Place Maudsland QLD 4210

PHONE: 0418 681 684

EMAIL: noelbrownplumbing@gmail.com

Tax Invoice: 0978
24 February 2021

Ashton Superannuation
c/- Rob Ashton
PO Box 327
Oxenford 4210

Job: 65/67 Centenary Place Logan Village

Supply & install new kitchen cupboards
Install new sink mixer

Materials & labour to complete

\$ 1660.00

Gst

\$ 166.00

Total

\$ 1826.00

Balance due

\$ 1826.00

Banking Details
BSB: 014596
ACC No 297051035

paid 25/2/21
61049051
Super

Replace roof sheets

Replace roof sheets

726/5 (12.3)

2/2/2021

EFT Super A/c to VISA A/c for roof sheets

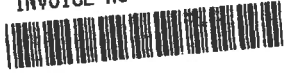
**** TAX INVOICE ****

ORMEAU SALES CENTRE
Phone 0734514411
www.stratco.com.au
ABN 61-010-474-996
INVOICE NO 79/480144



**** TAX INVOICE ****

SALES CENTRE
Phone 0734514411
www.stratco.com.au
ABN 61-010-474-996
INVOICE NO 79/480144



Name: ROBERT ASHTON - 0419358600
Delivery: 65-67 Centenary Pl *SW*
Logan Village 4207 UBD:303
Del.Date: 14/01/21
Ashton Super

Name: ROBERT ASHTON - 0419358600
Delivery: 65-67 Centenary Pl *SW*
Logan Village 4207 UBD:303
Date: 14/01/21
Ashton Super

Order is subject to general terms and conditions
have received Important Info Book including
Delivery/loading advice, Terms & Conditions
SUPERDEK .42 T/SIDE CAULFIELD GREEN
SUP42TCF

Order is subject to general terms and conditions
have received Important Info Book including
Delivery/loading advice, Terms & Conditions
SUPERDEK .42 T/SIDE CAULFIELD GREEN
SUP42TCF

38.175 @ \$20.99 M2 \$801.31 * D
6/6.250 2/6.300
DEL METRO UP TO 5.0M \$101 TO \$400
DELMHMTME

38.175 @ \$20.99 M2 \$801.31 * D
6/6.250 2/6.300
DEL METRO UP TO 5.0M \$101 TO \$400
DELMHMTME

1.000 @ \$143.00 EA \$143.00 * D

1.000 @ \$143.00 EA \$143.00 * D

TOTAL (includes GST) \$944.31

TOTAL (includes GST) \$944.31

Total includes GST of \$85.91

Total includes GST of \$85.91

* Indicates Taxable Supply

* Indicates Taxable Supply

SYSTEM LOG 79/480144 13/01/21 10:00 88

SYSTEM LOG 79/480144 13/01/21 10:00 88

Payment Details: E \$944.31
Tendered: \$944.31
Due: \$944.31
Change: \$.00

Payment Details: E \$944.31
Tendered: \$944.31
Due: \$944.31
Change: \$.00

Please retain your Tax Invoice/Receipt
to obtain an Exchange or Refund

Please retain your Tax Invoice/Receipt
to obtain an Exchange or Refund

THANK YOU FOR SHOPPING AT STRATCO

THANK YOU FOR SHOPPING AT STRATCO

Please do not finalise starting dates for
Installation until after goods have been
delivered and checked.

Please do not finalise starting dates for
Installation until after goods have been
delivered and checked.

CUSTOMER AGREEMENT

I have checked all colours/profiles & quantities
are correct. I understand this order will be
manufactured to the above details and that once
accepted changes can't be made. There will be no
refunds for manufactured products or kit items.

CUSTOMER AGREEMENT

I have checked all colours/profiles & quantities
are correct. I understand this order will be
manufactured to the above details and that once
accepted changes can't be made. There will be no
refunds for manufactured products or kit items.

Sign: _____ DATE: ____/____/____

Sign: _____ DATE: ____/____/____

Due to variation of promotional pricing,
this quotation is subject to change without
notification.

Due to variation of promotional pricing,
this quotation is subject to change without
notification.

This order is received on the basis that the
Terms & Conditions of Trade (a copy of which is available at the check out counter), has been accepted.
*****Collection advice*****
delivered from our store.

1300 155 155
WWW.STRATCO.COM.AU
Become a Super member and save even more

13-1

ASHTON SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 426/000 TO 426/999 - ENTRIES: ALL

Printed: Wednesday 4 August, 2021 @ 11:37:52

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>426</u> <u>Rental Property Expenses - 65-67 (Lot 44) Centenary Place</u>						
<u>426/005</u> <u>Council Rates & Water</u>						
17/09/2020	170920	Bank Statement		1,541.84	13.2	1,541.84
Narration: BPAY LOGAN CITY RATES IB2-31183681						
18/11/2020	181120	Bank Statement		1,541.84	13.4	3,083.68
Narration: BPAY LOGAN CITY RATES IB2-94378570						
18/02/2021	180221	Bank Statement		1,544.93	13.6	4,628.61
Narration: BPAY LOGAN CITY RATES IB2-52625021						
19/05/2021	190521	Bank Statement		1,544.93	13.7	6,173.54
Narration: BPAY LOGAN CITY RATES IB2-21954630						
<u>426/007</u> <u>Insurance</u>						
31/08/2020	310820	Bank Statement		1,445.00	14.1	1,445.00
Narration: BPAY DEFT INSURANCE IB2-00352630						
31/08/2020	300621	Closing Journal - Cash			121.36	1,323.64
Narration: GST adjustment at 30/06/2021						
<u>426/011</u> <u>Repairs & Maintenance</u>						
15/12/2020	151220	Bank Statement		205.70	15.1	205.70
Narration: PAY ANYONE TO Delab Pty Ltd 302162 001510692						
15/12/2020	300621	Closing Journal - Cash			18.70	187.00
Narration: GST adjustment at 30/06/2021						
31/12/2020	311220	Bank Statement		187.00	15.2	374.00
Narration: PAY ANYONE TO Delab Pty Ltd 302162 001510692						
31/12/2020	300621	Closing Journal - Cash			17.00	357.00
Narration: GST adjustment at 30/06/2021						
				Total Debits:		\$8,011.24
				Total Credits:		\$157.06
				Current Year Profit/(Loss):		N/A

13-2

Logan City Council Rate Notice

ABN: 21 627 796 435



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

JULY-SEPTEMBER 2020 QUARTER



146972/X/010478

D-041

ASHTON FAMILY PTY LTD
PO Box 327
OXENFORD QLD 4210

ASSESSMENT NO.

99036928

ISSUE DATE

10-Aug-2020

DUE DATE

18-Sep-2020

Rates and charges levied by the issue of this notice are due and payable by the due date. Interest of 8.53%pa compounding daily is charged on overdue rates and charges. NOTE: All overdue amounts are interest free until 30 September 2020.

Property Location: 65-67 Centenary Place, LOGAN VILLAGE QLD 4207

RPD: Lot 44 RP 898284

COUNCIL

General Rate - Industrial (Rateable Value 300,833)

1,128.42

Garbage Charge - Comm 240W

109.75

Environmental Charge

19.95

Community Services Charge

98.50

Rural Fire Special Charge

7.50

STATE GOVERNMENT

State Emergency Levy 3-E (No Discount applies)

67.95

WATER AND WASTEWATER (Sewerage) CHARGES

(see information attached)

178.00

Total Amount

1,610.07

Less Discount for prompt payment

68.23 CR

Receive your rates notice via email. Visit: myportal.logan.qld.gov.au to register.

B Pay scheduled 17/9/2020 super saving

PLEASE NOTE: This notice has been registered to be viewed electronically.

No notice has been printed and issued

Rate Notice data is processed as at 22/07/2020.

