

Bitzios 2 Superannuation Fund General Ledger

As at 30 June 2021



Transaction Date	Description	Units	Debit	Credit	Balance \$
Interest Received (25000)					
<u>CBA ***4590 (CBA10374590)</u>					
01/07/2020	Cash at Bank - CBA 064486 10374590			26.70	26.70 CR
01/08/2020	Cash at Bank - CBA 064486 10374590			16.76	43.46 CR
01/09/2020	Cash at Bank - CBA 064486 10374590			15.74	59.20 CR
01/10/2020				15.23	74.43 CR
01/11/2020	Cash at Bank - CBA 064486 10374590			15.74	90.17 CR
01/12/2020	Cash at Bank - CBA 064486 10374590			7.92	98.09 CR
01/01/2021	Cash at Bank - CBA 064486 10374590			3.15	101.24 CR
01/02/2021	Cash at Bank - CBA 064486 10374590			3.15	104.39 CR
01/03/2021	Cash at Bank - CBA 064486 10374590			2.84	107.23 CR
01/04/2021	Cash at Bank - CBA 064486 10374590			3.15	110.38 CR
01/05/2021	Cash at Bank - CBA 064486 10374590			3.05	113.43 CR
01/06/2021	Cash at Bank - CBA 064486 10374590			3.15	116.58 CR
				116.58	116.58 CR

Total Debits: 0.00

Total Credits: 116.58

2.1

DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 July 2020
Inv Number 008

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/7/2020 – 31/7/2020	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

5500 x 12 = 66000

2.2

DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Aug 2020
Inv Number 009

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/8/2020 – 31/8/2020	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

2.3

DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Sep 2020
Inv Number 010

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/9/2020 – 30/9/2020	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

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DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Oct 2020
Inv Number 011

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/10/2020 – 30/10/2020	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

2.5

DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Nov 2020
Inv Number 011

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/11/2020 – 30/11/2020	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

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DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Dec 2020
Inv Number 012

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/12/2020 – 30/12/2020	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

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DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Jan 2021
Inv Number 013

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/1/2021 – 31/1/2021	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

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DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Feb 2021
Inv Number 014

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/2/2021 – 28/2/2021	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

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DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Mar 2021
Inv Number 015

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/3/2021 – 31/3/2021	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

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DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Apr 2021
Inv Number 016

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/4/2021 – 30/4/2021	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

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DSMJM PTY LTD

TAX INVOICE
ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 May 2021
Inv Number 017

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/5/2021 – 31/5/2021	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

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DSMJM PTY LTD

TAX INVOICE

ABN 49 148 793 675

Bitzios Consulting
PO Box 5102, Q Super Centre
Mermaid Waters
Qld 4218

Reference Bitzios
Date 1 Jun 2021
Inv Number 018

Level 2, 428 Upper Edward Street, Spring Hill, Qld 4000

Details	Amount	GST
Rent 1/6/2021 – 30/6/2021	\$5,500	10%

Total Excl GST: \$5,500
GST: \$550
Balance Due: \$6.050

Dealing Number



OFFICE USE ONLY

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Privacy Statement

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1. Lessor DSMJM PTY LTD ACN 159 199 185 AS TRUSTEE FOR THE BITZIOS 2 SUPERANNUATION FUND	Lodger (Name, address E-mail & phone number) Lodger Code MCG Legal Level 1, 67 Davenport Street, SOUTHPORT QLD 4215 GC267 Tel: 07 5591 2222 Ref: MCG:HB:2005458 Email: info@mcglegal.com.au
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2. Lot on Plan Description	Title Reference
Lot 301 on SP213625	50769760

3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		BITZIOS CONSULTING AS TRUSTEE FOR THE BITZIOS FAMILY TRUST TRADING AS BITZIOS CONSULTING ACN 106 887 487	

4. Interest being leased
FEE SIMPLE

5. Description of premises being leased

THE WHOLE OF THE LAND

6. Term of lease
 Commencement date/event: 01/12/2019
 Expiry date: 30/11/2022 and/or Event:
 #Options: NIL
 #Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)

7. Rental/Consideration
 \$66,000.00 PLUS GST PER
 ANNUM PAYABLE BY CALENDAR
 MONTHLY INSTALMENTS OF
 \$5,500.00 PLUS GST

8. Grant/Execution

The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:- *the attached schedule; *the attached schedule and document no. ; * document no. ; *Option in registered lease no. has not been exercised.

* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature

DSMJM PTY LTD ACN 159 199 185
Director

..... full name

..... qualification

Execution Date

.....
Lessor's Signature

Witnessing Officer

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

..... signature

Director

..... full name

..... qualification

Execution Date

.....
Lessor's Signature

Witnessing Officer

2.14

Title Reference [50769760 «PROPERTY__Title_Reference_Multipl»]

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

9. Acceptance

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

..... signature

BITZIOS CONSULTING ACN 106 887 487

..... full name

..... qualification

/ /
Execution Date

.....
Lessee's Signature

Witnessing Officer

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

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Title Reference [50769760 «PROPERTY__Title_Reference_Multipl»]

REFERENCE SCHEDULE

Item 1	Premises	301/428 Upper Edward Street, Spring Hill
Item 2	Term	Three (3) years
Item 3	Rent	\$66,000.00 per annum plus GST
Item 4	Review Date(s) (CPI/Market/Fixed):	
	(a) CPI Rent Review Dates	Not Applicable
	(b) Market Review Dates	Upon the execution of an option.
	(c) (i) Fixed Increase Dates	On the anniversary of each commencement date throughout the term.
	(ii) Fixed Increase Percentage	3%
	(d) Minimum Increase Percentage	Not Applicable
Item 5	Agreed Proportion of Outgoings	100% of all costs associated with the leased lot.
Item 6	Permitted Use	Office.
Item 7	Insurance - Public Risk	(a) All the lessee's property in the premises, the shopfront and all fixtures and fittings provided by the lessor. (b) Public risk liability insurance to a minimum of \$20 million with the lessor and nominated financier noted as interested parties. (c) All plate and other glass in the premises.
Item 8	Car Parking	Not included
Item 9	Option Periods	NIL
Item 10	Bond	NIL
Item 11	Guarantors	N/A
Item 12	Area leased	(110m2 approx)
Item 13	Lessor's address for service of notices	Suite 26/58 Riverwalk Avenue, Robina
Item 14	Lessee's address for service of notices	Suite 26/58 Riverwalk Avenue, Robina
Item 16	Rent Moratorium	Not applicable

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Title Reference [50769760 «PROPERTY__Title_Reference_Multipl»]

1 INTERPRETATION

1.1 Terms and Reference Schedule

- (1) Terms in **bold** in the Reference Schedule have the meaning shown opposite
- (2) Item numbers refer to those in the Reference Schedule unless stated otherwise

1.2 Definitions

- (1) "**Agreed Proportion of Outgoings**" means the percentage in Item 5 of the Reference Schedule being the proportion that the area of the **Premises** bears to the **Lettable Area**
- (2) "**Air Conditioning System**" means the air conditioning plant and equipment and the appurtenances thereto including ducting, ventilation, air curtains, plant mountings, platforms and roof penetrations (if any) used in the provision manufacture and reticulation of conditioned air to the **Premises** and which forms part of the **Lessor's Property**
- (3) "**API**" means the Australian Property Institute (Inc) Queensland Division
- (4) "**Bond**" means that amount in Item 10 of the Reference Schedule payable by the **Lessee** to the **Lessor**
- (5) "**Bank Guarantee**" means an unconditional and irrevocable undertaking by a bank for the amount in Item 10 of the Reference Schedule on terms acceptable to the **Lessor**
- (6) "**Building**" means all buildings and improvements on the **Land** of which the **Premises** form part including the land
- (7) "**Car Park**" means those parts of the **Building** nominated by the **Lessor** for the parking of cars including all ramps and driveways and all rooms servicing the car parking area
- (8) "**Common Areas**" means the areas of the **Building** designated for common use by the **Lessor**
- (9) "**Commencement Date**" means the day inserted in Item 6 of the Form 7
- (10) "**CPI**" means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "CPI" means an index that the president of the **API** decides best reflects changes in the cost of living in the relevant city in which the **Premises** are located
- (11) "**Designated Car Park**" means the **Car Park** shown on the attached plan
- (12) "**Expiry Date**" means the day inserted in Item 6 of the Form 7
- (13) "**Financial Year**" means 1 July to 30 June
- (14) "**Goods and Services Tax**" means GST within the meaning of the GST Act
- (15) "**GST Act**" means the *A New Tax System (Goods and Services Tax) Act 1999* as amended from time to time
- (16) "**Land**" means the property described in Item 2 of the Form 7
- (16a) "**Lease**" means the Form 7, this Schedule including the Reference Schedule, car park and survey plans where applicable
- (17) "**Lessee**" means the party described in Item 3 of the Form 7
- (18) "**Lessee's Property**" means all fixtures, fittings, equipment, stock and other articles in the **Premises** owned by the **Lessee**
- (19) "**Lessor**" means the party described in Item 1 of the Form 7

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Title Reference [50769760 «PROPERTY__Title_Reference_Multipl»]

- (20) "**Lessor's Property**" means any property owned by the **Lessor** in or on the **Building**
- (21) "**Lettable Area**" means the parts of the **Building** the **Lessor** has leased or intends to lease at a commercial rental
- (22) "**Outgoings**" means the Lessor's reasonable expenses directly attributable to the operation, maintenance or repair of the **Building** and charges, levies, premiums, rates or taxes payable by the **Lessor** because it is the owner or occupier of the **Building** or the **Land** and such expenses include, but will not be limited to, all costs associated with:
- (a) rates, taxes (excluding income tax) and charges payable to any government or other authority
 - (b) cleaning costs and materials
 - (c) rubbish removal
 - (d) light and power charges
 - (e) air conditioning and ventilation
 - (f) lifts and escalators
 - (g) fire protection and prevention
 - (h) security
 - (i) insurance premiums
 - (j) repairs and maintenance
 - (k) costs for the control of pests, vermin or insects or other similar infestation
 - (l) costs of maintaining gardens
 - (m) management costs
 - (n) land tax on a single holding basis payable on the **Land** as permitted by current legislation; and
 - (o) if the Premises are under the Body Corporate and Community Management Act 1997, then Body Corporate Administration levies.
- (23) "**Premises**" means the premises described Item 5 of the Form 7 the boundaries of which are the internal finished surface of walls and includes the **Lessor's Property** in the **Premises**
- (24) "**Renewed Lease**" means a Lease of the **Premises** for the relevant period set out in Item 9 of the Reference Schedule on the terms set out in Clause 15
- (25) "**Rent**" means the amount in Item 3 of the Reference Schedule as varied under this Lease
- (26) "**Services**" means all gas, electricity, telephone, water, sewerage, fire prevention, ventilation, air conditioning, hydraulic, elevator and security services and all other utilities, services or systems provided in the **Building**
- (27) "**Valuer**" means a person who has at least three (3) years experience in valuing the kind of premises leased by this Lease

1.3 Reference

- (1) Reference to:
- (a) the singular includes the plural and the plural includes the singular

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Title Reference [50769760 «PROPERTY__Title_Reference_Multipl»]

- (b) a person includes a body corporate
- (c) a party includes the party's executors, administrators, successors and permitted assigns.
- (2) If a party consists of more than one person, this Lease binds them jointly and each of them severally.
- (3) Headings are for convenience only and do not form part of this Lease or affect its interpretation.

