

2015
2016

Graeme Bracher Panel Works Pty Ltd Superannuation fund		30/06/18							
Superannuation Fund Asset Valuation									
PROPERTY				Cost		Valuation			
Factory 3 / 10 The Nook Bayswater	30/06/1993	1	80,061.50	80,061.50	130,000.00	130,000.00	0.00	2815 / 0870	
Valued 30/6/00		0	0.00	0.00	0.00	0.00			
Valued					180,000.00	180,000.00			
Valued 30/6/15					10,000.00	10,000.00			
Valued 30/6/17					20,000.00	20,000.00			
					340,000.00	340,000.00			
Factory 1/ 10 The Nook Bayswater	16/01/2007	1	200,000.00	200,000.00	200,000.00	200,000.00	0.00	2816 / 0870	
Valued 30/6/00		0	0.00	0.00	0.00	0.00			
Valued					130,000.00	130,000.00			
Valued 30/6/15					10,000.00	10,000.00			
					340,000.00	340,000.00			
TOTAL CHANGE IN MARKET VALUE PROPERTY									0.00

31 May 2018

Mr Graeme Bracher
27 Lanier Crescent
CROYDON NORTH VIC 3136

Dear Graeme,

Re: Opinion of Sale Value
Property: 3/10 The Nook, Bayswater VIC 3153

Thank you for providing our company with the opportunity to provide you with our opinion. This opinion has been prepared on the following basis:

1. The opinion is an opinion of only the sale worth of the property as at the date the opinion is given.
2. The opinion of sale worth is not a sworn valuation, nor can it be relied on as such.
3. The opinion of market sale worth is merely an indication of market value whereas real market value can only be determined by the amount a willing purchaser is actually prepared to pay for the property.

Taking into consideration the building size of 230 sqm, quality of building and location; our opinion of the market sale worth of the property (if offered for sale at today's date) would be in the vicinity of \$330,000 to \$350,000 plus GST (if applicable).

This opinion of market sale worth has been prepared solely for the information of the above mentioned, and not for a third party. Although every care has been taken in arriving at the figure, I stress that it is an opinion only and not to be taken as a sworn valuation.

If you would like to place the property on the market for sale, the commission rate would be 2% plus GST.

Yours faithfully,
R E APPLEBY PTY LTD



ANDREW HILL
Commercial/Industrial Consultant
Email: andrew@appleby.com.au

31 May 2018

Mr Graeme Bracher
27 Lanier Crescent
CROYDON NORTH VIC 3136

Dear Graeme,

Re: Opinion of Sale Value
Property: 1/10 The Nook, Bayswater VIC 3153

Thank you for providing our company with the opportunity to provide you with our opinion. This opinion has been prepared on the following basis:

1. The opinion is an opinion of only the sale worth of the property as at the date the opinion is given.
2. The opinion of sale worth is not a sworn valuation, nor can it be relied on as such.
3. The opinion of market sale worth is merely an indication of market value whereas real market value can only be determined by the amount a willing purchaser is actually prepared to pay for the property.

Taking into consideration the building size of 241 sqm, quality of building and location; our opinion of the market sale worth of the property (if offered for sale at today's date) would be in the vicinity of \$320,000 to \$340,000 plus GST (if applicable).

This opinion of market sale worth has been prepared solely for the information of the above mentioned, and not for a third party. Although every care has been taken in arriving at the figure, I stress that it is an opinion only and not to be taken as a sworn valuation.

If you would like to place the property on the market for sale, the commission rate would be 2% plus GST.

Yours faithfully,
R E APPLEBY PTY LTD



ANDREW HILL
Commercial/Industrial Consultant
Email: andrew@appleby.com.au

Property Dossier

Unit 1, 2 & 3/10 The Nook, Bayswater North 3153

applebygroup

20 Station Street, Bayswater 3153

www.appleby.com.au

Prepared for:

Graeme Bracher
Factory 2/10 The Nook
Bayswater North VIC 3153

Prepared by:

Andrew Hill
RE Appleby Pty Ltd ABN 44 004 648 542
20 Station Street Bayswater 3153

E andrew@appleby.com.au

T 03 8727 9556
F 03 9720 0636
M 0421 904 271

14 April, 2010

Summary

Unit 1,2 & 3/10 The Nook, Bayswater North 3153

The properties are located on the east side of The Nook in Bayswater. The Nook is located in the City of Maroondah and is Zone Industrial 1. The Nook runs off Canterbury Road which is a major arterial in the eastern suburbs. The closest freeway link is the Eastlink freeway. The properties are approximately 26 kilometres east of Melbourne CBD.