IF PAID BY 18-Sep-2020

\$1,541.84

Total	1,610.07
Discount	68.23 CR
Net	1,541.84

IF PAID BY 18-Sep-2020



on the internet

Go to logan.qld.gov.au



Biller Code : 17392
Ref : 5 9903 6928



paying by phone

Biller Code : 17392
Ref : 5 9903 6928

Phone 1300 276 468 or from overseas +61 1300 276 468



in person

POST billpay™



*0459 99036928

*Transaction fees apply (see reverse)

PAYMENT OPTIONS - SEE REVERSE FOR PAYMENT OPTIONS

13-3

Logan City Council

Water and Wastewater Information



LOGAN
CITY COUNCIL

INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

ABN 21 627 796 435

Distribution and retail charges for the period 01/10/2020 to 31/12/2020 have been totalled and included on the accompanying Rate Notice for payment.

Property Location: 65-67 Centenary Place, LOGAN VILLAGE QLD 4207

Wastewater (Sewerage) Charge	178.00
-------------------------------------	---------------



M00073002

3,013

3/4

160822X/011773

Due to the ongoing COVID-19 situation, please check our website or call us for customer service centre availability.

Logan City Council ABN 21 627 796 435

Postal Address

PO Box 3226, LOGAN CITY DC QLD 4114

General enquiries 07 3412 3412

Rates enquiries 07 3412 5230

Web logan.qld.gov.au

Business hours

8.00am to 5.00pm (AEST)

Monday to Friday (except public holidays)

13-4

Logan City Council Rate Notice

ABN: 21 627 796 435



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

OCTOBER-DECEMBER 2020 QUARTER



150822/X/011773
ASHTON FAMILY PTY LTD
PO Box 327
OXENFORD QLD 4210

D-041

ASSESSMENT NO.

99036928

ISSUE DATE

21-Oct-2020

DUE DATE

20-Nov-2020

*Rates and charges levied by the issue of this notice are due and payable by the due date.
Interest of 8.53%pa compounding daily is charged on overdue rates and charges.*

Property Location: 65-67 Centenary Place, LOGAN VILLAGE QLD 4207
RPD: Lot 44 RP 898284

COUNCIL

General Rate - Industrial (Rateable Value 300,833)	1,128.42
Garbage Charge - Comm 240W	109.75
Environmental Charge	19.95
Community Services Charge	98.50
Rural Fire Special Charge	7.50

STATE GOVERNMENT

State Emergency Levy 3-E (No Discount applies) 67.95

WATER AND WASTEWATER (Sewerage) CHARGES

(see information attached) 178.00

Total Amount

1,610.07

Less Discount for prompt payment

68.23 CR

Receive your rates notice via email. Visit: myportal.logan.qld.gov.au to register.

Bpay Scheduled 18/11/2020
Super Savings \$1541.84

Inv 544 to JC+SL Transport.

PLEASE NOTE: This notice has been registered to be viewed electronically.

No notice has been printed and issued

Rate Notice data is processed as at 7/10/2020.

IF PAID BY 20-Nov-2020

\$1,541.84

Total	1,610.07
Discount	68.23 CR
Net	1,541.84

IF PAID BY 20-Nov-2020



on the internet

Go to logan.qld.gov.au



Biller Code : 17392
Ref : 5 9903 6928



paying by phone

Biller Code : 17392
Ref : 5 9903 6928

Phone 1300 276 468 or from overseas +61 1300 276 468



in person

POST billpay™



*0459 99036928

*Transaction fees apply (see reverse)

PAYMENT OPTIONS - SEE REVERSE FOR PAYMENT OPTIONS



150822/X/011773

3,011

1/4

150822/X/011773

13-5

Logan City Council

Water and Wastewater Information

ABN: 21 627 796 435



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

Distribution and retail charges for the period 01/01/2021 to 31/03/2021 have been totalled and included on the accompanying Rate Notice for payment.

Property Location: 65-67 Centenary Place, LOGAN VILLAGE QLD 4207

Wastewater (Sewerage) Charge	178.00
------------------------------	--------



M00066502

3.371

3/4

151298X011868

Due to the ongoing COVID-19 situation, please check our website or call us for customer service centre availability.

Logan City Council ABN 21 627 796 435

Postal Address

PO Box 3226, LOGAN CITY DC QLD 4114

General enquiries 07 3412 3412

Rates enquiries 07 3412 5230

Web logan.qld.gov.au

Business hours

8am to 5pm (AEST)

Monday to Friday (except public holidays)

13-6

Logan City Council Rate Notice

ABN: 21 627 796 435



INNOVATIVE. DYNAMIC. CITY OF THE FUTURE

JANUARY - MARCH 2021 QUARTER

ASSESSMENT NO.

99036928

ISSUE DATE

15-Jan-2021

DUE DATE

19-Feb-2021



151298/X/011868

D-041

ASHTON FAMILY PTY LTD
PO Box 327
OXENFORD QLD 4210

*Rates and charges levied by the issue of this notice are due and payable by the due date.
Interest of 8.53%pa compounding daily is charged on overdue rates and charges.*

Property Location: 65-67 Centenary Place, LOGAN VILLAGE QLD 4207

RPD: Lot 44 RP 898284

COUNCIL

General Rate - Industrial (Rateable Value 300,833)	1,128.42
Garbage Charge - Comm 240W	113.00
Environmental Charge	19.95
Community Services Charge	98.50
Rural Fire Special Charge	7.50

STATE GOVERNMENT

State Emergency Levy 3-E (No Discount applies) 67.95

WATER AND WASTEWATER (Sewerage) CHARGES
(see information attached) 178.00

Total Amount

1,613.32

Less Discount for prompt payment

68.39 CR

Receive your rates notice via email. Visit: myportal.logan.qld.gov.au to register.

*Bpay
Scheduled
18/02/2021
super.*

PLEASE NOTE: This notice has been registered to be viewed electronically.
No notice has been printed and issued
Rate Notice data is processed as at 5/01/2021.

IF PAID BY 19-Feb-2021

\$1,544.93

Total	1,613.32
Discount	68.39 CR
Net	1,544.93

IF PAID BY 19-Feb-2021



on the internet

Go to logan.qld.gov.au



Billers Code : 17392
Ref : 5 9903 6928



paying by phone

Billers Code : 17392
Ref : 5 9903 6928

Phone 1300 276 468 or from
overseas +61 1300 276 468



in person

POST billpay™



*0459 99036928

*Transaction fees apply (see reverse)

PAYMENT OPTIONS - SEE REVERSE FOR PAYMENT OPTIONS

13-7

Logan City Council Rate Notice

ABN: 21 627 796 435



INNOVATIVE. DYNAMIC. CITY OF THE FUTURE

APRIL - JUNE 2021 QUARTER



152211/X/012803 D-041
ASHTON FAMILY PTY LTD
PO Box 327
OXENFORD QLD 4210

ASSESSMENT NO.

99036928

ISSUE DATE

16-Apr-2021

DUE DATE

21-May-2021

*Rates and charges levied by the issue of this notice are due and payable by the due date.
Interest of 8.53%pa compounding daily is charged on overdue rates and charges.*

Property Location: 65-67 Centenary Place, LOGAN VILLAGE QLD 4207
RPD: Lot 44 RP 898284

COUNCIL

General Rate - Industrial (Rateable Value 300,833)	1,128.42
Garbage Charge - Comm 240W	113.00
Environmental Charge	19.95
Community Services Charge	98.50
Rural Fire Special Charge	7.50

STATE GOVERNMENT

State Emergency Levy 3-E (No Discount applies) 67.95

WATER AND WASTEWATER (Sewerage) CHARGES
(see information attached) 178.00

Total Amount

1,613.32

Less Discount for prompt payment

68.39 CR

Receive your rates notice via email. Visit: myportal.logan.qld.gov.au to register.

*Billed to JC+SL
2014/21.*

*B pay
Scheduled
19/5/21
\$1544.93*

PLEASE NOTE: This notice has been registered to be viewed electronically.
No notice has been printed and issued
Rate Notice data is processed as at 7/04/2021. **IF PAID BY 21-May-2021**

\$1,544.93

Total	1,613.32
Discount	68.39 CR
Net	1,544.93
IF PAID BY 21-May-2021	

on the internet
Go to logan.qld.gov.au

Biller Code : 17392
Ref : 5 9903 6928

paying by phone
Biller Code : 17392
Ref : 5 9903 6928

Phone 1300 276 468 or from overseas +61 1300 276 468

in person



*0459 99036928
*Transaction fees apply (see reverse)



152211/X/012803

3.117

1/4

152211/X/012803

13-8

Logan City Council Water and Wastewater Information



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

ABN: 21 627 796 435

Distribution and retail charges for the period 01/04/2021 to 30/06/2021 have been totalled and included on the accompanying Rate Notice for payment.