2 RENT AND OTHER PAYMENTS

2.1 Payments

The **Lessee** must pay the **Lessor**:

- (a) the **Rent**
- (b) the **Agreed Proportion of Outgoings**
- (c) charges for **Services** to the **Premises** during the **Term**
- (d) intentionally deleted
- (e) any required duty assessed on the Lease and costs of registering the Lease
- (f) costs of any survey plan attached to the Lease
- (g) the **Lessor's** reasonable legal costs and expenses of and incidental to the negotiation, preparation and execution of this Lease and any Renewed Lease
- (h) all reasonable costs and expenses incurred by the **Lessor** in relation to any notice given to the **Lessee** in accordance with this Lease, lawful determination or attempted determination of this Lease, the surrender of this Lease, the granting of any consents, proceedings lawfully brought by the **Lessor** to enforce the **Lessee's** performance and obligations under this Lease
- (i) any reasonable additional or unusual charges and expenses incurred by the **Lessor** at the request of the **Lessee**
- (j) any tax or levy in the nature of a goods and services tax or consumption tax or other tax levied directly on or relating to the receipt of payments including **Rent** incurred by the **Lessor** during the **Term**
- (k) any land tax payable on the **Land** as permitted by current legislation during the **Term**
- (l) any other payments arising from the **Lessee's** use of the **Premises**.

2.2 Manner of Payment

- (1) The **Lessee** must pay the **Rent**:
 - (a) by equal monthly instalments in advance on the first day of each month
 - (b) the first payment must be made on the **Commencement Date**
 - (c) if necessary the first and last instalments must be apportioned on a daily basis.
- (2) The **Lessee** must pay the **Agreed Proportion of Operating Expenses** for each **Financial Year** in the manner notified in writing by the **Lessor** and in the absence of notification in the same manner as **Rent**. A certificate by the **Lessor** or authorised representative of the **Lessor** is prima facie evidence of the operating expenses for each **Financial Year**.
- (3) The **Lessee** must make all other payments promptly to the relevant assessing authority if assessed directly against the **Lessee** but otherwise to the **Lessor** upon receipt of an invoice.

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Title Reference [50769760 «PROPERTY__Title_Reference_Multipl»]

- (4) Payments must be made as the **Lessor** directs.
- (5) Within ninety (90) days after the expiry of each **Financial Year** the **Lessor** must provide the **Lessee** with an itemised statement containing the actual **Outgoings** for the **Building** or the **Land** for the immediately preceding **Financial Year**. Within fourteen (14) days of being provided with a statement, the **Lessor** must refund any overpaid **Outgoings** and the **Lessee** must pay any shortfall.

2.3 Charges for Electricity

The **Lessee** acknowledges that if the **Lessor** supplies electricity to the **Lessee** as provided in the *Electricity Act 1994* and the *Electricity Regulations 2006* that the **Lessor** has elected to recover the cost of it from the **Lessee** as provided in that Act. In any event the **Lessee** will pay to the proper authorities or supplier all charges for electricity used on the **Premises** including the charges relating to the operation of the air conditioning system, if any.

2.4 Interest

If any money under the Lease remains unpaid for fourteen (14) days after the due date, the **Lessor** may charge the **Lessee** daily interest on any late payments at the rate of two percent (2%) per month or any part of a month. All interest charged must be paid on demand.

2.5 Net Lease

This **Lease** is a net lease and the **Lessee's** obligations to pay **Rent** and the right of the **Lessor** to the **Rent** is absolute and unconditional and are not subject to any abatement, reduction, setoff, defence, counterclaim or recoupment. The **Rent** will continue to be payable in all events and in the manner and at the times provided in this **Lease** unless the obligation to pay **Rent** is terminated in accordance with this **Lease**.

3 RENT REVIEWS

3.1 CPI Review

Where **CPI Review Dates** are inserted in Item 4(a) of the Reference Schedule the **Rent** must be reviewed on each **CPI Review Date** to an amount represented by A where:

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

Where B = the **CPI** for the quarter ending immediately before the relevant CPI review date.

C = the **CPI** for the quarter one (1) year before the quarter in B; and

D = the **Rent** payable immediately before the **CPI Review Date**.

3.2 Market Review

- (1) Where **Market Review Dates** are inserted in Item 4(b) of the Reference Schedule the **Rent** must be reviewed in each **Market Review Date**.
- (2) The current market rent must be agreed upon between the **Lessor** and the **Lessee** and if agreement on the current market rent is not reached by one month after commencement of the year under review, then the **Rent** must be determined by a **Valuer**, acting as an expert and not an arbitrator, to be agreed upon by the **Lessor** and the **Lessee** or failing agreement, as nominated by the President of the **API**.
- (3) In arriving at a decision, the **Valuer** must take no account of any increase in rental value of the **Premises** attributable at the review date of any improvements to the **Premises** carried out by the **Lessee** or **Lessor** by way of fit out.
- (4) The costs of the **Valuer** must be borne equally by the **Lessor** and the **Lessee**.

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3.3 Fixed Review

Where **Fixed Increase Dates** are inserted in Item 4(c)(i) of the Reference Schedule then from and including each **Fixed Increase Dates** the **Rent** increases by the corresponding percentage set out in Item 4(c)(ii) of the Reference Schedule.

3.4 Rent Not to Decrease

The **Rent** in any year will not in any circumstances be less than the **Rent** payable in the immediately preceding year and where applicable shall be an amount equivalent to the percentage in Item 4(d) of the Reference Schedule multiplied by the **Rent** payable in the immediately preceding year.

3.5 Payment of Rent Prior to Review

- (1) Until a determination of **Rent** is made, the **Lessee** must pay the **Rent** payable before the date of the relevant review.
- (2) Any variation in **Rent** resulting from a review takes effect on the relevant review date.
- (3) Within fourteen (14) days of a determination, the **Lessor** must refund any overpaid **Rent** or the **Lessee** must pay any shortfall.

4 USE OF THE PREMISES

4.1 Use of Premises

- (1) The **Lessee**:
 - (a) must bring the **Premises** into active and bonafide use and may use the **Premises** only for the **Permitted Use** and for no other purpose;
 - (b) acknowledges that it is solely responsible for obtaining any necessary permits or consents from the local authority or any other governing agency to ensure that it is lawfully permitted to use the **Premises** for the **Permitted Use**;
 - (c) acknowledges that no representations have been made by the **Lessor** or the **Lessor's** representatives or managing agent as to the allowable use of the **Premises** or to what approvals may be required to enable the **Lessee** to carry on such a use within the **Premises**.
- (2) The **Lessee** acknowledges that the **Lessor** does not warrant that:
 - (a) the **Premises** are suitable for any purpose or may be used for the **Permitted Use**;
 - (b) any other person has leased, will lease or continue to lease any other premises in the **Building**; and
 - (c) the **Lessee** has an exclusive right or limited shared right to carry on the **Permitted Use** or sell any particular product or service permitted under this **Lease**.

4.2 Conduct

The **Lessee** must not:

- (a) allow the **Premises** to be used for annoying, offensive or illegal acts which cause annoyance, nuisance, grievance, damage or disturbance to the occupants of adjacent premises or to the **Lessor**
- (b) hold or permit to be held any auction or similar sale in the **Premises**
- (c) use any form of power other than gas or electric current or gas supplied through metres
- (d) overload the **Services**

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Title Reference [50769760 «PROPERTY__Title_Reference_Multipl»]

- (e) damage the **Lessor's Property**
- (f) alter the **Premises**, install any partitions or equipment or do any building work
- (g) do anything that may invalidate the **Lessor's** insurance or increase the **Lessor's** premiums
- (h) display, paint or erect any signs, save standard business signage for the Lessee's **Permitted Use**
- (i) knowingly use or allow the **Lessor's Property** to be used for any purpose other than those for which they were designed
- (j) interfere with any drains, water supply, gas, electrical, plumbing, airconditioning equipment or other services or any of the **Lessor's Property**
- (k) prepare or cook for sale or other commercial purpose any food on the **Premises**
- (l) use any apparatus which radiates heat except as required for the **Permitted Use**
- (m) bring any heavy machinery, plant or equipment onto the **Premises** unless it is reasonably necessary for the **Permitted Use** and in any case must not overload the floors, walls or ceilings
- (n) make holes, deface or damage floors, walls or ceilings or other parts of the **Premises**
- (o) install any vending or amusement machines
- (p) use or install any product or property in the **Premises** likely to cause damage
- (q) use or permit to be used any of the elevators, escalators or travelators in the **Building** to carry any bulky goods or equipment unless they are designated by the **Lessor** for that purpose.

4.3 Consent

The **Lessee** may seek the **Lessor's** written consent to any of the matters in Clause 4.2 which shall not be unreasonably withheld.

4.4 Lessee's Obligation

The **Lessee** must:

- (a) obtain and maintain all permits or consents required from any government authority to carry on the **Permitted Use** in the **Premises**
- (b) obey all reasonable directions and rules given by the **Lessor** relating to use of the Common Areas
- (c) obey any rules made by the **Lessor** relating to the operation, safety, use, occupation and management of the **Building**
- (e) immediately notify the **Lessor** of any damage to, defect or disrepair in the **Services** or the **Lessor's Property**
- (f) immediately notify the **Lessor** of any infectious diseases notifiable to the relevant Health Authority occurring on the **Premises** of which it is aware
- (g) immediately provide the **Lessor** with copies of all notices, which it is required to serve on or receive pursuant to any legislation relating to the **Premises**
- (h) at the expiration or sooner determination of the Term return all keys of the **Premises** to the **Lessor**
- (l) lock all exterior doors and windows in the **Premises** and the **Building** when the **Premises** or the **Building** are not being used

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- (j) pay all charges, assessments or impositions which may be levied in respect of the **Premises** during the Term and arising as a result of the use and occupation of the **Premises** by the **Lessee**
- (k) keep the **Premises** free from vermin.

5 MAINTENANCE AND REPAIR

5.1 Repair

The **Lessee** must:

- (a) keep the **Premises**, including all signage, in good repair and condition except for fair wear and tear, and structural or capital defects and/or repairs
- (b) fix any damage caused by the **Lessee** or its employees use
- (c) repair, maintain or replace all glass in the **Premises**, the doors locks windows and window fittings, all broken, faulty or blown light tubes and associated electrical apparatus in the **Premises**
- (d) during the last year of the Term, and only if reasonably required based on the state of the **Premises**, paint the walls, ceilings and other painted surfaces of the interior of the **Premises** with two (2) coats of first quality paint in a proper and workmanlike manner, in the original colours or in such other colours as approved by the **Lessor**
- (e) at the **Lessee's** costs, maintain, service and repair the air conditioning plant and equipment (if any) servicing the demised premises and shall provide evidence satisfactory to the **Lessor** of such maintenance or service provided that the **Lessee** shall not be liable for work of a structural nature or for the replacement of the air conditioning plant and equipment or parts thereof except as such may be occasioned by the act, neglect or default of the **Lessee** in complying with this Clause.

5.2 Cleaning

The **Lessee** must:

- (a) keep the **Premises** clean and tidy, consistent with the nature of the business conducted on the **Premises**
- (b) keep the **Lessee's Property** clean and tidy
- (c) if the **Lessor** and **Lessee** agree to use a cleaning service supplied by the **Lessor** to the **Premises** the **Lessee** must pay to the **Lessor** on demand the reasonable cost of cleaning the **Premises**
- (d) any cleaning of the **Premises** by a service supplied by the **Lessor** must be of a satisfactory commercial standard and the cleaners will be allowed access to the **Premises** at all reasonable times.

5.3 Lessor's Right to Inspect and Repair

- (1) Upon giving the **Lessee** two (2) days notice in writing, the **Lessor** may inspect or carry out repairs, maintenance, or building work in or around the **Premises** at any reasonable time. In an emergency, the **Lessor** may enter at any time without giving the **Lessee** notice.
- (2) The **Lessor** may carry out any of the **Lessee's** obligations under this Lease if the **Lessee** does not carry them out on time or as reasonably directed by the **Lessor**. If the **Lessor** does so, then the **Lessee** must pay the **Lessor's** expenses.

