

Chomic Super Fund  
Depreciation Schedule  
30/06/2019

Asset Code Account	Asset	Cost	OWDV	Disposals	Rate	Depreciation	CWDV	Expense Code
726/001	Air Con	331.82	112.98		20.00%	22.60	90.38 ✓	334/008
765/001	Mattress	1,543.64	316.82		20.00%	63.36	253.46 ✓	334/004
765/002	Toilet	736.00	613.20		2.50%	15.33	597.87 ✓	334/007
765/004	Classic Motel Sign	3,875.00	3,332.78		2.50%	83.32	3,249.46 ✓	334/006
765/005	Window & Door Intallations	2,104.54	1,919.38		2.50%	47.98	1,871.40 ✓	334/012
765/006	Hot Water Solar Panels	5,909.09	3,792.40		13.33%	505.53	3,286.87 ✓	334/009
765/007	Hisense HD Smart TV	318.18	11.11		66.66%	7.41	3.70 ✓	334/010
765/008	Astral CTX 280 Pump	613.64	347.58		20.00%	69.52	278.06 ✓	334/011
765/009	Kelvinator AirCon	1,772.73	1,329.25		20.00%	265.85	1,063.40 ✓	334/013
765/010	Omega Oven & Cooktop	1,199.71	972.51		16.67%	162.12	810.39 ✓	334/014
765/011	Fencing	1,330.00	1,230.25		2.50%	30.76	1,199.49 ✓	334/015
765/012	Kelvinator Cooler	430.91	319.47		20.00%	63.89	255.58 ✓	334/017
765/013	Washing Machine	1,004.55			25.00%	81.65	922.90 ✓	334/021
765/014	2 Akai TV's	360.00			25.00%	29.26	330.74 ✓	334/022
765/015	6 Ceiling Fans	341.69			50.00%	55.55	286.14 ✓	334/023
765/016	Kelvinator Air Conditioner	386.36			20.00%	24.70	361.66 ✓	334/024
765/017	3 Air Conditioners	1,172.73			20.00%	72.41	1,100.32 ✓	334/025
765/018	Dryer	427.27			27.50%	33.07	394.20 ✓	334/026
772/005	Furniture & Fittings	9,433.62	8,726.10		2.50%	235.84	8,490.26 ✓	334/016
726/002	Sliding Door & Screen	2,136.36			13.33%	58.36	2,078.00 ✓	334/018
726/003	Front fence & pavers	4,195.00			3.33%	9.92	4,185.08 ✓	334/019
726/004	Gutters	3,217.60			20.00%	643.52	2,574.08 ✓	334/020
						2,581.95		

726  
765  
772

EST

**All Glass Gold Coast**

8 Northview Street  
 Mermaid Waters QLD 4218  
 0408757950  
 angus@allglassgoldcoast.com.au  
 allglassgoldcoast.com.au  
 ABN 96874487229



PAID 16-4-20.

**Tax Invoice**

INVOICE TO  
 Rob  
 Classic Motel  
 2429 Gold Coast hwy  
 Mermaid Beach Qld

INVOICE 1239  
 DATE 14/04/2020  
 TERMS Due on receipt  
 DUE DATE 14/04/2020

DATE	ACTIVITY	DESCRIPTION	GST	QTY	RATE	AMOUNT
14/04/2020	Services	Supply & Install new sliding glass door. C/Anodizes frame toughened Glass to be confirmed by customer grey or clear Diamond Grill Fixed screen over opening	GST	1	2,045.45	2,045.45
14/04/2020	Services	Supply & Install security screen to office window	GST	1	90.91	90.91

SUBTOTAL 2,136.36

GST TOTAL 213.64

TOTAL 2,350.00

BALANCE DUE

**A\$2,350.00**

**BAS SUMMARY**

RATE	GST	NET
GST @ 10%	213.64	2,136.36

**PAYMENT DETAILS**

Angus Chambers  
 BSB 052-501  
 ACC 1056 6349

We appreciate your prompt payment!  
 Page 1 of 1

BET

# INVOICE

## Nik The Handyman

ABN : 73 510 642 739

Phone 040 300 1942

[nikshandy@hotmail.com](mailto:nikshandy@hotmail.com)

BSB: 06 4483 ACCT: 1054 0390

INVOICE # 830  
DATE: JUNE 4, 2020

PAID 4-6-20

TO Classic Motel  
46 William St,  
Mermaid Beach, 4218

JOB	PAYMENT TERMS	DUE DATE
Fence Build	14 days	Jun 10th, 2020

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
29	Labour: Build front fence, lay pavers.	\$60.00p/h	\$1740.00
21	Labour: labourer	\$40.00p/h	\$840.00
	Materials: Fixings, timber, fixings, concrete, etc		\$1865.00
		Subtotal	\$4445.00
		Less mate disc%	-\$250.00
			\$4195.00
		GST	\$419.50
		TOTAL	\$4614.50

Make all cheques payable to Nik's Handyman Services  
OR DIRECT DEPOSIT COMMONWEALTH BANK  
BSB: 06 4483 ACCT: 1054 0390

THANK YOU FOR YOUR BUSINESS!