Property Location: 65-67 Centenary Place, LOGAN VILLAGE QLD 4207

Wastewater (Sewerage) Charge 178.00



M000603002

3,119

3/4

152217X012803

Due to the ongoing COVID-19 situation, please check our website or call us for customer service centre availability.

Logan City Council ABN 21 627 796 435
Postal Address
PO Box 3226, LOGAN CITY DC QLD 4114

General enquiries 07 3412 3412
Rates enquiries 07 3412 5230
Web logan.qld.gov.au

Business hours
8am to 5pm (AEST)
Monday to Friday (except public holidays)

42617

141



Robbie and Joanne Ashton
PO Box 327
OXENFORD QLD 4210

Fassifern Insurance Services Pty Ltd
T/As FIS Insurance Services
Your contact is Amanda Bird
P: 1300 360 283
E: amanda@fisis.com.au
PO Box 128
Boonah QLD 4310

Tax Invoice Renewal

This document will be a tax invoice for GST when payment is made in full

Invoice Date:	31/07/2020	Total Amount Due:	\$1,445.00
Invoice No:	3130292	Payment Due:	31/08/2020
Insured Name:	Ashton Family Super		
Policy Type:	Steadfast Business Insurance	Premium:	\$1,111.36
Policy No:	15T1693720	Emergency/Fire Services Levies:	\$0.00
Period:	From 31/08/2020 to 31/08/2021	Stamp Duty:	\$110.03
Insurer:	IAL (CGU) ABN: 11 000 016 722	Insurer Admin Fee:	\$0.00
		Adviser Fee:	\$102.25
		Total GST:	\$121.36
		Total Amount Due:	\$1,445.00

Notes: Thank you for choosing FIS Insurance Services to take care of your insurance needs. We ask that you carefully read through your invoice, schedule and important information on page 2.
Lot 44, 65-67 Centenary Place, LOGAN VILLAGE

Authorised Representative of Resilium Insurance Broking Pty Ltd | ABN 92 169 975 973 | AFSL 460382

*paid 31/8/2020
R1W00352630
\$1445.00*

Payment Due 31/08/2020
Pay annual total via DEFT \$1,445.00

Robbie and Joanne Ashton
Invoice No: 3130292



Bill Code: 20362
Ref: 403675231302928

Contact your participating Financial institution to make a payment from your cheque or savings account



Pay by credit card
<http://payonce.deft.com.au> or 1800 672 162
Credit card payments attract a surcharge.
Credit card reference: 403675231302928

Pay monthly via Premium Funding

If you would like to assist your cashflow by paying in monthly instalments, call your adviser to obtain a premium funding quotation.



*498 403675 231302928

For more information about how to pay, please see the reverse of this notice.

14.2

Schedule of Insurance

BUSINESS INSURANCE

Insured Name - Ashton Family Super

RENEWAL PREMIUM COMPARISON

To help you understand how your renewal premium compares to last year, we have included a comparison below. Last year's premium represents the amount you were charged for your insurance policy at the beginning of the last policy term, plus or minus any changes you made throughout the policy term.

	Last Year	This Year
Premium	\$ 1,088.04	\$ 1,111.36
Emergency Services Levy	\$ 0.00	\$ 0.00
Goods and Services Tax	\$ 108.80	\$ 111.14
Stamp Duty	\$ 107.71	\$ 110.03
Total Premium	\$ 1,304.55	\$ 1,332.53

Changes to your premium

Your premium is based on the possibility of a claim against your policy, and may change if the general cost to protect our customers changes. For information on how your insurance premium is calculated, please contact us to discuss.

To learn more about general premium calculations you may refer to the Insurance Council of Australia website.

<http://understandinsurance.com.au/premiums-explained>

POLICY PREMIUM SUMMARY BY INSURANCE CLASS

Section	Total Premium
1 Property	\$806.06
2 Business Interruption	\$66.16
3 Part A Theft of Property	Not Insured
Part B Money	Not Insured
4 Glass	Not Insured
5 Public Liability	\$382.72
Products Liability	\$77.59
6 Employee Dishonesty	Not Insured
7 Machinery	Not Insured
Pressure Equipment	Not Insured
Goods in Cold Chambers	Not Insured
8 Part A Computer Systems /	Not Insured
Electronic Equipment	Not Insured
Part B Business Interruption	Not Insured
9 General Property	Not Insured
10 Taxation Investigation	Not Insured

COVER DETAILS

STEADFAST BUSINESS INSURANCE PACKAGE

STEADFAST BUSINESS INSURANCE

SECTION 1 - PROPERTY

Situation 1 - Lot 44, 65-67 Centenary Place, LOGAN VILLAGE
QLD 4207

Premises 1 - Building 1

Occupied As - ROAD FREIGHT TRANSPORT OF REFRIDGERATED GOODS

SUM INSURED

14.3

Policy Amendments

These amendments should be read in conjunction with your policy booklet as the terms described now form part of your policy.

THE WAY WE HANDLE YOUR PERSONAL INFORMATION

We collect personal information from you for the purpose of providing you with insurance products, services, processing and assessing claims.

You can choose not to provide this information, however, we may not be able to process your requests.

We may disclose information we hold about you to other insurers, an insurance reference service or as required by law. In the event of a claim, we may disclose information to and/or collect additional information about you from investigators or legal advisors.

If you wish to update or access the information we hold about you, contact us.

WORKERS COMPENSATION

Workers Compensation Insurance is compulsory if you have employees. Separate cover can be arranged in those states where legislation permits.

Endorsement Edition 1 - Change of Insurer

This endorsement is dated 01 August 2017 and will apply to all policies taken out, or with a renewal effective date, on or after this date.

The information in this endorsement should be read with the last Policy You received for the Policy specified in your Policy Schedule and any other applicable endorsement.

Changes to your Policy

Your Policy is amended by the inclusion of the following:

Change 1: Change to details of CGU Insurance Limited ABN 27 004 478 371 AFS Licence No. 238291

All references to "CGU Insurance Limited ABN 27 004 478 371 AFS Licence No. 238291" are deleted and replaced by "Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as CGU Insurance".

Change 2: Change to details of CGU Insurance Limited

All references to "CGU Insurance Limited" are deleted and replaced by "Insurance Australia Limited trading as CGU Insurance".

Endorsement Edition 2

This endorsement is dated 30 June 2019 and will apply to all

15-1



TAX INVOICE

ASHTON SUPERANNUATION
65 Centenary Pl
LOGAN VILLAGE QLD 4207
AUSTRALIA

Invoice Date
13 Dec 2020

Invoice Number
INV-0209

Reference
65 Centenary place

ABN
76 634 112 646

DELAB PTY LTD
Lic : 86706
Address: Po Box 110,
Pacific Fair 4218
Contact: Alexander
Carlsson
Ph no: 0449254401

Description	Quantity	Unit Price	GST	Amount AUD
Call out fee (DISCOUNTED) - travel to site (includes 2 hours driving)	1.00	70.00	10%	70.00
Electrician Labour (Discounted rate) - inspect faulty switchboard - replace neutral bar - replace switchboard cover	1.00	65.00	10%	65.00
Switchboard kit (18 module) COST PRICE - neutral bar - cover	1.00	52.00	10%	52.00
Subtotal				187.00
TOTAL GST 10%				18.70
TOTAL AUD				205.70
Less Amount Paid				205.70
AMOUNT DUE AUD				0.00

Due Date: 20 Dec 2020
PAY TO: DELAB PTY LTD
BSB : 302-162
ACCOUNT: 1510692

paid 15/2/20
02470377

152



TAX INVOICE

Robert Ashton Superannuation
65-67 Centenary Pl
LOGAN VILLAGE QLD 4207
AUSTRALIA

Invoice Date
29 Dec 2020
Invoice Number
INV-0218
Reference
Power outage 65
Centenary place
ABN
76 634 112 646

DELAB PTY LTD
Lic : 86706
Address: Po Box 110,
Pacific Fair 4218
Contact: Alexander
Carlsson
Ph no: 0449254401

Description	Quantity	Unit Price	GST	Amount AUD
Call out / Travel Fee - Travel to and from site	1.00	70.00	10%	70.00
Electrical Technician Labour (DISCOUNTED RATE)	1.00	65.00	10%	65.00

work notes;
- Power outage at 1/ centenary place, 3 phase circuit breaker in meter box had shorted out causing arc in board. resulted in 3 phase fuses on energex network pole to blow.

replaced the 3 phase breaker in meter box, put the fuses back into the network on the pole.
tested power while on and inspected any other possible faults. All ok, Suspected water ingress on meter box due to bad weather in storm.