5.4 Lessee's Works

Intentionally deleted

5.5 Lessor's Works

Intentionally deleted

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6 ASSIGNMENT AND SUBLETTING

- 6.1 The **Lessee** may only assign, sublet, mortgage, charge or deal with the Lease or the **Premises** with the **Lessor's** consent which must not be unreasonably withheld.
- 6.2 The **Lessor** must give its consent if:
- (a) the **Lessor** is satisfied that the new Lessee is suitable, respectable, responsible and financially secure and is capable of carrying out the **Lessee's** obligations under this Lease
 - (b) the **Lessee** and the new Lessee signs any agreement and gives any security which the **Lessor** reasonably requires
 - (c) the **Lessee** complies with any other reasonable requirements of the **Lessor**
 - (d) the **Lessee** is not in breach of the Lease
 - (e) the **Lessee** releases the **Lessor** from all claims the **Lessee** has or may have in respect of this Lease
 - (f) the **Lessee** pays the **Lessor's** reasonable costs and expenses of giving its consent including legal costs and registration fees.
- 6.3 If the **Lessee** is a corporation, any change in the principal shareholding or composition of the board of directors altering the effective control or control of one half or greater of the shares of the board is considered an assignment of this Lease and must be dealt with in accordance with this Lease.

7 LESSOR'S RIGHTS AND OBLIGATIONS

7.1 Variations in Lessee's Agreed Proportion

If the **Lessor** modifies the **Building** or alters the **Lettable Area**, the **Lessor** can recalculate the **Agreed Proportion of Outgoings** on the same basis as the **Agreed Proportion of Outgoings** was calculated before the **Commencement Date** but taking into account the increased or reduced (as the case may be) **Lettable Area**. Every such recalculation shall be binding on the parties to this Lease from the date the **Lessor** notifies the **Lessee** in writing.

7.2 Elevators, Escalators, Travelators and Airconditioning

The **Lessor** must use its best endeavours to ensure any elevator, escalator or travelator and air conditioning services are functioning properly during normal business hours and will ensure any cessation of such services during normal business hours is restricted to the minimum period possible. If the **Lessor** provides out of hours air conditioning, at the request of the **Lessee**, any additional costs will be borne by the **Lessee**.

7.3 Head Lease or Other Interests

The **Lessee** must allow any person having any estate or interest in the **Premises** superior to or concurrent with the **Lessor** to exercise the powers to enter and view the **Premises** and to carry out repairs renovations maintenance and other work and otherwise to exercise or perform their lawful rights or obligations.

7.4 Rules

The **Lessor** may make rules relating to the **Building** and **Common Areas** dealing with:

- (a) their use, care and cleanliness
- (b) the preservation of good order
- (c) the comfort of persons
- (d) the location of garbage and refuse pending its removal

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(e) the closure of any part outside normal business hours

(f) the external appearance.

7.5 Complex Exterior

The **Lessor** has the exclusive right to use of the exterior of the **Building**, provided that any use of the exterior of the **Building** must not interfere with or adversely impact upon the **Lessee's** use of the **Premises**.

7.6 Licenses For Use of Common Areas

The **Lessor** can grant to any person a licence to use any part of the **Common Areas** (other than toilets) provided such licence must not substantially adversely affect the **Lessee's** rights under this Lease.

7.7 Quiet Enjoyment

Provided the **Lessee** complies with the terms of this Lease the **Lessee** can peaceably hold and enjoy the **Premises** during the continuance of this Lease without any interruption by the **Lessor** or any other person lawfully claiming under the **Lessor**.

7.8 Insurance

The **Lessor** must insure the **Building** (but excluding all additions to the **Premises** carried out by the **Lessee** and the **Lessee's Property**) for its full replacement value and unless the insurance becomes void or voidable through or by reason of some default by the **Lessee** keep it insured.

7.9 Rates and Taxes

The **Lessor** must pay all **Outgoings** not payable by the **Lessee** or other occupant of the **Building**.

7.10 Maintenance

The **Lessor** must keep the **Common Areas** tidy and in good repair and must maintain the structural integrity of the **Premises** and **Building**.

7.11 Services

The **Lessor** must do everything reasonable to ensure the **Services** and **Lessor** supplied fixtures, fittings and equipment operate efficiently during normal working hours but the **Lessor** is not liable if they do not.

7.12 Directory Boards

Any directory boards provided by the **Lessor** are under its control.

7.13 Consent of Mortgagee

The **Lessor** must obtain from any mortgagee an unconditional consent in writing to this Lease.

7.14 Signage

Intentionally deleted.

8 RISK

8.1 Own Risk

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

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8.2 Release

The **Lessee** releases to the fullest extent permitted by Law, the **Lessor** and its agents, employees and contractors from all claims and demands resulting from any accident, damage, loss, injury or death occurring in the **Premises** or in any part of the **Building** or outside the **Building** except to the extent that it is caused by a deliberate act, negligence or default by the **Lessor** or its agents, employees or contractors or from structural defects.

8.3 Indemnity

Without limiting the generality of Clause 8.2 the **Lessee** indemnifies and holds indemnified the **Lessor** and its agents, employees and contractors from and against all actions, claims, losses, damages and costs for or in respect of which the **Lessor** may sustain or incur or for which the **Lessor** or its agents, employees and contractors shall or may be or become liable whether during or after the Term in respect of or arising from:

- (1) **Breach of Covenant** - Loss, damage or injury to property or person from or contributed to by the neglect or default of the **Lessee** to observe or perform any of the covenants, conditions and restrictions on the part of the **Lessee** whether positive or negative expressed or implied
- (2) **Misuse** - Negligent use or misuse, waste or abuse by the **Lessee** or any servant, agent or sub-Lessee of any **Services** to the **Premises** or to the **Building**
- (3) **Escape of Harmful Agent** - Overflow or escape of water, fire, gas, electricity or any other harmful agent whatsoever in or from the **Premises** caused or contributed to by any act or omission on the part of the **Lessee** its servants, agents or sub-Lessees
- (4) **Failure to Notify** - Failure of the **Lessee** to notify the **Lessor** of any defect of which it is aware in the **Premises** whatsoever
- (5) **Use of Premises** - Loss damage or injury from any cause whatsoever to property or person caused or contributed to by the use of the **Premises** by the **Lessee** or any servant, agent or sub-Lessee
- (6) **Personal Injury** - Any personal injury sustained by any person in or about the **Premises** or the **Building** howsoever caused other than the wilful or negligent act or omission of the **Lessee** or its servants or agents.

8.4 Insurance

- (1) At all times during the continuance of this Lease the **Lessee** must effect and keep current:
 - (a) a public liability insurance policy in respect of the **Premises** having endorsement to include the risks and indemnities contained in Clause 8.3 in the names of the **Lessee** noting the interest of the **Lessor** in an amount set out in Item 7 of the Reference Schedule or any higher amount that the **Lessor** may from time to time reasonably require the **Lessee** by notice in writing to effect for of any single claim, accident or event, with an insurance office or company approved by the **Lessor** (such approval not to be unreasonably withheld)
 - (b) a policy of insurance in the names of the **Lessee** and noting the interest of the **Lessor** to cover:
 - (i) the full reinstatement replacement costs of plate glass in the **Premises**
 - (ii) special industrial risks (if any) due to the specific **Permitted Use** of the **Premises** by the **Lessee** (if any)with an insurance office or company approved by the **Lessor** (such consent not to be unreasonably withheld)
 - (c) worker's compensation including employer's liability insurance (unlimited cover).
 - (d) All the Lessee's property in the premises, the shopfront and all fixtures and fittings provided by the Lessor.
- (2) The **Lessee** must give the **Lessor**:

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- (a) a duplicate copy of each such policy immediately it is effected
- (b) a copy of the receipt issued for payment of each premium within five (5) business days of it being paid
- (c) a copy of the certificate of currency when requested.

8.5 Notice of Accident

The **Lessee** must give the **Lessor** prompt notice in writing of any accident in or want of repair to the **Premises** or defect in any **Services** which it is aware.

8.6 Conduct Voiding Insurance

The **Lessee** must not knowingly do or permit to be done or omit to do any act in the **Premises** or on the **Common Areas** which may render void or voidable any insurances on the **Building** or that may cause the rate of premium on any such insurance policies to be increased or be liable to be increased and the **Lessee** must do or permit to be done immediately upon request by the **Lessor**, everything necessary to ensure the continuance of any insurances effected by the **Lessor**.

9 DEFAULT AND TERMINATION

9.1 Essential Terms

The essential terms are:

- (a) Payments [Clause 2.1]
- (b) Use of Premises [Clause 4.1]
- (c) Conduct [Clause 4.2]
- (d) Lessee's Obligations [Clause 4.4]
- (e) Repair [Clause 5.1]
- (f) Cleaning [Clause 5.2]
- (g) Obtain consent before assignment, subletting, mortgaging or charging [Clause 6.1].

9.2 Default

The **Lessee** is in default of this Lease if:

- (a) it breaches an essential term of this Lease
- (b) it repudiates its obligations under this Lease
- (c) it is insolvent
- (d) its interest under this Lease is attached or taken in execution under any legal process, or
- (e) it does not comply with any other term of this Lease within a reasonable time after receiving notice from the **Lessor** to do so.

9.3 Termination of Tenancy

- (1) If the **Lessee** is in default and does not remedy the default within the time stated in any notice from the **Lessor**, the **Lessor** may do any one or more of the following without prejudice to any other right which it may have against the **Lessee**:

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- (a) by notice to the **Lessee**, convert this Lease to a month to month tenancy on the terms of this Lease as far as they can be applied to a monthly tenancy
- (b) by notice to the **Lessee**, terminate the Lease and take possession of the **Premises**
- (c) recover from the **Lessee** any loss suffered by the **Lessor** due to default of the **Lessee**
- (d) exercise any of its other legal rights.

(2) The **Lessor** must take reasonable steps to mitigate its loss.

10 EXPIRY OF TERM

10.1 Lessee's Obligations

On expiry of the Term or earlier termination the **Lessee** must:

- (a) vacate the **Premises** in good repair and clean condition fair wear and tear being acceptable
- (b) remove all of the **Lessee's Property** from the **Premises**
- (c) repair any damage caused by removal of the **Lessee's Property**
- (d) return all keys, security passes and cards held by the **Lessee** or its employees, and
- (e) paint the **Premises** with two (2) coats of first quality paint in a workmanlike manner in colours approved in writing by the **Lessor**.

10.2 Failure to Remove Lessee's Property

If the **Lessee** does not remove the **Lessee's Property** on expiry or earlier termination, the **Lessor** may:

- (a) remove and store the **Lessee's Property** at the **Lessee's** risk and expense, or
- (b) treat the **Lessee's Property** as being abandoned, in which case title in the **Lessee's Property** passes to the **Lessor** who may deal with it as it thinks fit without being liable to account to the **Lessee**, or
- (c) charge the **Lessee** and the **Lessee** must pay to the **Lessor** an occupation fee for the **Premises** from the date of expiration or earlier determination of this Lease (whether by effluxion of time or otherwise) until the date of removal or disposal to the satisfaction of the **Lessor**. The occupation fee will be equivalent to the **Rent** payable by the **Lessee** immediately prior to the expiration of the Lease in respect of the area occupied by all or that part of the **Lessee's Property** not removed until they are removed. The payment by the **Lessee** of the occupation fee will not create the relationship of landlord and tenant between the parties and any such implication or inference to that effect is expressly negated.

10.3 Power of Attorney

- (1) The **Lessee** irrevocably appoints the **Lessor** and each and every one of its directors to be the true and lawful attorney of the **Lessee** to act at any time after the power to take back possession of the premises has been exercised.
- (2) The attorney is empowered to:
 - (a) execute and register (if necessary) a Transfer or Surrender of the Lease or a Withdrawal of any Caveat lodged by the **Lessee** affecting the **Land** together with any other documents needed to effect those dealings
 - (b) do all things which the **Lessee** is required to do under this Lease.
- (3) The **Lessee** undertakes to ratify and confirm anything the attorney lawfully does and to pay the **Lessor's** reasonable expenses incurred in exercising the powers under Clause 10.3 on demand.

