

21-1



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 7
05 JUNE 2020 TO 03 JULY 2020

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

*TRADING
ACCOUNTS*

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

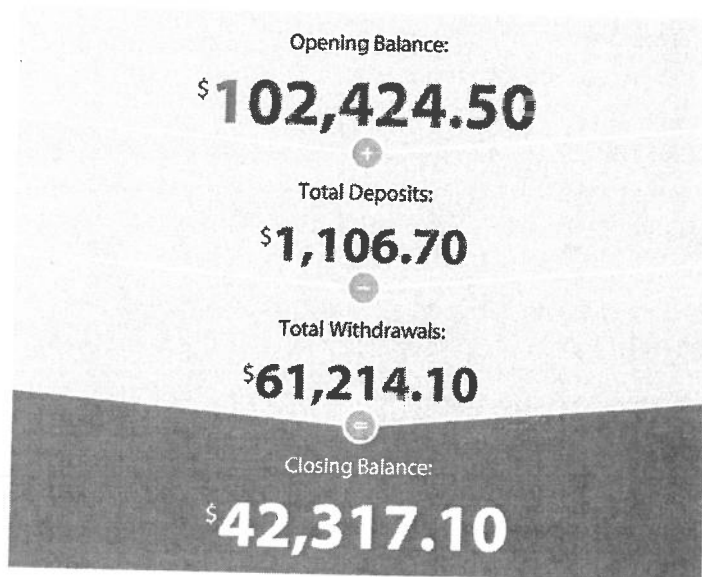
014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



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

27.2

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
05 JUN	OPENING BALANCE			102,424.50
11 JUN	TRANSFER FROM SUPERCHOICE P/L PC06C461-5833822		550.41	102,974.91
	<i>Kate ANZ Superannuation</i>			
18 JUN	PAYMENT TO ZURICH LIFE 8157536 3M	321.30		102,653.61
	<i>Kate Zurich Life Income Protection.</i>			
22 JUN	ANZ INTERNET BANKING PAYMENT 642416 TO AVA SOLICITORS	25,000.00		77,653.61
22 JUN	ANZ INTERNET BANKING PAYMENT 641197 TO AVA SOLICITORS LAW PRACTICE TRUS	25,000.00		52,653.61
23 JUN	ANZ INTERNET BANKING PAYMENT 203794 TO AVA SOLICITORS	892.20		51,761.41
24 JUN	TRANSFER FROM SUPERCHOICE P/L PC06C440-5844070		550.41	52,311.82
30 JUN	CREDIT INTEREST PAID		5.88	52,317.70
30 JUN	1 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	0.60		52,317.10
01 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 270618 TO.012012425513311	10,000.00		42,317.10
	<i>Share Trading Account</i>			
TOTALS AT END OF PAGE		\$61,214.10	\$1,106.70	
TOTALS AT END OF PERIOD		\$61,214.10	\$1,106.70	\$42,317.10

This Statement Includes

Interest earned on deposits	
ANZ bank charges	\$5.88
	\$0.60

Yearly Summary

	Previous Year to 30/06/2020 (\$)
Interest earned on deposits	41.09
Fees Charged	
ANZ bank account fee	1.80
Total	\$1.80

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BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 8
03 JULY 2020 TO 05 AUGUST 2020

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



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

27.4

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
03 JUL	OPENING BALANCE			42,317.10
07 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 984165 FROM 316317098		166.25	42,483.35
	<i>Shane Superannuation 9.25%</i>			
07 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 291009 TO 012012425513311	15,000.00		27,483.35
	<i>Share Trading Account</i>			
08 JUL	TRANSFER FROM SUPERCHOICE P/L PC06C463-5859582		550.41	28,033.76
	<i>Kate ANZ Superannuation</i>			
09 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 599847 TO 012012425513311	5,000.00		23,033.76
	<i>Share Trading Account</i>			
09 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 597602 TO 012012425513311	8,033.76		15,000.00
	<i>"</i>			
14 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 688243 FROM 316317098		166.25	15,166.25
	<i>Shane Superannuation</i>			
20 JUL	PAYMENT TO ZURICH LIFE 8157536 3M	321.30		14,844.95
	<i>Kate Zurich</i>			
21 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 573327 FROM 316317098		166.25	15,011.20
	<i>Shane Super</i>			
22 JUL	TRANSFER FROM SUPERCHOICE P/L PC06C462-5868187		550.41	15,561.61
	<i>Kate ANZ Super</i>			
28 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 274318 FROM 316317098		166.25	15,727.86
	<i>Shane Super</i>			
28 JUL	ANZ INTERNET BANKING BPAY GCC - WATER {532829}	249.72		15,478.14
	<i>Water Rates Mercurie.</i>			
31 JUL	CREDIT INTEREST PAID		0.95	15,479.09
31 JUL	1 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	0.60		15,478.49
31 JUL	5 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	3.00		15,475.49
04 AUG	ANZ INTERNET BANKING FUNDS TFER TRANSFER 340979 FROM 316317098		166.25	15,641.74
	<i>Shane Super</i>			
05 AUG	TRANSFER FROM SUPERCHOICE P/L PC06C457-5878102		550.41	16,192.15
	<i>Kate Super</i>			
TOTALS AT END OF PAGE		\$28,608.38	\$2,483.43	
TOTALS AT END OF PERIOD		\$28,608.38	\$2,483.43	\$16,192.15

This Statement Includes

Interest earned on deposits	\$0.95
ANZ bank charges	\$3.60

27.5



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 9

05 AUGUST 2020 TO 04 SEPTEMBER 2020

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

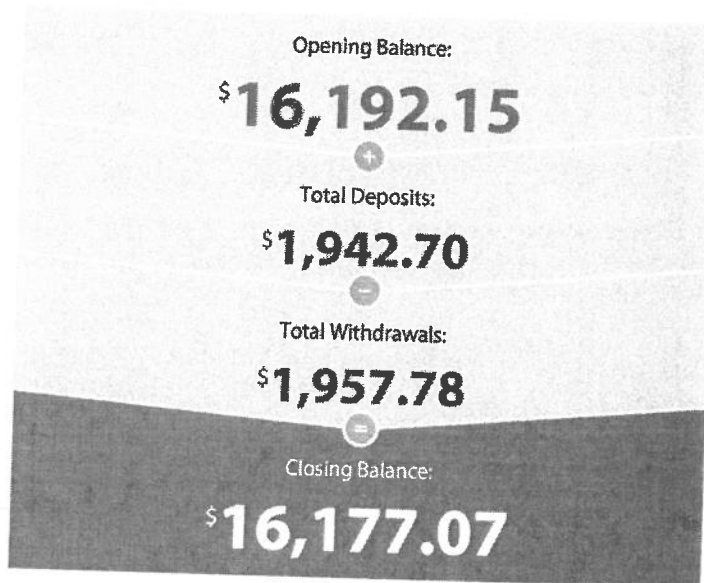
014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

27.6

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
05 AUG	OPENING BALANCE			16,192.15
10 AUG	ANZ ATM HELENSVALE BRANCH #1 HELENSVALE QL KATE SADLER 0418828766 <i>Shane payment from McLennan (old employer)</i>		106.93	16,299.08
11 AUG	ANZ INTERNET BANKING FUNDS TFER TRANSFER 529375 FROM 316317098 <i>Shane Super</i>		55.42	16,354.50
11 AUG	ANZ INTERNET BANKING FUNDS TFER TRANSFER 184129 FROM 316317098 <i>Shane Super</i>		166.25	16,520.75
17 AUG	ANZ INTERNET BANKING BPAY COGC - RATES {413662} <i>Mercurie Rates</i>	1,356.17 ✓		15,164.58
18 AUG	ANZ INTERNET BANKING FUNDS TFER TRANSFER 918577 FROM 316317098 <i>Shane Super</i>		166.25	15,330.83
18 AUG	PAYMENT TO ZURICH LIFE 8157536 3M <i>Kate Life/Income</i>	321.30		15,009.53
19 AUG	TRANSFER FROM SUPERCHOICE P/L PC06C453-5886802 <i>Kate Super</i>		550.41	15,559.94
25 AUG	ANZ INTERNET BANKING FUNDS TFER TRANSFER 629153 FROM 316317098 <i>Shane Super</i>		166.25	15,726.19
31 AUG	ANZ INTERNET BANKING BPAY GCCC - WATER {181271} <i>Mercurie Water Rates</i>	276.71 ✓		15,449.48
31 AUG	CREDIT INTEREST PAID		0.68	15,450.16
31 AUG	1 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	0.60		15,449.56
31 AUG	5 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	3.00		15,446.56
01 SEP	ANZ INTERNET BANKING FUNDS TFER TRANSFER 531506 FROM 316317098 <i>Shane Super</i>		180.10	15,626.66
02 SEP	TRANSFER FROM SUPERCHOICE P/L PC06C447-5894349 <i>Kate Super</i>		550.41	16,177.07
TOTALS AT END OF PAGE		\$1,957.78	\$1,942.70	
TOTALS AT END OF PERIOD		\$1,957.78	\$1,942.70	\$16,177.07

This Statement Includes

Interest earned on deposits	
ANZ bank charges	\$0.68
	\$3.60

21-1



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 10

04 SEPTEMBER 2020 TO 05 OCTOBER 2020

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

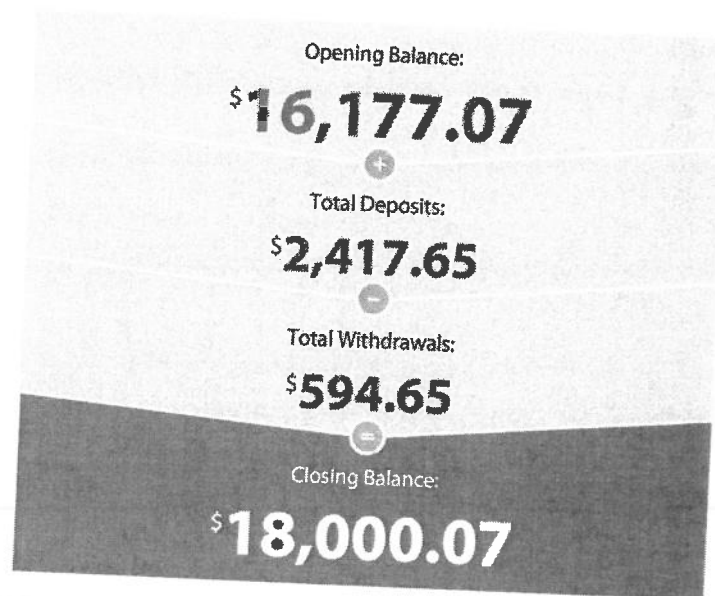
014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



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

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BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
04 SEP	OPENING BALANCE			16,177.07
10 SEP	ANZ INTERNET BANKING PAYMENT 997781 TO STRATA SPHERE MANAGEMENT PTY LTD <i>fee for Insurance Certificate of Insurance.</i>	17.95		16,159.12
10 SEP	ANZ INTERNET BANKING PAYMENT 999576 TO INFOCUS SECURITIES AUSTRALIA PTY <i>Advice Fee</i>	165.00		15,994.12
16 SEP	TRANSFER FROM SUPERCHOICE P/L PC06C439-5902775 <i>Kate Super</i>		550.41	16,544.53
16 SEP	ANZ INTERNET BANKING BPAY COGC - RATES {610669} <i>Mercurie Rates</i>	88.00		16,456.53
18 SEP	PAYMENT TO ZURICH LIFE 8157536 3M <i>Zurich Kate</i>	321.30		16,135.23
23 SEP	ANZ INTERNET BANKING FUNDS TFER TRANSFER 712389 FROM 316317098 <i>Share Super</i>		595.74	16,730.97
30 SEP	ANZ INTERNET BANKING FUNDS TFER TRANSFER 274144 FROM 316317098		720.42	17,451.39
30 SEP	TRANSFER FROM SUPERCHOICE P/L PC06C438-5909919 <i>Kate Super</i>		550.41	18,001.80
30 SEP	CREDIT INTEREST PAID		0.67	18,002.47
30 SEP	1 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	0.60		18,001.87
30 SEP	3 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	1.80		18,000.07
TOTALS AT END OF PAGE		\$594.65	\$2,417.65	
TOTALS AT END OF PERIOD		\$594.65	\$2,417.65	\$18,000.07

This Statement Includes

Interest earned on deposits	
ANZ bank charges	\$0.67
	\$2.40

Fee Summary

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

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
INTERNET/ONLINE WDL	6.00	3.00	3.00	0.60	1.80
EFTPOS/PHONE BANKING WDL	3.00	2.00	1.00	0.60	0.60
Total Transaction Fees Charged					\$2.40

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

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BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 11
05 OCTOBER 2020 TO 05 NOVEMBER 2020

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

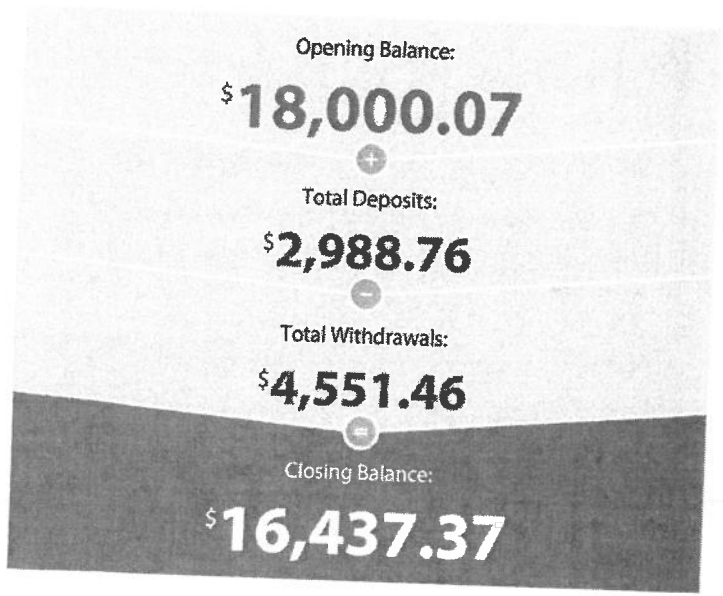
WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details
SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)
014-720

Account Number
3179-95464

Account Descriptor
BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

27.10

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
05 OCT	OPENING BALANCE			18,000.07
14 OCT	TRANSFER FROM SUPERCHOICE P/L PC06C462-5918870 <i>Kate Super</i>		508.03	18,508.10
19 OCT	TRANSFER FROM GC HOTEL MGMT MERCURE GC RESORT <i>Income Mercure</i>		72.00	18,580.10
19 OCT	PAYMENT TO ZURICH LIFE 8157536 3M <i>Kate Zurich</i>	321.30		18,258.80
22 OCT	PAYMENT TO TAL LIFE LIMITED 1860104-A9626612 <i>Kate New TAL</i>	4,230.16		14,028.64
28 OCT	TRANSFER FROM SUPERCHOICE P/L PC06C458-5930362 <i>Kate Super</i>		508.03	14,536.67
30 OCT	ANZ INTERNET BANKING FUNDS TFER TRANSFER 106536 FROM 316317098 <i>Shane Super</i>		865.26	15,401.93
30 OCT	CREDIT INTEREST PAID			
02 NOV	ANZ M-BANKING FUNDS TFER TRANSFER 558104 FROM 316317098		0.70	15,402.63
03 NOV	ANZ INTERNET BANKING FUNDS TFER TRANSFER 189510 FROM 316317098 <i>Shane Super</i>		84.74	15,487.37
			950.00	16,437.37
TOTALS AT END OF PAGE		\$4,551.46	\$2,988.76	
TOTALS AT END OF PERIOD		\$4,551.46	\$2,988.76	\$16,437.37

This Statement Includes

Interest earned on deposits	\$0.70
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Fee Summary

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

Summary of ANZ Transaction Fees

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

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

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 05/11/20 and the monthly fee cycle, as appears above, ended on 30/10/20.

27.11



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 12

05 NOVEMBER 2020 TO 04 DECEMBER 2020

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
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OR



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

27.12

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
05 NOV	OPENING BALANCE			16,437.37
11 NOV	TRANSFER FROM SUPERCHOICE P/L PC06C453-5942012		508.03	16,945.40
	<i>Kate Super</i>			
12 NOV	TRANSFER FROM GC HOTEL MGMT MERCURE GC RESORT		1,926.12	18,871.52
	<i>Income Mercure</i>			
25 NOV	TRANSFER FROM SUPERCHOICE P/L PC06C450-5949417		508.03	19,379.55
	<i>Kate Super</i>			
30 NOV	CREDIT INTEREST PAID		0.75	19,380.30
01 DEC	ANZ INTERNET BANKING BPAY ASIC (790706)	55.00		19,325.30
01 DEC	ANZ INTERNET BANKING PAYMENT 789529 TO SIMMONS LIVINGSTONE AND ASSOCIAT	220.00		19,105.30
	<i>Accounting</i>			
TOTALS AT END OF PAGE		\$275.00	\$2,942.93	
TOTALS AT END OF PERIOD		\$275.00	\$2,942.93	\$19,105.30

This Statement Includes

Interest earned on deposits	\$0.75
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Fee Summary

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

Summary of ANZ Transaction Fees

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

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

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 04/12/20 and the monthly fee cycle, as appears above, ended on 30/11/20.

27.13



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 13

04 DECEMBER 2020 TO 05 JANUARY 2021

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

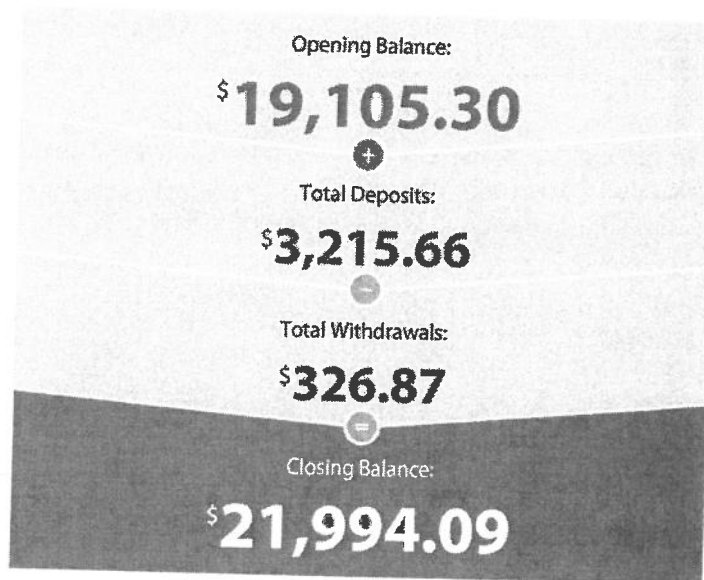
014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

21.14

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
04 DEC	OPENING BALANCE			19,105.30
09 DEC	TRANSFER FROM SUPERCHOICE P/L PC06C438-5956438		508.03	19,613.33
	<i>Kate Super</i>			
23 DEC	TRANSFER FROM SUPERCHOICE P/L PC06C446-5963407		1,519.28	21,132.61
	<i>Kate Super</i>			
	<i>BONUS</i>			
31 DEC	ANZ INTERNET BANKING FUNDS TFER TRANSFER 841409 FROM 316317098		1,187.50	22,320.11
	<i>Shane Super</i>			
31 DEC	CREDIT INTEREST PAID		0.85	22,320.96
2021				
04 JAN	ANZ INTERNET BANKING BPAY GCCC - WATER {533870}	326.87		21,994.09
	<i>Water Rates</i>			
	<i>Mercurie</i>			
TOTALS AT END OF PAGE		\$326.87	\$3,215.66	
TOTALS AT END OF PERIOD		\$326.87	\$3,215.66	\$21,994.09

This Statement Includes

Interest earned on deposits	\$0.85
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Fee Summary

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

Summary of ANZ Transaction Fees

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

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

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 05/01/21 and the monthly fee cycle, as appears above, ended on 31/12/20.