300024  
**Harvey Norman**

Bunlect Pty Ltd  
A.C.N. 632 520 060 / A.B.N. 56 601 330 404  
as trustee of the  
Bunlect Pty Ltd  
trading as  
Harvey Norman Clearance Centre Bundall  
Harvey Norman Clearance Centre  
29-45 Ashmore Road  
Bundall QLD 4217  
Ph: 07 5584 3111 Fax: 07 5584 3026

Assistant: 6073/615 AORCAN Date: 03/03/20  
Operator: 6073/12 Aorcan Time: 15:30:34  
Customer: 421020390 Location: 726  
Sales Type: CASH ON DELIVERY Transaction: 6435159

**TAX INVOICE**

**INVOICE 2143531**

CHOMICZ SUPERFUND  
19 FRANCIS ST  
MERMAID BEACH QLD 4218

**F&P T2 STOCK ONLY**

Quantity: 1  
Dept.Code: 070  
Product Code: \* WA1068G1T2

Warranty Information

Manufacturer Warranty of 12 Months  
See Manufacturers documentation for Warranty Details.  
Including 36 Months Product Care Replace  
Product Care Number: PC-0172600141368

Other Details

Delivery Scheduled 05/03/20  
STOCK from Store/Warehouse  
Store To Door Delivery Service

WA1068G1T2 Inc. Product Care

Item Total: \$1,050.00

It is

Used in managers office not commercial  
use

Delivery Address

CHOMICZ SUPERFUND  
CLASSIC MOTEL  
2429 GOLDCOAST HWY  
MERMAID BEACH QLD 4218

Phone: 0421020390

Delivery Instructions

CALL 1HR B4 DEL

SMS Delivery Updates To 0421020390

Delivery Fee	\$55.00
G.S.T. CONTENT	\$100.45
INV PENDING	\$1,105.00
INV DEPOSIT	\$1,105.00
MONTHLYS DUE NOW	\$1,105.00
E.F.T.Pos	\$1,105.00
456468xxxxxxx8747-/-	
BALANCE OWING	\$0.00

ANZ EFTPOS

ANZ CUSTOMER COPY

HARVEY NORMAN ELECTR

# Harvey Norman

Bunlect Pty Ltd  
A.C.N. 632 520 060 / A.B.N. 56 601 330 404  
as trustee of the  
Bunlect No2 Trust  
trading as  
Harvey Norman Electrics Bundall  
Harvey Norman Electrics Bundall  
29-45 Ashmore Road  
Bundall QLD 4217  
Ph: 07 5584 3111 Fax: 07 5584 3099

Assistant: 7069/910 BJSMTTH Date: 03/03/20  
Operator: 6442/521 Sam P (Cashier) Time: 15:41:30  
Customer: 421020390 Location: 626  
Sales Type: CASH ON DELIVERY Transaction: 6531734

## TAX INVOICE

INVOICE 4358383

CHOMICZ SUPER FUND  
19 FRANCIS ST  
MERMAID BEACH QLD 4218

### AKAI 32 HD TV

Quantity: 2  
Price: \$198.00  
Dept.Code: 060  
Product Code: AK3218HD  
Batch Number: 2012003712

### Warranty Information

Manufacturer Warranty of 12 Months  
See Manufacturers documentation for Warranty Details.

Item Total: \$396.00

### EXCLUDING PRODUCT CARE

AK3218HD AKAI 32 HD TV

Quantity: 2  
Price: \$0.00  
Dept.Code: 060  
Product Code: EXCLUDEPRODCARE

Item Total: \$0.00

### Delivery Address

CHOMICZ SUPER FUND  
19 FRANCIS ST  
MERMAID BEACH QLD 4218

TOTAL	\$396.00
G.S.T. Content	\$36.00
INV PENDING	\$0.00
MONEYS DUE NOW	\$396.00
E.F.T.Pos	\$396.00
456468XXXXXX8747/-	
BALANCE OWING	\$0.00

ANZ EFTPOS

ANZ CUSTOMER COPY

HARVEY NORMAN ELECTR

29-45 ASHMORE ROAD  
BUNDALL QLD 4217

TERMINAL ID 00444023914  
VISA (C) CR  
8747

FUR AUD \$396.00

Visa Credit

ATD A0000000031010  
TVR 0000000000  
APSN 00 P00002 ATC 030A

APPROVED AUTH 65839C

Chg: 300022



BURLEIGH WATERS

BUNNINGS GROUP LIMITED  
ABN 26 008 672 179  
Ph: (07) 5507 0700

Tue 03/03/2020 09:27:48 AM  
SELF CHECKOUT R96

Invoice Number Details: 8172/09675635  
Account Number: 243408259  
OBSURE FILMS  
19 FRANCIS STREET  
Mermaid Beach QLD  
Mr ROBERT CHONICZ