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11 MONTHLY TENANCY

11.1 Monthly Tenancy

If the **Lessee** continues to occupy the **Premises** after the **Expiry Date** in accordance with this Lease:

- (a) The **Lessee** does so as a monthly Lessee on the same conditions as at the last day of the Term, and
- (b) either party may terminate the monthly tenancy by giving to the other one (1) month's notice expiring on any day.

12 DAMAGE AND DESTRUCTION

12.1 Rent Reduction

If the **Building** is damaged or destroyed and the **Lessee** or its employees have not caused or contributed to such damage or destruction preventing the **Lessor** from claiming against its insurance and as a result the **Premises** are wholly or partially unfit for use or the **Lessee** cannot gain access to the **Premises** then from the date that the **Lessee** notifies the **Lessor** of the damage or destruction until the date that the **Premises** are again fit for use and accessible the **Lessor**:

- (a) must reduce the **Rent, Agreed Proportion of Outgoings** and any other money payable to the **Lessor** by a reasonable amount depending on the type and extent of damage or destruction, and
- (b) cannot require the **Lessee** to clean, repair or maintain until the **Premises** are fit for use and accessible.

12.2 Lessee May Terminate

The **Lessee** may terminate this Lease by thirty (30) days notice to the **Lessor** unless:

- (a) within three (3) months of the event causing damage or destruction, the **Lessor** notifies the **Lessee** that the **Premises** will be reinstated, and
- (b) carries out reinstatement works within a reasonable time having regard to the extent of the damage.

12.3 Lessor May Terminate

If the **Lessor** considers the damage to the **Premises** renders it impractical or undesirable to reinstate the **Premises**, it may terminate this Lease by giving to the **Lessee** notice in writing.

12.4 No Obligation to Rebuild

The **Lessor** is not obliged to restore the **Building** or **Premises** according to the former specifications so long as the layout and dimensions of the **Premises** and **Services** are not substantially different.

12.5 Dispute Resolution

- (1) The **Lessee** is entitled to dispute the reasonableness of any reduction of rent and other moneys
- (2) Any dispute as to the extent and reasonableness of any reduction in rent and other moneys must be determined by an independent **Valuer** appointed by the president of the **API** at the request of either party
- (3) In making the determination, the appointed **Valuer** acts as an expert and the determination is final and binding on both parties
- (4) The cost of the determination must be paid by the parties equally unless otherwise decided by the appointed **Valuer**.

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12.6 Antecedent Rights

Termination under Clause 12 or any other provision of this Lease does not affect either parties' accrued rights before termination.

13 SALE BY LESSOR

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

14 GENERAL

14.1 Naming Rights

The **Lessor** may:

- (a) name or rename the **Building**
- (b) alter or build additions to the **Building** and in so doing interrupt the **Services** provided any interruption is minimised.

14.2 Lessor May Rectify

If the **Lessee** does not perform any obligation under this Lease the **Lessor** may perform that obligation as agent of the **Lessee** and the full cost to the **Lessor** of performing that obligation is payable by the **Lessee** to the **Lessor** on demand.

14.3 Notices

To be valid or effective a notice or document must be:

- (a) in writing, and
- (b) left at, posted by registered post or sent by facsimile to the **Lessor** or **Lessee** at the address or number last notified by the receiving party.

14.4 Waiver Negatived

Failure by the **Lessor** or **Lessee** to exercise any power or right under this Lease can not be such to be construed or deemed a waiver of the relevant power or right unless it is in writing.

14.5 Entire Agreement

This Lease:

- (a) contains the entire agreement and understanding between the parties on everything connected with the subject matter of this Lease, and
- (b) supersedes any prior agreement or understanding on anything connected with that subject matter.

14.6 Severability

If any provision of this Lease or its application to any person or circumstance is or becomes unenforceable, illegal or void the remaining covenants are not affected and each covenant of this Lease is enforceable to the greatest extent permitted by Law.

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14.7 Obligations of Parties

The respective covenants and obligations of the parties as set out in this Lease whether positive or negative must be construed as if each such obligation or covenant is a separate and independent covenant made by one party in favour of the other party and continuing (unless the context otherwise requires) throughout the Term and for so long as it remains to be performed.

14.8 Statutes and Regulations

Reference to statutes regulations ordinances or by-laws are deemed to extend to all statutes regulations ordinances or by-laws amending consolidating or replacing the same.

14.9 Governing Law

This Lease must be governed by and construed in accordance with the law of the State of Queensland.

14.10 Saturdays, Sundays and Public Holidays

If under this Lease the day on or by which any act, matter or thing must to be done is a Saturday, Sunday or a public holiday that act matter or thing must be done on the next succeeding day which is not a Saturday, Sunday or Public holiday.

14.11 Jurisdiction

- (a) Each party irrevocably submits to the non-exclusive jurisdiction of the courts of the State in which the Land is situated, and the courts competent to determine appeals from those courts, with respect to any proceedings which may be brought at any time relating in any way to this lease.
- (b) Each party irrevocably waives any objection it may now or in the future have to the venue of any proceedings, and any claim it may now or in the future have that any proceedings have been brought in an inconvenient forum, where that venue falls within clause 14.11(a).

14.12 Amendments

This lease may only be varied by a deed signed by each of the parties.

14.13 Consents

Any consent or approval referred to in, or required under, this lease from any party may be given or withheld, or may be given subject to any conditions as that party (in its absolute discretion) thinks fit, unless this lease expressly provides otherwise.

14.14 Counterparts

This lease may be executed in any number of counterparts and by the parties on separate counterparts. Each counterpart constitutes the agreement of each party who has executed and delivered that counterpart.

14.15 Statutory Provisions

- (a) The covenants, powers and provisions implied in leases by sections 105 and 107 of the *Property Law Act 1974* do not apply to this lease.
- (b) If any of the forms of words used in the first column of Schedule 3 to the *Property Law Act 1974* are used in this lease, they do not imply a covenant under section 109 of that Act.

15 OPTION FOR FURTHER TENANCY

15.1 Exercise of Option

If further terms have been inserted in Item 9 of the Reference Schedule the **Lessor** must grant a **Renewed Lease** of the **Premises** to the **Lessee** for each further term inserted in Item 9 of the Reference Schedule if the **Lessee**:

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- (a) gives notice to that effect to the **Lessor** not less than three (3) months before the Term expires, and
- (b) has not breached any of the essential terms of this Lease set out on Clause 9.1.

15.2 Terms of Renewed Lease

The **Renewed Lease** must be on the same terms as this Lease except:

- (a) the term will be that specified for the relevant option in Item 9 of the Reference Schedule
- (b) the date of commencement will be the day after expiry of the Term
- (c) the rent will be an amount determined under Clause 3.2 as if the last day of the Term was a Market Review Date
- (d) the amount of public liability insurance in Item 7 of the Reference Schedule will be an amount reasonably required by the Lessor
- (e) the Bond in Item 10 of the Reference Schedule will be an amount reasonably required by the **Lessor**
- (f) Clause 15 will be omitted from the **Renewed Lease** when no relevant further terms remain in Item 9 of the Reference Schedule or the **Lessee** does not comply with Clause 15.1.

15.3 Dispute

If **Rent** is not determined at the **Commencement Date** of the **Renewed Lease**, the **Lessee** must pay the **Rent** and any adjustment will be made on determination of the relevant **Rent**.

16 BOND

16.1 If a **Bond** amount has been inserted in Item 10 of the Reference Schedule the **Lessee** must:

- (a) provide cleared funds in that amount to the **Lessor** prior to the **Commencement Date**; or
- (b) deliver an original **Bank Guarantee** for not less than that amount to the **Lessor** before the **Commencement Date**;

and the Lessee will make such further payments to the **Lessor** to supplement the **Bond** as may be required from time to time by the terms of Item 10 of the Reference Schedule.

16.2 If the **Lessee** does not comply with any of its obligations under this Lease, the **Lessor** may, but shall not be obliged to, draw against the **Bond** to satisfy any damage or loss suffered by the Lessor; or

16.3 If the **Lessee** (in the sole opinion of the **Lessor** acting in good faith) does not comply with any of its obligations under this Lease, the **Lessor** may (without notice to the **Lessee** and provided that the **Lessor** acts in good faith), demand payment by the bank of an amount equal to its loss. For clarity, it is not a precondition to the exercise of the **Lessor's** rights under this clause that a Court determines whether an actual breach has occurred; and

16.4 If the **Lessor**:

- (a) draws upon the **Bond** the **Lessee** must pay to the **Lessor** funds equal to the amount drawn down by the **Lessor** to replenish the **Bond**; or
- (b) makes demand on the **Bank Guarantee** the **Lessee** must provide a replacement **Bank Guarantee** equal to the amount claimed by the Lessor.

16.5 The **Lessor** must return the **Bond** or original **Bank Guarantee** to the **Lessee** within two (2) months of expiration of the Term unless:

- (a) the **Lessor** has started proceedings against the **Lessee**, or

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(b) the **Lessee** is holding over with the **Lessor's** consent.

17 GUARANTEE

17.1 Guarantee

If **Guarantors** are inserted in Item 11 of the Reference Schedule this Lease is not binding on the **Lessor** until the **Guarantee** annexed to this Lease has been signed by each person named as a **Guarantor** in Item 11 of the Reference Schedule.

18 SPECIAL CONDITIONS

18.1 Redevelopment of the Land

The Lessee acknowledges that is the intention of the Lessor or possibly any future owner to re-develop the land in entering into this Lease the Lessee acknowledges that this is the case and agrees to the following:-

- (a) if the Lessor intends to commence to re-develop the land the Lessor may serve to the Lessee a Notice in writing at any time after the expiry of the Initial Term of the lease which will have the following information:-
- i. the date that the letter was drafted;
 - ii. that the Lessors' intends to commence to re-develop the land;
 - iii. that the Lessee must vacate the land within six (6) months of the date of the letter and make good the premises in accordance with the Lease; and
 - iv. that there will be no compensation to the Lessee by the Lessor for serving such Notice and causing the lease to end.

18.2 Early Access

The Lessor grants the Lessee early access to the property from 1 February 2021.

18.3 Car Parking Licence

- (a) Intentionally deleted.

From: Sherelle Bitzios [mailto:Sherelle@bitziosconsulting.com.au]
Sent: Wednesday, 23 March 2022 1:29 PM
To: Leeza Cox <Leeza@SimmonsLivingstone.com.au>
Subject: Re: Bitzios 2 Superannuation Fund - 2021 work in request

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Hi

Tenant

I have no invoices as they are all passed on to Bitzios for payment.

Do I need to do the market analysis yearly?

I can get you a copy of the lease but it is not signed by a JP. Can someone there sign it?

Regards,
Sherelle Bitzios
Bitzios Consulting

From: Leeza Cox <Leeza@SimmonsLivingstone.com.au>
Sent: Wednesday, March 23, 2022 11:52:30 AM
To: Sherelle Bitzios <Sherelle@bitziosconsulting.com.au>
Subject: FW: Bitzios 2 Superannuation Fund - 2021 work in request

Hi Sherelle

There's a few items from the original list below that we still need please, specifically:-

1. Rental invoices to match up with the bankings
2. Invoices paid from 1 July 2020 to 30 June 2021 including (unless the lease states the tenant pays these a, b & d):-
 - a) Body corporate
 - b) Council rates
 - c) Body corporate insurance notice – please provide a copy of this
 - d) Repairs (if applicable)
3. "Comparative Market Analysis" report from the real estate to give a sales price opinion
4. Lease covering the period 1 July 2020 to 30 June 2021

Please let me know if you have any questions.
My usual office hours are 7am – 2pm weekdays.