27.15



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 14

05 JANUARY 2021 TO 05 FEBRUARY 2021

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

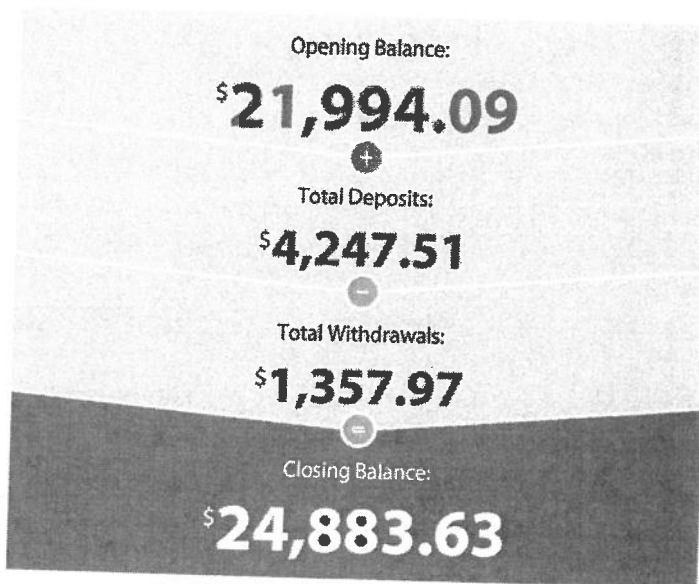
014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
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Enquiries: 13 13 14
Lost/Stolen Cards: 1800 033 844

27.16

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
05 JAN	OPENING BALANCE			21,994.09
07 JAN	TRANSFER FROM SUPERCHOICE P/L PC06C410-5968606		508.03	22,502.12
	<i>Kate Super</i>			
13 JAN	ANZ ATM HELENSVALE BRANCH #1 HELENSVALE QL KATE SADLER 0418828766		429.14	22,931.26
	<i>Kate - rollover Rest</i>			
18 JAN	TRANSFER FROM GC HOTEL MGMT MERCURE GC RESORT		278.87	23,210.13
	<i>Mercure Income</i>			
19 JAN	TRANSFER FROM GC HOTEL MGMT MERCURE GC RESORT		327.01	23,537.14
	<i>Mercure Income</i>			
20 JAN	TRANSFER FROM SUPERCHOICE P/L PC06C449-5976139		508.03	24,045.17
	<i>Kate Super</i>			
22 JAN	ANZ INTERNET BANKING BPAY COGC - RATES {626506}	1,356.17		22,689.00
	<i>Mercure Rates</i>			
29 JAN	CREDIT INTEREST PAID		0.90	22,689.90
29 JAN	2 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	1.20		22,688.70
29 JAN	1 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	0.60		22,688.10
01 FEB	ANZ INTERNET BANKING FUNDS TFER TRANSFER 679216 FROM 316317098 EFFECTIVE DATE 31 JAN 2021		1,187.50	23,875.60
	<i>Shane Super</i>			
03 FEB	TRANSFER FROM SUPERCHOICE P/L PC06C446-5987055		1,008.03	24,883.63
	<i>Kate Super</i>			
TOTALS AT END OF PAGE		\$1,357.97	\$4,247.51	
TOTALS AT END OF PERIOD		\$1,357.97	\$4,247.51	\$24,883.63

This Statement Includes

Interest earned on deposits	
ANZ bank charges	\$0.90
	\$1.80

27.11



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 15
05 FEBRUARY 2021 TO 05 MARCH 2021

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

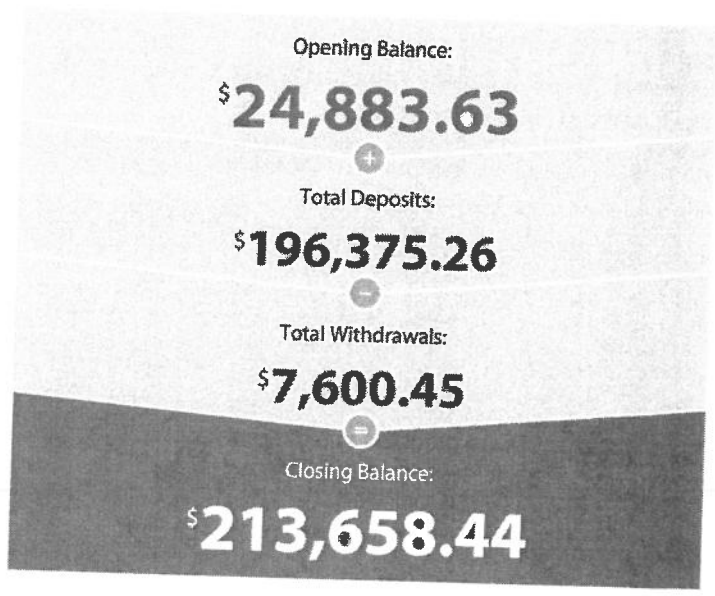
WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details
SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)
014-720

Account Number
3179-95464

Account Descriptor
BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



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

27.18

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
05 FEB	OPENING BALANCE			24,883.63
10 FEB	ANZ ATM HELENSVALE BRANCH #2 HELENSVALE QL KATE SADLER 0418828766		38,486.28	63,369.91
	<i>Kate Rollover</i>			
17 FEB	TRANSFER FROM SUPERCHOICE P/L PC06C446-5995588		508.03	63,877.94
	<i>Kate Super</i>			
18 FEB	TRANSFER FROM CMC MARKETS STOC 14858019		117,358.35	181,236.29
	<i>Transfer/Sale Shares,</i>			
18 FEB	ANZ INTERNET BANKING PAYMENT 358214 TO SIMMONS LIVINGSTONE AND ASSOCIAT		2,475.00	178,761.29
	<i>Invoice 25238</i>			
23 FEB	ANZ INTERNET BANKING FUNDS TFER TRANSFER 318708 FROM 316317098		182.69	178,943.98
	<i>Shane Super</i>			
23 FEB	ANZ INTERNET BANKING BPAY TAX OFFICE PAYMENT {593423}	2,582.45		176,361.53
	<i>2020 TAX BILL</i>			
24 FEB	TRANSFER FROM CMC MARKETS STOC 14974849		39,146.04	215,507.57
	<i>Sale Shares,</i>			
26 FEB	CREDIT INTEREST PAID		3.15	215,510.72
26 FEB	2 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	1.20		215,509.52
26 FEB	3 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	1.80		215,507.72
02 MAR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 565319 FROM 316317098		182.69	215,690.41
	<i>Shane Super</i>			
03 MAR	TRANSFER FROM SUPERCHOICE P/L PC06C445-6002107		508.03	216,198.44
	<i>Kate Super</i>			
03 MAR	ANZ INTERNET BANKING PAYMENT 372825 TO KNIGHT REALTY SALES TRUST		1,000.00	215,198.44
	<i>Deposit 10 Eagle St.</i>			
03 MAR	ANZ INTERNET BANKING PAYMENT 373346 TO SIMMONS LIVINGSTONE AND ASSOCIAT		1,540.00	213,658.44
	<i>Accounting</i>			
TOTALS AT END OF PAGE		\$7,600.45	\$196,375.26	
TOTALS AT END OF PERIOD		\$7,600.45	\$196,375.26	\$213,658.44

This Statement Includes

Interest earned on deposits	\$3.15
ANZ bank charges	\$3.00

27.19



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 16
05 MARCH 2021 TO 01 APRIL 2021

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

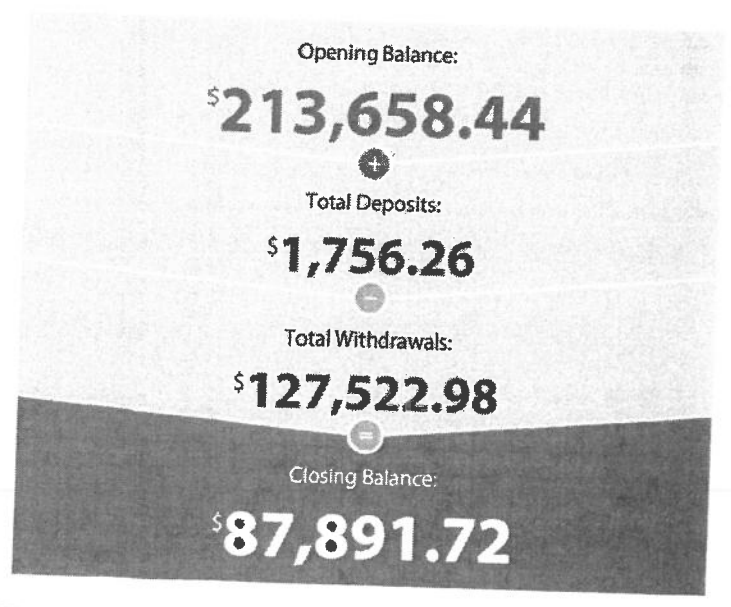
014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



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

21.20

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
05 MAR	OPENING BALANCE			213,658.44
08 MAR	ANZ INTERNET BANKING PAYMENT 987669 TO JOSHUA AARON KASPER <i>Building + Pest 10 Eagle St</i>	530.00		213,128.44
08 MAR	PAYMENT TO BT LIFE INSURANC Y0853381 014-720 <i>Shane Life Income</i>	700.60		212,427.84
08 MAR	PAYMENT TO BT LIFE INSURANC C0853381 014-720 <i>"</i>	5,379.81		207,048.03
09 MAR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 438171 FROM 316317098 <i>Shane Super</i>		182.69	207,230.72
15 MAR	ANZ INTERNET BANKING PAYMENT 811096 TO SIMMONS LIVINGSTONE AND ASSOCIAT <i>Accounting</i>	1,100.00		206,130.72
16 MAR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 356149 FROM 316317098 <i>Shane Super</i>		182.69	206,313.41
17 MAR	TRANSFER FROM SUPERCHOICE P/L PC06C435-6009350 <i>Kate Super</i>		508.03	206,821.44
18 MAR	ANZ INTERNET BANKING BPAY PRO INSURE PTY LTD {134540} <i>Insurance 10 Eagle St</i>	1,254.70		205,566.74
23 MAR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 133237 FROM 316317098 <i>Shane Super</i>		182.69	205,749.43
26 MAR	ANZ INTERNET BANKING BPAY GCCC - WATER {155077}	315.04		205,434.39
30 MAR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 744378 FROM 316317098 <i>Shane Super</i>		182.69	205,617.08
31 MAR	TRANSFER FROM SUPERCHOICE P/L PC06C430-6016080 <i>Kate Super</i>		508.03	206,125.11
31 MAR	EB 13042 TO 527922 <i>Local TT TO AVA Solicitors for Deposit 10 Eagle St</i>	117,215.80		88,909.31
31 MAR	CREDIT INTEREST PAID		9.44	88,918.75
31 MAR	2 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	1.20		88,917.55
31 MAR	8 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	4.80		88,912.75
01 APR	ANZ INTERNET BANKING PAYMENT 637845 TO AVA SOLICITORS <i>Additional Settlement Fees,</i>	1,021.03		87,891.72
TOTALS AT END OF PAGE		\$127,522.98	\$1,756.26	
TOTALS AT END OF PERIOD		\$127,522.98	\$1,756.26	\$87,891.72

This Statement Includes

Interest earned on deposits	\$9.44
ANZ bank charges	\$6.00

27.21



BUSINESS PREMIUM SAVER STATEMENT

STATEMENT NUMBER 17
01 APRIL 2021 TO 05 MAY 2021

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

Reconciled

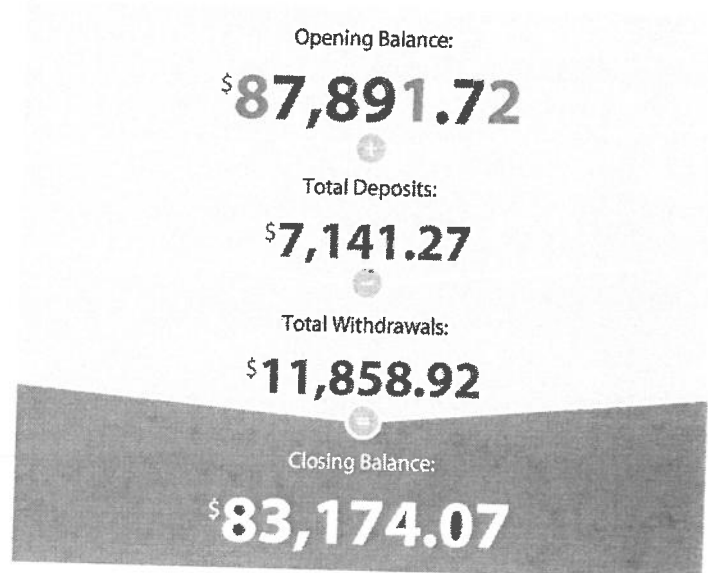
WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details
SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)
014-720

Account Number
3179-95464


Account Descriptor
BUSINESS SAVER



NEED TO GET IN TOUCH?


ANZ Internet Banking
anz.com

OR


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

27.22

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

TENANT

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
01 APR	OPENING BALANCE			87,891.72
06 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 386340 FROM 316317098 <i>Shane Super</i>		182.69	88,074.41
06 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 461300 TO 014596472466511 <i>Refund courier fee.</i>	150.00		87,924.41
06 APR	ANZ INTERNET BANKING PAYMENT 460588 TO SIMMONS LIVINGSTONE AND ASSOCIAT <i>ASIC / AC Fees</i>	220.00		87,704.41
07 APR	PAYMENT FROM TAMARA BANE <i>Rent 2 weeks.</i>		860.00	88,564.41
08 APR	PAYMENT FROM AVA SOLICITORS PTY LTD EFT21-313 210259 <i>Refund Settlement.</i>		1,734.00	90,298.41
12 APR	EFTPOS BUNNINGS 343000 OXENFORD AU EFFECTIVE DATE 11 APR 2021 <i>Replacement oven</i>	949.05		89,349.36
13 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 222893 FROM 316317098 <i>Shane Super</i>		61.75	89,411.11
14 APR	TRANSFER FROM SUPERCHOICE P/L PC06C444-6023802 <i>Kate Super</i>		508.03	89,919.14
14 APR	ANZ INTERNET BANKING PAYMENT 834332 TO INFOCUS SECURITIES AUSTRALIA <i>Insurance (Simmons)</i>	550.00		89,369.14
15 APR	VISA DEBIT PURCHASE CARD 1024 PAYPAL *WATERFILTER 4029357733 EFFECTIVE DATE 13 APR 2021 <i>Water filters 10 Eagle (undersink filters)</i>	143.05		89,226.09
15 APR	PAYMENT TO FMC 10166059L49 MORTGAGE PAYMENT	524.36		88,701.73
15 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 107749 TO 014596316317098 <i>Plumbing Invoice</i>	709.50		87,992.23
16 APR	TRANSFER FROM TAMARA BANE 10 EAGLE STREET RENT 10 EAGLE		430.00	88,422.23
19 APR	VISA DEBIT PURCHASE CARD 1024 BUNNINGS 511000 TOOWOOMBA EFFECTIVE DATE 14 APR 2021 <i>Wardrobe install 10 Eagle St</i>	1,200.00		87,222.23
20 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 112912 FROM 316317098 <i>Shane Super</i>		61.75	87,283.98
20 APR	TRANSFER FROM GC HOTEL MGMT MERCURE GC RESORT <i>Mercure Income</i>		600.00	87,883.98
20 APR	TRANSFER FROM GC HOTEL MGMT MERCURE GC RESORT <i>Mercure Income</i>		1,207.92	89,091.90
22 APR	PAYMENT TO FMC 10166059L49 MORTGAGE PMT	524.36		88,567.54
23 APR	TRANSFER FROM TAMARA BANE 10 EAGLE STREET RENT 10 EAGLE		430.00	88,997.54
27 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 635238 FROM 316317098 <i>Shane Super</i>		61.75	89,059.29
27 APR	ANZ INTERNET BANKING PAYMENT 115956 TO DARLING DOWNS GLASS AND SECURITY <i>Security screen deposit 10 Eagle 50%</i>	495.00		88,564.29
27 APR	VISA DEBIT PURCHASE CARD 1024 HINTERLAND MOWERS NERANG EFFECTIVE DATE 24 APR 2021 MOWER 10 EAGLE ST (ACREAGE).	4,599.00		83,965.29
TOTALS AT END OF PAGE		\$10,064.32	\$6,137.89	

27.23

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
28 APR	TRANSFER FROM SUPERCHOICE P/L PC06C436-6034065	<i>Kate Super</i>	508.03	84,473.32
29 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 186695 TO 014596316317098	<i>plumbing</i>	374.00	84,099.32
29 APR	PAYMENT TO FMC 10166059L49	<i>Mortgage PMT</i>	524.36	83,574.96
30 APR	TRANSFER FROM TAMARA BANE 10 EAGLE STREET	<i>Rent 10 Eagle</i>	430.00	84,004.96
30 APR	CREDIT INTEREST PAID	<i>Interest</i>	3.60	84,008.56
30 APR	12 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	<i>Fees</i>	7.20	84,001.36
30 APR	7 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	<i>Fees</i>	4.20	83,997.16
04 MAY	ANZ INTERNET BANKING FUNDS TFER TRANSFER 739077 FROM 316317098	<i>Shane Super</i>	61.75	84,058.91
04 MAY	ANZ INTERNET BANKING PAYMENT 957323 TO ADVANCED ELECTRICAL SERVICES	<i>Smoke Alarm compliance</i>	84.84	83,174.07
TOTALS AT END OF PAGE		\$1,794.60	\$1,003.38	
TOTALS AT END OF PERIOD		\$11,858.92	\$7,141.27	\$83,174.07

This Statement Includes

Interest earned on deposits	\$3.60
ANZ bank charges	\$11.40

Fee Summary

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

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
INTERNET/ONLINE WDL	11.00	4.00	7.00	0.60	4.20
EFTPOS/PHONE BANKING WDL	13.00	1.00	12.00	0.60	7.20
Total Transaction Fees Charged					\$11.40

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

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 05/05/21 and the monthly fee cycle, as appears above, ended on 30/04/21.

27.24

BUSINESS PREMIUM SAVER STATEMENT

Account Number 3179-95464

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

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

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

*Terms and conditions apply.

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

IMPORTANT INFORMATION

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

All entries generated are subject to authorisation and verification and if necessary, adjustments will appear on a later statement.

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

27.25



ANZ BUSINESS ESSENTIALS STATEMENT

STATEMENT NUMBER 18
05 MAY 2021 TO 04 JUNE 2021

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SADLER RETIREMENT P/L
ATF SADLER SUPER FUND

Branch Number (BSB)

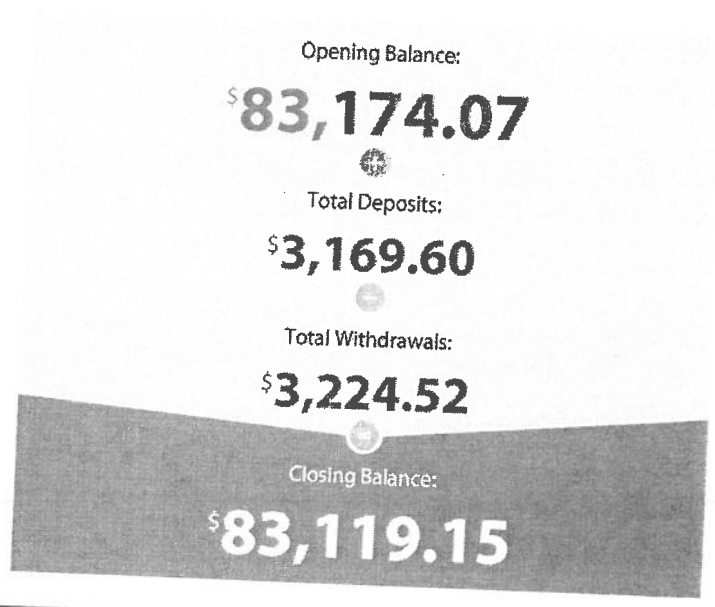
014-720

Account Number

3179-95464

Account Descriptor

BUSINESS SAVER



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



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

27.26

ANZ BUSINESS ESSENTIALS STATEMENT

Account Number 3179-95464

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2021				
05 MAY	OPENING BALANCE			83,174.07
06 MAY	PAYMENT TO FMC 10166059L49 <i>Mortgage PMT</i>	524.36		82,649.71
07 MAY	TRANSFER FROM TAMARA BANE 10 EAGLE STREET <i>Rent 10 Eagle St</i>		430.00	83,079.71
12 MAY	TRANSFER FROM SUPERCHOICE P/L PC06C433-6042880 <i>Kate Super</i>		508.03	83,587.74
13 MAY	PAYMENT TO FMC 10166059L49 <i>Mortgage PMT</i>	524.36		83,063.38
14 MAY	TRANSFER FROM TAMARA BANE 10 EAGLE STREET <i>Rent 10 Eagle</i>		430.00	83,493.38
20 MAY	PAYMENT TO FMC 10166059L49 <i>Mortgage PMT</i>	524.36		82,969.02
21 MAY	TRANSFER FROM TAMARA BANE 10 EAGLE STREET <i>Rent 10 Eagle</i>		430.00	83,399.02
24 MAY	ANZ INTERNET BANKING PAYMENT 827635 TO DESTINATION LOST PTY LTD <i>Final 50% Security Screens.</i>	495.00		82,904.02
26 MAY	TRANSFER FROM SUPERCHOICE P/L PC06C430-6048966 <i>Kate Super</i>		508.03	83,412.05
27 MAY	ANZ INTERNET BANKING PAYMENT 842860 TO LEON PETTET PLUMBING PTY LTD <i>Plumbing Issue.</i>	104.72		83,307.33
27 MAY	PAYMENT TO FMC 10166059L49 <i>Mortgage PMT</i>	524.36		82,782.97
28 MAY	TRANSFER FROM TAMARA BANE 10 EAGLE STREET <i>Rent 10 Eagle</i>		430.00	83,212.97
31 MAY	CREDIT INTEREST PAID		3.54	83,216.51
31 MAY	3 EXCESS EFTPOS, PHONE BANKING, AUTOMATIC TRANSACTIONS - FEE	1.80		83,214.71
31 MAY	2 EXCESS INTERNET/ONLINE TRANSACTIONS - FEE	1.20		83,213.51
03 JUN	PAYMENT TO FMC 10166059L49 <i>Mortgage PMT</i>	524.36		82,689.15
04 JUN	TRANSFER FROM TAMARA BANE 10 EAGLE STREET <i>Rent 10 Eagle</i>		430.00	83,119.15
TOTALS AT END OF PAGE		\$3,224.52	\$3,169.60	
TOTALS AT END OF PERIOD		\$3,224.52	\$3,169.60	\$83,119.15

This Statement Includes

Interest earned on deposits	\$3.54
ANZ bank charges	\$3.00

21.27

ANZ BUSINESS ESSENTIALS STATEMENT

Account Number 3179-95464

Fee Summary

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

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
INTERNET/ONLINE WDL	4.00	2.00	2.00	0.60	1.20
EFTPOS/PHONE BANKING WDL	6.00	3.00	3.00	0.60	1.80
Total Transaction Fees Charged					\$3.00

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

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 04/06/21 and the monthly fee cycle, as appears above, ended on 31/05/21.

Summary of Relationship Benefit for this account

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

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

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

*Terms and conditions apply.