My opinion of market value and market rental are based on the size, location, recent sales and current rentals.

1/10 The Nook, Bayswater

Rental Price Range: \$75 per square metre x 223 square metres = \$16,725 per year plus GST plus outgoings
Advertised rental: \$17,000 per year plus GST and plus outgoings
Sale Price Range: Based on vacant possession \$1250 to \$1350 per square metre
Price range \$280,000 to \$300,000

2/10 The Nook, Bayswater

Rental Price Range: \$75 per square metre x 186 square metres = \$13,950 per year plus GST plus outgoings
Advertised rental: \$14,000 per year plus GST and plus outgoings
Sale Price Range: Based on vacant possession \$1350 to \$1450 per square metre
Price range \$250,000 to \$265,000

3/10 The Nook, Bayswater

Rental Price Range: \$75 per square metre x 242 square metres = \$18,150 per year plus GST plus outgoings
Advertised rental: \$18,500 per year plus GST and plus outgoings
Sale Price Range: Based on vacant possession \$1250 to \$1350 per square metre
Price range \$300,000 to \$325,000

* If the sizes are different with council the prices could change as well.

Please Note: The opinion of market worth provided in this marketing submission is not a formal or sworn valuation and has been prepared for the private and confidential use of the above parties only to assist in the proposed sale of the premises and should not be reproduced in whole or in part or relied upon for any other purpose.



Name of client BRAINER ST

Initials

.....

Date

2815

Time Account FABRY 3 / 10 THE NOOK

	PURCHASE	30/6/93	80 061 50
		30/6/00	Revaluation 4993850
			130 000 00
		30/6/07	Revaluation 50,000
			180 000 00
	Per Trustees based on		
	Purchase of Factory 1 on 2/2/07		
		30/6/11	Revaluation 130 000.
			310 000 00

**GRAEME BRACHER PANEL WORKS PTY LTD SUPER ANNUATION FUND
LISTING OF FUND ASSETS AS AT 30/06/2003
(CONTINUED)**

*****MOVEMENTS*****
*****BALANCE*****

Date	Type	Units	\$	Units	\$
23/10/00	Purchase	Nil	(88.44)	277.000000	2,558.06
30/06/01	Revaluation	Nil	(1,165.80)	277.000000	1,392.26
05/07/01	Purchase	Nil	Nil	277.000000	1,392.26
30/06/02	Revaluation	Nil	1,460.84	277.000000	2,853.10
22/07/02	Purchase	Nil	(116.35)	277.000000	2,736.75
30/06/03	Revaluation	Nil	(343.47)	277.000000	2,393.28
NOOK - Factory 10 The Nook Bayswater					
Investment Type: Land or building					
30/06/93	Purchase	1.000000	80,061.50	1.000000	80,061.50
30/06/00	Revaluation	Nil	49,938.50	1.000000	130,000.00
30/06/01	Revaluation	Nil	Nil	1.000000	130,000.00
CASHTR - Cash in Transit					
Investment Type: Other investment					
30/06/00	Purchase	Nil	150.00	Nil	150.00
30/06/00	Purchase	Nil	400.00	Nil	550.00
30/06/00	Purchase	Nil	450.00	Nil	1,000.00
30/06/00	Purchase	Nil	92.00	Nil	1,092.00
30/06/00	Purchase	Nil	(290.00)	Nil	802.00
30/06/01	Sales	Nil	(802.00)	Nil	Nil
30/06/03	Purchase	Nil	200.00 ASIC fee to be paid back	Nil	200.00
30/06/03	Purchase	Nil	(1,500.00) 2003 insurance	Nil	(1,300.00)



Name of client..... BRACHER STENO

Initials.....