Kind Regards,

Leeza Cox

ACCOUNTANT

Tel 07 5561 8800 | Fax 07 5561 8700

Email leeza@simmonsLivingstone.com.au

Web simmonsLivingstone.com.au

30/340 Hope Island Road, Hope Island QLD 4212
PO Box 806, Oxenford QLD 4210



**Simmons
Livingstone
& Associates**

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Bitzios 2 Superannuation Fund General Ledger



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
31/07/2020	Transfer to CBA A- acct fees		220.00	3-2	220.00 DR
04/06/2021	Transfer to CBA A- accountant fees		2,530.00	3-4	2,750.00 DR
			2,750.00		2,750.00 DR

Total Debits: 2,750.00

Total Credits: 0.00

3.2



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

Damien & Matthew Bitzios
DSMJM Pty Ltd
PO Box 5102
Q Super Centre
MERMAID WATERS QLD 4218

Tax Invoice
021903

Ref: BITZDC2
16 July, 2020

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> • DSMJM Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>DSMJM 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 style="text-align: right;">GST: \$ 20.00</p> <p style="text-align: right;">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"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: BITZDC2 Invoice: 021903 16 July, 2020 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type)		<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa 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/.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		



Simmons Livingstone & Associates

3.3

A.B.N. 45 163 871 958

PO Box 806, Oxenford 4210 Queensland

Tele 07 5561 8800 | Fax 07 5561 8700

simmonslivingstone.com.au

The Trustees
Bitzios 2 Superannuation Fund
PO Box 5102
Q Super Centre
MERMAID WATERS QLD 4218

Tax Invoice
026606

Ref: BITZDS2
25 May, 2021

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- Preparation of Member's Statements- Processing Rollover Benefits Statements x 5- Processing property purchase- Processing depreciation per Quantity Surveyor Report- Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	<p>2,600.00</p>

3.4

Description	Amount
<p>Acc. Audit</p>	<p>2530 330 <hr/>2860</p>

Please note that this invoice is now due.	GST: \$	2,600.00
	Amount Due: \$	260.00
		2,860.00

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"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: BITZDS2 Invoice: 026606 25 May, 2021 Amount Due: \$ 2,860.00
<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/.....	
Liability limited by a scheme approved under Professional Standards Legislation	

4.1

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 24 May 2021

Recipient: Bitzios 2 Super Fund

Address: C/- PO Box 806, OXFENFORD QLD 4210

Description of Services

Statutory audit of the Bitzios 2 Super Fund for the financial year ending 30 June 2020.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.



ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

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

5-1

DSMJM PTY LTD
ACN/ARBN: 159 199 185
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 26 Jun 2020
Account Number 22 159199185

Summary

Balance outstanding
New charges \$54.00
TOTAL DUE \$54.00

- * 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 26 Aug 2020 \$54.00

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 \$80. If you are over one month late, this fee increased to \$333.

Date	Reference	Description	Amount
26/06/2020	3X4562285480P PA	2020 Annual Review	54.00

Payment Slip

DSMJM PTY LTD

ACN/ARBN: 159 199 185
Account Number 22 159199185
Amount Payable \$54.00

Payment Options



*614 129 0002291591991859 22



Billpay Code: 8929
Ref: 2291 5919 9185 922



Bill Code: 17301
Reference: 2291591991859



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



by phone 13 18 16 pay by Mastercard or VISA



Internet postbillpay.com.au by Mastercard or VISA

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



Mail

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



22 159199185



S.2

Company: DSMJM PTY LTD ACN 159 199 185

Company details

Date company registered	26-06-2012
Company next review date	26-06-2022
Company type	Australian Proprietary Company
Company status	Registered
Home unit company	No
Superannuation trustee company	Yes
Non profit company	No

Registered office

'HQ' SE 26 , 58 RIVERWALK AVENUE , ROBINA QLD 4226

Principal place of business

'HQ' SE 26 , 58 RIVERWALK AVENUE , ROBINA QLD 4226

Officeholders

BITZIOS, SHERELLE LOUISE
Born 02-07-1971 at SOUTHPORT QLD
21 KARABELLA COURT , MERMAID WATERS QLD 4218
Office(s) held: Director, appointed 09-05-2019

BITZIOS, DIAMANDIS
Born 31-05-1971 at MELBOURNE VIC
21 KARABELLA COURT , MERMAID WATERS QLD 4218
Office(s) held: Director, appointed 26-06-2012
Secretary, appointed 26-06-2012

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORD	150	150.00	0.00

Members

BITZIOS , SHERELLE LOUISE		21 KARABELLA COURT , MERMAID WATERS QLD 4218		
Share class	Total number held	Fully paid	Beneficially held	
ORD	75	Yes	Yes	
BITZIOS , DIAMANDIS		21 KARABELLA COURT , MERMAID WATERS QLD 4218		
Share class	Total number held	Fully paid	Beneficially held	
ORD	75	Yes	Yes	

Document history

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

Received	Number	Form	Description	Status
03-03-2020	1EEC26877	484	CHANGE TO COMPANY DETAILS	Processed and imaged
12-06-2019	5EAZ28304	484	CHANGE TO COMPANY DETAILS	Processed and imaged
12-06-2019	5EAZ28303	484	CHANGE TO COMPANY DETAILS	Processed and imaged

6-1

Bitzios 2 Superannuation Fund
Summary of Quantity Surveyor Report - Plant & Equipment
Unit 301, 428 Upper Edward Street, Spring Hill

Year	Claim	Closing WDV
		77730 Total Cost
2020	9860	67870
2021	12083	55787
2022	9030	46757
2023	6911	39846
2024	5617	34229
2025	4463	29766
2026	3635	26131
2027	3018	23113
2028	2552	20561
2029	2295	18266
2030	1936	16330
2031	1668	14662
2032	1459	13203
2033	1288	11915
2034	1148	10767
2035	1027	9740
2036	926	8814
2037	839	7975
2038	761	7214
2039	693	6521
2040	630	5891
2041	576	5315
2042	768	4547
2043	601	3946
2044	489	3457
2045	412	3045
2046	356	2689
2047	314	2375
2048	283	2092
2049	257	1835
2050	236	1599
2051	217	1382
2052	201	1181
2053	187	994
2054	174	820
2055	162	658
2056	151	507
2057	140	367
2058	131	236
2059	122	114
2060	114	0

POSTED

6.2

Diminishing value method summary

Date	Division 40 plant	Division 40 pooled plant	Total division 40	Total division 43	Total
29-Nov-19 to 30-Jun-20	7,170	2,690	9,860	1,862	11,722
1-Jul-20 to 30-Jun-21	7,710	4,373	12,083	3,169	15,252
1-Jul-21 to 30-Jun-22	6,297	2,733	9,030	3,169	12,199
1-Jul-22 to 30-Jun-23	4,923	1,988	6,911	3,169	10,080
1-Jul-23 to 30-Jun-24	4,014	1,603	5,617	3,169	8,786
1-Jul-24 to 30-Jun-25	3,464	999	4,463	3,169	7,632
1-Jul-25 to 30-Jun-26	3,008	627	3,635	3,169	6,804
1-Jul-26 to 30-Jun-27	2,627	391	3,018	3,169	6,187
1-Jul-27 to 30-Jun-28	2,306	246	2,552	3,169	5,721
1-Jul-28 to 30-Jun-29	1,819	476	2,295	3,169	5,464
1-Jul-29 to 30-Jun-30	1,640	296	1,936	3,169	5,105
1-Jul-30 to 30-Jun-31	1,482	186	1,668	3,169	4,837
1-Jul-31 to 30-Jun-32	1,341	118	1,459	3,169	4,628
1-Jul-32 to 30-Jun-33	1,214	74	1,288	3,169	4,457
1-Jul-33 to 30-Jun-34	1,102	46	1,148	3,169	4,317
1-Jul-34 to 30-Jun-35	1,000	27	1,027	3,169	4,196
1-Jul-35 to 30-Jun-36	909	17	926	3,169	4,095
1-Jul-36 to 30-Jun-37	828	11	839	3,169	4,008
1-Jul-37 to 30-Jun-38	754	7	761	3,169	3,930
1-Jul-38 to 30-Jun-39	689	4	693	3,169	3,862
1-Jul-39 to 30-Jun-40	628	2	630	3,169	3,799
1-Jul-40 to 30-Jun-41	575	1	576	3,169	3,745
1-Jul-41 to 30-Jun-42	394	374	768	3,169	3,937
1-Jul-42 to 30-Jun-43	368	233	601	3,169	3,770
1-Jul-43 to 30-Jun-44	343	146	489	3,169	3,658
1-Jul-44 to 30-Jun-45	321	91	412	3,169	3,581
1-Jul-45 to 30-Jun-46	299	57	356	3,169	3,525
1-Jul-46 to 30-Jun-47	279	35	314	3,169	3,483
1-Jul-47 to 30-Jun-48	261	22	283	3,169	3,452
1-Jul-48 to 30-Jun-49	243	14	257	2,505	2,762
1-Jul-49 to 30-Jun-50	227	9	236	0	236
1-Jul-50 to 30-Jun-51	212	5	217	0	217
1-Jul-51 to 30-Jun-52	198	3	201	0	201
1-Jul-52 to 30-Jun-53	185	2	187	0	187
1-Jul-53 to 30-Jun-54	172	2	174	0	174
1-Jul-54 to 30-Jun-55	161	1	162	0	162
1-Jul-55 to 30-Jun-56	150	1	151	0	151
1-Jul-56 to 30-Jun-57	140	0	140	0	140
1-Jul-57 to 30-Jun-58	131	0	131	0	131
1-Jul-58 to 30-Jun-59	122	0	122	0	122
1-Jul-59 to 30-Jun-60	114	0	114	0	114
Total	59,820	17,910	77,730	93,099	170,829

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7



Audit Shield Service

Bitzios 2 Superannuation Fund
PO Box 5102
Q Super Centre
MERMAID WATERS QLD 4218

Tax Receipt

TAI-21138315

Ref: BITZDS2

27 October 2020

DEFT Ref No: 404251211383153

Details

Expiry Date: 31 October 2021 at 4p.m.
Level of Cover: \$ 10,000.00
Turnover Category: Self-Managed Super Fund

Payment

Fee for Audit Shield service participation:	\$ 290.91
GST Added:	\$ 29.09
Amount (ex surcharge):	\$ 320.00
Payment Surcharge:	\$ 0.00
Total Paid Amount:	\$ 320.00

Paid Date:

*28 September 2020

* Participation in the Audit Shield service is active the **next business day** upon receipt of payment.

Name of Entities / Individuals to be covered:

Bitzios 2 Superannuation Fund

BMT Tax Depreciation

QUANTITY SURVEYORS

8.1

Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001
t 07 3513 7400 e info@bmtqs.com.au
f 07 3221 9933 w www.bmtqs.com.au
AUSTRALIA WIDE SERVICE ABN 44 115 282 392

Tax Invoice

Job No: 741043

Payment Ref No: 741043004

To: DSMJM Pty Ltd ATF Bitzios 2 Superannuation Fund
21 Karabella Court, MERMAID WATERS QLD 4218

Date	Description	Amount
14/05/2021	Capital Allowance & Tax Depreciation Report for Level 2 428 Upper Edward Street, SPRING HILL QLD 4000	\$1,000.00
	Goods and Services Tax	\$100.00

Amount Paid:

This is a 14 day account. We provide a prompt service and appreciate payment.

Amount Due: \$1,100.00

Payment Due: 28/05/2021

For further information please do not hesitate to contact the accounts department at this office. The total amount owing for this job is \$1,100.00.