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

IMPORTANT INFORMATION

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27-28

02/07/2021

ANZ Internet Banking

Sadler Retirement (014720 317995464)

Period displayed: 05 June 2021 to 30 June 2021

Date	Description	Debit(\$AUD)	Credit(\$AUD)	Balance
June 2021				
30 JUN	CREDIT INTEREST PAID		\$2.66	\$48,600.92 ✓
25 JUN	TRANSFER FROM TAMARA BANE 10 EAGLE STREET		\$430.00	\$48,598.26
24 JUN	PAYMENT TO FMC 10166059L49	\$524.36		\$48,168.26
23 JUN	ANZ INTERNET BANKING PAYMENT 117705 TO DD Water Treatment Service	\$270.00		\$48,692.62
23 JUN	TRANSFER FROM SUPERCHOICE P/L PC06C409-6062049		\$508.03	\$48,962.62
18 JUN	ANZ INTERNET BANKING BPAY TRC RATES {870527}	\$1,133.15		\$48,454.59
18 JUN	ANZ INTERNET BANKING FUNDS TFER TRANSFER 872326 TO 014596472466511	\$317.90		\$49,587.74
18 JUN	TRANSFER FROM TAMARA BANE 10 EAGLE STREET		\$430.00	\$49,905.64
17 JUN	PAYMENT TO FMC 10166059L49	\$524.36		\$49,475.64
14 JUN	ANZ M-BANKING FUNDS TFER TRANSFER 179078 TO 012012425513311	\$33,532.82		\$50,000.00
11 JUN	TRANSFER FROM TAMARA BANE 10 EAGLE STREET		\$430.00	\$83,532.82
10 JUN	PAYMENT TO FMC 10166059L49	\$524.36		\$83,102.82
09 JUN	TRANSFER FROM SUPERCHOICE P/L PC06C425-6055061		\$508.03	\$83,627.18

Interim Statement. Will get new one when issued.

101

28.1



ANZ CASH INVESTMENT ACCT STATEMENT

STATEMENT NUMBER 1
01 APRIL 2020 TO 01 OCTOBER 2020

SADLER RETIREMENT P/L
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

SHARE TRADING

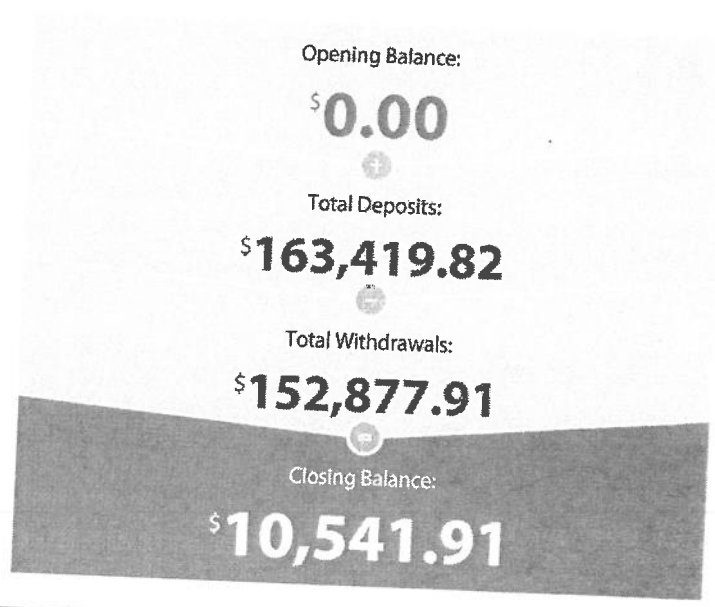
WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details
SHARE INVESTING LIMITED
SADLER RETIREMENT P/L ATF
SADLER SUPER FUND

Branch Number (BSB)
012-012

Account Number
4255-13311


Account Descriptor
TRUST ACCOUNT



NEED TO GET IN TOUCH?


ANZ Internet Banking
anz.com

OR


Enquiries: 133350
Lost/Stolen Cards: 1800 033 844

282

ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 4255-13311

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
01 APR	OPENING BALANCE			0.00
27 MAY	ANZ M-BANKING FUNDS TFER TRANSFER 307851 FROM 317995464		10,000.00	10,000.00
27 MAY	ANZ M-BANKING FUNDS TFER TRANSFER 306897 FROM 317995464		15,000.00	25,000.00
29 MAY	CREDIT INTEREST PAID			
02 JUN	ANZ M-BANKING FUNDS TFER TRANSFER 749024 FROM 317995464		0.01	25,000.01
02 JUN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C10195193	24,843.38	10,000.00	35,000.01
05 JUN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C10246980	9,916.96		10,156.63
30 JUN	CREDIT INTEREST PAID			239.67
01 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 270618 FROM 317995464		0.04	239.71
03 JUL	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C10648631	9,989.74	10,000.00	10,239.71
07 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 291009 FROM 317995464		15,000.00	249.97
09 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 599847 FROM 317995464		5,000.00	15,249.97
09 JUL	ANZ INTERNET BANKING FUNDS TFER TRANSFER 597602 FROM 317995464		8,033.76	20,249.97
09 JUL	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C10712924	4,972.45		28,283.73
09 JUL	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C10713587	10,098.78		23,311.28
13 JUL	TRANSFER FROM CMC MARKETS STOC C10745185		9,554.10	13,212.50
13 JUL	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C10745064	4,973.55		22,766.60
13 JUL	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C10744772	8,124.02		17,793.05
13 JUL	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C10745216	9,585.57		9,669.03
31 JUL	CREDIT INTEREST PAID			83.46
25 AUG	TRANSFER FROM CMC MARKETS STOC C11257928		0.03	83.49
25 AUG	TRANSFER FROM CMC MARKETS STOC C11257948		5,143.20	5,226.69
25 AUG	TRANSFER FROM CMC MARKETS STOC C11257924		10,628.24	15,854.93
25 AUG	TRANSFER FROM CMC MARKETS STOC C11257954		23,292.29	39,147.22
26 AUG	TRANSFER FROM CMC MARKETS STOC C11284023		25,960.86	65,108.08
	TOTALS AT END OF PAGE	\$82,504.45	\$152,930.08	

28.3

ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 4255-13311

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
26 AUG	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C11279510	9,763.53		60,662.10
26 AUG	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C11279300	9,984.35		50,677.75
26 AUG	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C11279384	9,998.29		40,679.46
26 AUG	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C11284123	14,943.79		25,735.67
27 AUG	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C11303812	19,976.57		5,759.10
31 AUG	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C11344850	5,706.93		52.17
31 AUG	CREDIT INTEREST PAID			
29 SEP	TRANSFER FROM CMC MARKETS STOC C11719086		0.03	52.20
30 SEP	DIVIDEND FROM CBA FNL DIV 001249495219		10,341.73	10,393.93
			147.98	10,541.91
TOTALS AT END OF PAGE		\$70,373.46	\$10,489.74	
TOTALS AT END OF PERIOD		\$152,877.91	\$163,419.82	\$10,541.91

This Statement Includes

Interest earned on deposits	\$0.11
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Yearly Summary

	Previous Year to 30/06/2020 (\$)
Interest earned on deposits	0.05

Fee Summary

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

Summary of ANZ Transaction Fees

Transaction Fees	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
EFTPOS/PHONE BANKING WDL	2.00	2.00	0.50	0.00
Total Transaction Fees Charged				\$0.00

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

28.4

ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 4255-13311

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

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Amount Waived (\$)	Total Charge (\$)
	Total	Free	Additional			
EFTPOS/PHONE BANKING WDL	6.00	5.00	1.00	0.50	0.50	0.00
Total Transaction Fees Charged					\$0.50	\$0.00

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

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

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Amount Waived (\$)	Total Charge (\$)
	Total	Free	Additional			
EFTPOS/PHONE BANKING WDL	6.00	5.00	1.00	0.50	0.50	0.00
Total Transaction Fees Charged					\$0.50	\$0.00

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

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 01/10/20 and the monthly fee cycle, as appears above, ended on 31/08/20.

Update your profile in the ANZ App or ANZ Internet Banking

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

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

Visit www.anz.com.au/ways-to-bank to learn about how you can manage your money, simply and securely.

Daily cash deposit limit at ANZ ATMs

A daily transaction limit now applies for all cash deposits at ANZ ATMs that accept cash deposits, as previously advised by ANZ in the Australian Financial Review on 20 January 2020.

You can find out the current ATM Cash deposit limit on your account, as well as other options which may be available to make cash deposits into your account by contacting ANZ on 13 13 14.

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ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 4255-13311

IMPORTANT INFORMATION

PLEASE CHECK THE ENTRIES AND CALL 13 13 14 REGARDING ANY ERRORS ON THIS STATEMENT.
All entries generated are subject to authorisation and verification and if necessary, adjustments will appear on a later statement.

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

28.6



ANZ CASH INVESTMENT ACCT STATEMENT

STATEMENT NUMBER 2
01 OCTOBER 2020 TO 01 APRIL 2021

SADLER RETIREMENT P/L
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210
AUSTRALIA

WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

SHARE INVESTING LIMITED
SADLER RETIREMENT P/L ATF
SADLER SUPER FUND

Branch Number (BSB)

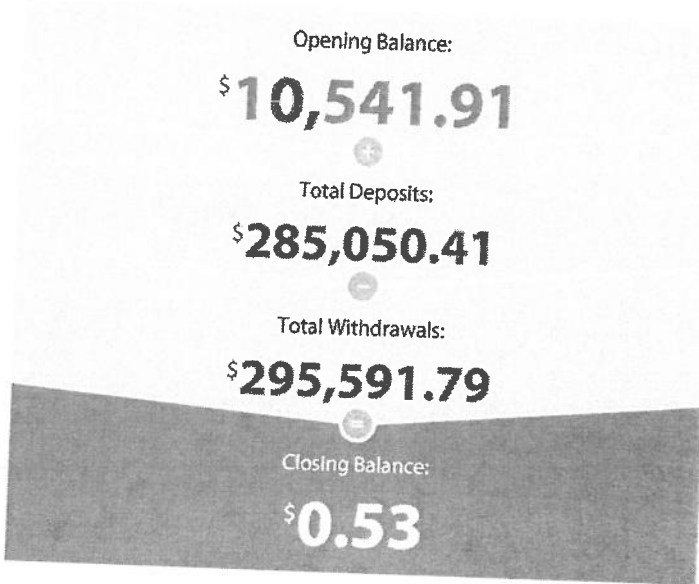
012-012

Account Number

4255-13311

Account Descriptor

TRUST ACCOUNT



NEED TO GET IN TOUCH?



ANZ Internet Banking
anz.com

OR



Enquiries: 133350
Lost/Stolen Cards: 1800 033 844

28.7

ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 4255-13311

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2020				
01 OCT	OPENING BALANCE			10,541.91
02 OCT	DIVIDEND FROM WTC FNL DIV 001252275095		8.53	10,550.44
12 OCT	TRANSFER FROM CMC MARKETS STOC C11850542		8,129.30	18,679.74
12 OCT	TRANSFER FROM CMC MARKETS STOC C11850571		10,478.05	29,157.79
12 OCT	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C11855729	5,571.61		23,586.18
21 OCT	TRANSFER FROM CMC MARKETS STOC C11966852		15,379.42	38,965.60
21 OCT	TRANSFER FROM CMC MARKETS STOC C11971592		20,561.70	59,527.30
30 OCT	CREDIT INTEREST PAID			
13 NOV	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C12261990	20,008.47	0.24	59,527.54
13 NOV	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C12261946	29,882.27		39,519.07
17 NOV	TRANSFER FROM CMC MARKETS STOC C12306248		22,066.02	9,636.80
23 NOV	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C12364070	14,983.47		31,702.82
25 NOV	TRANSFER FROM CMC MARKETS STOC C12404299		15,435.13	16,719.35
26 NOV	TRANSFER FROM CMC MARKETS STOC C12416627		86,490.83	32,154.48
30 NOV	CREDIT INTEREST PAID			
31 DEC	CREDIT INTEREST PAID		0.44	118,645.31
			1.01	118,646.76
2021				
19 JAN	TRANSFER FROM CMC MARKETS STOC C13046079		5,664.09	118,646.76
19 JAN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C13042891	39,911.44		124,310.85
20 JAN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C13067575	9,519.86		84,399.41
29 JAN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C13199385	19,210.28		74,879.55
29 JAN	CREDIT INTEREST PAID			55,669.27
08 FEB	TRANSFER FROM CMC MARKETS STOC C13369946		0.82	55,670.09
10 FEB	TRANSFER FROM CMC MARKETS STOC C13411974		55,659.85	111,329.94
18 FEB	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC 14858018	117,358.35	6,028.41	117,358.35
19 FEB	TRANSFER FROM CMC MARKETS STOC C13578756		39,146.04	39,146.04
	TOTALS AT END OF PAGE	\$256,445.75	\$285,049.88	

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ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 4255-13311

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
24 FEB	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC 14974848	39,146.04		
26 FEB	CREDIT INTEREST PAID		0.53	0.53
TOTALS AT END OF PAGE		\$39,146.04	\$0.53	
TOTALS AT END OF PERIOD		\$295,591.79	\$285,050.41	\$0.53

This Statement Includes

Interest earned on deposits	\$3.04
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Fee Summary

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

Summary of ANZ Transaction Fees

	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
Transaction Fees				
EFTPOS/PHONE BANKING WDL	1.00	1.00	0.50	0.00
Total Transaction Fees Charged				\$0.00

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

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

Summary of ANZ Transaction Fees

	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
Transaction Fees				
EFTPOS/PHONE BANKING WDL	3.00	3.00	0.50	0.00
Total Transaction Fees Charged				\$0.00

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

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

Summary of ANZ Transaction Fees

	Transactions		Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free Additional		
Transaction Fees				
EFTPOS/PHONE BANKING WDL	3.00	3.00	0.50	0.00
Total Transaction Fees Charged				\$0.00

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

28.9

ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 4255-13311

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

Summary of ANZ Transaction Fees

Transaction Fees	Transactions			Fee Per Transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
EFTPOS/PHONE BANKING WDL	2.00	2.00		0.50	0.00
Total Transaction Fees Charged					\$0.00

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

Please note: Your fee cycle may not always reconcile with your statement cycle. This statement date ends on 01/04/21 and the monthly fee cycle, as appears above, ended on 26/02/21.

IMPORTANT INFORMATION

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

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



Search results

Sadler Ret Share Tra (012012 425513311)

Period displayed: 02 April 2021 to 30 June 2021

Date	Description	Debit(\$AUD)	Credit(\$AUD)	Balance
June 2021				
30 JUN	CREDIT INTEREST PAID		\$0.08	\$16,441.63 ✓
17 JUN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C15018881	\$7,113.95		\$16,441.55
17 JUN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C15011907	\$5,659.95		\$23,555.50
17 JUN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C15017088	\$2,299.95		\$29,215.45
17 JUN	SHARE TRADE WITHDRAWAL TO CMC MARKETS STOC C15011868	\$2,017.95		\$31,515.40
14 JUN	ANZ M-BANKING FUNDS TFER TRANSFER 179078 FROM 317995464		\$33,532.82	\$33,533.35



SHARE INVESTING

2811

SADLER RETIREMENT PTY LTD <SADLER SUPER FUND A/C>
32 VALLEY VIEW VISTA
WONGAWALLAN QLD 4210

Trading Account Statement

Period: 01/07/2020 - 30/06/2021

Trading Account Number: 470789

Date	Reference	Description	Debit	Credit	Balance
01/07/2020		Open Balance			0.00
01/07/2020	10648631	Bght 157 APT @ 63.4700			0.00
03/07/2020	10425674	Wdl ANZCIA 012-012 425513311 10648631	9,989.74		9,989.74
07/07/2020	10712924	Bght 3500 SPT @ 1.4150		9,989.74	0.00
07/07/2020	10713587	Bght 365 PME @ 27.6132	4,972.45		4,972.45
09/07/2020	10483528	Wdl ANZCIA 012-012 425513311 10712924	10,098.78		15,071.23
09/07/2020	10483529	Wdl ANZCIA 012-012 425513311 10713587		4,972.45	10,098.78
09/07/2020	10744772	Bght 5018 SPT @ 1.6150		10,098.78	0.00
09/07/2020	10745064	Bght 129 WOW @ 38.4000	8,124.02		8,124.02
09/07/2020	10745185	Sold 365 PME @ 26.2303	4,973.55		13,097.57
09/07/2020	10745216	Bght 131 APT @ 73.0200		9,554.10	3,543.47
13/07/2020	10512712	Wdl ANZCIA 012-012 425513311 10745064	9,585.57		13,129.04
13/07/2020	10512713	Wdl ANZCIA 012-012 425513311 10744772		4,973.55	8,155.49
13/07/2020	10512714	Wdl ANZCIA 012-012 425513311 10745216		8,124.02	31.47
13/07/2020	8108604	Dep ANZCIA 012-012 425513311 10745185		9,585.57	9,554.10Cr
21/08/2020	11257924	Sold 288 APT @ 80.9800	9,554.10		0.00
21/08/2020	11257928	Sold 129 WOW @ 40.0244		23,292.29	23,292.29Cr
21/08/2020	11257948	Sold 151 CBA @ 70.5178		5,143.20	28,435.49Cr
21/08/2020	11257954	Sold 1387 ANZ @ 18.7379		10,628.24	39,063.73Cr
24/08/2020	11279300	Bght 580 WBC @ 17.1800		25,960.86	65,024.59Cr
24/08/2020	11279384	Bght 568 NAB @ 17.5675	9,984.35		55,040.24Cr
24/08/2020	11279510	Bght 17094 VUL @ 0.5700	9,998.29		45,041.95Cr
24/08/2020	11284023	Sold 3500 SPT @ 1.5250	9,763.53		35,278.42Cr
24/08/2020	11284123	Bght 533 WTC @ 27.9997		5,317.55	40,595.97Cr
25/08/2020	8506054	Dep ANZCIA 012-012 425513311 11257928	14,943.79		25,652.18Cr
25/08/2020	8506055	Dep ANZCIA 012-012 425513311 11257954	5,143.20		20,508.98Cr
25/08/2020	8506056	Dep ANZCIA 012-012 425513311 11257924	25,960.86		5,451.88
25/08/2020	8506057	Dep ANZCIA 012-012 425513311 11257948	23,292.29		28,744.17
25/08/2020	11303812	Bght 1057 ANZ @ 18.8785	10,628.24		39,372.41
26/08/2020	11000929	Wdl ANZCIA 012-012 425513311 11279510	19,976.57		59,348.98
26/08/2020	11000930	Wdl ANZCIA 012-012 425513311 11279300		9,763.53	49,585.45
26/08/2020	11000931	Wdl ANZCIA 012-012 425513311 11279384		9,984.35	39,601.10
26/08/2020	11000932	Wdl ANZCIA 012-012 425513311 11284123		9,998.29	29,602.81
26/08/2020	8518607	Dep ANZCIA 012-012 425513311 11284023		14,943.79	14,659.02
27/08/2020	11017370	Wdl ANZCIA 012-012 425513311 11303812	5,317.55		19,976.57
27/08/2020	11344850	Bght 634 Z1P @ 8.9700		19,976.57	0.00
31/08/2020	11059880	Wdl ANZCIA 012-012 425513311 11344850	5,706.93		5,706.93
25/09/2020	11719086	Sold 568 NAB @ 18.2600		5,706.93	0.00
29/09/2020	8806839	Dep ANZCIA 012-012 425513311 11719086		10,341.73	10,341.73Cr
08/10/2020	11850542	Sold 5018 SPT @ 1.6250	10,341.73		0.00
08/10/2020	11850571	Sold 580 WBC @ 18.1000		8,129.30	8,129.30Cr
08/10/2020	11855729	Bght 31578 PSC @ 0.1758		10,478.05	18,607.35Cr
12/10/2020	11544859	Wdl ANZCIA 012-012 425513311 11855729	5,571.61		13,035.74Cr
				5,571.61	18,607.35Cr

While every effort has been made to provide you with an accurate transaction summary, we give no warranty of accuracy or reliability and take no responsibility for any errors or omissions including by negligence. You should confirm the information, holdings and valuations contained herein. All prices and values are denominated in AUD unless otherwise indicated. The ANZ Share Investing service is provided by CMC Markets Stockbroking Limited (ABN 69 081 002 851, AFSL 246381), a Participant of the ASX Group (CMC Markets Stockbroking), SSX (Sydney Stock Exchange) and Chi-X (Chi-X Australia) at the request of Australia and New Zealand Banking Group Limited ABN 11 005 357 522.