2SH

Time Account..... FACTORY PURCHASE

Date.....

1/10 THE NOOK, BAYSWATER

SIGNED 16/1/07

SETTLEMENT 2/2/07

Purchase Price (220000) 200 000

Stamp Duty 8 860

Transfer Fee 587

Legal Fees (1195.00) 1086.36

210 533.36 1

Market Value 28/6/11. Approx 330 000.

PARTICULARS OF SALE

**VENDOR'S
REPRESENTATIVE**

DE KEVER SPAULDING
173 Boronia Road, Boronia 3155
DX: 15508 BORONIA

REF: 47015
FAX: 9762 7511
PH: 9762 7500

**PURCHASER'S
REPRESENTATIVE**

TSA LAWYERS
PO Box 1014, Ringwood 3134
DX:

REF: RAY SHEEDY
FAX: 9873 3633
PH: 9873 3311

VENDOR

BKB ENTERPRISES PTY LTD ACN 009 116 992 (formerly TOTAL FLUID
POWER AUSTRALIA PTY LTD)
6 Chamberlain Street, O'Connor, WA, 6163

PURCHASER

GRAEME JOHN BRACHER & GLENDA CHRISTINE BRACHER A.T.F.
THE GRAEME BRACHER PANEL WORKS SUPERANNUATION FUND
27 Lanier Crescent, Croydon North 3136

LAND

Lot No. 1 on Plan of Subdivision No. 030477Y and
being the land more particularly described in
Certificate of Title Volume 9853 Folio 827

PROPERTY ADDRESS

the land together with any improvements known as
Factory 1, 10 The Nook, Bayswater North 3153

CHATELS

Fixtures and fittings as inspected

PRICE

\$200,000.00 Plus GST

DEPOSIT

\$20,000.00

being 10% deposit payable on
the signing hereof

BALANCE

\$180,000.00 Plus GST

PAYMENT OF BALANCE

the ~~14th~~ day of December, 2006 *2nd February, 2007*

SETTLEMENT DATE

is the date upon which vacant possession of the
property shall be given, namely, upon acceptance of
title and payment of the whole of the purchase price.

DAY OF SALE

is the date of this Contract namely the *16th* day of *January*
~~2007~~

TSA LAWYERS

**Statement of Adjustments as at 02/02/2007
Bracher from BKB Enterprises Pty Ltd
Unit 1, 10 The Nook, Bayswater**

	<i>Vendor allows</i>	<i>Purchaser allows</i>
Maroondah City Council		
\$420.15 Paid from 1 July 2006 to 30 June 2007		
Purchaser Allows 148 days		\$170.36
Yarra Valley Water - Parks		
\$52.53 Paid from 1 July 2006 to 30 June 2007		
Purchaser Allows 148 days		\$21.30
Yarra Valley Water - Drainage		
\$19.84 Paid from 1 January 2007 to 31 March 2007		
Purchaser Allows 57 days		\$12.57
		<hr/> \$204.23
Less Vendor's Portion		<hr/>
Purchaser To Pay Vendor		\$204.23
		<hr/> <hr/>

SETTLEMENT STATEMENT

Purchase price	\$200,000.00
Deposit paid	\$20,000.00
	<hr/> \$180,000.00
Plus GST	\$20,020.42
Plus Adjustments	\$204.23
	<hr/>
Balance due at settlement	\$200,224.65
	<hr/> <hr/>

Cheques:

AS DIRECTED BY THE VENDOR	\$199,764.82
Maroondah City Council	\$420.15
Yarra Valley Water	\$39.68
	<hr/>
	\$200,224.65
	<hr/> <hr/>

Statement of Account

TSA Lawyers

19 Jan 2007

Client: Bracher

ACN/ABN:

Property Flat No: 1

Street No: 10

Street: The Nook

Suburb: BAYSWATER

Description	To	From
Purchase Price	\$200,000.00 ✓	
Less deposit paid		\$20,000.00
Plus adjustment of rates	\$204.23	
Plus GST payable	\$20,020.42	
Plus Stamp Duty on Transfer	\$8,860.00 ✓	
Plus Registration fee on Transfer	\$587.00	
Plus our account for professional costs and disbursements	\$1,195.00	
Amount required to settle		\$210,866.65
	<hr/> \$230,866.65	<hr/> \$230,866.65

Yours Faithfully,

TSA Lawyers

Per: 

60466



BKB ENTERPRISES p/l

6 AVALON PRD
FALCON, W.A. 6210
0412 918 220 fax bkbenterprises@bigpond.com

Invoice No.