Payment Options:



Billers Code: 312603
Ref: 741043004

Telephone & Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, debit, credit card or transaction account.
More info: www.bpay.com.au



BILLER CODE: 1002071
REF#: 741043004

INTERNET www.bpoint.com.au
PHONE 1300 276 488



Online at www.bmtqs.com.au/payments



Direct Deposit - CBA BSB: 062 000 Acc No: 1536 9640
Acc Name: BMT Tax Depreciation



Credit card

Mastercard

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"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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CVC

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Expiry date

Name on card

Phone

Signature

Date



Cheque Make payable to:
BMT Tax Depreciation Pty Ltd

©Registered to BPAY Pty Ltd ABN 48 123 123 124 | ©Registered to Commonwealth Bank of Australia ABN 48 123 123 124

Yours Sincerely,

BMT Tax Depreciation

BMT Tax Depreciation Pty Ltd
Quantity Surveyors

Maximising Property Tax Depreciation Deductions

BMT Tax Depreciation

QUANTITY SURVEYORS

8.2

Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001
t 07 3513 7400 e info@bmtqs.com.au
f 07 3221 9933 w www.bmtqs.com.au
AUSTRALIA WIDE SERVICE ABN 44 115 282 392

Tax Receipt

Job No: 741043

To: DSMJM Pty Ltd ATF Bitzios 2 Superannuation Fund
21 Karabella Court, MERMAID WATERS QLD 4218

Date	Description	Amount
5/18/2021	Capital Allowance & Tax Depreciation Report for Level 2 428 Upper Edward Street, SPRING HILL QLD 4000	-\$1,000.00
	Goods and Services Tax	-\$100.00
	Amount Paid	-\$1,100.00

If you have additional investment properties that you would like a free opinion on, please contact us today.

Invoice Paid in Full - Thank you.

Yours Sincerely,



BMT Tax Depreciation Pty Ltd
Quantity Surveyors



Account Number 06 4486 10374582

Statement Period 1 Jul 2020 - 30 Sep 2020

Closing Balance \$40,101.88 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTOR
 SUITE 26 58 RIVERWALK AVE
 ROBINA QLD 4226

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: DSMJM PTY LTD ITF BITZIOS 2 SUPERANNUATI
 ON FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Jul	2020 OPENING BALANCE			\$25,959.88 CR
01 Jul	Account Fee	10.00		\$25,949.88 CR
03 Jul	Transfer from NetBank rent July 2020		6,050.00	\$31,999.88 CR
31 Jul	ASIC NetBank BPAY 17301 2291591991859 ASIC fees	54.00		\$31,945.88 CR
31 Jul	Transfer from NetBank Bitzios inv 021903		220.00	\$32,165.88 CR
31 Jul	Transfer to CBA A/c NetBank transferred in err	220.00		\$31,945.88 CR
31 Jul	Transfer to CBA A/c NetBank acct fees	220.00		\$31,725.88 CR
01 Aug	Account Fee	10.00		\$31,715.88 CR
03 Aug	Transfer from NetBank rent bris Aug 20		6,050.00	\$37,765.88 CR
18 Aug	TAX OFFICE PAYMENTS NetBank BPAY 75556 491487936757760 APR TO JUN BAS	3,384.00		\$34,381.88 CR
01 Sep	Account Fee	10.00		\$34,371.88 CR
01 Sep	Transfer from NetBank rent bris Sep 20		6,050.00	\$40,421.88 CR

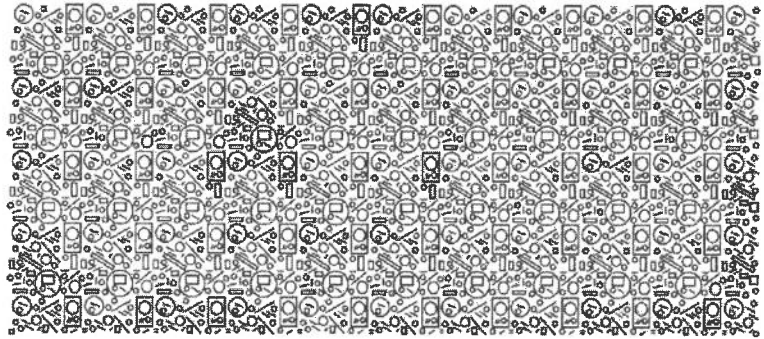
*# 1152.2984.1.1 ZZ258R3 0303 SL R3.S938.D274.O V06.00.30

POSTED

92

Account Number

06 4486 10374582



Date	Transaction	Debit	Credit	Balance
26 Sep	Audit Shield NetBank BPAY 253575 404251211383153 audit shield	320.00		\$40,101.88 CR
30 Sep	2020 CLOSING BALANCE			\$40,101.88 CR
	Opening balance			
	- Total debits			
	+ Total credits			
	= Closing balance			
	\$25,959.88 CR	\$4,228.00	\$18,370.00	\$40,101.88 CR

Transaction Summary during 1st June 2020 to 31st August 2020

Transaction Type	01 Jun to 30 Jun	01 Jul to 31 Jul	01 Aug to 31 Aug	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$10.00	\$30.00
Paper Statement Fee						\$0.00	\$0.00



9.3

Your Statement

Statement 35 (Page 1 of 2)

Account Number 06 4486 10374582

Statement Period 1 Oct 2020 - 30 Dec 2020

Closing Balance \$54,863.88 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTOR
 SUITE 26 58 RIVERWALK AVE
 ROBINA QLD 4226

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: DSMJM PTY LTD ITF BITZIOS 2 SUPERANNUATI ON FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Oct 2020	OPENING BALANCE			\$40,101.88 CR
01 Oct	Account Fee	10.00		\$40,091.88 CR
01 Oct	Transfer from NetBank rent bris Oct 20		6,050.00	\$46,141.88 CR
01 Nov	Account Fee	10.00		\$46,131.88 CR
02 Nov	Transfer from NetBank rent Nov 20		6,050.00	\$52,181.88 CR
24 Nov	TAX OFFICE PAYMENTS NetBank BPAY 75556 491487936757760 BAS	2,258.00		\$49,923.88 CR
01 Dec	Account Fee	10.00		\$49,913.88 CR
01 Dec	Transfer from NetBank rent Bris Dec 20		6,050.00	\$55,963.88 CR
21 Dec	TAX OFFICE PAYMENTS NetBank BPAY 75556 491487936757760 amended bas	1,100.00		\$54,863.88 CR
30 Dec 2020	CLOSING BALANCE			\$54,863.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$40,101.88 CR		\$3,388.00		\$18,150.00		\$54,863.88 CR

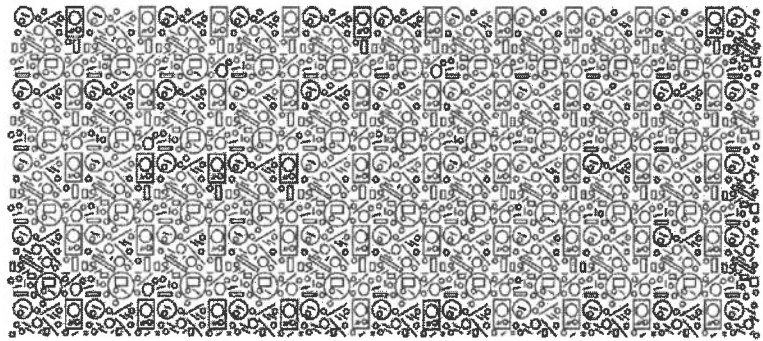


*# 5072.28311.1.1 ZZ258R3 0303SL_R3.S937.D333.O V06.00.31

9.4

Account Number

06 4486 10374582



Transaction Summary during 1st September 2020 to 30th November 2020

Transaction Type	01 Sep to 30 Sep	01 Oct to 31 Oct	01 Nov to 30 Nov	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$10.00	\$30.00
Paper Statement Fee						\$0.00	\$0.00



Your Statement

Statement 36 (Page 1 of 2)

Account Number 06 4486 10374582

Statement Period 31 Dec 2020 - 30 Mar 2021

Closing Balance \$69,625.88 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTOR
 SUITE 26 58 RIVERWALK AVE
 ROBINA QLD 4226

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential Investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: DSMJM PTY LTD ITF BITZIOS 2 SUPERANNUATI
 ON FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
31 Dec 2020	OPENING BALANCE			\$54,863.88 CR
01 Jan	Account Fee	10.00		\$54,853.88 CR
01 Jan	Transfer from NetBank rent January 21		6,050.00	\$60,903.88 CR
01 Feb	Account Fee	10.00		\$60,893.88 CR
01 Feb	Transfer from NetBank bris rent Feb 21		6,050.00	\$66,943.88 CR
19 Feb	TAX OFFICE PAYMENTS NetBank BPAY 75556 491487936757760 Dec 20 BAS	3,358.00		\$63,585.88 CR
01 Mar	Account Fee	10.00		\$63,575.88 CR
01 Mar	Transfer from NetBank rent Bris Mar 21		6,050.00	\$69,625.88 CR
30 Mar 2021	CLOSING BALANCE			\$69,625.88 CR

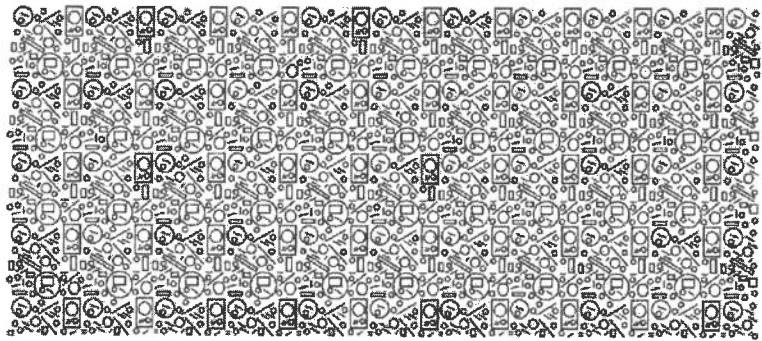
Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$54,863.88 CR		\$3,388.00		\$18,150.00		\$69,625.88 CR



9.6

Account Number

06 4486 10374582



Transaction Summary during 1st December 2020 to 28th February 2021

Transaction Type	01 Dec to 31 Dec	01 Jan to 31 Jan	01 Feb to 28 Feb	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$10.00	\$30.00
Paper Statement Fee						\$0.00	\$0.00



Your Statement

Statement 37 (Page 1 of 2)

Account Number 06 4486 10374582

Statement Period 31 Mar 2021 - 30 Jun 2021

Closing Balance \$20,047.28 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTOR
 SUITE 26 58 RIVERWALK AVE
 ROBINA QLD 4226

Business Transaction Account

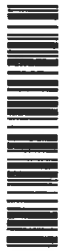
If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: DSMJM PTY LTD ITF BITZIOS 2 SUPERANNUATI
 ON FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

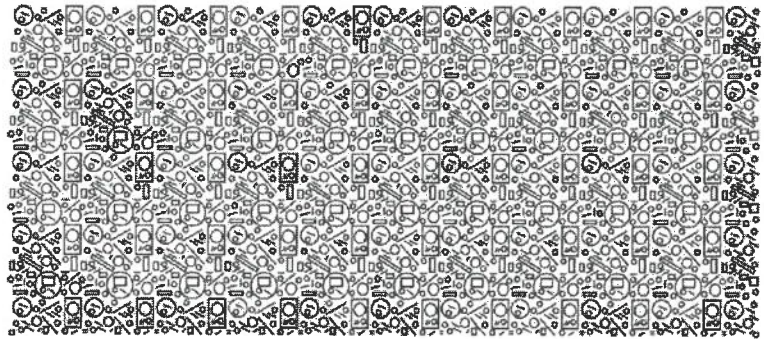
Date	Transaction	Debit	Credit	Balance
31 Mar 2021	OPENING BALANCE			\$69,625.88 CR
01 Apr	Account Fee	10.00		\$69,615.88 CR
01 Apr	Transfer from NetBank rent bris Apr 21		6,050.00	\$75,665.88 CR
19 Apr	TAX OFFICE PAYMENTS NetBank BPAY 75556 491487936757760 BAS super fund	3,358.00		\$72,307.88 CR
01 May	Transfer from NetBank rent Bris May 2021		6,050.00	\$78,357.88 CR
01 May	Account Fee	10.00		\$78,347.88 CR
18 May	BMT TAX DEPRECIATION NetBank BPAY 312603 741043004 bitzios tax deprec	1,100.00		\$77,247.88 CR
01 Jun	Account Fee	10.00		\$77,237.88 CR
01 Jun	Transfer from NetBank rent bris jun 21		6,050.00	\$83,287.88 CR
04 Jun	Transfer to CBA A/c NetBank accountant fees	2,860.00		\$80,427.88 CR
04 Jun	TAX OFFICE PAYMENTS NetBank BPAY 75556 551009503277988421 tax super fund	2,320.60		\$78,107.28 CR
18 Jun	Transfer from NetBank super SBitzios		21,600.00	\$99,707.28 CR