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SHARE INVESTING

2812

SADLER RETIREMENT PTY LTD <SADLER SUPER FUND A/C>
32 VALLEY VIEW VISTA
WONGAWALLAN QLD 4210

Trading Account Statement

Period: 01/07/2020 - 30/06/2021
Trading Account Number: 470789

Date	Reference	Description	Debit	Credit	Balance
12/10/2020	8930254	Dep ANZCIA 012-012 425513311 11650571			
12/10/2020	8930255	Dep ANZCIA 012-012 425513311 11850542	10,478.05		8,129.30Cr
19/10/2020	11966852	Sold 533 WTC @ 28.8919	8,129.30		0.00
19/10/2020	11971592	Sold 1057 ANZ @ 19.4743		15,379.42	15,379.42Cr
21/10/2020	9005999	Dep ANZCIA 012-012 425513311 11971592		20,561.70	35,941.12Cr
21/10/2020	9006000	Dep ANZCIA 012-012 425513311 11966852	20,561.70		15,379.42Cr
11/11/2020	12261946	Bght 18808 VUL @ 1.5871	15,379.42		0.00
11/11/2020	12261990	Bght 216 APT @ 92.5300	29,882.27		29,882.27
13/11/2020	11920099	Wdl ANZCIA 012-012 425513311 12261990	20,008.47		49,890.74
13/11/2020	11920100	Wdl ANZCIA 012-012 425513311 12261946		20,008.47	29,882.27
13/11/2020	12306248	Sold 216 APT @ 102.2700		29,882.27	0.00
17/11/2020	9235717	Dep ANZCIA 012-012 425513311 12306248		22,066.02	22,066.02Cr
19/11/2020	12364070	Bght 156 APT @ 95.9200	22,066.02		0.00
23/11/2020	12012925	Wdl ANZCIA 012-012 425513311 12364070	14,983.47		14,983.47
23/11/2020	12404299	Sold 156 APT @ 99.0710		14,983.47	0.00
24/11/2020	12416627	Sold 35902 VUL @ 2.4117		15,435.13	15,435.13Cr
25/11/2020	9300279	Dep ANZCIA 012-012 425513311 12404299		86,490.83	101,925.96Cr
26/11/2020	9312254	Dep ANZCIA 012-012 425513311 12416627	15,435.13		86,490.83Cr
15/01/2021	13042891	Bght 5917 VUL @ 6.7378	86,490.83		0.00
15/01/2021	13046079	Sold 31578 PSC @ 0.1800	39,911.44		39,911.44
18/01/2021	13067575	Bght 33333 GGG @ 0.2850		5,664.09	34,247.35
19/01/2021	12621684	Wdl ANZCIA 012-012 425513311 13042891	9,519.86		43,767.21
19/01/2021	9763456	Dep ANZCIA 012-012 425513311 13046079		39,911.44	3,855.77
20/01/2021	12637653	Wdl ANZCIA 012-012 425513311 13067575	5,664.09		9,519.86
27/01/2021	13199385	Bght 270270 CRO @ 0.0710		9,519.86	0.00
29/01/2021	12765142	Wdl ANZCIA 012-012 425513311 13199385	19,210.28		19,210.28
04/02/2021	13369946	Sold 5917 VUL @ 9.4171		19,210.28	0.00
08/02/2021	9992843	Dep ANZCIA 012-012 425513311 13369946		55,659.85	55,659.85Cr
08/02/2021	13411974	Sold 634 Z1P @ 9.5400	55,659.85		0.00
10/02/2021	10040334	Dep ANZCIA 012-012 425513311 13411974		6,028.41	6,028.41Cr
17/02/2021	13578756	Sold 270270 CRO @ 0.1450	6,028.41		0.00
18/02/2021	13165110	Wdl ANZCIA 012-012 425513311 TRANSFER TO NOM AC		39,146.04	39,146.04Cr
18/02/2021	10151843	DE: 014-720 317995464		117,358.35	156,504.39Cr
19/02/2021	10159852	Dep ANZCIA 012-012 425513311 13578756	117,358.35		39,146.04Cr
24/02/2021	13247366	Wdl ANZCIA 012-012 425513311 TRANSFER TO NOM AC	39,146.04		0.00
24/02/2021	10202137	DE: 014-720 317995464		39,146.04	39,146.04Cr
15/06/2021	15011868	Bght 900 ASB @ 2.2200	39,146.04		0.00
15/06/2021	15011907	Bght 200 ANZ @ 28.2000	2,017.95		2,017.95
15/06/2021	15017088	Bght 100 REH @ 22.8000	5,659.95		7,677.90
15/06/2021	15018881	Bght 300 WPL @ 23.6300	2,299.95		9,977.85
17/06/2021	14257900	Wdl ANZCIA 012-012 425513311 15018881	7,113.95		17,091.80
17/06/2021	14257901	Wdl ANZCIA 012-012 425513311 15011868		7,113.95	9,977.85
				2,017.95	7,959.90

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2813



SHARE INVESTING

SADLER RETIREMENT PTY LTD <SADLER SUPER FUND A/C>
32 VALLEY VIEW VISTA
WONGAWALLAN QLD 4210

Trading Account Statement

Period: 01/07/2020 - 30/06/2021
Trading Account Number: 470789

Date	Reference	Description	Debit	Credit	Balance
17/06/2021	14257902	Wdl ANZCIA 012-012 425513311 15017088		2,299.95	5,659.95
17/06/2021	14257903	Wdl ANZCIA 012-012 425513311 15011907		5,659.95	0.00
Total			806,077.970	806,077.970	

While every effort has been made to provide you with an accurate transaction summary, we give no warranty of accuracy or reliability and take no responsibility for any errors or omissions including by negligence. You should confirm the information, holdings and valuations contained herein. All prices and values are denominated in AUD unless otherwise indicated. The ANZ Share Investing service is provided by CMC Markets Stockbroking Limited (ABN 69 081 002 851, AFSL 246381), a Participant of the ASX Group (CMC Markets Stockbroking), SSX (Sydney Stock Exchange) and Chi-X (Chi-X Australia) at the request of Australia and New Zealand Banking Group Limited ABN 11 005 357 522.

POSTAL ADDRESS
PO Box 93
Nerang Qld 4211
A.B.N. 30 125 896 602

NERANG REAL ESTATE



29-1

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To Sadler Retirement Pty Ltd

Attn Kate Sadler,

Thankyou for reaching out regarding an appraisal on your property within the Mecure Resort Carrara.

Listed below the sales to date in 2021 (excluding a bulk sale which was an urgent situation and below market value)

Following are the recent sales;

Lot 511- \$67,500.00 sold **06/21** (by us)

Lot 84 - \$60,000.00 sold **05/21**

Lot 107 \$74,000.00 sold **01/21** (by us)

Currently for sale;

There is currently only 1 property within this complex listed for sale which is the one we have being for \$89,500.00.

Given the above it would be a perfect opportunity to take advantage of this time to sell.

At present we have over 93 enquiries specifically about the property in the Resort however the return figures do not substantiate the asking price ergo still on the market for sale.

In saying this, subject to your returns this may be a great opportunity to see if we can achieve a great price for you.

I would suggest a list price of **offers above \$69,000.00**

Let me know if I can be of any further assistance Kate as I would love the opportunity in helping yourself & the Sadler Retirement Pty Ltd sell if this is the direction you would like to head in.

Kind Regards
Andrew Parkes

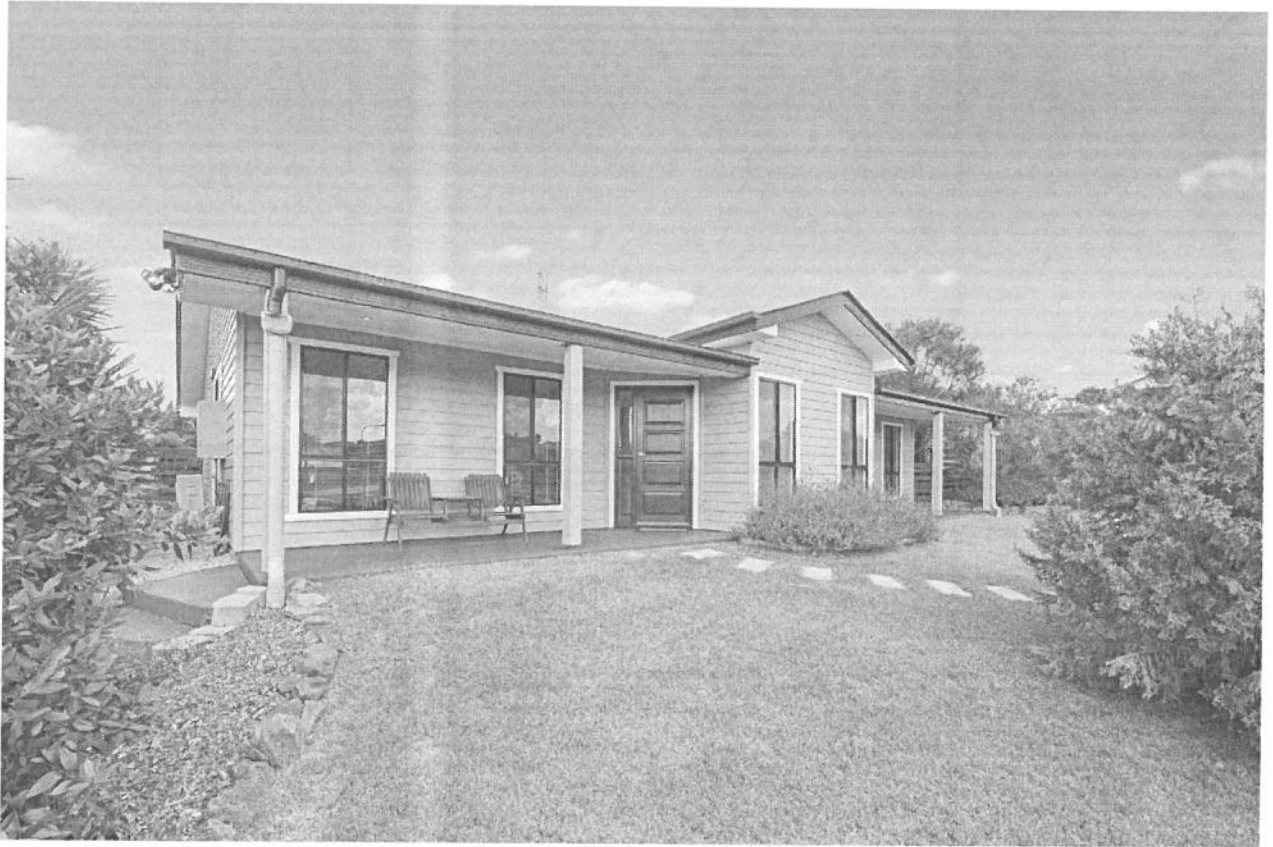


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30.1

Comparative Market Analysis

RE/MAX[®]



10 Eagle Street Highfields QLD 4352

Prepared on 9th August 2021



The Melita Bell Team RE/MAX Success

111 Herries Street
TOOWOOMBA QLD 4350

m: 0407 071 262 | 0411 643 650

w: 07 4638 6127

melitabellteam@remaxsuccess.com.au

30.2

RE/MAX[®]

The Proprietor
10 Eagle Street
Highfields QLD 4352

9th August 2021

Dear Reader,

Thank you for the opportunity to appraise your property at 10 Eagle Street Highfields QLD 4352

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

The Melita Bell Team
RE/MAX Success
111 Herries Street

TOOWOOMBA QLD 4350
m: 0407 071 262

772

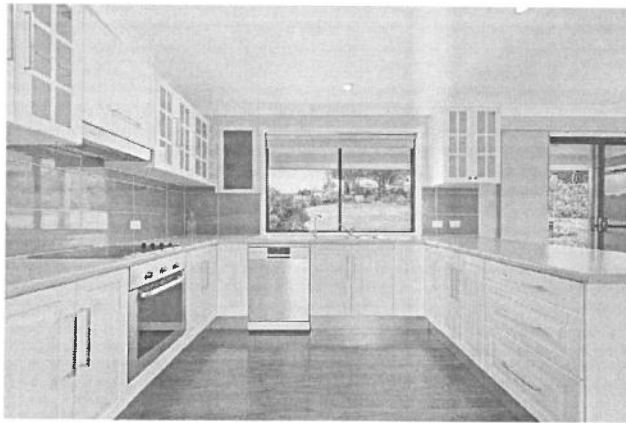
30.3

RE/MAX[®]

Your Property

10 Eagle Street Highfields QLD 4352

4  1  1  2,500m²  155m² 



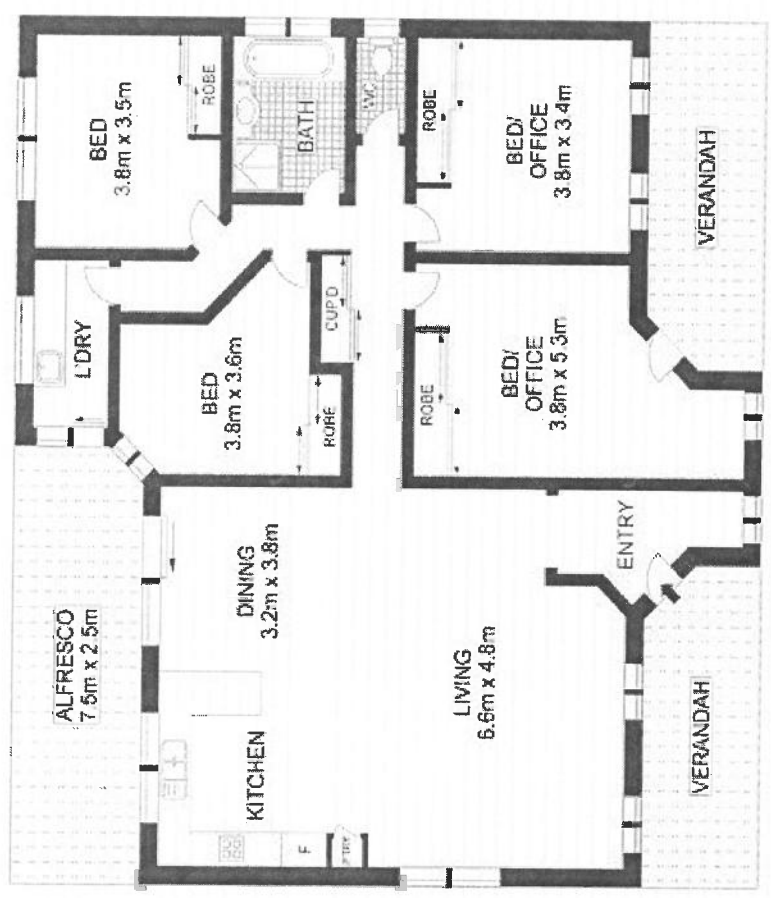
Your Property History

- 27 Feb, 2021 - Sold for \$489,000
- 17 Feb, 2021 - Listed for sale at Offers Over \$489,000
- 14 Nov, 2014 - Sold for \$405,000
- 10 May, 2013 - Listed for sale at \$419,000
- 13 Dec, 2010 - Listed for sale at \$365,000
- 25 Oct, 2010 - Sold for \$351,900

30.5

RE/MAX®

Floor Plan



INT: 147 m²
EXT: 73 m²



Scale in meters. Not to scale. Dimensions are approximate. All information contained herein is provided for information only and is not intended to be used for any other purpose. However, we warrant it contains no material misstatements and is prepared in good faith on the date of printing.

Feb 21 10 Eagle Street, HIGHFIELDS **RE/MAX SuccessLogic**

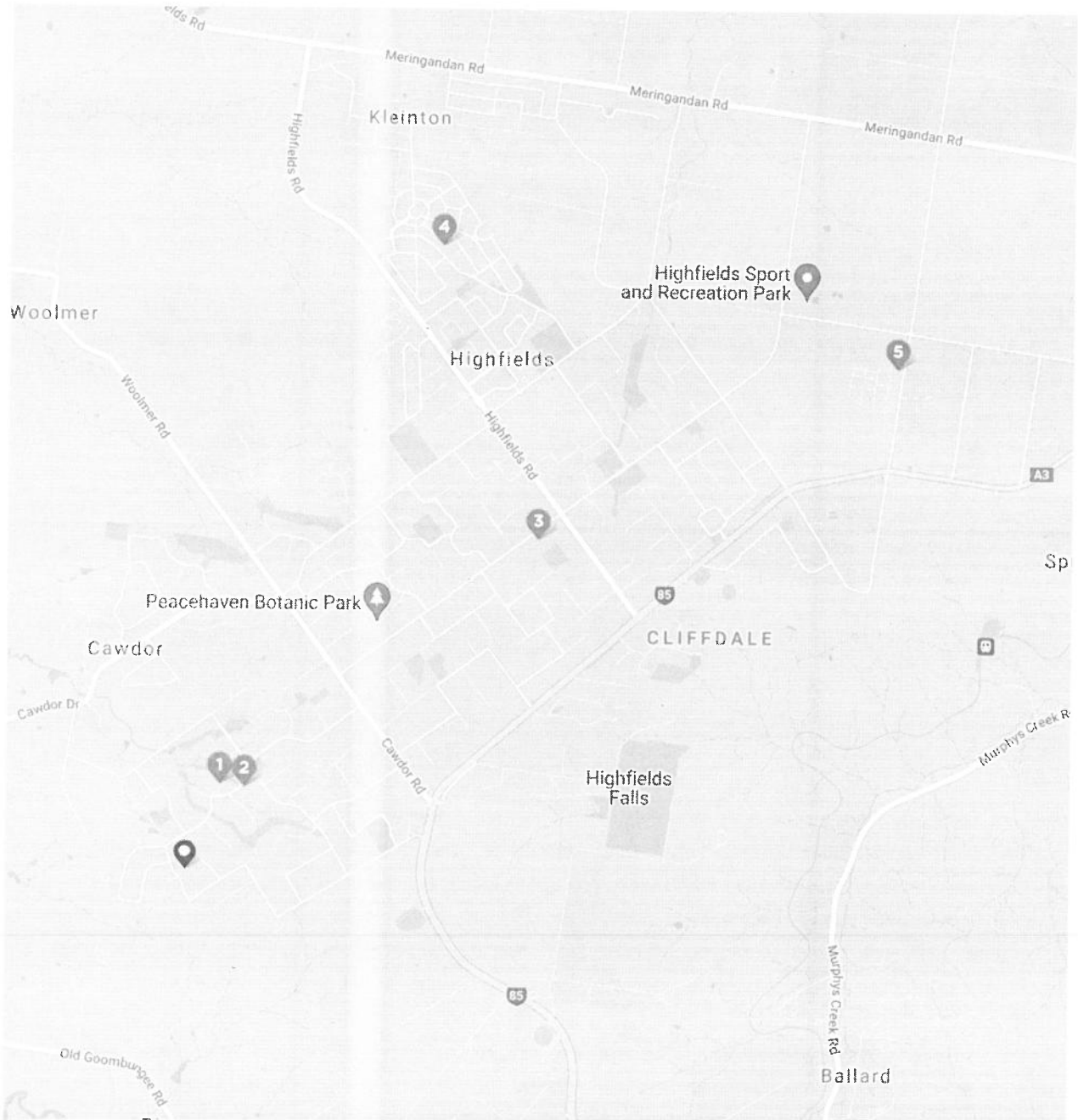
30.6




Comparables Map: Sales & Listings



30-7

Comparables Map: Sales



					
1	12 Denaid Street Highfields QLD 4352	4	2	2	\$510,000
2	5 Denaid Street Highfields QLD 4352	4	2	4	\$522,500
3	5 Kuhls Road Highfields QLD 4352	4	1	3	\$539,000
4	106 Polzin Road Highfields QLD 4352	4	1	1	\$561,000
5	115 Cronin Road Highfields QLD 4352	4	1	2	\$520,000



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Map data ©2021

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Comparable Sales

1 12 Denaid Street Highfields QLD 4352



4 2 2 2,668m² 133m²
 Year Built 1998 DOM 4
 Sold Date 27-Feb-21 Distance 0.55km
 First Listing Offers Above \$499,000
 Last Listing Offers Above \$499,000

Sold Price \$510,000

2 5 Denaid Street Highfields QLD 4352



4 2 4 2,672m² 161m²
 Year Built 2000 DOM 85
 Sold Date 23-Jun-21 Distance 0.62km
 First Listing Offers Above \$539,000
 Last Listing Offers Over \$529,000

Sold Price ^{RS} \$522,500

3 5 Kuhls Road Highfields QLD 4352



4 1 3 5,079m² 201m²
 Year Built - DOM 15
 Sold Date 18-Feb-21 Distance 3km
 First Listing Buyers in the Mid \$500k range
 Last Listing Buyers in the Mid \$500k range

Sold Price \$539,000

4 106 Polzin Road Highfields QLD 4352



4 1 1 2,041m² 182m²
 Year Built - DOM 3
 Sold Date 21-Apr-21 Distance 4.21km
 First Listing Offers over \$559,000
 Last Listing \$559,000

Sold Price \$561,000

5 115 Cronin Road Highfields QLD 4352



4 1 2 611m² -
 Year Built 2018 DOM -
 Sold Date 28-Apr-21 Distance 5.42km
 First Listing -
 Last Listing -