(board needs attention & bushes surrounding to be trimmed)

3 POLE 63 AMP CIRCUIT BREAKER

1.00	35.00	10%	35.00
Subtotal			170.00
TOTAL GST 10%			17.00
TOTAL AUD			187.00

Super
paid
31/12/20
31294018

Due Date: 5 Jan 2021
PAY TO: DELAB PTY LTD
BSB : 302-162
ACCOUNT: 1510692



[View and pay online now](#)



16.1
 Bank of Queensland Limited
 ABN 32 009 656 740
 AFSL No. 244616
 BOQ Centre
 Level 6, 100 Skyring Terrace
 Newstead Qld 4006
 GPO Box 898, Brisbane 4001
 Telephone 1300 55 72 72
 Facsimile (07) 3212 3399
 www.boq.com.au

006367 041



The Trustee
 Ashton Superannuation Fund
 PO Box 327
 OXFENFORD QLD 4210

STATEMENT

Account Number: 21429029
 BSB: 124176
 From 01-Jul-2020 to 30-Dec-2020

Business WebSavings Account

Account Details	Statement Summary
Ashton Family Pty Ltd AS Trustee For Ashton Super Fund	Opening Balance \$ 20.34 cr
Details as at 30-Dec-2020	Total Credits \$ 0.00 cr
	Total Debits \$ 0.00 dr
	Closing Balance \$ 20.34 cr

Transactions		Debit	Credit	Balance
2020				
01-Jul	Opening Balance			20.34 cr
30-Dec	Closing Balance			20.34 cr
	Total Debits & Credits	0.00	0.00	

Overdrawn Rate is 17.20% p.a.

Credit Interest Rates

Effective Date: 16/10/2020

Amount	Interest Rate p.a.
\$1 - \$9,999	0.00%
\$10,000 and over	0.05%

Interest rates are subject to change. Interest is calculated on the daily closing balance and paid monthly on the last day of the month. Interest for the last day of the month will be paid in the following month.

Balances greater than \$5,000,000 are subject to approval.

The interest rates quoted above are current as at the Effective Date. If you require information about any interest rate changes that may have occurred in the period between your last statement and this statement, please contact your local BOQ branch or phone our Customer Contact Centre on 1300 55 72 72.

Statement Integrity

You should check all entries appearing on this statement for error or possible unauthorised transactions. For more information about your account, including details on how to dispute any of the transactions found on your statement, or the benefits, fees and charges, they can be found in the relevant Terms and Conditions or Fees and Charges booklets. You can also obtain the information at any BOQ branch, through our Customer Contact Centre on 1300 55 72 72 or by visiting our website boq.com.au. If you have a problem or complaint, information about our dispute resolution process is available at any branch or through the Customer Contact Centre.

SECURITY ALERT FOR PIN AND PAC HOLDERS - visit www.boq.com.au

Protect your card. Always carry it with you and never give it to anybody, including family or friends. Don't tell anyone your PIN or PAC, & don't let anyone see your PIN when using ATMs/Eftpos. Don't record your PIN on your card. Don't record your PAC in the same place as your CAN, & always disguise it. If you lose your card, or think others may know your PIN or PAC, call BOQ immediately on 1800 077 024. If you do not follow these precautions or fail to inform us quickly, you may be liable for losses in accordance with EFT Code of Conduct. For details visit www.boq.com.au



1162

Bank of Queensland Limited
 ABN 32 009 656 740
 AFSL No. 244616
 BOQ Centre
 Level 6, 100 Skyring Terrace
 Newstead Qld 4006
 GPO Box 898, Brisbane 4001
 Telephone 1300 55 72 72
 Facsimile (07) 3212 3399
 www.boq.com.au

025919 041



The Trustee
 Ashton Superannuation Fund
 PO Box 327
 OXFENFORD QLD 4210

STATEMENT

Account Number: 21429029
 BSB: 124176
 From 31-Dec-2019 to 30-June-2020

Business WebSavings Account

Account Details	Statement Summary
Ashton Family Pty Ltd AS Trustee For Ashton Super Fund	Opening Balance \$ 0.33 cr
Details as at 30-June-2020	Total Credits \$ 19,940.01 cr
	Total Debits \$ 19,920.00 dr
	Closing Balance \$ 20.34 cr

Posting Date	Transaction Details	Debit	Credit	Balance
2019				
31-Dec	Opening Balance			0.33 cr
2020				
15-Jan	Direct Credit One Commercial P Transfer Centenary		3,513.51	3,513.84 cr
19-Jan	Tfr To Account 021773648 lb2-82109125	3,500.00		13.84 cr
17-Feb	Direct Credit One Commercial P Transfer Centenary		3,513.51	3,527.35 cr
21-Feb	Tfr To Account 021773648 lb2-59927613	3,500.00		27.35 cr
11-Mar	Direct Credit One Commercial P Transfer Centenary		3,513.51	3,540.86 cr
16-Mar	Tfr To Account 021773648 lb2-98080840	3,540.00		0.86 cr
01-Apr	Direct Credit One Commercial P Transfer Centenary		2,037.60	2,038.46 cr
05-Apr	Tfr To Account 021773648 lb2-37458092	2,030.00		8.46 cr
17-Apr	Direct Credit Remitter Rwc Springwood		2,459.46	2,467.92 cr
20-Apr	Tfr To Account 021773648 lb2-11887382	2,450.00		17.92 cr
15-May	Direct Credit Remitter Rwcs Springwood		4,902.42	4,920.34 cr
16-May	Tfr To Account 021773648 lb2-12804254	4,900.00		20.34 cr
30-June	Closing Balance			20.34 cr
	Total Debits Et Credits	19,920.00	19,940.01	

Overdrawn Rate is 17.20% p.a.

Credit Interest Rates

Effective Date: 10/10/2019

Amount	Interest Rate p.a.
\$1 - \$9,999	0.00%
\$10,000 and over	0.40%

Interest rates are subject to change. Interest is calculated on the daily closing balance and paid monthly on the last day of the month. Interest for the last day of the month will be paid in the following month.

Balances greater than \$5,000,000 are subject to approval.

The interest rates quoted above are current as at the Effective Date. If you require information about any interest rate changes that may have occurred in the period between your last statement and this statement, please contact your local BOQ branch or phone our Customer Contact Centre on 1300 55 72 72.

CLOSED Super bank account ~~116.3~~
Business web saver
4/5/21

Bank of Queensland Ltd
ABN 32 009 656 740
Transaction Acknowledgment
Close Account: 21429029
ASHTON SUPER FUND
Amount: \$20.34
Current Balance: \$0.00
Available Balance: \$0.00
04 May 2021
Branch 176
OXENFORD
Teller
14:11:32
Seq78
Please retain for
verification purposes

Balance of \$20.34
put into super savings
alc 21773648



16-4

Bank of Queensland Limited
 ABN 32 009 656 740
 AFSL No. 244616
 BOQ Centre
 Level 6, 100 Skyring Terrace
 Newstead Qld 4006
 GPO Box 898, Brisbane 4001
 Telephone 1300 55 72 72
 Facsimile (07) 3212 3399
 www.boq.com.au

001448 041



The Trustee
 Ashton Superannuation Fund
 PO Box 327
 OXFENFORD QLD 4210

STATEMENT

Account Number: 21429029
 BSB: 124176
 From 31-Dec-2020 to 04-May-2021

Business WebSavings Account

Account Details	Statement Summary
Ashton Family Pty Ltd AS Trustee For Ashton Super Fund	Opening Balance \$ 20.34 cr
	Total Credits \$ 0.00 cr
	Total Debits \$ 20.34 dr
Details as at 04-May-2021	Closing Balance \$ 0.00 cr

Posting Date	Transaction Details	Debit	Credit	Balance
2020				
31-Dec	Opening Balance			20.34 cr
2021				
04-May	Account Closing Tfr To 21773648 On Close	20.34		0.00 cr
04-May	Closing Balance			0.00 cr
	Total Debits & Credits	20.34	0.00	

Overdrawn Rate is 17.20% p.a.