9-8

Account Number

06 4486 10374582



Date	Transaction	Debit	Credit	Balance
18 Jun	Transfer from NetBank super dbitzios		20,340.00	\$120,047.28 CR
28 Jun	Transfer to CBA A/c NetBank to super saver	100,000.00		\$20,047.28 CR
30 Jun 2021	CLOSING BALANCE			\$20,047.28 CR
Opening balance - Total debits + Total credits = Closing balance				
	\$69,625.88 CR	\$109,668.60	\$60,090.00	\$20,047.28 CR

Transaction Summary during 1st March 2021 to 31st May 2021

Transaction Type	01 Mar to 31 Mar	01 Apr to 30 Apr	01 May to 31 May	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$10.00	\$30.00
Paper Statement Fee						\$0.00	\$0.00

POSTED



Your Statement

Statement 34 (Page 1 of 1)

Account Number 06 4486 10374590

Statement Period 1 Jul 2020 - 30 Sep 2020

Closing Balance \$370,690.47 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTOR
 SUITE 26 58 RIVERWALK AVE
 ROBINA QLD 4226

Business Online Saver

Name: DSMJM PTY LTD ITF BITZIOS 2 SUPERANNUATI
 ON FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance			
01 Jul	2020 OPENING BALANCE			\$370,631.27 CR			
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2020 is \$724.18						
01 Jul	Credit Interest		26.70	\$370,657.97 CR			
01 Aug	Credit Interest		16.76	\$370,674.73 CR			
01 Sep	Credit Interest		15.74	\$370,690.47 CR			
30 Sep	2020 CLOSING BALANCE			\$370,690.47 CR			
	Opening balance	-	Total debits	+	Total credits	=	Closing balance
	\$370,631.27 CR		Nil		\$59.20		\$370,690.47 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
30 Sep	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.05%

Note. Interest rates are effective as at the date shown but are subject to change.



*# 34373.39826.1.1 ZZ258R3 0303 SL.R3.S93A.D274.OV06.00.30

POSTED



10.2

Your Statement

Statement 35 (Page 1 of 1)

Account Number 06 4486 10374590

Statement Period 1 Oct 2020 - 30 Dec 2020

Closing Balance \$370,729.36 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTOR
 SUITE 26 58 RIVERWALK AVE
 ROBINA QLD 4226

Business Online Saver

Name: DSMJM PTY LTD ITF BITZIOS 2 SUPERANNUATI
 ON FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Oct 2020	OPENING BALANCE			\$370,690.47 CR
01 Oct	Credit Interest		15.23	\$370,705.70 CR
01 Nov	Credit Interest		15.74	\$370,721.44 CR
01 Dec	Credit Interest		7.92	\$370,729.36 CR
30 Dec 2020	CLOSING BALANCE			\$370,729.36 CR
	Opening balance			
		-	Total debits	
			+	Total credits
			=	Closing balance
	\$370,690.47 CR		Nil	\$38.89
				\$370,729.36 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)#
30 Dec	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.01%

#If your pricing is linked to the Reserve Bank of Australia's target cash rate, the interest rate will fluctuate with the cash rate movements. Note. Interest rates are effective as at the date shown but are subject to change.



*# 15281.34656.1.1 ZZ258R3 0303 SL.R3.S939.D333.OV06.00.31

POSTED



10.3

Your Statement

Statement 36 (Page 1 of 1)

Account Number 06 4486 10374590

Statement Period 31 Dec 2020 - 30 Mar 2021

Closing Balance \$370,738.50 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTOR
 SUITE 26 58 RIVERWALK AVE
 ROBINA QLD 4226

Business Online Saver

Name: DSMJM PTY LTD ITF BITZIOS 2 SUPERANNUATI
 ON FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
31 Dec 2020	OPENING BALANCE			\$370,729.36 CR
01 Jan	Credit Interest		3.15	\$370,732.51 CR
01 Feb	Credit Interest		3.15	\$370,735.66 CR
01 Mar	Credit Interest		2.84	\$370,738.50 CR
30 Mar 2021	CLOSING BALANCE			\$370,738.50 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$370,729.36 CR		Nil		\$9.14		\$370,738.50 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)#
30 Mar	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.01%

#If your pricing is linked to the Reserve Bank of Australia's target cash rate, the interest rate will fluctuate with the cash rate movements. Note. Interest rates are effective as at the date shown but are subject to change.

20946.35417.1.1 ZZ258R3 0303 SL.R3.S936.D089.OV06.00.31

POSTED



10.4

Your Statement

Statement 37 (Page 1 of 1)

Account Number 06 4486 10374590

Statement Period 31 Mar 2021 - 30 Jun 2021

Closing Balance \$470,747.85 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTOR
 SUITE 26 58 RIVERWALK AVE
 ROBINA QLD 4226

Business Online Saver

Name: DSMJM PTY LTD ITF BITZIOS 2 SUPERANNUATI
 ON FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance			
31 Mar 2021	OPENING BALANCE			\$370,738.50 CR			
01 Apr	Credit Interest		3.15	\$370,741.65 CR			
01 May	Credit Interest		3.05	\$370,744.70 CR			
01 Jun	Credit Interest		3.15	\$370,747.85 CR			
28 Jun	Transfer from NetBank from super acct	100,000.00		\$470,747.85 CR			
30 Jun 2021	CLOSING BALANCE			\$470,747.85 CR			
Opening balance		-	Total debits	+	Total credits	=	Closing balance
\$370,738.50 CR			Nil		\$100,009.35		\$470,747.85 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)#
30 Jun	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.01%

#If your pricing is linked to the Reserve Bank of Australia's target cash rate, the interest rate will fluctuate with the cash rate movements. Note. Interest rates are effective as at the date shown but are subject to change.

*#: 30264.53643.1.1 ZZ258R3 0303 SL.R3.S933.D171.OV06.00.33

POSTED



11-1

07 3216 0300
chasecommercial.com.au
217 Logan Road
Woolloongabba QLD 4102

30th March 2022

Mr Damien Bitzios
Director - Bitzios Consulting
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000

With Reference to: Sale Appraisal for 301/428 Upper Edward Street Spring Hill

Dear Damien,

Chase Commercial appreciates the opportunity to assist you in your property dealings and we provide this professional sale appraisal for superannuation purposes only.

As discussed, we offer our comments on your property at Upper Edward Street for your consideration. We confirm that we are familiar with the property and our estimates are based on information supplied by you and the CMA of the general market place as of March 2022.

Property particulars: Level 2, 428 Upper Edward Street Spring Hill

Lot and Plan: 301/SP213625
Use: Office
Holding Type: Strata Title (Freehold holding)
Building Area: 143m²

Estimated current sale price range:

\$825,000 + GST to \$875,000 + GST (if applicable)

Median \$850,000

We trust this brief market sale appraisal of your Spring Hill asset is sufficient for your requirements and we look forward to continuing to assist with your property needs.

Yours Sincerely,

Jordan Gentile B PropEc
Sales & Leasing Specialist

0435 996 148
jordan.gentile@chasecommercial.com.au

THE CHASE MISSION: "To create partnerships for life through passion, commitment to service and achieving outstanding results."

**Partnership.
Experience.
Results.**



12.1

Activity statement 001

Tax type summary

Income tax year	2021
Period	01 July 2020 - 30 June 2021
Type	Pay as you go Instalments
Balance	\$9,233.00 DR

Transactions

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
24/11/2020	25/11/2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$1,708.00		\$1,708.00 DR
19/02/2021	02/03/2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$1,708.00		\$3,416.00 DR
19/04/2021	26/05/2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$1,708.00		\$5,124.00 DR
19/07/2021	28/07/2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$4,109.00		\$9,233.00 DR

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POSTED



13.1

Activity statement 001

Tax type summary

Income tax year
2021

Period
01 July 2020 - 30 June 2021

Type
Goods & Services Tax

Balance
\$6,600.00 DR

Transactions

Processed date	Effective date	Description	Debit(DR)	Credit(CR)	Balance
24/11/2020	25/11/2020	Original Activity Statement for the period ending 30 Sep 20 - GST	\$550.00		\$550.00 DR
21/12/2020	25/11/2020	Client initiated amended Activity Statement for the period ending 30 Sep 20 - GST	\$1,100.00		\$1,650.00 DR
19/02/2021	02/03/2021	Original Activity Statement for the period ending 31 Dec 20 - GST	\$1,650.00		\$3,300.00 DR
19/04/2021	26/05/2021	Original Activity Statement for the period ending 31 Mar 21 - GST	\$1,650.00		\$4,950.00 DR
19/07/2021	28/07/2021	Original Activity Statement for the period ending 30 Jun 21 - GST	\$1,650.00		\$6,600.00 DR

13.2 June '21 \$1650
 - adjust - 447

 1203

Bitzios 2 Superannuation Fund

Bas summary

2021 year	LODGED WITH ATO BY CLIENT										TOTAL			
	G1	G3	G10	G11	1A	1B	W1	W2	5A					
Sept 20 Qtr	18150				1650				1813			0	0	3463
Dec 20 Qtr	18150				1650				1813			0	0	3463
Mar 21 Qtr	18150				1650				1813			0	0	3463
June 21 Qtr	18150				1650				1734			0	0	3384
Amendment to Dec 21 Qtr to account for prior year adjustments & 2021 YTD adjustments											447			-447
	<u>72600</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6600</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7173</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13326</u>

Amendment to be done to Dec 2021 BAS for 2020 year not previously done 347

Amendment to be done to Dec 2021 BAS for June 2021 adjustments 100

447

13.2



13.3

Activity statement 001

Date generated	08/03/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

27 results found - from 08 March 2020 to 08 March 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
2 Mar 2022	1 Mar 2022	General interest charge			\$0.00
2 Mar 2022	28 Feb 2022	Payment received		\$3,958.00	\$0.00
1 Mar 2022	1 Mar 2022	General interest charge			\$3,958.00 DR
28 Feb 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21	\$3,958.00		\$3,958.00 DR
28 Feb 2022	28 Feb 2022	- GST	\$1,650.00		
28 Feb 2022	28 Feb 2022	- PAYG Instalments	\$2,308.00		
19 Nov 2021	18 Nov 2021	Payment received		\$3,908.00	\$0.00
18 Nov 2021	25 Nov 2021	Original Activity Statement for the period ending 30 Sep 21	\$3,908.00		\$3,908.00 DR
18 Nov 2021	25 Nov 2021	- GST	\$1,600.00		
18 Nov 2021	25 Nov 2021	- PAYG Instalments	\$2,308.00		
20 Jul 2021	19 Jul 2021	Payment received		\$5,759.00	\$0.00
19 Jul 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21	\$5,759.00		\$5,759.00 DR
19 Jul 2021	28 Jul 2021	- GST	\$1,650.00		
19 Jul 2021	28 Jul 2021	- PAYG Instalments	\$4,109.00		
20 Apr 2021	19 Apr 2021	Payment received		\$3,358.00	\$0.00
19 Apr 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21	\$3,358.00		\$3,358.00 DR
19 Apr 2021	26 May 2021	- GST	\$1,650.00		
19 Apr 2021	26 May 2021	- PAYG Instalments	\$1,708.00		
22 Feb 2021	19 Feb 2021	Payment received		\$3,358.00	\$0.00
19 Feb 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20	\$3,358.00		\$3,358.00 DR
19 Feb 2021	2 Mar 2021	- GST	\$1,650.00		
19 Feb 2021	2 Mar 2021	- PAYG Instalments	\$1,708.00		
22 Dec 2020	22 Dec 2020	General interest charge			\$0.00
22 Dec 2020	21 Dec 2020	Payment received		\$1,100.00	\$0.00
22 Dec 2020	1 Dec 2020	General interest charge			\$1,100.00 DR
21 Dec 2020	25 Nov 2020	Client initiated amended Activity Statement for the period ending 30 Sep 20 - GST	\$1,100.00		\$1,100.00 DR
25 Nov 2020	24 Nov 2020	Payment received		\$2,258.00	\$0.00
24 Nov 2020	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20	\$2,258.00		\$2,258.00 DR
24 Nov 2020	25 Nov 2020	- GST	\$550.00		
24 Nov 2020	25 Nov 2020	- PAYG Instalments	\$1,708.00		
19 Aug 2020	18 Aug 2020	Payment received		\$3,384.00	\$0.00
18 Aug 2020	25 Aug 2020	Original Activity Statement for the period ending 30 Jun 20	\$3,384.00		\$3,384.00 DR
18 Aug 2020	25 Aug 2020	- GST	\$1,650.00		
18 Aug 2020	25 Aug 2020	- PAYG Instalments	\$1,734.00		
26 May 2020	26 May 2020	General interest charge			\$0.00
26 May 2020	25 May 2020	Payment received		\$2,200.00	\$0.00