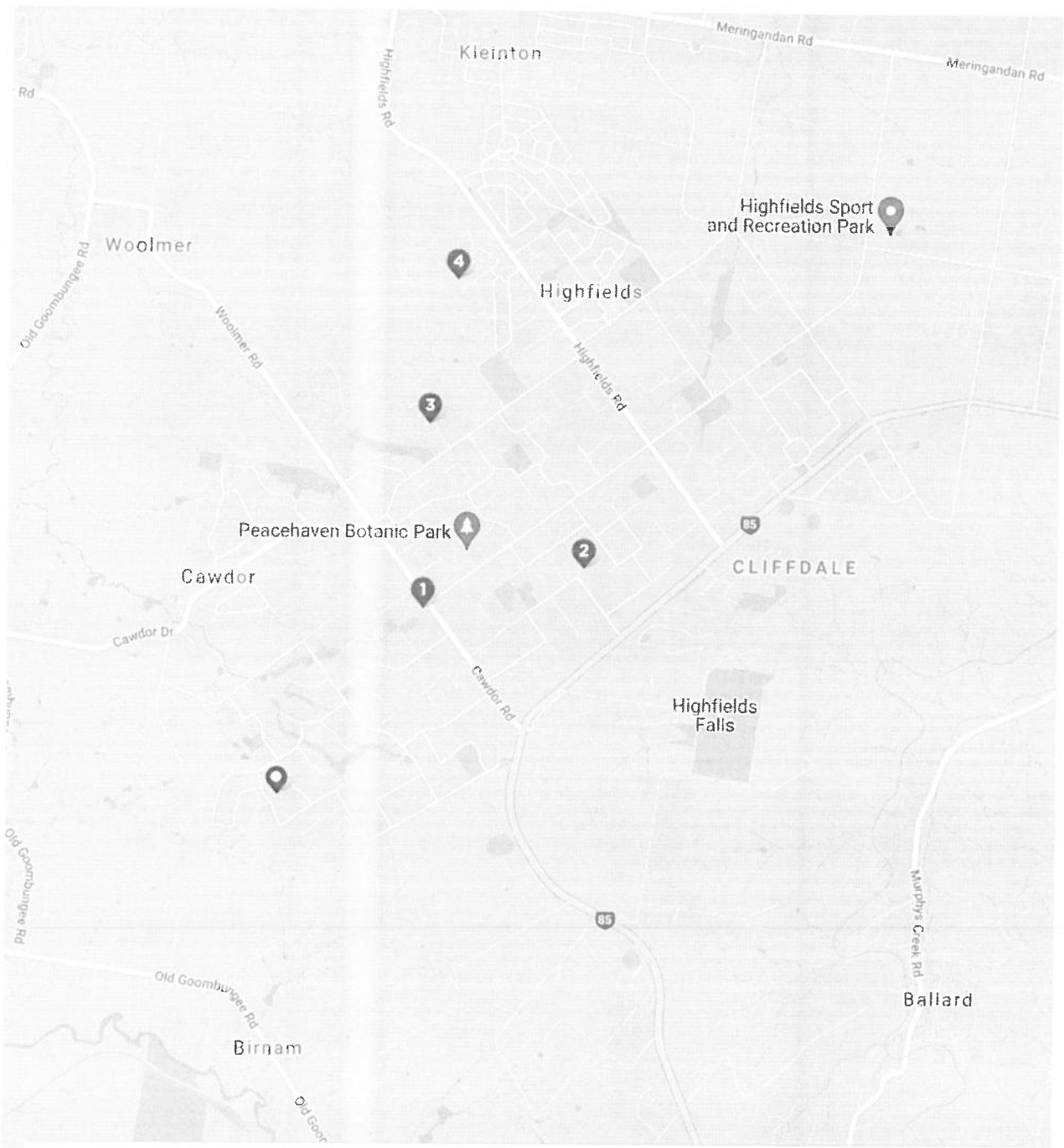
Sold Price \$520,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

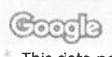
30.9



Comparables Map: Listings



				DOM	
1 39 Cawdor Road Highfields QLD 4352	3	1	4	27	Offers Over \$549,000
2 12 Ninderry Drive Highfields QLD 4352	4	2	1	813	Offers over \$545,000
3 2 Ashley Court Highfields QLD 4352	4	2	4	52	\$565,000 PLUS
4 19 Campbell Drive Highfields QLD 4352	4	2	2	21	\$525,000



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Map data ©2021

30.10

Comparable Listings

1 39 Cawdor Road Highfields QLD 4352



3 1 4 4,256m² -
 Year Built 1980 DOM 27 days
 Listing Date 14-Jul-21 Distance 1.5km
 Listing Price Offers Over \$549,000

2 12 Ninderry Drive Highfields QLD 4352



4 2 1 3,598m² 166m²
 Year Built 1982 DOM 813 days
 Listing Date 20-May-19 Distance 2.4km
 Listing Price Offers over \$545,000

3 2 Ashley Court Highfields QLD 4352



4 2 4 2,660m² -
 Year Built - DOM 52 days
 Listing Date 24-Dec-20 Distance 2.53km
 Listing Price \$565,000 PLUS

4 19 Campbell Drive Highfields QLD 4352

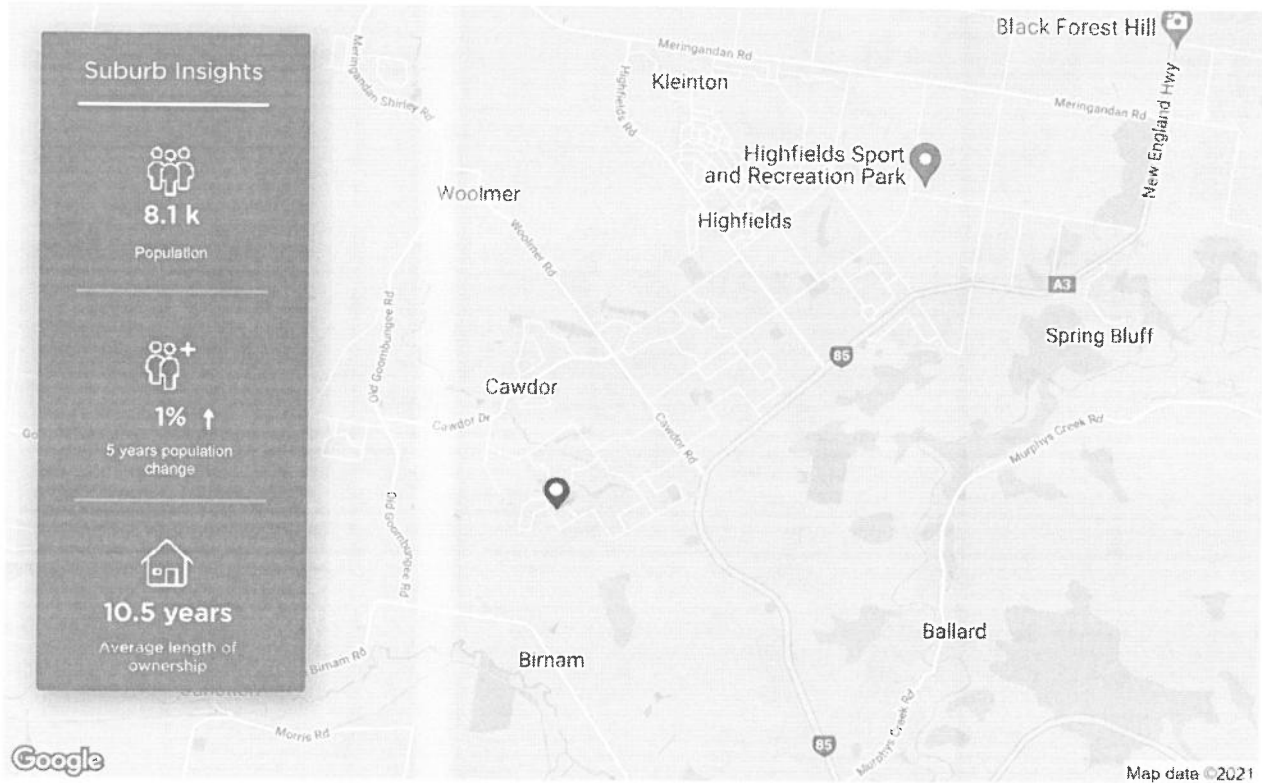


4 2 2 1,000m² -
 Year Built 2007 DOM 21 days
 Listing Date 20-Jul-21 Distance 3.44km
 Listing Price \$525,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Highfields

Demographic



The size of Highfields is approximately 26.2 square kilometres. It has 39 parks covering nearly 2.6% of total area. The population of Highfields in 2011 was 8,011 people. By 2016 the population was 8,114 showing a population growth of 1.3% in the area during that time. The predominant age group in Highfields is 10-19 years. Households in Highfields are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Highfields work in a professional occupation. In 2011, 83.2% of the homes in Highfields were owner-occupied compared with 80.8% in 2016. Currently the median sales price of houses in the area is \$570,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42.8	Owns Outright	39.6	0-15.6K	2.2	0-9	13.2
Couples with Children	48.3	Purchaser	41.2	15.6-33.8K	7.9	10-19	16.1
Single Parents	8.4	Renting	16.0	33.8-52K	12.9	20-29	7.1
Other	0.5	Other	1.2	52-78K	14.3	30-39	9.9
		Not Stated	1.8	79-130K	25.3	40-49	15.3
				130-182K	16.4	50-59	14.0
				182K+	10.7	60-69	12.6
						70-79	8.1
						80-89	3.2
						90-99	0.3

Local Schools



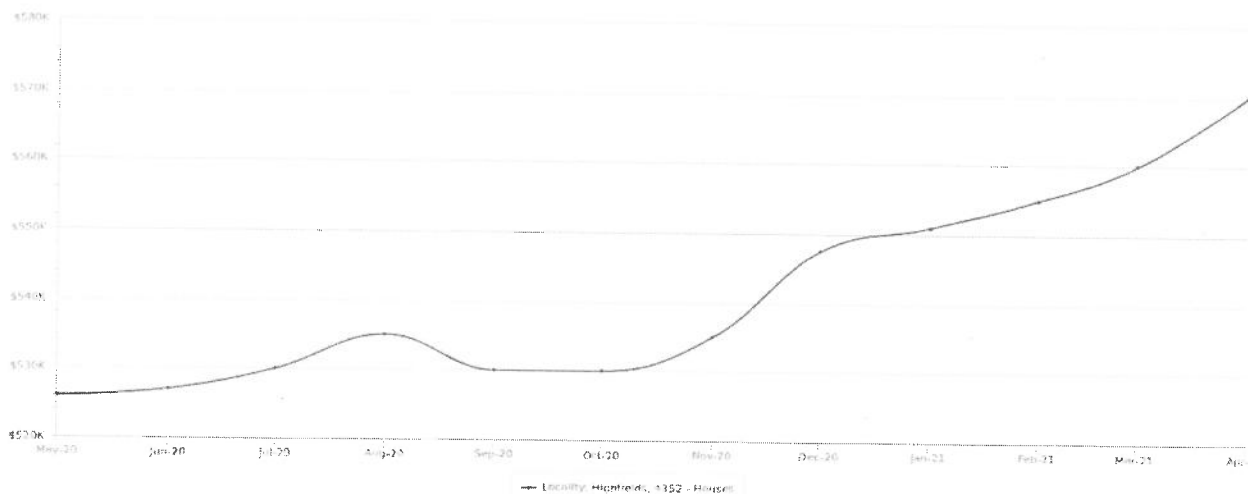
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Toowoomba Christian College 10866 New England Highway Highfields QLD 4352	2.39km	Combined	Mixed	Non-Government	0-12
 Mary MacKillop Catholic College 75 Highfields Road Highfields QLD 4352	3.44km	Combined	Mixed	Non-Government	0-9
 Highfields State School 10459 New England Highway Highfields QLD 4352	3.6km	Primary	Mixed	Government	0-6
 Gowrie State School 22 Old Homebush Road Gowrie Junction QLD 4352	3.61km	Primary	Mixed	Government	0-6
 Highfields State Secondary College 10 Obrien Road Highfields QLD 4352	4.26km	Secondary	Mixed	Government	7-11

 Property is within school catchment area
  Property is outside school catchment area



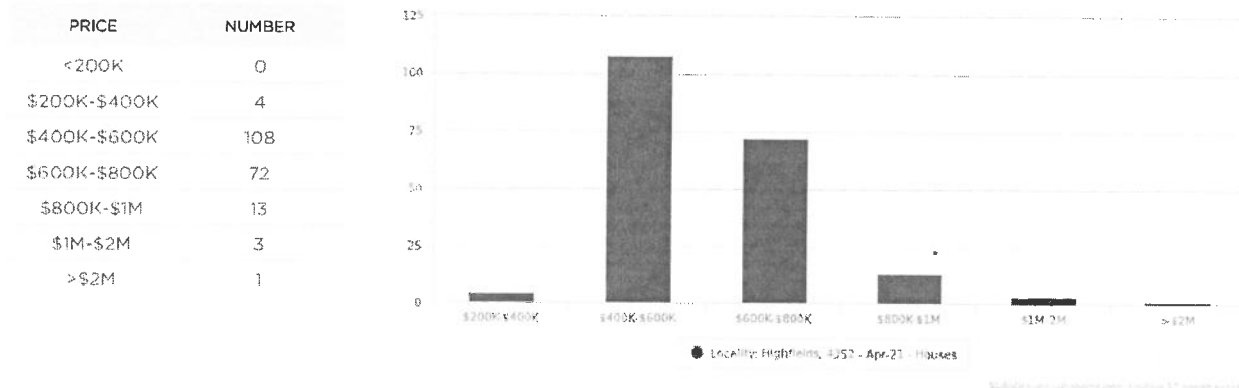
Recent Market Trends

Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2021	12	\$570,000	1.8% ▲	39	56	\$465
Mar 2021	13	\$560,000	0.9% ▲	43	61	\$465
Feb 2021	31	\$555,000	0.7% ▲	46	62	\$450
Jan 2021	12	\$551,000	0.6% ▲	48	61	\$450
Dec 2020	12	\$547,500	2.3% ▲	49	63	\$450
Nov 2020	18	\$535,000	0.9% ▲	49	68	\$445
Oct 2020	21	\$530,000	0.0%	56	70	\$440
Sep 2020	20	\$530,000	-0.9% ▼	59	65	\$440
Aug 2020	17	\$535,000	0.9% ▲	65	67	\$440
Jul 2020	18	\$530,000	0.6% ▲	69	75	\$440
Jun 2020	18	\$527,000	0.2% ▲	78	73	\$440
May 2020	9	\$526,000	-0.8% ▼	80	72	\$442

Sales by Price - 12 months (House)

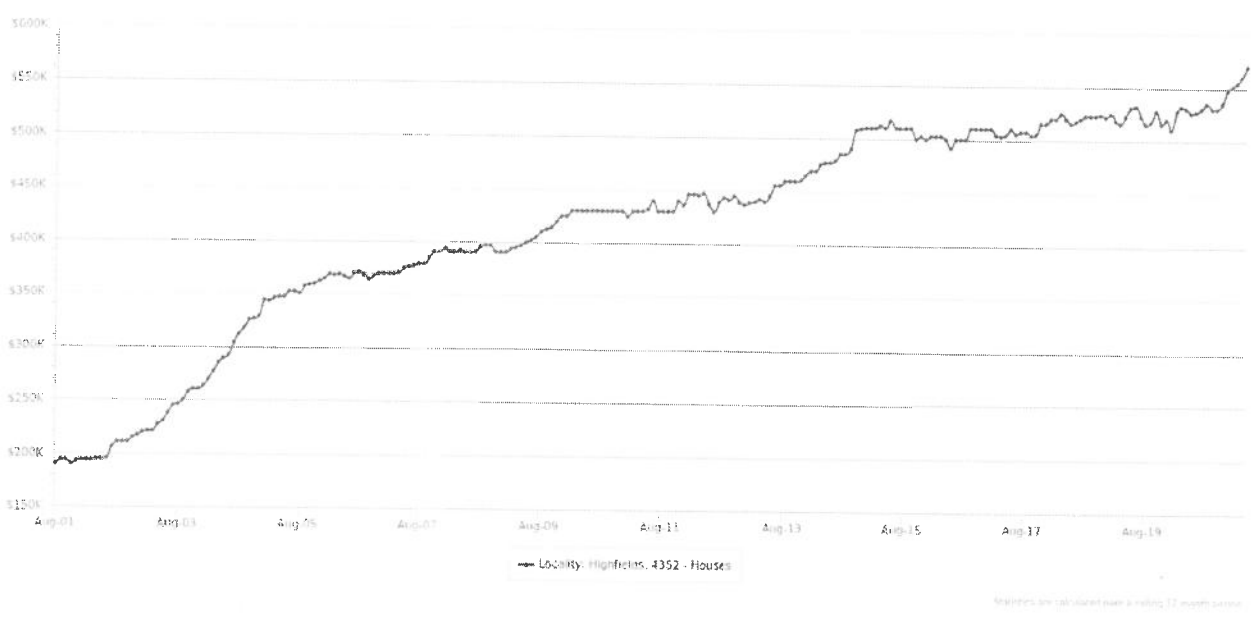


30.14



Long Term Market Trends

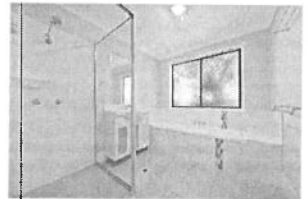
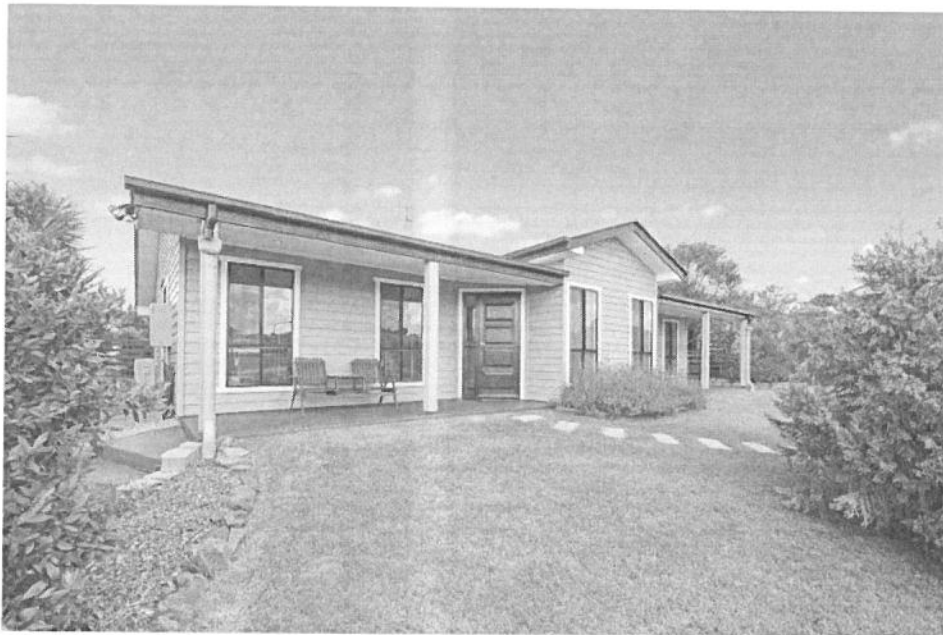
Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2021	201	\$570,000	7.5% ▲	39	218	\$470
2020	123	\$530,000	1.3% ▲	82	213	\$440
2019	109	\$523,000	0.6% ▲	56	216	\$430
2018	153	\$520,000	3.2% ▲	35	214	\$417
2017	162	\$504,000	0.8% ▲	46	238	\$422
2016	127	\$500,000	-2.0% ▼	60	258	\$415
2015	165	\$510,000	6.9% ▲	39	244	\$420
2014	201	\$477,000	8.4% ▲	43	284	\$420
2013	165	\$440,000	-1.6% ▼	67	275	\$410
2012	151	\$447,000	4.0% ▲	74	278	\$390
2011	142	\$430,000	0.0%	70	327	\$385
2010	192	\$430,000	8.3% ▲	46	289	\$375
2009	159	\$397,000	1.3% ▲	69	263	\$350
2008	201	\$392,000	5.8% ▲	74	266	\$315
2007	162	\$370,500	0.5% ▲	65	223	\$295
2006	152	\$368,500	6.2% ▲	73	200	\$285
2005	159	\$347,000	21.8% ▲	68	151	-
2004	213	\$285,000	25.6% ▲	38	104	-
2003	155	\$227,000	16.4% ▲	-	15	-
2002	131	\$195,000	6.0% ▲	-	-	-

Summary

10 Eagle Street Highfields QLD 4352



Disclaimer

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The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

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A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

RE/MAX Success

30.17

Opinion of Market Worth

10 Eagle St, Highfields

9th August 2021

This opinion of market worth is made upon the conditions and warranties contained in the above mentioned request for an opinion of market worth.

Upon inspection of the property, feedback from persons looking at homes to buy and the information of recent sales of other properties in your area would suggest a current opinion of market worth between the region of:

\$490,000 - \$520,000

Median
\$ 505000

Thank you for the opportunity to present this opinion of market worth.

Pam Goodbody

Sales and Marketing Specialist

RE/MAX Success Toowoomba

Disclaimer

Our responsibility is to supply you information about properties that have recently sold in your area. This will assist you to make an informed decision on the current value of your property. This opinion of market worth has been prepared solely for the information of the client and is a true figure of the current market conditions.

Pam Goodbody – 0411 643 650

pam@remaxsuccess.com.au

melitabell.com.au



30.18



Contract for Houses and Residential Land

Sixteenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of houses and residential land in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

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

REFERENCE SCHEDULE

Contract Date: 27 February 2021

SELLER'S AGENT

NAME: KNIGHT REALTY PTY LTD T/A RE/MAX SUCCESS

ABN: 15 082 897 701

LICENCE NO: 2104840

ADDRESS: 111 HERRIES STREET (PO BOX 23)

SUBURB: TOOWOOMBA

STATE: QLD POSTCODE: 4350

PHONE: 07 4638 6100

MOBILE: 0407 071 262

FAX: 07 4638 6111

EMAIL: service@remaxsuccess.com.au

SELLER

NAME: SIMON MAIDMENT

ABN:

ADDRESS: 19 CYPRESS COURT

SUBURB: SPRING MOUNTAIN

STATE: QLD POSTCODE: 4300

PHONE:

MOBILE: 0430 996 723

FAX:

EMAIL: simon.maidment@hotmail.com

NAME:

ABN:

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

SELLER'S SOLICITOR

← or any other solicitor notified to the Buyer

NAME: SMART MOVE CONVEYANCING

REF:

CONTACT: JUSTIN SHINE

ADDRESS: PO BOX 963

SUBURB: TOOWOOMBA

STATE: QLD POSTCODE: 4350

PHONE: 07 4616 9807

MOBILE:

FAX:

EMAIL: justin@smartmoveconveyancing.com.au

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

MS

SS

KS

000017346462

30.19

BUYER

NAME: TLOR PTY LTD AS TRUSTEE FOR TLOR BARE TRUST

ABN:

648 168 209

ADDRESS: 32 VALLEY VIEW VISTA

SUBURB: WONGAWALLAN

STATE: QLD POSTCODE: 4210

PHONE:

MOBILE:

FAX:

EMAIL:

0418 828 766

katesadler1989@gmail.com

NAME:

ABN:

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

BUYER'S AGENT (If applicable)

NAME:

ABN:

LICENCE NO:

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

BUYER'S SOLICITOR

← or any other solicitor notified to the Seller

NAME:

AVA SOLICITORS

REF:

CONTACT:

ADDRESS: PO BOX 4025

SUBURB: ROBINA TOWN CENTRE

STATE: QLD POSTCODE: 4230

PHONE:

MOBILE:

FAX:

EMAIL:

07 5699 8115

info@avasolicitors.com.au

PROPERTY

Land: ADDRESS: 10 EAGLE STREET

SUBURB: HIGHFIELDS

STATE: QLD POSTCODE: 4352



Built On



Vacant

Description: Lot: 5

on: SP191382

Title Reference: 50652912

Area: 2,500M2 ← (more or less)

Land sold as: Freehold

Leasehold

← if neither is selected, the land is treated as being Freehold.