Credit Interest Rates

Effective Date: 16/10/2020

Amount	Interest Rate p.a.
\$1 - \$9,999	0.00%
\$10,000 and over	0.05%

Interest rates are subject to change. Interest is paid monthly.

Balances greater than \$5,000,000 are subject to special interest rates.

The interest rates quoted above are current as at the date of this statement.

Statement Integrity

You should check all entries appearing on this statement. If you find any errors, please contact us.

SECURITY ALERT FOR PIN AND PAC HOLDERS - Protect your card. Always carry it with you and don't let anyone see your PIN or PAC.

*Business websaver account closed
 No transactions
 1/7/2020 to 4/5/21
 date account closed
 Balance of \$2034
 xferred to super savings a/c
 21773648*

day of the month. Interest for the last day of the month.

For more information, contact our Customer Contact Centre on 1300 55 72 72.

For more information about your account, including details on how to dispute any of the transactions found on this statement, visit our website or contact our Customer Contact Centre.

Remember to always disguise your PIN or PAC, and don't let anyone see your PIN or PAC. If you lose your card, or think it may be lost, please contact us immediately.

16/06/2021

BOQ IB - Account Details

Invoices 17-1
Share Dividends
closed bank a/c



YNTPJRBFTJ-TL02

Account Details

21773648 Superannuation Savings super - Available: AUD51,635.49

Account Information

Account Name: Superannuation Savings super Account Currency: AUD

Transactions Search

Date Range For a specified range
Start Date 01/07/2020 DD/MM/YYYY End Date 16/06/2021 DD/MM/YYYY(DD/MM/YYYY)

Transaction List Matching Search Criteria

Date	Description	Debit	Credit	Balance
02/06/2021	Direct Credit JCSL TOT TPT rent for 65-67 cen <i>inv 581</i>		✓ \$3,792.36	\$51,635.49
31/05/2021	INTEREST		\$10.77	\$47,843.13
24/05/2021	BPAY TAX OFFICE PAYMENTS IB2-34715829 ✓	\$1,816.00		\$47,832.36
21/05/2021	Direct Credit JCSL TOT TPT 575 ✓		✓ \$1,544.93	\$49,648.36
19/05/2021	BPAY LOGAN CITY RATES IB2-21954630		✓ \$1,544.93	\$48,103.43
14/05/2021	BPAY TAX OFFICE PAYMENTS IB2-44962202	\$4,393.78		\$49,648.36
04/05/2021	DEPOSIT Tfr from 21429029 on close <i>closed websaver xfer bal.</i>		✓ \$20.34	\$54,042.14
03/05/2021	Direct Credit JCSL TOT TPT 574 ✓		✓ \$3,792.36	\$54,021.80
30/04/2021	INTEREST		\$10.13	\$50,229.44
19/04/2021	BPAY ASIC IB2-43336819	\$273.00		\$50,219.31
19/04/2021	TFR TO BOQ VISA CARD - PLATINU IB2-43320999 <i>visa Simmons Livingstone</i>	\$220.00		\$50,492.31
09/04/2021	Direct Credit JCSL TOT TPT 558 RATES ✓		✓ \$1,544.93	\$50,712.31
06/04/2021	Direct Credit JCSL TOT TPT 567 ✓		✓ \$3,792.36	\$49,167.38
31/03/2021	INTEREST		\$13.88	\$45,375.02
30/03/2021	Dividend CBA ITM DIV 001256119227		✓ \$877.50	\$45,361.14
22/03/2021	TFR TO ACCOUNT 022701809 IB2-56320063 <i>Drawing</i>	\$30,000.00		\$44,483.64
04/03/2021	Direct Credit jcsl tot tpt 563 ✓		✓ \$3,792.36	\$74,483.64
02/03/2021	Direct Credit BELL POTTER SE CU 3861463		✓ \$102.20	\$70,691.28
01/03/2021	BPAY TAX OFFICE PAYMENTS IB2-02199521	\$2,172.00		\$70,589.08
28/02/2021	INTEREST		\$14.44	\$72,761.08
28/02/2021	INTERNET PAY ANYONE FEE	\$0.65		\$72,746.64
25/02/2021	PAY ANYONE TO Noel Brown Plumb ing 014596 297051035 IB2-61049051	\$1,826.00		\$72,747.29
18/02/2021	BPAY LOGAN CITY RATES IB2-52625021	\$1,544.93		\$74,573.29
02/02/2021	TFR TO BOQ VISA CARD - PLATINU IB2-53862664 <i>visa Roof Sheets</i>	\$944.31		\$76,118.22
01/02/2021	Direct Credit JCSL TOT TPT 557 ✓		✓ \$3,792.36	\$77,062.53
31/01/2021	INTEREST		\$17.36	\$73,270.17
14/01/2021	TFR TO ACCOUNT 022701809 IB2-16172278 <i>Drawing</i>	\$20,000.00		\$73,252.81
04/01/2021	Direct Credit JCSL TOT TPT 553		✓ \$3,792.36	\$93,252.81
31/12/2020	INTEREST		\$18.72	\$89,460.45
31/12/2020	INTERNET PAY ANYONE FEE	\$1.30		\$89,441.73
31/12/2020	PAY ANYONE TO Delab Pty Ltd 30 2162 001510692 IB2-31294018	\$187.00		\$89,443.03
18/12/2020	Dividend WBC DIVIDEND 001254004098		✓ \$465.00	\$89,630.03

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Date	Description	Debit	Credit	Balance
17/12/2020	Dividend PDL FNL DIV 001254798839		✓ \$325.60	\$89,165.03
16/12/2020	Dividend ANZ DIVIDEND A070/00672554		✓ \$297.50	\$88,839.43
15/12/2020	PAY ANYONE TO Delab Ply Ltd 30 2162 001510692 IB2-02470378	✓ \$205.70		\$88,541.93
11/12/2020	Direct Credit JCSL TOT TPT 544 rates		✓ \$1,541.84	\$88,747.63
10/12/2020	Dividend NAB FINAL DIV DV212/00597871		✓ \$467.40	\$87,205.79
02/12/2020	Direct Credit jcsl tot tpt 552 ✓		✓ \$3,792.36	\$86,738.39
30/11/2020	INTEREST		\$26.32	\$82,946.03
24/11/2020	BPAY TAX OFFICE PAYMENTS IB2-12999510	✓ \$784.00		\$82,919.71
18/11/2020	BPAY LOGAN CITY RATES IB2-94378570	\$1,541.84		\$83,703.71
02/11/2020	Direct Credit JCSL TOT TPT 540 ✓		✓ \$3,792.36	\$85,245.55
31/10/2020	INTEREST		\$27.57	\$81,453.19
02/10/2020	Direct Credit JCSL TOT TPT 538 ✓		✓ \$3,792.36	\$81,425.62
30/09/2020	INTEREST		\$36.14	\$77,633.26
30/09/2020	Dividend CBA FNL DIV 001249293808		✓ \$573.30	\$77,597.12
30/09/2020	Dividend ANZ DIVIDEND A069/00676162		✓ \$212.50	\$77,023.82
28/09/2020	TFR TO BOQ VISA CARD - PLATINU IB2-03168290 <i>Simmons Livingstone</i> ✓	\$2,970.00		\$76,811.32
17/09/2020	BPAY LOGAN CITY RATES IB2-31183681	\$1,541.84		\$79,781.32
01/09/2020	Direct Credit JCSL TOT TPT 531 ✓		✓ \$3,792.36	\$81,323.16
01/09/2020	Direct Credit JCSL TOT TPT 534 ✓		✓ \$550.00	\$77,530.80
31/08/2020	INTEREST		\$41.49	\$76,980.80
31/08/2020	BPAY DEFT INSURANCE IB2-00352630	\$1,445.00		\$76,939.31
27/08/2020	BPAY TAX OFFICE PAYMENTS IB2-21295317	\$326.00		\$78,384.31
25/08/2020	TFR TO ACCOUNT 022701806 IB2-71220301 <i>DRAWING</i>	\$3,000.00		\$78,710.31
24/08/2020	BPAY TAX OFFICE PAYMENTS IB2-48687421	\$1,062.00		\$81,710.31
03/08/2020	Direct Credit JCSL TOT TPT 548 <i>519</i> ✓		✓ \$3,792.36	\$82,772.31
03/08/2020	Direct Credit JCSL TOT TPT 520 ✓		✓ \$1,115.40	\$78,979.95
31/07/2020	INTEREST		\$39.96	\$77,864.55
31/07/2020	INTERNET PAY ANYONE FEE	\$0.65		\$77,824.59
13/07/2020	PAY ANYONE TO Hot Driveways Ql d 064194 010632468 IB2-04015080 <i>Bond Refund</i> ✓	\$1,832.22		\$77,825.24
03/07/2020	Dividend NAB INTERIM DIV DV211/01105587		✓ \$467.40	\$79,657.46
01/07/2020	Direct Credit JCSL TOT TPT Inv- 518 ✓		✓ \$3,792.36	\$79,190.06
01/07/2020	Dividend PDL ITM DIV 001241739401		✓ \$222.00	\$75,397.70