- 447 Amnd \$1,650.00

\$1203 GST owing

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
26 May 2020	1 May 2020	General interest charge			\$2,200.00 DR
25 May 2020	28 Apr 2020	Client initiated amended Activity Statement for the period ending 31 Mar 20 - GST	\$1,100.00		\$2,200.00 DR
25 May 2020	28 Feb 2020	Client initiated amended Activity Statement for the period ending 31 Dec 19 - GST	\$1,100.00		\$1,100.00 DR
27 Apr 2020	28 Apr 2020	Original Activity Statement for the period ending 31 Mar 20 - PAYG Instalments	\$1,813.00		\$0.00
6 Apr 2020	3 Apr 2020	Payment received		\$1,813.00	\$1,813.00 CR

13-4

You can leave this credit on your account to pay future tax bills or update your nominated bank account details to have this amount refunded.

If you owe other tax debts or obligations, this may be used to offset them.

Breakdown of this activity statement lodgment

Previously processed amount for this period	\$3,958.00 DR
Additional GST (net) reported from this lodgment	\$447.00 CR
Activity statement result	\$3,511.00 DR

Your new activity statement account balance

Account balance before lodgment	\$0.00
Total of additional amounts reported from this lodgment	\$447.00 CR
Account balance after lodgment	\$447.00 CR

as at 12:44 PM AEDT 23 March 2022

Account balances may:

Include amounts that are either

- > not yet due and payable
- > under an existing payment plan
- > under dispute.

Not include amounts that are either

- > related to **outstanding** activity statements
- > interest and penalties including any general interest charges accrued due to outstanding amounts not yet applied
- > from payments **submitted but not yet processed**
- > relating to credits held in other accounts, such as GST property credits.

Refunds:

- > may be used to offset any other tax debts or obligations you owe
- > are usually issued **within 12-business days**.

BPAY®



Biller code 75556

Ref 491487936757760

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see www.bpay.com.au

Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.

Payment reference number

491487936757760



*171 491487936757760

13-5



13-b

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR BITZIOS 2 SUPERANNUATION FUND	Oct 2021 – Dec 2021	48206233768	Cash

Receipt ID 4600704443
Date lodged 23 March 2022
Payment due date 28 February 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$1,650.00	
1B Owed by ATO			\$447.00
G1 Total sales	\$18,150.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$2,308.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 9,234.60 from the 2020 assessment.	\$2,308.00		

Total amount available

\$447.00 CR

Bitzios 2 Superannuation Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
(20,550.00)	24200/BITDIA00001A	(Contributions) Bitzios, Diamandis - Accumulation			
(21,600.00)	24200/BITSHE00001A	(Contributions) Bitzios, Sherelle Louise - Accumulation			
	25000	Interest Received			
(724.18)	25000/CBA10374590	Cash at Bank - CBA 064486 10374590			
	28000	Property Income			
(38,500.00)	28000/U301428	Unit 301, 428 Upper Edward Street, Spring Hill QLD 4000			
	28500	Transfers In			
(456,198.02)	28500/BITDIA00001A	(Transfers In) Bitzios, Diamandis - Accumulation			
(396,310.32)	28500/BITSHE00001A	(Transfers In) Bitzios, Sherelle Louise - Accumulation			
2,310.00	30100	Accountancy Fees			
259.00	30400	ATO Supervisory Levy			
330.00	30700	Auditor's Remuneration			
53.00	30802	ASIC Fees			
150.00	31500	Bank Charges			
	33400	Depreciation			
9,860.00	33400/BITZDS2_PLAN T&EQUIPM	Plant & Equipment per QSR			
320.00	38000	Insurance			
158.00	38200	Fines			
	42501	Rental Property Expenses			
3,460.87	42501/00170	Body corporate expenses			
1,204.65	42501/00171	Council rates			
9,234.60	48500	Income Tax Expense			
906,542.40	49000	Profit/Loss Allocation Account			
	50010	Opening Balance			
(163,780.89)	50010/BITDIA00001A	(Opening Balance) Bitzios, Diamandis - Accumulation			646,946.16
(170,712.13)	50010/BITSHE00001A	(Opening Balance) Bitzios, Sherelle Louise - Accumulation			594,089.26
	52420	Contributions			
(20,550.00)	52420/BITDIA00001A	(Contributions) Bitzios, Diamandis - Accumulation			0.00

Bitzios 2 Superannuation Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits \$	Credits \$
(21,600.00)	52420/BITSHE00001A	(Contributions) Bitzios, Sherelle Louise - Accumulation			0.00
	52850	Transfers In			
(456,198.02)	52850/BITDIA00001A	(Transfers In) Bitzios, Diamandis - Accumulation			0.00
(396,310.32)	52850/BITSHE00001A	(Transfers In) Bitzios, Sherelle Louise - Accumulation			0.00
	53100	Share of Profit/(Loss)			
(11,019.21)	53100/BITDIA00001A	(Share of Profit/(Loss)) Bitzios, Diamandis - Accumulation			0.00
(10,099.45)	53100/BITSHE00001A	(Share of Profit/(Loss)) Bitzios, Sherelle Louise - Accumulation			0.00
	53330	Income Tax			
1,519.46	53330/BITDIA00001A	(Income Tax) Bitzios, Diamandis - Accumulation			0.00
1,392.64	53330/BITSHE00001A	(Income Tax) Bitzios, Sherelle Louise - Accumulation			0.00
	53800	Contributions Tax			
3,082.50	53800/BITDIA00001A	(Contributions Tax) Bitzios, Diamandis - Accumulation			0.00
3,240.00	53800/BITSHE00001A	(Contributions Tax) Bitzios, Sherelle Louise - Accumulation			0.00
	60400	Bank Accounts			
25,959.88	60400/CBA10374582	Cash at Bank - CBA 064486 10374582		25,959.88	
370,631.27	60400/CBA10374590	Cash at Bank - CBA 064486 10374590		370,631.27	
	76550	Plant and Equipment (at written down value) - Unitised			
67,870.00	76550/BITZDS2_PLAN T&EQUIPM	Plant & Equipment per QSR	1.0000	67,870.00	
	77250	Real Estate Properties (Australian - Non Residential)			
781,673.80	77250/U301428	Unit 301, 428 Upper Edward Street, Spring Hill QLD 4000	1.0000	781,673.80	
(1,303.93)	84000	GST Payable/Refundable			1,303.93
(2,061.60)	85000	Income Tax Payable/Refundable			2,061.60
(1,734.00)	86000	PAYG Payable			1,734.00
				1,246,134.95	1,246,134.95

Current Year Profit/(Loss): 0.00

BITZIOS 2 SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Tuesday 9 November, 2021 @ 08:36:44

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(20,550.00)	242/001	Bitzios, Damien			
(21,600.00)	242/003	Bitzios, Sherelle Louise			
	250	Interest Received			
(724.18)	250/002	Cash at Bank - CBA 064486 10374590			
	280	Rent Received			
(38,500.00)	280/001	Unit 301, 428 Upper Edward Street, Spring Hill QLD 4000			
	285	Transfers In - Preserved/Taxable			
(455,416.82)	285/001	Bitzios, Damien			
(387,939.48)	285/003	Bitzios, Sherelle Louise			
	286	Transfers In - Preserved/Tax Free			
(619.36)	286/001	Bitzios, Damien			
(8,370.84)	286/003	Bitzios, Sherelle Louise			
	288	Transfers In - Unrestricted Non Preserved/Tax Free			
(161.84)	288/001	Bitzios, Damien			
2,310.00	301	Accountancy Fees			
259.00	304	ATO Supervisory Levy			
330.00	307	Auditor's Remuneration			
53.00	308	ASIC Fees			
150.00	315	Bank Charges			
	334	Depreciation			
9,860.00	334/002	Plant & Equipment per QSR			
320.00	380	Insurance			
158.00	382	Fines			
	425	Rental Property Expenses			
3,460.87	425/005	Body corporate expenses			
1,204.65	425/009	Council rates			
9,234.60	485	Income Tax Expense			
906,542.40	490	Profit/Loss Allocation Account			
	501	Bitzios, Damien (Accumulation)			
(160,780.89)	501/001	Opening Balance - Preserved/Taxable			643,164.96
(3,000.00)	501/002	Opening Balance - Preserved/Tax Free			3,619.36
	501/004	Opening Balance - Unrestricted Non Preserved/Tax Free			161.84
(20,550.00)	501/011	Employer Contributions - Concessional			
(455,416.82)	501/021	Transfers In - Preserved/Taxable			
(619.36)	501/022	Transfers In - Preserved/Tax Free			
(161.84)	501/024	Transfers In - Unrestricted Non Preserved/Tax Free			
(11,019.21)	501/031	Share of Profit/(Loss) - Preserved/Taxable			
3,082.50	501/051	Contributions Tax - Preserved			
1,519.46	501/053	Income Tax - Preserved/Taxable			
	503	Bitzios, Sherelle Louise (Accumulation)			
(167,219.37)	503/001	Opening Balance - Preserved/Taxable			582,225.66
(3,492.76)	503/002	Opening Balance - Preserved/Tax Free			11,863.60
(21,600.00)	503/011	Employer Contributions - Concessional			

BITZIOS 2 SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Tuesday 9 November, 2021 @ 08:36:44

Last Year	Account	Account Name	Units	Debits \$	Credits \$
(387,939.48)	503/021	Transfers In - Preserved/Taxable			
(8,370.84)	503/022	Transfers In - Preserved/Tax Free			
(10,099.45)	503/031	Share of Profit/(Loss) - Preserved/Taxable			
3,240.00	503/051	Contributions Tax - Preserved			
1,392.64	503/053	Income Tax - Preserved/Taxable			
25,959.88	604	Cash at Bank - CBA 064486 10374582		25,959.88	
370,631.27	605	Cash at Bank - CBA 064486 10374590		370,631.27	
	765	Plant and Equipment (at written down value)			
67,870.00	765/001	Plant & Equipment per QSR	1.0000	67,870.00	
	772	Real Estate Properties (Australian)			
781,673.80	772/001	Unit 301, 428 Upper Edward Street, Spring Hill QLD 4000	1.0000	781,673.80	
(1,303.93)	840	GST Payable/Refundable			1,303.93
	850	Income Tax Payable			
(9,234.60)	850/001	Income Tax Payable			2,061.60
7,173.00	850/004	Tax Instalments Paid			
(1,734.00)	860	PAYG Payable			1,734.00
0.00				<u>1,246,134.95</u>	<u>1,246,134.95</u>

Current Year Profit/(Loss): \$0.00