10

INVOICE

Customer

Name GRAEME JOHN & GLENDA CHRISTINE BRACHER
Address 27 LANIER CRES
City CROYDON NTH State VICT ZIP 3136
ATF GRAEME BRACHER PANEL WKS SUPER FUND

Date 20/01/2007
Order No. _____
Rep _____
FOB _____

Qty	Description	Unit Price	TOTAL
1	SALE OF UNIT 1 / 10 THE NOOK BAYSWATER	\$200,000.00	\$200,000.00
			SubTotal \$200,000.00
			Shipping & Handling \$0.00
			Taxes GST \$20,000.00
			GST FREE
			TOTAL \$220,000.00

Payment Details

- Cash
- Check
- Credit Card

Name _____
CC # _____
Expires _____

SubTotal	\$200,000.00
Shipping & Handling	\$0.00
Taxes GST	\$20,000.00
GST FREE	
TOTAL	\$220,000.00

Office Use Only

**PLEASE PAY EFT TO ACCOUNT 016 267 5183 82824
A COMPLYING TAX INVOICE**

THIS IS

THANK YOU

**BKB ENTERPRISES PTY LTD
AS TRUSTEE FOR THE
TOTAL FUND POWER SUPERANNUATION FUND
ABN 61 703 159 943**

TSA

LAWYERS

Tatchell
Sheedy
Ashton

Our Ref: RMS:SH:60466

Account No. 60466.10674+0

2/33-37 Heatherdale Road
Ringwood, Vic. 3134

P.O. Box 1014, Ringwood 3134

Ausdoc No.: 38085 Ringwood Vic

Tel: (03) 9873 3311

Fax: (03) 9873 3633

Email:
enquiries@tsalawyers.com.au

ABN: 39 550 778 503

19 January 2007

Tax Invoice/This is a Notice of Withdrawal
- In Account With -

Mr G & Mrs G Bracher
27 Lanier Crescent
CROYDON NORTH VIC 3136

Purchase of Unit 1, 10 The Nook, Bayswater

To our professional costs of and incidental to acting on your behalf with respect to the purchase of the above property including taking instructions; perusing Contract of Sale and Section 32 Vendors Statement and advising you in relation to same including special conditions; drawing and engrossing relevant statutory authority certificate applications and perusing same upon receipt; preparing Transfer of Land and arranging for execution; preparing Statement of Adjustments and Settlement Statement; drawing and engrossing Notice of Acquisition and Notice of Trust Acquisition; attending settlement on your behalf; and all correspondence and attendances herein necessary to effect final settlement of the above matter on your behalf:

\$850.00

GST:

\$85.00

DISBURSEMENTS:

Title search fee	\$9.59	
Rate, planning & encumbrance certificate fees	\$98.64	
Agent's final search fee	\$5.20	
Agents settlement fee	\$27.00	
Agent's Stamping and lodging fees	\$21.00	
Bank charges, Bank Cheque fees	\$15.00	
Photocopying, facsimile & postage	\$60.00	\$236.43
GST:		\$23.64

BALANCE DUE AND PAYABLE:

\$1,195.07

With Compliments

TSA Lawyers

per: 

THIS ACCOUNT IS DUE FOR PAYMENT ON SETTLEMENT

The Annual Parks Charge runs from 1 July 2006 to 30 June 2007. The Parks Charge will be adjusted as fully paid and you will allow \$21.30 for the number of days of the rating year from the date of settlement to 30 June 2007.