Please note this Transaction List is not an official statement and is subject to change.

For loan accounts, the entry described as FEE CAPITALISATION affects the balance of the loan account. The entry/entries that appear immediately before this transaction describe the fees capitalised and do not affect the balance of the loan account.



YSHFNMZMW2-TL02

Account Details

21773648 Superannuation Savings super - Available: AUD54,045.87

Account Information

Account Name: Superannuation Savings super Account Currency: AUD

Transactions Search

Date Range For a specified range
 Start Date 01/04/2021 DD/MM/YYYY End Date 30/06/2021 DD/MM/YYYY(DD/MM/YYYY)

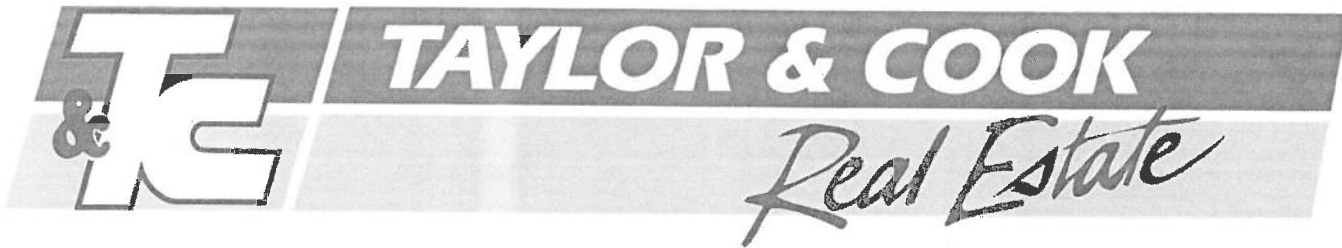
Transaction List Matching Search Criteria

Date	Description	Debit	Credit	Balance
30/06/2021	INTEREST		\$10.58	\$52,516.07
25/06/2021	Dividend WBC DIVIDEND 001260575487		\$870.00	\$52,505.49
02/06/2021	Direct Credit JCSSL TOT TPT rent for 65-67 cen		\$3,792.36	\$51,635.49
31/05/2021	INTEREST		\$10.77	\$47,843.13
24/05/2021	BPAY TAX OFFICE PAYMENTS IB2-34715829	\$1,816.00		\$47,832.36
21/05/2021	Direct Credit JCSSL TOT TPT 575		\$1,544.93	\$49,648.36
19/05/2021	BPAY LOGAN CITY RATES IB2-21954630	\$1,544.93		\$48,103.43
14/05/2021	BPAY TAX OFFICE PAYMENTS IB2-44962202	\$4,393.78		\$49,648.36
04/05/2021	DEPOSIT Tfr from 21429029 on close		\$20.34	\$54,042.14
03/05/2021	Direct Credit JCSSL TOT TPT 574		\$3,792.36	\$54,021.80
30/04/2021	INTEREST		\$10.13	\$50,229.44
19/04/2021	BPAY ASIC IB2-43336819	\$273.00		\$50,219.31
19/04/2021	TFR TO BOQ VISA CARD - PLATINU IB2-43320999	\$220.00		\$50,492.31
09/04/2021	Direct Credit JCSSL TOT TPT 558 RATES		\$1,544.93	\$50,712.31
06/04/2021	Direct Credit JCSSL TOT TPT 567		\$3,792.36	\$49,167.38

Please note this Transaction List is not an official statement and is subject to change.

For loan accounts, the entry described as FEE CAPITALISATION affects the balance of the loan account. The entry/entries that appear immediately before this transaction describe the fees capitalised and do not affect the balance of the loan account.

1801



MARKET APPRAISAL

LOGAN VILLAGE

*This business is independently owned and operated by Taljan Holdings Pty Ltd
ABN 82 010 982 902*

ASHTON FAMILY PTY LTD

65 Centenary Place

Logan Village QLD 4207

PROPERTY: 65-67 Centenary Place Logan Village QLD 4207

ARFA: 1,566m²

DESCRIPTION: Lot 44 on RP898284

DATE: 16th August 2021

As requested I have done an inspection of the above-mentioned property and I have been asked to supply a sale appraisal price for this property within these current market conditions.

The property is located at the far end of a small Light Industry area off a main thorough fare road for the area.

Based on the current market conditions and our knowledge of the Estate, if this property was put to market we expect that the property would sell for somewhere between **\$760,000 - \$865,000 (Seven Hundred and Sixty Thousand & Eight Hundred and Six-Five Thousand Dollars)** in this current Market condition.

*Median
\$872,500*

THE FOLLOWING ARE COMPARATIVE SALES IN THE IMMEDIATE AREA:

64 Centenary Place Logan Village	1443m ²	\$737,000	04/08/20
9-11 Industrial Avenue Logan Village	3119m ²	\$617,000	09/03/21

If you have any queries about this appraisal please don't hesitate in contacting our office.

You must be aware that this is a Market Appraisal and not a Valuation as we are not Registered Valuers. This appraisal is for the use of the party whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or part of it's contents

I hope we have been of assistance to you.

Yours faithfully

TAYLOR & COOK REAL ESTATE

Greg Taylor

Principal

19-1



Investor Centre

Transaction History

<< View: CBA, X*****3352 (ASHTON FAMILY PTY LTD <ASHTON SUPER FUND A/G>)

Date range from (dd/mm/yyyy) 04/08/2019  to (dd/mm/yyyy) 04/08/2021 

Displaying Transaction History from 04 Aug 2019 to 04 Aug 2021

HIN/SRN EMP ID	Security Code	Date	Transaction	Change	Running Balance
X*****3352	CBA	24/02/2020	Holding Net Movement (CHESS 510)	-115	585

Viewing 1 - 1 of 1

Ask us now 

Activity

Dividends & Payments

Transactions

Filter by account

 Export to PDF

AUSTRALIA and NEW ZEALAND BANKING GROUP, Ashton Family Pty Ltd X*****3352 

Filter by dates

FINANCIAL PERIOD

DATE RANGE

Financial year

All 

 AUSTRALIA and NEW ZEALAND BANKING GROUP

Ashton Family Pty Ltd <ASHTON SUPER FUND> X*****3352

ORDINARY SHARES (VIC)

Date	25/08/2016
Transaction	CHESS DAILY MOVEMENT DOWN
Movement	-750
Balance	850

Date	11/02/2014
Transaction	CHESS DAILY MOVEMENT UP
Movement	+800
Balance	1600

[Skip to main content](#)