Present Use: RESIDENTIAL DWELLING

Local Government: TOOWOOMBA REGIONAL COUNCIL

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

MJD

SS

KS

000017346462

30.20

Excluded Fixtures: NIL

Included Chattels: DISHWASHER

PRICE

Deposit Holder: KNIGHT REALTY PTY LTD

Deposit Holder's Trust Account: KNIGHT REALTY PTY LTD SALES TRUST ACCOUNT

Bank: MACQUARIE BANK

BSB: 184 446 Account No: 305 344 939

Purchase Price: \$ 489,000

← Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

Deposit: \$ _____ Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

\$ 1,000 Balance Deposit (if any) payable on: within 2 business days of contract date

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

FINANCE

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

Financier: ANY BANK OR BUILDING SOCIETY OF THE BUYERS' CHOICE

Finance Date: 21 DAYS FROM DATE OF CONTRACT

BUILDING AND/OR PEST INSPECTION DATE:

Inspection Date: 21 DAYS FROM DATE OF CONTRACT ← If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

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

Any applicable statutory encumbrances, easements or rights for water supply, sewerage & drainage.

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

Tenancies:

TENANTS NAME:

NIL

TERM AND OPTIONS:

← If the property is sold with vacant possession from settlement, insert 'Nil'. Otherwise complete details from Residential Tenancy Agreement.

STARTING DATE OF TERM: _____ ENDING DATE OF TERM: _____ RENT: \$ _____ BOND: \$ _____

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

MJD

SS

KS

000017346462

30.21

Managing Agent:

AGENCY NAME: _____

PROPERTY MANAGER: _____

ADDRESS: _____

SUBURB: _____

STATE: _____

POSTCODE: _____

PHONE: _____

MOBILE: _____

FAX: _____

EMAIL: _____

POOL SAFETY

Q1 Is there a pool on the Land or on an adjacent land used in association with the Land?

- Yes
- No Clause 4.2 of this contract does not apply

Q2 If the answer to Q1 is Yes, is there a Compliance or Exemption Certificate for the pool at the time of contract?

- Yes Clause 5.3(1)(f) applies
- No Clause 4.2 applies (except for auction and some other excluded sales)

Q3 If the answer to Q2 is No, has a Notice of no pool safety certificate been given prior to contract?

- Yes
- No

← **WARNING TO SELLER:** Failure to comply with the Pool Safety Requirements is an offence with substantial penalties.

← **WARNING TO BUYER:** If there is no Compliance or Exemption Certificate at settlement, the Buyer becomes responsible at its cost to obtain a Pool Safety Certificate within 90 days after settlement. The Buyer can also become liable to pay any costs of rectification necessary to comply with the Pool Safety Requirements to obtain a Pool Safety Certificate. The Buyer commits an offence and can be liable to substantial penalties if the Buyer fails to comply with this requirement.

← If there is a pool on the Land and Q2 is not completed then clause 4.2 applies.

← Note: This is an obligation of the Seller under section 16 of the Building Regulation 2006.

POOL SAFETY INSPECTOR

Pool Safety Inspector: _____

Pool Safety Inspection Date: _____

← The Pool Safety Inspector must be licensed under the Building Act 1975 and Building Regulation 2006.

← Clause 4.2(2) applies except where this contract is formed on a sale by auction and some other excluded sales.

ELECTRICAL SAFETY SWITCH AND SMOKE ALARM

This section must be completed unless the Land is vacant.

The Seller gives notice to the Buyer that an Approved Safety Switch for the General Purpose Socket Outlets is:

(select whichever is applicable)

- installed in the residence
- not installed in the residence

The Seller gives notice to the Buyer that a Compliant Smoke Alarm(s) is/are:

(select whichever is applicable)

- installed in the residence
- not installed in the residence

← **WARNING:** By giving false or misleading information in this section, the Seller may incur a penalty. The Seller should seek expert and qualified advice about completing this section and not rely on the Seller's Agent to complete this section.

← **WARNING:** Failure to install a Compliant Smoke Alarm is an offence under the Fire and Emergency Services Act 1990.

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

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

(select whichever is applicable)

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

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

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

[Handwritten Signature]

SS

KS

000017346462

30-22

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Land for a creditable purpose?

(select whichever is applicable)

Yes

No

[Note: An example of an acquisition for a creditable purpose would be the purchase of the Land by a building contractor, who is registered for GST, for the purposes of building a house on the Land and selling it in the ordinary course of its business.]

← **WARNING:** the Buyer warrants in clause 2.5(6) that this information is true and correct.

The Seller gives notice to the Buyer in accordance with section 14-255(1)(a) of the Withholding Law that:

(select whichever is applicable)

the Buyer is not required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property

the Buyer is required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property. Under section 14-255(1) of the Withholding Law, the Seller is required to give further details prior to settlement.

← **WARNING:** All sellers of residential premises or potential residential land are required to complete this notice. Section 14-250 of the Withholding Law applies to the sale of 'new residential premises' or 'potential residential land' (subject to some exceptions) and requires an amount to be withheld from the Purchase Price and paid to the ATO. The Seller should seek legal advice if unsure about completing this section.

The REIQ Terms of Contract for Houses and Residential Land (Pages 7-15) (Sixteenth Edition) contain the Terms of this Contract.

SPECIAL CONDITIONS

1. SUSPENSION OF TIME

Terms of Contract 6.2 is amended to include the following:

- a. The term Delay Event as defined in Terms 6.2(8)(b) includes COVID-19 Virus or any mutation thereof.
- b. Terms of Contract 6.2 shall apply if a party is unable to perform a settlement obligations as a consequence of the COVID-19 Virus or any mutation thereof.

SETTLEMENT

Settlement Date: 35 DAYS FROM DATE OF CONTRACT

← or the next Business Day if that is not a Business Day in the Place for Settlement.

Place for Settlement: TOOWOOMBA

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

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

MJD

SS

KS

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SIGNATURES

The contract may be subject to a 5 business day statutory cooling-off period. A termination penalty of 0.25% of the purchase price applies if the Buyer terminates the contract during the statutory cooling-off period. It is recommended the Buyer obtain an independent property valuation and independent legal advice about the contract and his or her cooling-off rights, before signing.

Buyer: Kate Sadler Witness: _____

Buyer: SHANE SADLER Witness: _____

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

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

Seller: MLT Witness: _____

Seller: _____ Witness: _____

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

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

Deposit Holder: _____

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

TERMS OF CONTRACT FOR HOUSES AND RESIDENTIAL LAND

1. DEFINITIONS

1.1 In this contract:

- (1) Terms in **bold** in the Reference Schedule have the meanings shown opposite them; and
 - (2) Unless the context otherwise indicates:
 - (a) **"Approved Safety Switch"** means a residual current device as defined in the *Electrical Safety Regulation 2013*;
 - (b) **"ATO"** means the Australian Taxation Office;
 - (c) **"ATO Clearance Certificate"** means a certificate issued under section 14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
 - (d) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer, adjusted under clause 2.6;
 - (e) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959* (Cth);
 - (f) **"Bond"** means a bond under the *Residential Tenancies and Rooming Accommodation Act 2008*;
 - (g) **"Building Inspector"** means a person licensed to carry out completed residential building inspections under the *Queensland Building and Construction Commission Regulations 2003*;
 - (h) **"Business Day"** means a day other than:
 - (i) a Saturday or Sunday;
 - (ii) a public holiday in the Place for Settlement; and
 - (iii) a day in the period 27 to 31 December (inclusive);
 - (i) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
 - (j) **"Compliance or Exemption Certificate"** means:
 - (i) a Pool Safety Certificate; or
 - (ii) a Building Certificate that may be used instead of a Pool Safety Certificate under section 246AN(2) of the *Building Act 1975*; or
 - (iii) an exemption from compliance on the grounds of impracticality under section 245B of the *Building Act 1975*;
 - (k) **"Compliant Smoke Alarm"** means a smoke alarm complying with the requirements for smoke alarms in domestic dwellings under the *Fire and Emergency Services Act 1990*;
 - (l) **"Contract Date"** or **"Date of Contract"** means the date inserted in the Reference Schedule;
 - (m) **"Court"** includes any tribunal established under statute;
 - (n) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
 - (o) **"Encumbrances"** includes:
 - (i) unregistered encumbrances;
 - (ii) statutory encumbrances; and
 - (iii) Security Interests;
 - (p) **"Essential Term"** includes, in the case of breach by:
 - (i) the Buyer: clauses 2.2, 2.5(1), 2.5(5), 5.1 and 6.1; and
 - (ii) the Seller: clauses 2.5(5), 5.1, 5.3(1)(a)-(d), 5.3(1)(e)(ii) & (iii), 5.3(1)(f), 5.5 and 6.1;
- but nothing in this definition precludes a Court from finding other terms to be essential;
- (q) **"Financial Institution"** means a Bank, Building Society or Credit Union;
 - (r) **"General Purpose Socket Outlet"** means an electrical socket outlet as defined in the *Electrical Safety Regulation 2013*;
 - (s) **"GST"** means the goods and services tax under the GST Act;
 - (t) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and includes other GST related legislation;
 - (u) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;
 - (v) **"Improvements"** means fixed structures on the Land and includes all items fixed to them (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
 - (w) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
 - (x) **"Notice of No Pool Safety Certificate"** means the Form 36 under the *Building Regulation 2006* to the effect that there is no Pool Safety Certificate issued for the Land;
 - (y) **"Notice of Nonconformity"** means a Form 26 under the *Building Regulation 2006* advising how the pool does not comply with the relevant pool safety standard;
 - (z) **"Outgoings"** means rates or charges on the Land by any competent authority (for example, council rates, water rates, fire service levies) but excludes land tax;
 - (aa) **"Pest Inspector"** means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulations 2003*;
 - (bb) **"Pool Safety Certificate"** has the meaning in section 231C(a) of the *Building Act 1975*;
 - (cc) **"Pool Safety Inspection Date"** means the Pool Safety Inspection Date inserted in the Reference Schedule. If no date is inserted in the Reference Schedule, the Pool Safety Inspection Date is taken to be the earlier of the following:
 - (i) the Inspection Date for the Building and/or Pest Inspection; or
 - (ii) 2 Business Days before the Settlement Date;
 - (dd) **"Pool Safety Requirements"** means the requirements for pool safety contained in the *Building Act 1975* and *Building Regulation 2006*;
 - (ee) **"Pool Safety Inspector"** means a person authorised to give a Pool Safety Certificate;
 - (ff) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009* (Cth);
 - (gg) **"Property"** means:
 - (i) the Land;
 - (ii) the Improvements; and
 - (iii) the Included Chattels;
 - (hh) **"Rent"** means any periodic amount payable under the Tenancies;

- (ii) **"Reserved Items"** means the Excluded Fixtures and all Chattels on the Land other than the Included Chattels;
- (jj) **"Security Interests"** means all security interests registered on the PPSR over Included Chattels and Improvements;
- (kk) **"Transfer Documents"** means:
 - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Land to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (ll) **"Transport Infrastructure"** has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (mm) **"Withholding Law"** means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

2.5 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, a reference to a "bank cheque" in clause 2.5:
 - (a) includes a cheque drawn by a Building Society or Credit Union on itself;
 - (b) does not include a cheque drawn by a Building Society or Credit Union on a Bank;
 and the Seller is not obliged to accept a cheque referred to in clause 2.5(2)(b) on the Settlement Date.
- (3) If both the following apply:
 - (a) the sale is not an excluded transaction under section 14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or
 - (ii) a variation notice under section 14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.5(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
- (d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
- (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
- (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.5(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
 - (a) the Property includes items in addition to the Land and Improvements; and
 - (b) no later than 2 Business Days prior to the Settlement Date, the Seller gives the Buyer a valuation of the Land and Improvements prepared by a registered valuer,
 in which case the market value of the Land and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
 - (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification form* ("Form 1"); and

2. PURCHASE PRICE

2.1 GST

- (1) Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.
- (2) If a party is required to make any other payment or reimbursement under this contract, that payment or reimbursement will be reduced by the amount of any input tax credits to which the other party (or the representative member for a GST group of which it is a member) is entitled.

2.2 Deposit

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

2.3 Investment of Deposit

If:

- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
 - (2) it is lawful to do so;
- the Deposit Holder must:
- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).

2.4 Entitlement to Deposit and Interest

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

- (ii) a GST Property Settlement Date Confirmation form ("Form 2");
- (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount.
- (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
- (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.6 Adjustments to Balance Purchase Price

- (1) The Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date. The Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.6(3), 2.6(5), and 2.6(14), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest separate assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Land at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the area of the Land to the area of the parcel in the assessment; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) The Seller is liable for land tax assessed on the Land for the financial year current at the Settlement Date. If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Land on payment of a specified amount, then the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Office of State Revenue.
- (5) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading

- made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (6) If any Outgoings are assessed but unpaid at the Settlement Date, then the Buyer may deduct the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.6(2).
- (7) Arrears of Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
- (8) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (9) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (10) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.6(7), 2.6(8) and 2.6(9).
- (11) Payments under clause 2.6(10) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (12) The cost of bank cheques payable at settlement:
 - (a) to the Seller or its mortgagee are the responsibility of the Buyer; and
 - (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller.
- (13) The Seller is not entitled to require payment of the Balance Purchase Price by means other than bank cheque without the consent of the Buyer.
- (14) Upon written request by the Buyer, the Seller will, prior to settlement, give the Buyer a written statement, supported by reasonable evidence, of:
 - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.6.

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

3. FINANCE

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

4. BUILDING AND PEST INSPECTION REPORTS AND POOL SAFETY

4.1 Building and Pest Inspection

- (1) This contract is conditional upon the Buyer obtaining a written Building Report from a Building Inspector and a written Pest Report from a Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- (2) The Buyer must give notice to the Seller that:
 - (a) a satisfactory Inspector's report under clause 4.1(1) has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (b) clause 4.1(1) has been either satisfied or waived by the Buyer.
- (3) If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- (4) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.1(2) by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- (5) The Seller's right under clause 4.1(4) is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waive pursuant to clause 4.1(2).

4.2 Pool Safety

- (1) This clause 4.2 applies if:
 - (a) the answer to Q2 of the Reference Schedule is No or Q2 is not completed; and
 - (b) this contract is not a contract of a type referred to in section 160(1)(b) of the *Property Occupations Act 2014*.
- (2) This contract is conditional upon:
 - (a) the issue of a Pool Safety Certificate; or
 - (b) a Pool Safety Inspector issuing a Notice of Nonconformity stating the works required before a Pool Safety Certificate can be issued; by the Pool Safety Inspection Date.
- (3) The Buyer is responsible for arranging an inspection by a Pool Safety Inspector at the Buyer's cost. The Seller authorises:
 - (a) the Buyer to arrange the inspection; and
 - (b) the Pool Safety Inspector to advise the Buyer of the results of the inspection and to give the Buyer a copy of any notice issued.
- (4) If a Pool Safety Certificate has not been issued by the Pool Safety Inspection Date, the Buyer may give notice to the Seller that the Buyer:
 - (a) terminates this contract; or
 - (b) waives the benefit of this clause 4.2. The Buyer must act reasonably.
- (5) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2(4) by 5pm on the Pool Safety Inspection Date.
- (6) The Seller's right under clause 4.2(5) is subject to the Buyer's continuing right to give written notice to the Seller of termination or waiver pursuant to clause 4.2(4).
- (7) The right of a party to terminate under this clause 4.2 ceases upon receipt by that party of a copy of a current Pool Safety Certificate.

- (8) If the Buyer terminates this contract under clause 4.2(4)(a), and the Seller has not obtained a copy of the Notice of Nonconformity issued by the Pool Safety Inspector, the Seller may request a copy and the Buyer must provide this to the Seller without delay.

5. SETTLEMENT

5.1 Time and Date

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

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer's Solicitor and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Office of State Revenue nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - (a) any instrument of title for the Land required to register the transfer to the Buyer; and
 - (b) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (c) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (d) if requested by the Buyer not less than 2 clear Business Days before the Settlement Date, the Keys; and
 - (e) if there are Tenancies:
 - (i) the Seller's copy of any Tenancy agreements;
 - (ii) a notice to each Tenant advising of the sale in the form required by law; and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
 - (f) if the answer to Q2 in the Reference Schedule is Yes, a copy of a current Compliance or Exemption Certificate, if not already provided to the Buyer.
- (2) If the instrument of title for the Land also relates to other land, the Seller need not deliver it to the Buyer, but the Seller must make arrangements satisfactory to the Buyer to produce it for registration of the transfer.
- (3) If the Keys are not delivered at settlement under clause 5.3(1)(d), the Seller must deliver the Keys to the Buyer. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer the benefit of all:

- (1) covenants by the Tenants under the Tenancies;
- (2) guarantees and Bonds (subject to the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*) supporting the Tenancies;
- (3) manufacturer's warranties regarding the Included Chattels; and

(4) builders' warranties on the Improvements; to the extent they are assignable. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Land and the Improvements except for the Tenancies. Title to the Included Chattels passes at settlement.

5.6 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.6(2) or 5.6(3).

5.7 Consent to Transfer

- (1) If the Land sold is leasehold, this contract is subject to any necessary consent to the transfer of the lease to the Buyer being obtained by the Settlement Date.
- (2) The Seller must apply for the consent required as soon as possible.
- (3) The Buyer must do everything reasonably required to help obtain this consent.

6. TIME

6.1 Time of the Essence

Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Suspension of Time

- (1) This clause 6.2 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a Delay Event but does not apply where the inability is attributable to:
 - (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
 - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' settlement obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.
- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.2(4) has been given or not, either party may give the other party a Notice to Settle.
- (6) A Notice to Settle must be in writing and state:
 - (a) that the Suspension Period has ended; and

(b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date;

(c) that time is of the essence.

(7) When Notice to Settle is given, time is again of the essence of the contract.

(8) In this clause 6.2:

(a) "**Affected Party**" means a party referred to in clause 6.2(1);

(b) "**Delay Event**" means:

- (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
- (ii) riot, civil commotion, war, invasion or a terrorist act;
- (iii) an imminent threat of an event in paragraphs (i) or (ii); or
- (iv) compliance with any lawful direction or order by a Government Agency;

(c) "**Government Agency**" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;

(d) "**Settlement Obligations**" means, in the case of the Buyer, its obligations under clauses 2.5(1) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (e) and 5.5;

(e) "**Suspension Period**" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Land is sold subject to:

- (1) any reservations or conditions on the title or the original Deed of Grant (if freehold); or
- (2) the Conditions of the Crown Lease (if leasehold).

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances and Tenancies.

7.3 Requisitions

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

7.4 Seller's Warranties

- (1) The Seller warrants that, except as disclosed in this contract at settlement:
 - (a) if the Land is freehold: it will be the registered owner of an estate in fee simple in the Land and will own the rest of the Property;
 - (b) if the Land is leasehold: it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;
 - (c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (d) there will be no unsatisfied judgment, order (except for an order referred to in clause 7.6(1)(b)) or writ affecting the Property.

- (2) The Seller warrants that, except as disclosed in this contract at the Contract Date and at settlement there are no current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property.
- (3) (a) The Seller warrants that, except as disclosed in this contract or a notice given by the Seller to the Buyer under the *Environmental Protection Act 1994* ("EPA"), at the Contract Date:
- there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of notifiable activity being conducted on the Land; and
 - the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.
- (b) If the Seller breaches a warranty in clause 7.4(3), the Buyer may:
- terminate this contract by notice in writing to the Seller given within 2 Business Days before the Settlement Date; or
 - complete this contract and claim compensation, but only if the Buyer claims it in writing before the Settlement Date.
- (4) If the Seller breaches a warranty in clause 7.4(1) or clause 7.4(2), the Buyer may terminate this contract by notice to the Seller.
- (5) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- The Buyer may survey the Land.
- If there is:
 - an error in the boundaries or area of the Land;
 - an encroachment by structures onto or from the Land; or
 - a mistake or omission in describing the Property or the Seller's title to it;
 which is:
 - immaterial; or
 - material, but the Buyer elects to complete this contract;
 the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.
- The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(2).
- If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("**Work or Expenditure**") must be fully complied with:
 - if issued before the Contract Date, by the Seller before the Settlement Date;
 - if issued on or after the Contract Date, by the Buyer.
- If any Work or Expenditure that is the Seller's responsibility under clause 7.6(1)(a) is not done before the Settlement Date, the Buyer is entitled to claim the reasonable cost of work done by the Buyer in accordance with the notice or order referred to in clause 7.6(1) from the Seller after settlement as a debt.