3. Land Tax

The property is non-taxable and therefore no adjustment is required.

4. GST

GST is payable on the balance including the amount for council and water rate adjustments in the sum of \$20,020.42.

The Settlement Statement indicates that the amount payable at settlement is \$200,224.65 being the purchase price less the deposit paid plus the adjustments and GST.

Settlement Monies

To enable us to complete settlement please provide us with a Bank Cheque payable to TSA Lawyers for the sum of \$210,866.65 being the total amount required to settle including amounts for stamp duty, registration fees and our costs and disbursements. We will then arrange to draw the necessary cheques from our Trust Account. Please ensure we receive this cheque from you no later than 31 January 2007.

After settlement we will attend to stamping and lodging of documents to transfer the property into your names.

Final Inspection

You are entitled to inspect the property during the seven days before settlement to check the condition of the property and chattels. You should contact the Vendor directly to make arrangements for this inspection and at the same time ensure that any appliances and/or equipment are in working order.

Services

After settlement we will lodge Notices of Acquisition on your behalf with the Council and Water Authority. Please note that all future notices affecting the property will issue in your name and be your responsibility.

You should also give notice now to the relevant electricity, gas, and telephone authorities that you will be the owner of the property from the settlement date and request the transfer of the services into your name. This is important because otherwise the services may be disconnected and you will have to pay the reconnection fees.

Notice of Trust Acquisition of an interest in land

Note: Under section 46K (1) of the *Land Tax Act 2005* this form is to be lodged with the State Revenue Office (SRO) by a trustee acquiring land in Victoria on Trust, within one month of settlement

PART 1 – Transferee (buyer)

Trust name

THE GRAEME BRACHER PANEL WORKS SUPERANNUATION FUND

Trustee name

GRAEME JOHN BRACHER and GLENDA CHRISTINE BRACHER

Address at time of transfer

27 LANIER CRESCENT, CROYDON NORTH

State VIC

Postcode 3136

Address for future correspondence

27 LANIER CRESCENT, CROYDON NORTH

State VIC

Postcode 3136

PART 2 – Details of title (Address of property being transferred)

Flat/Unit no.

1

Street no.

10

Street/road/town name

THE NOOK, BAYSWATER

State VIC

Postcode 3153

Municipality name

MAROONDAH CITY COUNCIL

Lot number

1

Plan number

030477Y

Volume number

9853

Folio number

827

PART 3 – Transferor (seller)

Company name or trust/trustee

BKB ENTERPRISES Pty Ltd

or Surname and first and given names in full

Surname and first and given names in full

Address at time of transfer

6 CHAMBERLAIN STREET, O'CONNOR

State WA

Postcode 6163

PART 4 – Details of transaction

Date of contract

16/01/2007

Date of possession/transfer

02/02/2007

PART 5 – Certification

Name of transferee or transferee's solicitor/agent

TSA Lawyers

Solicitor/agent/ transferee telephone

03 9873 3311

Solicitor/agent client reference

60466

I state that to the best of my knowledge, the particulars supplied in this form are accurate.

Signature



Date

2/2/07

(If Trustee is a Company, this form must be signed by a director, secretary or officer)

Notice of Trust Acquisition of an interest in land

Note: Under section 46K (1) of the Land Tax Act 2005 this form is to be lodged with the State Revenue Office (SRO) by a trustee acquiring land in Victoria on Trust, within one month of settlement

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GRAEME JOHN BRACHER and GLENDA CHRISTINE BRACHER

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27 LANIER CRESCENT, CROYDON NORTH

State VIC

Postcode 3136

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State VIC

Postcode 3136

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State VIC

Postcode 3153

Municipality name

MAROONDAH CITY COUNCIL

Lot number

1

Plan number

030477Y

Volume number

9853

Folio number

827

PART 3 – Transferor (seller)

Company name or trust/trustee

BKB ENTERPRISES Pty Ltd

or Surname and first and given names in full

Surname and first and given names in full

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Solicitor/agent client reference

60466

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Signature

Date

2/2/07

(If Trustee is a Company, this form must be signed by a director, secretary or officer)