21.1

Activity

Dividends & Payments

Transactions

Filter by account

Export to PDF

NATIONAL AUSTRALIA BANK LIMITED, Ashton Family Pty Ltd X*****3352

Filter by dates

FINANCIAL PERIOD

DATE RANGE

Financial year

All

NATIONAL AUSTRALIA BANK LIMITED

Ashton Family Pty Ltd <ASHTON SUPER FUND> X*****3352

ORDINARY FULLY PAID SHARES (VIC)

Date 9/03/2016

Transaction CHESS DAILY MOVEMENT UP

Movement +46

Balance 1558

Date 11/06/2015

Transaction 2015 RETAIL ENTITLEMENT ISSUE

Movement +112

Balance 1512

Skip to main content

22-1



Investor Centre

Transaction History

<< View: WBC, X*****3352 (ASHTON FAMILY PTY LTD <ASHTON SUPER FUND A/C>)

Date range from (dd/mm/yyyy) 04/08/2010 to (dd/mm/yyyy) 04/08/2021

Displaying Transaction History from 04 Aug 2010 to 04 Aug 2021

HIN/SRN EMP ID	Security Code	Date	Transaction	Change	Running Balance
X*****3352	WBC	11/02/2014	Holding Net Movement (CHESS 510)	700	1,500
X*****3352	WBC	10/02/2014	Holding Net Movement (CHESS 510)	800	800

Viewing 1 - 2 of 2

Ask us now ^

Transaction History

WWI - FULLY PAID SHARES

ASHTON FAMILY PTY LTD

From

01-July-2019

To

04-August-2021



Date

02-March-2021

Transaction Description

Market movement

Movement Closing Balance

111,000

111,000

[back to top](#)

[back to portfolio](#)

1300 288 664

23-1

772/9

23-2

BELL POTTER

Bell Potter Securities Limited
ABN 25 006 390 772 AFSL No. 243480
Participant of the ASX and CHI-X

GPO Box 4718, Melbourne VIC 3001
Tel 03 9256 8700 Fax 03 9256 8787
Toll Free 1800 804 816 www.bellpotter.com.au

GPO Box 658
Brisbane QLD 4001
Tel 07 3295 2600 Fax 07 3295 2688

BUY TRADE CONFIRMATION (Tax invoice)

ORIGINAL

This trade confirmation is issued subject to the terms and conditions set out on <http://www.bellpotter.com.au/media/105967/trade%20confirmation%20t&c's.pdf> and overleaf on this trade confirmation.

ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

Recorded Registration Details
ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

Security Details

We bought for you **WEST WITS MINING LIMITED ORDINARY FULLY PAID (WWI)**
Market Code: WWI

ISIN Code: AU000000WWI4

Trade Date: 26-Feb-2021
Settlement Date: 02-Mar-2021
Trade Confirmation No.: 8772163
Client Account No.: 507944
Adviser: Blair Schooley

Broker Sponsored
PID: 01543

Complete Order

Quantity	Price	Amount
111000	0.0760	\$8,436.00
Brokerage(1.363%)		\$115.00
GST		\$11.50
Amount now due and payable		\$8,562.50

It is important that you keep this portion for your records and in particular for taxation purposes



Billers Code: 81810
Ref: 5079447

Contact your participating Bank, Credit Union or Building Society to make this payment from your cheque or savings account.

Please make payment on the business day before settlement date by one of the following methods:

1. Use the attached Deposit Slip at any ANZ Bank. Banks other than ANZ may charge a transfer fee
2. BPAY
3. Forward deposit slip with your cheque to the postal address above.

Recorded Holding Instructions

SPONSORED BY US IN CHESS HIN: *****352 111,000

Please see over for an explanation



AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Collins Place Branch, 55 Collins St Melbourne Vic

DEPOSIT

Date _____

Drawer	Bank	Branch	Amount
Paid in by	Teller	Transfer fee	CHQ

With recourse on all documents. Proceeds of cheques etc. unavailable until cleared. Accepted on the condition that any marking specifying that the deposit is to be applied to a particular drawing is not binding on ANZ. ANZ is not responsible for delays in transmission if lodged at another bank or branch.

CREDIT BELL POTTER SECURITIES LIMITED ABN 25 006 390 772
TRUST ACCOUNT

Cash	\$	
Cheques	\$	
Total	\$	

⑈ 507944

⑈ 01300301 8374 48026 ⑈ 60



WEST WITS MINING

West Wits Mining Limited

ABN: 89 124 894 060
Place of Incorporation/Registration: Victoria

23-3

CHESSE HOLDING STATEMENT

For statement enquiries contact
your CHESSE Sponsor:
BELL POTTER SECURITIES LIMITED

LEVEL 29
101 COLLINS STREET
MELBOURNE, VIC 3000
☎ 039235 1888



402639 01543
ASHTON FAMILY PTY LTD
<ASHTON SUPER FUND A/C>
PO BOX 327
OXENFORD QLD 4210

Holder ID Number (HIN):	0064363352
CHESSE Sponsor's ID (PID):	01543
Statement Period:	March 2021
Page:	1 of 1

WWI - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
02 Mar 21	Movement of Securities due to Purchase, Sale or Transfer	0154301570291700		111000		111000

FOR YOUR INFORMATION

- ☛ To obtain full terms and conditions of an Issuer's securities contact the Issuer's Registrar or the Issuer directly.
- ☛ For information about CHESSE Depository Interests (CDIs) and to obtain a free copy of the Financial Services Guide (FSG) or any supplementary FSG for CHESSE Depository Nominees Pty Ltd go to www.asx.com.au/cdis or phone 131 279.
- ☛ ASX Settlement may by law need to disclose information in CHESSE Holdings to third parties.

Refer overleaf for additional important information

Share Registry Details:

AUTOMIC REGISTRY SERVICES
PO BOX 2226
STRAWBERRY HILLS NSW 2012
Ph: 02 9698 5414



ASX

Issued By:

ASX Settlement Pty Limited | ABN 49 008 504 532 | PO Box H227, Australia Square, Svdnev NSW 1215



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR ASHTON SUPERANNUATION FUND
ABN 89 954 935 787
TFN 96 587 007

24-1

Activity statement 001

Tax type summary

Income tax year 2021
Period 01 July 2020 - 30 June 2021
Type Pay as you go Instalments
Balance \$3,099.00 DR

Transactions

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
08/02/2021	02/03/2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$1,033.00		\$1,033.00 DR
20/04/2021	26/05/2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$1,033.00		\$2,066.00 DR
05/07/2021	25/08/2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$1,033.00		\$3,099.00 DR

\$3099



24-2

Activity statement 001

Date generated	03/08/2021
Overdue	\$0.00
Not yet due	\$2,304.00 DR
Balance	\$2,304.00 DR

Transactions

18 results found - from **03 August 2019** to **03 August 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
5 Jul 2021	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21	\$2,304.00		\$2,304.00 DR
5 Jul 2021	25 Aug 2021	- GST	\$1,271.00		
5 Jul 2021	25 Aug 2021	- PAYG Instalments	\$1,033.00		
25 May 2021	24 May 2021	Payment received		\$1,816.00	\$0.00
20 Apr 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21	\$1,816.00		\$1,816.00 DR
20 Apr 2021	26 May 2021	- GST	\$783.00		
20 Apr 2021	26 May 2021	- PAYG Instalments	\$1,033.00		
3 Mar 2021	1 Mar 2021	Payment received		\$2,172.00	\$0.00
8 Feb 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20	\$2,172.00		\$2,172.00 DR
8 Feb 2021	2 Mar 2021	- GST	\$1,139.00		
8 Feb 2021	2 Mar 2021	- PAYG Instalments	\$1,033.00		
25 Nov 2020	24 Nov 2020	Payment received		\$784.00	\$0.00
26 Oct 2020	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20 - GST	\$784.00		\$784.00 DR
28 Aug 2020	28 Aug 2020	General interest charge			\$0.00
28 Aug 2020	27 Aug 2020	Payment received		\$326.00	\$0.00



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR ASHTON SUPERANNUATION FUND
ABN 89 954 935 787
TFN 96 587 007