- Any Work or Expenditure that is the Buyer's responsibility under clause 7.6(1)(b), which is required to be done before the Settlement Date, must be done by the Seller unless the Buyer directs the Seller not to and indemnifies the Seller against any liability for not carrying out the work. If the Seller does the work, or spends the money, the reasonable cost of that Work or Expenditure must be added to the Balance Purchase Price.
- The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under sections 246AG, 247 or 248 of the *Building Act 1975* or sections 167 or 168 of the *Planning Act 2016* that affects the Property.
- Clause 7.6(1) does not apply to orders disclosed under section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

7.7 Property Adversely Affected

- If at the Contract Date:
 - the Present Use is not lawful under the relevant town planning scheme;
 - the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
 - access or any service to the Land passes unlawfully through other land;
 - any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
 - there is an outstanding condition of a development approval attaching to the Land under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(c);
 - the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
 - the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*;
 - there is a charge against the Land under section 104 of the *Foreign Acquisitions and Takeovers Act 1975* (Cth),
 and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given on or before settlement.
- If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- The Seller authorises the Buyer to inspect records held by any authority, including Security Interests on the PPSR relating to the Property.

7.8 Dividing Fences

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

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

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

8.2 Access

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

- once to read any meter;

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

8.3 Seller's Obligations After Contract Date

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

8.4 Information Regarding the Property

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

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR; and
- (4) further copies or details if those previously given cease to be complete and accurate.

8.5 Possession Before Settlement

If possession is given before settlement:

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

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

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

9.2 If Seller Affirms

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

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

9.3 If Buyer Affirms

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

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

9.4 If Seller Terminates

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

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

9.5 If Buyer Terminates

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

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

9.6 Seller's Resale

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

- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

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

9.8 Buyer's Damages

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

9.9 Interest on Late Payments

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

10. GENERAL

10.1 Seller's Agent

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

10.2 Foreign Buyer Approval

The Buyer warrants that either:

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

10.3 Duty

The Buyer must pay all duty on this contract.

10.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.

- (3) Notices under this contract or notices required to be given by law may be given by:
- delivering or posting to the other party or its solicitor; or
 - sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
 - sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 10.4(5), a notice given after this contract is entered into in accordance with clause 10.4(3) will be treated as given:
- 5 Business Days after posting;
 - if sent by facsimile, at the time indicated on a clear transmission report; and
 - if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 10.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 10.4(3)(c) and clause 12.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

10.5 Business Days

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

10.6 Rights After Settlement

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

10.7 Further Acts

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

10.8 Severance

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

10.9 Interpretation

(1) Plurals and Genders

Reference to:

- the singular includes the plural and the plural includes the singular;
- one gender includes each other gender;
- a person includes a Body Corporate; and
- a party includes the party's executors, administrators, successors and permitted assigns.

(2) Parties

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

(3) Statutes and Regulations

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

(4) Inconsistencies

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

(5) Headings

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

10.10 Counterparts

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

11. ELECTRONIC SETTLEMENT

11.1 Application of Clause

- Clause 11 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 11.1(1).
- Clause 11 (except Clause 11.5(3)) ceases to apply if either party gives notice under clause 11.5 that settlement will not be an Electronic Settlement.

11.2 Completion of Electronic Workspace

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

- (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 11(4)(a);
- (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
- (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

11.3 Electronic Settlement

- (1) Clauses 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.5(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.5(3)(c), (e) and (f); and
 - (b) clause 2.5(5)(d) and (e), (as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.
- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d), (e) and (f) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(d)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has not done something in the Electronic Workspace.
- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

11.4 Computer System Unavailable

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

11.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 11.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or
 - (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.

- (3) If clause 11.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

11.6 Costs

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

11.7 Definitions for clause 11

In clause 11:

- "Digitally Sign" and "Digital Signature" have the meaning in the ECNL.
- "ECNL" means the Electronic Conveyancing National Law (Queensland).
- "Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.
- "Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.
- "Electronic Settlement" means settlement facilitated by an ELNO System.
- "Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.
- "ELNO" has the meaning in the ECNL.
- "ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.
- "Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.
- "Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.
- "Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Office of State Revenue, Land Registry, or a Financial Institution involved in the transaction.

12. ELECTRONIC CONTRACT AND DISCLOSURE

12.1 Electronic Signing

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

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

12.2 Pre-contract Disclosure

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

30.33

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 36178441

Search Date: 02/02/2021 10:44

Title Reference: 50652912

Date Created: 02/03/2007

Previous Title: 50503782

REGISTERED OWNER

Dealing No: 716231027 24/12/2014

SIMON MAIDMENT

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 191382
Local Government: TOOWOOMBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10704095 (POR 1293)
2. MORTGAGE No 716231029 24/12/2014 at 13:00 MEMBERS EQUITY BANK LIMITED A.B.N. 56 070 887 679

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2021]
Requested By: D-ENQ EQUIFAX

KS

Mld

SS

30.34



20 April 2021

Our Ref: KMC:TLO210259

Our Contact: Karen Cox
karen@avasolicitors.com.au

Tlor Pty Ltd ATF Tlor Bare Trust
32 Valley View Vista
WONGAWALLAN QLD 4210

BY EMAIL: katesadler1989@gmail.com

Dear Shane & Kate

**YOUR PURCHASE FROM MAIDMENT
PROPERTY: 10 EAGLE STREET, HIGHFIELDS**

We are pleased to confirm that settlement of this matter was effected on Tuesday, 6 April 2021.

We enclose for your records a further copy of all the following:

1. Settlement Statement showing calculations of purchase monies;
2. Settlement Distribution Statement;
3. Trust Account Statement;
4. Trust Account Receipt numbered 4906 in the amount of \$117,187.80 being part settlement money, transfer duty, titles office registration fees and legal fees and outlays
5. Trust Account Receipt numbered 4917 in the amount of \$1,021.03 being balance of settlement money, transfer duty, titles office registration fees and legal fees and outlays;
6. Copy of our Invoice rendered and paid in relation to our professional costs and outlays;
7. Copy of our General Account Receipt being for payment of our invoice; and

Please note that as Council rates in respect of the subject property were not paid an adjustment was made as if the Seller had paid the rates and you allowed the Seller your share of the paid rates from settlement until 30 June 2021. You will see from the Settlement Statement that a payment was made at settlement to Toowoomba Regional Council in the amount of \$8,785.95 being the outstanding rates. This payment was made at settlement.

On settlement your financier, the First Mortgage Company Homes Loans Pty Limited, took possession of the stamped Transfer documents through their solicitors, Firstmac and they will attend to the registration of the Transfer in your favour together with their Mortgage. This process should occur immediately to protect your interests, but unfortunately it is one which we have no control and some lenders take quite some weeks to attend to this. Lenders will not advise us when this process has been completed, although they may advise you. You should contact your lender and ask if registration has been effected and if they could provide to you confirmation of registration. Should you wish us to confirm that this registration has been effected we can attend to a further Title Search on your behalf at a cost of \$36.50 and provide you with a copy showing you as the registered owners. If you wish us to attend to

phone
07 5699 8100

fax
07 5562 2444

email
info@avasolicitors.com.au
www.avasolicitors.com.au

address
L 2, 2 Boston Crt, Varsity Lakes, Qld 4227
PO Box 4025, Robina TC, Qld 4230

30.35

this on your behalf please return your cheque made payable to AVA Solicitors in the amount of \$36.50 and we will attend to this on your behalf.

Statutory provisions exist whereby all relevant Government departments will be notified of the change of ownership when the Transfer is lodged for registration. This also includes your obligations under Section 80 of the Electrical Safety Regulation 2002 in regard to the installation of an electrical safety switch. We advise in your case that the Seller instructed in the Contract and Transfer documents that the property is fitted with an electrical safety switch so therefore you are not required to do anything.

Please ensure that you retain all of the contents of this letter as this may be of assistance to your accountant when preparing your Taxation Returns.

Yours faithfully

AVA Solicitors

AVA Solicitors

SETTLEMENT STATEMENT

30.36

Matter No: TLO210259
Re: Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust Purchase from Maidment
Property: 10 Eagle Street, Highfields, Queensland 4352

Settlement Date: 6 April, 2021
Adjustment Date: 6 April, 2021
Contract Date: 27 February, 2021
Settlement Place: PEXA SETTLEMENT
Settlement Time: 3:00pm

Contract Price	\$489,000.00
Less Deposit	<u>1,000.00</u> ↗
	\$488,000.00
Less Release Fee	<u>195.00</u>
	\$487,805.00
Plus Rates (adjusted as paid for 1/01/2021 to 30/06/2021) $\frac{\$870.76 \times 85 \text{ days}}{181 \text{ days}}$	<u>408.92</u>
	\$488,213.92
Less Water Access & Sewerage (for 1/01/2021 to 30/06/2021) $\frac{\$338.43 \times 96 \text{ days}}{181 \text{ days}}$	<u>179.50</u>
	\$488,034.42
Water Usage for period from 17/08/2020 to 03/03/2021	<u>794.72</u>
BALANCE AT SETTLEMENT	<u><u>\$487,239.70</u></u>

CHEQUE DETAILS

1. Toowoomba Regional Council	\$8,785.95
2. Murdoch Lawyers	\$990.00
3. PEXA	\$87.45
4. REMAX Success	\$12,936.50
5. Members Equity Bank Limited	\$374,039.63
6. S. Maidment	<u>\$90,400.17</u>
CHEQUES TOTAL	<u><u>\$487,239.70</u></u>

30.37

Settlement Distribution Statement

Monies required to effect settlement		\$487,239.70
Stamp Duty on Contract		\$15,540.00
Titles Office Registration Fee on Transfer		\$1,732.00
PEXA Settlement Fee		\$87.45
AVA Solicitors Legal Costs & Outlays		\$2,155.05
Monies available for settlement from Bank	\$390,279.37	
Monies required from you to effect settlement	\$116,474.83	
	<hr/>	
	\$506,754.20	\$506,754.20



PO Box 4025
ROBINA TOWN CENTRE 4230
Ph. (07) 5699 8100
Fax. (07) 5562 2444
info@avasolicitors.com.au

Trust Account Statement

Tlor Pty Ltd ATF Tlor Bare Trust
32 Valley View Vista
WONGAWALLAN QLD 4210

As at: 20/04/2021
Person Responsible: Karen Cox

Matter: TLO210259

Client: Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust

Description: Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust purchase from Maidment - 10 Eagle Street, Highfields QLD 4352

Institution: Westpac Banking Corporation

Account: AVA Solicitors Pty Ltd ATF The AVA Trust Law Practice Trust Account

BSB: 034279

Account Number: 482590

* Indicates entry date

Date	Transaction No.	Description	Withdrawal	Deposit	Balance
31/03/2021 *01/04/2021	Receipt 4906	Received from: Kate Sadler Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust 32 Valley View Vista WONGAWALLAN QLD 4210 Reason: Settlement Monies, Transfer Duty, Titles Office Registration Fees, Legal Fees & Outlays	-	\$117,187.80	\$117,187.80
05/04/2021 *06/04/2021	Receipt 4917	Received from: Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust 32 Valley View Vista WONGAWALLAN QLD 4210 Reason: Balance Settlement Monies, Transfer Duty, Titles Office Registration Fees, Legal Fees & Outlays	-	\$1,021.03	\$118,208.83
06/04/2021 *07/04/2021	Payment PEXA2157843415	Paid by EFT to: Acc Name: PEXA Clearing Account BSB: 035892 Acc No: 059131 Reason: Settlement Monies, Transfer Duty, Titles Office Registration Fees, Legal Fees and Outlays	\$116,474.83	-	\$1,734.00
08/04/2021	Payment EFT21-313	Paid by EFT to: Acc Name: Sadler Super Fund BSB: 014720 Acc No: 317995464 Reason: Refund of overpaid settlement monies	\$1,734.00	-	-
			\$118,208.83	\$118,208.83	-



PO Box 4025
ROBINA TOWN CENTRE 4230
Ph. (07) 5699 8100
Fax. (07) 5562 2444
info@avasolicitors.com.au

Trust Account Receipt

Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust
32 Valley View Vista
WONGAWALLAN QLD 4210

Date: 5/04/2021
Date Entered: 6/04/2021
Receipt No: 4917

Received From: Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust
32 Valley View Vista
WONGAWALLAN QLD 4210

Account Name: AVA Solicitors Pty Ltd ATF The AVA Trust
Law Practice Trust Account
Bank: Westpac Banking Corporation
BSB: 034279
Account Number: 482590

Payment Method	Total Amount	Amount in words
EFT	\$1,021.03	One Thousand And Twenty One Dollars And Three Cents

Matter No	Client	Description	Reason	Amount
TLO210259	Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust	Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust purchase from Maidment - 10 Eagle Street, Highfields QLD 4352	Balance Settlement Monies, Transfer Duty, Titles Office Registration Fees, Legal Fees & Outlays	\$1,021.03

Receipt made out by: Kim Cartledge

On behalf of AVA Solicitors



PO Box 4025
ROBINA TOWN CENTRE 4230
Ph. (07) 5699 8100
Fax. (07) 5562 2444
info@avasolicitors.com.au

Trust Account Receipt

Kate Sadler
Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust
32 Valley View Vista
WONGAWALLAN QLD 4210

Date: 31/03/2021
Date Entered: 1/04/2021
Receipt No: 4906

Received From: Kate Sadler
Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust
32 Valley View Vista
WONGAWALLAN QLD 4210

Account Name: AVA Solicitors Pty Ltd ATF The AVA Trust
Law Practice Trust Account
Bank: Westpac Banking Corporation
BSB: 034279
Account Number: 482590

Payment Method	Total Amount	Amount in words
EFT	\$117,187.80	One Hundred And Seventeen Thousand One Hundred And Eighty Seven Dollars And Eighty Cents

Matter No	Client	Description	Reason	Amount
TLO210259	Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust	Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust purchase from Maidment - 10 Eagle Street, Highfields QLD 4352	Settlement Monies, Transfer Duty, Titles Office Registration Fees, Legal Fees & Outlays	\$117,187.80

Receipt made out by: Kim Cartledge

On behalf of AVA Solicitors



30 March 2021

AVA Solicitors Pty Ltd ATF AVA Trust
ABN: 98 826 179 059
Our Ref: KMC:TLO210259
Contact: Karen Cox
Email: karen@avasolicitors.com.au
Phone: 07 5699 8100

Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust
32 Valley View Vista
WONGAWALLAN QLD 4210

TAX INVOICE 24439

PAID

YOUR PURCHASE FROM MAIDMENT
PROPERTY: 10 EAGLE STREET, HIGHFIELDS

	AMOUNT	GST	TOTAL
Professional Fees	\$1,400.00	\$140.00	\$1,540.00
Disbursements	\$590.27	\$24.78	\$615.05
INVOICE TOTAL	\$1,990.27	\$164.78	\$2,155.05
Less Payments received			\$0.00
Less Funds to be transferred from Trust			\$0.00
BALANCE DUE			\$2,155.05

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

PAYMENT OF THIS TAX INVOICE IS DUE PRIOR TO SETTLEMENT OR WITHIN 7 DAYS OF THE DATE OF THIS INVOICE WHICHEVER IS THE EARLIER.

With Compliments

Andre Vosloo
Director

E & O.E

PROFESSIONAL FEES

Date	Staff	Description	Units	Amount Ex GST
30/03/2021	KMC	Attending to all matters necessary to effect settlement as agreed		\$1,400.00
Total			0	\$1,400.00

DISBURSEMENTS

Date	Description	Amount Ex GST	GST	Total
04/03/2021	QLD: Plan Image - SP191382	\$35.68	\$1.77	\$37.45
04/03/2021	ASIC: Organisation Extract - TLOR PTY LTD ACN 648 168 209	\$26.00	\$1.70	\$27.70
05/03/2021	Express post to Wongawallan	\$14.14	\$1.41	\$15.55
19/03/2021	InfoTrack: QLD Contaminated Land Register - DEHP: Contaminated Land Search (Charged per Lot) - 5/SP191382	\$83.21	\$3.02	\$86.23
19/03/2021	Department of Transport & Main Roads: Property Search - Lot 5 Plan SP191382	\$44.67	\$4.47	\$49.14
19/03/2021	InfoTrack: QLD Certificate - QCAT - Queensland Civil and Administrative Tribunal: Neighbourhood Disputes Search - Per Vendor - 5	\$28.16	\$0.96	\$29.12
19/03/2021	InfoTrack: QLD Land Tax Certificate - 5/SP191382	\$58.37	\$5.84	\$64.21
19/03/2021	AFSA Bankruptcy: Browse - SIMON MAIDMENT	\$37.86	\$2.29	\$40.15
25/03/2021	PPSR search fee	\$2.00		\$2.00
30/03/2021	Toowoomba City Council Rate Search Fee	\$155.00		\$155.00
30/03/2021	Toowoomba City Council Water Search Fee	\$72.00		\$72.00
30/03/2021	Title Check Search (Day of Settlement)	\$33.18	\$3.32	\$36.50
Total		\$590.27	\$24.78	\$615.05

Bill Notices

(Legal Profession Act s331(1))

Disputes

If you dispute our legal costs you may:

- Contact us to discuss your concerns with us;
- Request an itemised bill;
- Apply for a costs assessment within 12 months of delivery of a bill or request for payment;
- Apply to set aside the costs agreement within six years or such other time period as the law permits.

Interest payable

The current interest rate charged on unpaid bills is at the rate that is equal to the Cash Rate Target as defined by the Regulations to the Act, plus two percentage points as at the date of this bill.

Other information

For more information about your rights, please read the facts sheet titled "Legal Costs – your right to know".

You can ask us for a copy or obtain it from the Queensland Law Society or download it from their website at www.qls.com.au.

NOTICE OF WITHDRAWAL OF TRUST MONEY

Legal Profession Regulation 2007 (s.58)

We hereby provide you with notice, as required by section 58 of the *Legal Profession Regulation 2007 (Qld)*, that once we have received cleared settlement funds into our Trust Account on your behalf, we will, where permitted by law, be withdrawing those settlement monies and attending to payment of our legal costs, outlays and/or disbursements as well as all other outstanding amounts owing in relation to your matter.



PO Box 4025
ROBINA TOWN CENTRE 4230
Ph. (07) 5699 8100
Fax. (07) 5562 2444
info@avasolicitors.com.au

Office Account Receipt

Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust
32 Valley View Vista
WONGAWALLAN QLD 4210

Date: 6/04/2021
Receipt No.: 23703

Memo: Payment; Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust

Payment Method	Amount	Amount in words
PEXA	\$2,155.05	Two Thousand One Hundred And Fifty Five Dollars And Five Cents

Invoice Date	Invoice No	Invoice Memo	Matter & Client Details	Amount
30/03/2021	24439	TLO210259 Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust, Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust purchase from Maidment - 10 Eagle Street, Highfields QLD 4352; Maidment	TLO210259, Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust purchase from Maidment - 10 Eagle Street, Highfields QLD 4352 Tlor Pty Ltd A.C.N. 648 168 209 ATF Tlor Bare Trust	\$2,155.05
Total:				\$2,155.05

Receipt made out by: Kim Cartledge

On behalf of AVA Solicitors

Stock Holdings

(as at 2021-07-02 11:27:06 AM GMT+10:00)

Account	Code	Last Price	Currency	FX Rate	CHES Holdings	Recent Buys	Recent Sells	Open Sells	Conditional Sells	Available to Sell	Value
470789	ANZ	28.260	AUD		200	0	0	0	0	-200	5,652,000
470789	ASB	2.035	AUD		900	0	0	0	0	900	1,831,500
470789	GGG	0.100	AUD		33,333	0	0	0	0	33,333	3,333,300
470789	REH	23.210	AUD		100	0	0	0	0	100	2,321,000
470789	WPL	22.830	AUD		300	0	0	0	0	300	6,849,000

▽

Use

BGL closing statement

31-1



855

32.1

MRS KATE NICOLLE SADLER
32 Valley View Vista
WONGAWALLAN QLD 4210

HOME
LOAN

Statement Period

Start date: 01/04/2021
End date: 30/06/2021
Issue date: 02/07/2021

Account Details	
Product Description: SUPER LIVEZ	
Customer name: SADLER SUPER FUND, TLOR BARE TRUST, KATE NICOLLE SADLER, SHANE JAMES SADLER	BSB & Account number: 704997 - 100231283
Interest rate: 4.990%	Account type: L49

Effective	Posted	Description	Debit	Credit	Balance
	24/06/2021	Credit from 014720 317995464		\$524.36	-388483.77
	17/06/2021	Credit from 014720 317995464		\$524.36	-389008.13
	10/06/2021	Credit from 014720 317995464		\$524.36	-389532.49
	06/06/2021	Loan Interest	\$1,651.11		-390056.85
	03/06/2021	Credit from 014720 317995464		\$524.36	-388405.74
	27/05/2021	Credit from 014720 317995464		\$524.36	-388930.10
	20/05/2021	Credit from 014720 317995464		\$524.36	-389454.46
	13/05/2021	Credit from 014720 317995464		\$524.36	-389978.82
	06/05/2021	Loan Interest	\$1,600.62		-390503.18
	06/05/2021	Credit from 014720 317995464		\$524.36	-388902.56
	29/04/2021	Credit from 014720 317995464		\$524.36	-389426.92
	22/04/2021	Credit from 014720 317995464		\$524.36	-389951.28
	15/04/2021	Credit from 014720 317995464		\$524.36	-390475.64
	06/04/2021	Withdrawal Firstmac Services	\$720.63		-391000.00
	06/04/2021	Withdrawal Firstmac Assets Pty Ltd Pexa Funding Account	\$390,279.37		-390279.37