24-3

Income tax 551

Date generated	03/08/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **03 August 2019** to **03 August 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		\$4,393.78	\$0.00
23 Sep 2020	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$4,393.78		\$4,393.78 DR
7 Aug 2019	12 Aug 2019	EFT refund for Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$5,436.73		\$0.00
7 Aug 2019	7 Aug 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$5,436.73	\$5,436.73 CR



Australia and New Zealand
Banking Group Limited
ABN 11 005 357 522

BOND RECEIVED

Lodgement Receipt - Pay Anyone

Date: 18/06/2018

From account:

From: JC SL ENTERPRISES PL
Your/Business name: JC SL T TPT REF

Payment details:

Nickname: ASHTON TRADING TRUST
Account name: ASHTON TRADING TRUST
BSB: 124001
Account Number: 21429029
Message / Reference: 65 67 Centenary
Amount: \$10,725.00

1000 \$975 lot = \$9750

Transfer details:

Transfer instructions: Pay no earlier than 18/06/2018
Lodgement number: 1481016972
(FOR ENQUIRIES)
Receipt number: 497210

IMPORTANT INFORMATION

This is your lodgement receipt confirming your transfer has been lodged for processing by us. When the payee's . . .
the policy and systems of the payee's bank.

If you have made a future-dated payment, please log onto ANZ Internet Banking after the nominated payment date
processed and obtain your receipt number.

BOND
Received
Lot 44
44
lot
received
bond

depend on
I was

ASHTON SUPERANNUATION FUND

Trial Balance at 01/07/2020

Printed: Tuesday 3 August, 2021 @ 14:01:53

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	235	Capital Gains/(Losses) - Taxable			
(1,043.79)	235/006	Commonwealth Bank of Australia. - Ordinary Fully Paid			
1,954.05	235/013	Challenger Limited - Ordinary Fully Paid			
	236	Capital Gains/(Losses) - Non Taxable			
(521.90)	236/006	Commonwealth Bank of Australia. - Ordinary Fully Paid			
	239	Dividends Received			
(4,310.00)	239/002	Commonwealth Bank of Australia. - Ordinary Fully Paid			
(1,855.43)	239/003	Australia and New Zealand Banking Group Limited - Ordinary Fully Paid			
(3,694.68)	239/004	National Australia Bank Limited - Ordinary Fully Paid			
(1,714.29)	239/005	Westpac Banking Corporation - Ordinary Fully Paid			
(257.14)	239/007	Challenger Limited - Ordinary Fully Paid			
(385.86)	239/008	Pendal Group Limited - Ordinary Fully Paid			222.00
	250	Interest Received			
(124.94)	250/004	Bank of Qld - 124176 21773648			
	260	Member/Personal Contributions - Concessional (Taxable)			
(25,000.00)	260/003	Ashton, Joanne Ellen			
(25,000.00)	260/004	Ashton, Robert Albert			
	261	Member/Personal Contributions - Non Concessional (Undeducted)			
(8,727.21)	261/004	Ashton, Robert Albert			
	280	Rent Received			
(45,655.99)	280/001	65-67 (Lot 44) Centenary Place, Logan Village			
2,860.00	301	Accountancy Fees			
259.00	304	ATO Supervisory Levy			
330.00	307	Auditor's Remuneration			
267.00	308	ASIC Fees			
2.60	315	Bank Charges			
42,100.77	330	Decrease in Market Value of Investments			
	334	Depreciation			
46.94	334/001	Panasonic 3.5kw reverse cycle inverter air conditioner (Lot 44 Centenary)			
403.12	334/005	Irrigation system (Lot 44 Centenary Place)			
	413	Pensions Paid - Unrestricted Non Preserved - Tax Free			
44,699.27	413/002	Ashton, Robert Albert			
	416	Pensions Paid - Unrestricted Non Preserved - Taxable			
30,602.73	416/002	Ashton, Robert Albert			
	426	Rental Property Expenses - 65-67 (Lot 44) Centenary Place			

ASHTON SUPERANNUATION FUND

Trial Balance at 01/07/2020

Printed: Tuesday 3 August, 2021 @ 14:01:53

Last Year	Account	Account Name	Units	Debits \$	Credits \$
5,879.00	426/005	Council Rates & Water			
1,273.43	426/007	Insurance			
2,104.72	426/009	Property Management Fees			
2,177.78	426/011	Repairs & Maintenance			
235.16	426/012	Stationery, postage & petties			
7,638.90	485	Income Tax Expense			
(24,543.24)	490	Profit/Loss Allocation Account			
	502	Ashton, Robert Albert (ABP 1)			
(348,620.21)	502/003	Opening Balance - Unrestricted Non Preserved/Taxable			317,892.02
(509,782.24)	502/004	Opening Balance - Unrestricted Non Preserved/Tax Free			464,899.72
183.25	502/034	Share of Profit/(Loss) - Unrestricted Non Preserved/Tax Free			
125.46	502/035	Share of Profit/(Loss) - Unrestricted Non Preserved/Taxable			
30,602.73	502/065	Pensions Paid - Unrestricted Non Preserved/Taxable			
44,699.27	502/068	Pensions Paid - Unrestricted Non Preserved/Tax Free			
	503	Ashton, Joanne Ellen (Accumulation)			
(44,184.14)	503/001	Opening Balance - Preserved/Taxable			65,275.58
(13,274.99)	503/002	Opening Balance - Preserved/Tax Free			13,274.99
(25,000.00)	503/016	Member/Personal Contributions - Preserved			
20.69	503/031	Share of Profit/(Loss) - Preserved/Taxable			
3,750.00	503/051	Contributions Tax - Preserved			
137.87	503/053	Income Tax - Preserved/Taxable			
	504	Ashton, Robert Albert (Accumulation)			
	504/001	Opening Balance - Preserved/Taxable			21,248.82
	504/002	Opening Balance - Preserved/Tax Free			8,727.21
(33,727.21)	504/016	Member/Personal Contributions - Preserved			
0.15	504/031	Share of Profit/(Loss) - Preserved/Taxable			
3,750.00	504/051	Contributions Tax - Preserved			
1.03	504/053	Income Tax - Preserved/Taxable			
20.34	605	Bank of Qld - 124176 21429029		20.34	
75,175.70	607	Bank of Qld - 124176 21773648		79,190.06	
	765	Plant and Equipment (at written down value)			
187.77	765/001	Panasonic 3.5kw reverse cycle inverter air conditioner (Lot 44 Centenary)	1.0000	187.77	
604.68	765/002	Irrigation system (Lot 44 Centenary Place)	1.0000	604.68	
	772	Real Estate Properties (Australian)			
710,000.00	772/001	65-67 (Lot 44) Centenary Place, Logan Village	1.0000	710,000.00	
	776	Shares in Listed Companies (Australian)			
40,610.70	776/002	Commonwealth Bank of Australia. - Ordinary Fully Paid	585.0000	40,610.70	

ASHTON SUPERANNUATION FUND

Trial Balance at 01/07/2020

Printed: Tuesday 3 August, 2021 @ 14:01:53

Last Year	Account	Account Name	Units	Debits \$	Credits \$
15,844.00	776/003	Australia and New Zealand Banking Group Limited - Ordinary Fully Paid	850.0000	15,844.00	
28,386.76	776/004	National Australia Bank Limited - Ordinary Fully Paid	1,558.0000	28,386.76	
26,925.00	776/005	Westpac Banking Corporation - Ordinary Fully Paid	1,500.0000	26,925.00	
8,835.60	776/008	Pendal Group Limited - Ordinary Fully Paid	1,480.0000	8,835.60	
(1,387.43)	840	GST Payable/Refundable			1,387.43
	850	Income Tax Payable			
(7,638.90)	850/001	Income Tax Payable			4,134.78
3,504.12	850/002	Imputed Credits			
(9,750.00)	885	Rental Security Deposit - (Lot 44) 65-67 Centenary - HRT			9,750.00
	998	Data Upload Clearing Account			3,792.36
0.00				<u>910,604.91</u>	<u>910,604.91</u>

Current Year Profit/(Loss): \$222.00