Sadler Super Fund
Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
(3,863.97)	24200/SADKAT00001A	(Contributions) Sadler, Kate Nicolle - Accumulation			
(10,921.00)	24200/SADSHA00001A	(Contributions) Sadler, Shane James - Accumulation			
(1,575.76)	24700	Changes in Market Values of Investments			
	25000	Interest Received			
(41.09)	25000/ANZ317995464	Cash at Bank - ANZ Business Premium Saver 014720 3179-95464			
(0.05)	25000/Cash at Bank - ANZ C	Cash at Bank - ANZ Cash Investment Account 012012 425513311			
	28500	Transfers In			
(86,653.89)	28500/SADKAT00001A	(Transfers In) Sadler, Kate Nicolle - Accumulation			
(55,425.95)	28500/SADSHA00001A	(Transfers In) Sadler, Shane James - Accumulation			
220.00	30100	Accountancy Fees			
500.00	30600	Amortisation of formation costs			
1.80	31500	Bank Charges			
	39000	Life Insurance Premiums			
1,273.99	39000/SADKAT00001A	(Life Insurance Premiums) Sadler, Kate Nicolle - Accumulation			
	42501	Rental Property Expenses			
50.36	42501/00100	Council rates			
(483.26)	42501/00101	Water			
	46000	Benefits Paid/Transfers Out			
14,260.81	46000/SADSHA00001A	(Benefits Paid/Transfers Out) Sadler, Shane James - Accumulation			
2,064.45	48500	Income Tax Expense			
140,593.56	49000	Profit/Loss Allocation Account			
	50010	Opening Balance			
	50010/SADKAT00001A	(Opening Balance) Sadler, Kate Nicolle - Accumulation			89,686.18
	50010/SADSHA00001A	(Opening Balance) Sadler, Shane James - Accumulation			50,907.38
	52420	Contributions			
(3,863.97)	52420/SADKAT00001A	(Contributions) Sadler, Kate Nicolle - Accumulation			0.00

Sadler Super Fund Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
(10,921.00)	52420/SADSHA00001 A	(Contributions) Sadler, Shane James - Accumulation			0.00
	52850	Transfers In			
(86,653.89)	52850/SADKAT00001A	(Transfers In) Sadler, Kate Nicolle - Accumulation			0.00
(55,425.95)	52850/SADSHA00001 A	(Transfers In) Sadler, Shane James - Accumulation			0.00
	53100	Share of Profit/(Loss)			
(855.15)	53100/SADKAT00001A	(Share of Profit/(Loss)) Sadler, Kate Nicolle - Accumulation			0.00
(472.85)	53100/SADSHA00001 A	(Share of Profit/(Loss)) Sadler, Shane James - Accumulation			0.00
	53330	Income Tax			
(166.75)	53330/SADKAT00001A	(Income Tax) Sadler, Kate Nicolle - Accumulation			0.00
13.47	53330/SADSHA00001 A	(Income Tax) Sadler, Shane James - Accumulation			0.00
	53800	Contributions Tax			
579.59	53800/SADKAT00001A	(Contributions Tax) Sadler, Kate Nicolle - Accumulation			0.00
1,638.14	53800/SADSHA00001 A	(Contributions Tax) Sadler, Shane James - Accumulation			0.00
	53920	Life Insurance Premiums			
1,273.99	53920/SADKAT00001A	(Life Insurance Premiums) Sadler, Kate Nicolle - Accumulation			0.00
	54500	Benefits Paid/Transfers Out			
14,260.81	54500/SADSHA00001 A	(Benefits Paid/Transfers Out) Sadler, Shane James - Accumulation			0.00
	60400	Bank Accounts			
52,317.10	60400/ANZ317995464	Cash at Bank - ANZ Business Premium Saver 014720 3179-95464		52,317.10	
239.71	60400/Cash at Bank - ANZ C	Cash at Bank - ANZ Cash Investment Account 012012 425513311		239.71	
2,000.00	64000	Formation Expenses		2,000.00	
	77200	Real Estate Properties (Australian - Residential)			
51,765.10	77200/131CARRARA	Unit 131 Carrara Resort, 64 Palm Meadows Drive, Carrara Q 4211	1.0000	51,765.10	
	77600	Shares in Listed Companies (Australian)			
25,853.68	77600/ANZ.AX	Australia And New Zealand Banking Group Limited	1,387.0000	25,853.68	
10,482.42	77600/CBA.AX	Commonwealth Bank of Australia. - Ordinary Fully Paid	151.0000	10,482.42	

Sadler Super Fund
Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
(2,064.45)	85000	Income Tax Payable/Refundable			2,064.45
				<u>142,658.01</u>	<u>142,658.01</u>

Current Year Profit/(Loss): 0.00

SADLER SUPER FUND
Trial Balance at 30/06/2021

Printed: Wednesday 25 August, 2021 @ 10:22:20

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(10,921.00)	242/001	Sadler, Shane James			
(3,863.97)	242/002	Sadler, Kate Nicolle			
(1,575.76)	247	Increase in Market Value of Investments			
	250	Interest Received			
(41.09)	250/001	Cash at Bank - ANZ Business Premium Saver 014720 3179-95464			
(0.05)	250/002	Cash at Bank - ANZ Cash Investment Account 012012 425513311			
	285	Transfers In - Preserved/Taxable			
(49,042.21)	285/001	Sadler, Shane James			
(86,653.89)	285/002	Sadler, Kate Nicolle			
	286	Transfers In - Preserved/Tax Free			
(6,383.74)	286/001	Sadler, Shane James			
220.00	301	Accountancy Fees			
500.00	306	Amortisation of Formation Costs			
1.80	315	Bank Charges			
	390	Life Insurance Premiums - Preserved			
1,273.99	390/002	Sadler, Kate Nicolle			
	425	Rental Property Expenses			
50.36	425/007	Council rates			
(483.26)	425/017	Water			
	460	Transfers Out - Preserved/Taxable			
3,770.00	460/001	Sadler, Shane James			
	461	Transfers Out - Preserved/Tax Free			
490.81	461/001	Sadler, Shane James			
2,064.45	485	Income Tax Expense			
140,593.56	490	Profit/Loss Allocation Account			
	494	Benefits Paid - Preserved/Taxable			
8,848.15	494/001	Sadler, Shane James			
	495	Benefits Paid - Preserved/Tax Free			
1,151.85	495/001	Sadler, Shane James			
	501	Sadler, Shane James (Accumulation)			
	501/001	Opening Balance - Preserved/Taxable			46,166.30
	501/002	Opening Balance - Preserved/Tax Free			4,741.08
(10,921.00)	501/011	Employer Contributions - Concessional			
(49,042.21)	501/021	Transfers In - Preserved/Taxable			
(6,383.74)	501/022	Transfers In - Preserved/Tax Free			
(472.85)	501/031	Share of Profit/(Loss) - Preserved/Taxable			
1,638.14	501/051	Contributions Tax - Preserved			
13.47	501/053	Income Tax - Preserved/Taxable			
8,848.15	501/081	Benefits Paid - Preserved/Taxable			
1,151.85	501/082	Benefits Paid - Preserved/Tax Free			
3,770.00	501/091	Transfers Out - Preserved/Taxable			
490.81	501/092	Transfers Out - Preserved/Tax Free			
	502	Sadler, Kate Nicolle (Accumulation)			
	502/001	Opening Balance - Preserved/Taxable			89,686.18
(3,863.97)	502/011	Employer Contributions - Concessional			

SADLER SUPER FUND
Trial Balance at 30/06/2021

Printed: Wednesday 25 August, 2021 @ 10:22:20

Last Year	Account	Account Name	Units	Debits \$	Credits \$
(86,653.89)	502/021	Transfers In - Preserved/Taxable			
(855.15)	502/031	Share of Profit/(Loss) - Preserved/Taxable			
579.59	502/051	Contributions Tax - Preserved			
(166.75)	502/053	Income Tax - Preserved/Taxable			
1,273.99	502/130	Life Insurance Premiums - Preserved/Taxable			
52,317.10	604	Cash at Bank - ANZ Business Premium Saver 014720 3179-95464		52,317.10	
239.71	605	Cash at Bank - ANZ Cash Investment Account 012012 425513311		239.71	
2,000.00	640	Formation Expenses		2,000.00	
	772	Real Estate Properties (Australian)			
51,765.10	772/001	Unit 131 Carrara Resort, 64 Palm Meadows Drive, Carrara Q 4211	1.0000	51,765.10	
	776	Shares in Listed Companies (Australian)			
25,853.68	776/002	Australia and New Zealand Banking Group Limited - Ordinary Fully Paid	1,387.0000	25,853.68	
10,482.42	776/003	Commonwealth Bank of Australia. - Ordinary Fully Paid	151.0000	10,482.42	
	850	Income Tax Payable			
(2,064.45)	850/001	Income Tax Payable			2,064.45
0.00				142,658.01	142,658.01

Current Year Profit/(Loss): \$0.00

SADLER RETIREMENT PTY LTD MEETING MINUTES

Location: 32 Valley View Vista Wongawallan QLD 4210

Date: 20/04/2021

Time: 11:00am

Facilitator: [Name] and Shane Sadler

Agenda Items

1. Discussion regarding Purchase of Ride on Mower for Acreage Property (10 Eagle Street Highfields) or provide tenancy inclusions of Mowing Weekly for the property. Given property requires to be mowed with Ride on Mower.
 2. Quote requested from Jim's Mowing, showing cost of \$220/week for Mowing of the property (back only)
 3. Purchase price of 18HP Mower for property mowing is c.\$4500 and would equate to approx. 3.5 years of paid mowing services. Intention is to retain property located at 10 Eagle Street Highfields for > 3.5 years hence, decision was made to purchase a Ride on Mower, owned by Sadler Retirement Pty Ltd to be retained at the property 10 Eagle Street Highfields for tenant use.
 4. Maintenance of Mower, is to be completed by Sadler Retirement Pty Ltd (12 monthly service) however tenant responsibility to take/collect mower from Service Centre annually when requested.
 5. Plumbing issue with HOT SEAL in Shower at 10 Eagle Street. Sought investigation by Leon Petett Plumbing whom serviced the tap ware (this was previously already completed by Plumblife Plumbing and Gas) and did NOT Resolve the issue.
 6. Full pull out of wall and Combination sets required to repair the problem from re-occurring. Have not engaged Leon Pettett Plumbing to complete. Paid small invoice of \$104 to pay for time completed.
-

Minutes of Meeting
Sadler Retirement Pty Ltd
Tuesday 6th April 2021
Attendees: Kate Sadler and Shane Sadler

Items:

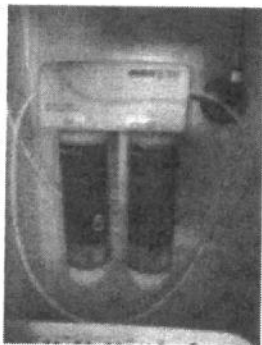
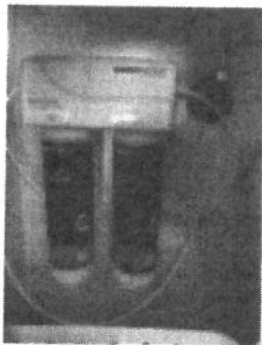
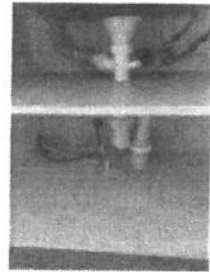
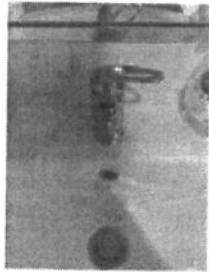
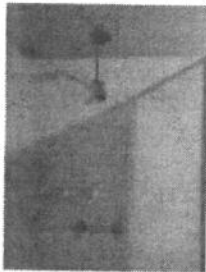
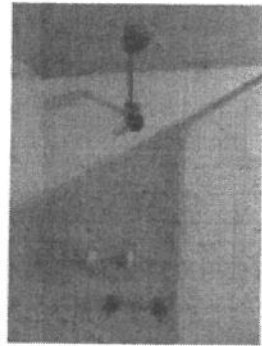
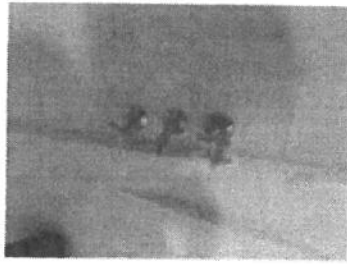
Settlement: Settlement Date confirmed for Tuesday 6th April 2021

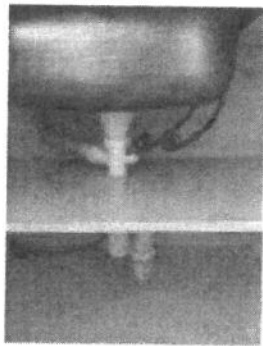
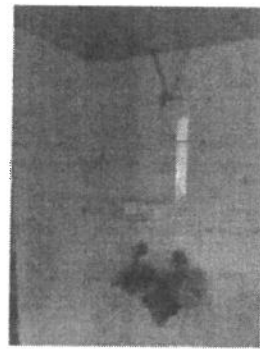
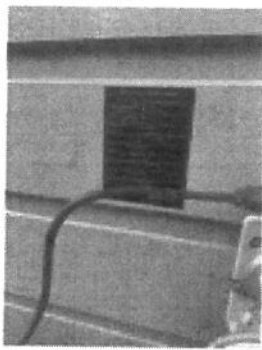
Conveyancing: Conveyancer Karen Cox from AVA Solicitors confirmed that Firstmac (Lender) and AVA Solicitors both accounted for Transfer of Land fees in settlement statement, hence a refund will be provided to Sadler Retirement Bank Account of \$1734
Refund received to bank account 8th April 2021.

Inspection on Property: 10 Eagle St Highfields QLD 4352

Identified some items requiring repair, update for tenant entry.

1. Plumbing Inspection identified a number of issues
 - a. Plug and Bath Waste requires repair
 - b. Full Plumbing service required on all taps within property to avoid any flooding issues or tap break down
 - c. New Shower head required to comply to water efficiency
 - d. Water Efficiency Certificate required to be completed
2. No Insect/Security Screens on 2 front external doors. Quote requested from Downs Doors and Screens
3. Fire/Smoke alarms not to standard for QLD Rental requirements. Quote requested from Advanced Electrical to install smoke alarms to standard and provide smoke alarm certificate
4. Oven in property is damaged – smoking and causing smell. Fan not working correctly. Members agree replacement is warranted. New Oven purchased from Bunnings and installed in property (photos evidence) Receipt for Bunnings held.
5. Property contains no internal storage inside wardrobes. Tenants requested install of drawers/shelves inside 4 bedroom cupboards. Members agree, required for tenancy and improvement to property. Members to order internal shelving units for cupboard (6 shelving units required) Quote sourced from wardrobe company exceed cost expectations, members to purchase and install Bunnings version (good quality)
6. External Door (bedroom) to veranda is weather damaged. Working order but deteriorating. Members to source replacement.
7. Water Filters for under sink filter system expired. (photo) ordered new filters cost approx. \$150. Tenants to replace annually so must provide ready to use filters.







Australia and New Zealand Banking Group Limited
 ABN: 11 005 357 522
 Place of Incorporation/Registration: Victoria

CHESS HOLDING STATEMENT

For statement enquiries contact
 your CHESS Sponsor:

**CMC MARKETS STOCKBROKING
 LIMITED**

GPO BOX 5351
 SYDNEY, NSW 2001

☎ 1300 136 323



300006 02662
 SADLER RETIREMENT PTY LTD
 <SADLER SUPER FUND A/C>
 5 ROSSWOOD COURT
 HELENSVALE QLD 4212

Holder ID Number (HIN):	0092047636
CHESS Sponsor's ID (PID):	02662
Statement Period:	June 2020
Page:	1 of 1

ANZ - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
02 Jun 20	Movement of Securities due to Purchase, Sale or Transfer	001730F47SUCX000		1387		1387

FOR YOUR INFORMATION

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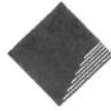
Share Registry Details:

COMPUTERSHARE INVESTOR SERVICES PTY LTD
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Holder ID Number (HIN): 0092047636

CHESS Sponsor's ID (PID): 02662

Statement Period: June 2020

Page: 1 of 1

CBA - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
05 Jun 20	Movement of Securities due to Purchase, Sale or Transfer	001730F77B1F7F00		151		151

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Share Registry Details:

LINK MARKET SERVICES LIMITED
COMMONWEALTH BANK OF AUSTRALIA
LOCKED BAG A14
SYDNEY SOUTH NSW 1232
Ph: 1800 022 440

CHESS HOLDING STATEMENT

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 1300 136 323



294231 02662
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 <SADLER SUPER FUND A/C>
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 HELENSVALE QLD 4212

Holder ID Number (HIN):	0092047636
CHESS Sponsor's ID (PID):	02662
Statement Period:	July 2020
Page:	1 of 1

APT - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
03 Jul 20	Movement of Securities due to Purchase, Sale or Transfer	001730I57F68V400		157		157
13 Jul 20	Movement of Securities due to Purchase, Sale or Transfer	001730J576ME1M00		131		288

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5 ROSSWOOD COURT
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Holder ID Number (HIN): 0092047636

CHES Sponsor's ID (PID): 02662

Statement Period: July 2020

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PME - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
09 Jul 20	Movement of Securities due to Purchase, Sale or Transfer	001730J176GN1K00		365		365
10 Jul 20	Movement of Securities due to Purchase, Sale or Transfer	0266201919412100			365	0

FOR YOUR INFORMATION

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Holder ID Number (HIN):	0092047636
CHESSE Sponsor's ID (PID):	02662
Statement Period:	July 2020
Page:	1 of 1

WOW - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
13 Jul 20	Movement of Securities due to Purchase, Sale or Transfer	001730J5771JVV00		129		129

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Splitit Payments Ltd
 ARBN: 629 557 982
 Place of Incorporation: Israel

CHESS HOLDING STATEMENT

For statement enquiries contact
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GPO BOX 5351
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SADLER RETIREMENT PTY LTD
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 HELENSVALE QLD 4212

Holder ID Number (HIN):	0092047636
CHESS Sponsor's ID (PID):	02662
Statement Period:	July 2020
Page:	1 of 1

SPT - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
09 Jul 20	Movement of Securities due to Purchase, Sale or Transfer	001730J176NK2K00		3500		3500
13 Jul 20	Movement of Securities due to Purchase, Sale or Transfer	001730J5774YVZ00		5018		8518

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Share Registry Details:

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



National Australia Bank Limited
 ABN 12 004 044 937
 Place of Incorporation: VIC



360635 02662
 SADLER RETIREMENT PTY LTD
 <SADLER SUPER FUND A/C>
 32 VALLEY VIEW VISTA
 WONGAWALLAN QLD 4210

CHESSE HOLDING STATEMENT

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GPO BOX 5351
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Holder ID Number (HIN): 0092047636

CHESSE Sponsor's ID (PID): 02662

Statement Period: September 2020

Page: 1 of 1

NAB - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
	Balance Brought Forward from 26 Aug 20					568
28 Sep 20	Movement of Securities due to Purchase, Sale or Transfer	0266202072142400			568	0

FOR YOUR INFORMATION

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Share Registry Details:

NATIONAL AUSTRALIA BANK LIMITED
 GPO BOX 2333
 MELBOURNE VIC 8060
 Ph: 1300 367 647



Australia and New Zealand Banking Group Limited
 ABN: 11 005 357 522
 Place of Incorporation/Registration: Victoria

CHESSE HOLDING STATEMENT

For statement enquiries contact
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311642 02662
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Holder ID Number (HIN):	0092047636
CHESSE Sponsor's ID (PID):	02662
Statement Period:	October 2020
Page:	1 of 1

ANZ - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
	Balance Brought Forward from 27 Aug 20					1057
20 Oct 20	Movement of Securities due to Purchase, Sale or Transfer	0266202111269700			1057	0

FOR YOUR INFORMATION

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 GPO BOX 2975
 MELBOURNE VIC 3001
 Ph: 1300 307 613

Prospect Resources Limited

ABN: 30 124 354 329
Place of Incorporation: WA

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Holder ID Number (HIN): 0092047636

CHES Sponsor's ID (PID): 02662

Statement Period: October 2020

Page: 1 of 1

PSC - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
12 Oct 20	Movement of Securities due to Purchase, Sale or Transfer	001730S67HWCAU00		31578		31578

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Ph: 02 9698 5414

CHESS HOLDING STATEMENT

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SADLER RETIREMENT PTY LTD
<SADLER SUPER FUND A/C>
32 VALLEY VIEW VISTA
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Holder ID Number (HIN): 0092047636

CHESS Sponsor's ID (PID): 02662

Statement Period: October 2020

Page: 1 of 1

WBC - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
	Balance Brought Forward from 26 Aug 20					580
09 Oct 20	Movement of Securities due to Purchase, Sale or Transfer	0266202093236400			580	0

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Ph: 02 82807111

CHESS HOLDING STATEMENT

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Holder ID Number (HIN): 0092047636

CHESS Sponsor's ID (PID): 02662

Statement Period: October 2020

Page: 1 of 1

WTC - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
	Balance Brought Forward from 26 Aug 20					533
20 Oct 20	Movement of Securities due to Purchase, Sale or Transfer	0266202111735300			533	0

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 ARBN: 629 557 982
 Place of Incorporation: Israel

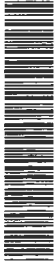
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Holder ID Number (HIN): 0092047636

CHES Sponsor's ID (PID): 02662

Statement Period: October 2020

Page: 1 of 1

SPT - ORDINARY FULLY PAID

Date	Transaction Type	Transaction ID	Ex/Cum Status	Quantity		Holding Balance
				On	Off	
	Balance Brought Forward from 25 Aug 20					5018
09 Oct 20	Movement of Securities due to Purchase, Sale or Transfer	0266202093722600			5018	0

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