PowerPass Sale

\*\* TAX INVOICE \*\*

Order Number:  
Job Number:

9312620636905 RAKE PLASTIC  
44CM PLASTIC RAKE 636905 DISC 5.0% \$3.80  
1 @ \$3.80  
9321001426561 FAN CEILING HANG SURE HPW  
20CM 30LD ALUM WHITE CF12HUE DISC 10.0% \$372.06  
@ \$62.01  
7 @ Subtotal: \$375.86

Total \$375.86  
GST INCLUDED IN THE TOTAL \$34.17  
CARD NO: 456460-747 \$375.86  
CREDIT

Rounding Change \$0.00

Total PowerPass Savings \$41.54

"\*" Indicates non taxable item(s)

S8172 R96 P855 C000001 #096-75635-8172-2020-03-03



Your role project from start to finish  
Visit Whole of House - Bunnings Trade

Thank you for shopping with Bunnings  
Please retain receipt for proof of purchase

Have Your Say

Give us your feedback online at  
[www.bunnings.com.au/haveyoursay](http://www.bunnings.com.au/haveyoursay)

COMMONWEALTH BANK EFTPOS  
BUNNINGS BURLEIGH WA  
8172 QLD REG 96  
TERMINAL 14800296  
REFERENCE 297024

CUSTOMER COPY  
CARD NO: 4564-8747(c)  
EXPIRY DATE:  
AID: 800000000031010  
ATC: 775 PUR: 0000000000  
CSN: 00-86169FES9AF72C14  
03 MAR 2020 09:27

Visa Credit  
CREDIT PURCHASE \$375.86  
TOTAL AUD \$375.86

APPROVED 00  
AUTH NO: 24091C  
POS REF NO: 09675635  
THANK YOU

# Harvey Norman

Avitleigh Pty Ltd  
A.C.N. 628 897 656 / A.B.N. 37 199 759 086  
as trustee of the  
Avitleigh No 2 Trust  
trading as  
Harvey Norman Burleigh Waters  
1 Santa Maria Court  
Burleigh Waters Qld 4220  
Ph: 07 5586 2000 Fax: 07 5586 2099

Assistant: 6160/12 Matthew Date: 02/03/20  
Operator: 6462/10 Chloe Time: 13:21:37  
Customer: 0421020390 Location: 245  
Sales Type: CASH SALE Transaction: 1236127

## TAX INVOICE

INVOICE 539195

CLASSIC MOTEL/CHOMICZ SUPER F  
MERMAID BEACH QLD 4218

### KELVINATOR BOX AIR - COOLING ONLY

Quantity: 1  
Price: \$425.00  
Dept.Code: 070  
Product Code: \* KWH15CME

### Warranty Information

Manufacturer Warranty of 60 Months  
See Manufacturers documentation for Warranty Details.

### Other Details

Pickup Scheduled 02/03/20  
STOCK from Store/Warehouse

Item Total: \$425.00

- \* Please ensure the goods will fit into your house and your room.
- \* Please be home on the delivery day or fees may apply.
- \* Cancellation fees up to 20% of the Invoice value may apply.
- \* Balance be paid upon delivery.
- \* The B for shopping at Harvey Norman.

### Delivery Address

CLASSIC MOTEL/CHOMICZ SUPER F  
N/A  
MERMAID BEACH QLD 4218

Phone: 0421020390

G.S.T. CONTENT	\$38.64
INV PENDING	\$425.00
INV DEPOSIT	\$425.00
MONEYS DUE NOW	\$425.00
E.F.T.Pos	\$425.00
460184xxxxxx9966-/-	
BALANCE OWING	\$0.00

ANZ EFTPOS

ANZ CUSTOMER COPY

HARVEY NORMAN AV/IT

1 SANTA MARIA COURT  
BURLEIGH WATERS QLD

TERMINAL ID 00444018206  
VISA (C) CR  
9966

PUR AUD \$425.00

Visa Credit

AID A0000000031010  
TVR 0000000000  
APSN 01 P00002 ATC 01D7

Chg: 300026  
Classic Motel  
**Harvey Norman**

Avittleigh Pty Ltd  
A.C.N. 628 897 656 / A.B.N. 37 199 759 086  
as trustee of the  
Avittleigh No 2 Trust  
trading as  
Harvey Norman Burleigh Waters  
1 Santa Maria Court  
Burleigh Waters Qld 4220  
Ph: 07 5586 2000 Fax: 07 5586 2099

Assistant: 4335/23 PETER	Date: 05/03/20
Operator: 6262/10 Lvincent	Time: 10:23:26
Customer: 0421020390	Location: 245
Sales Type: CASH SALE	Transaction: 1237372

**TAX INVOICE**

**INVOICE 539681**

CLASSIC MOTEL/CHOMICZ SUPER F  
MERMAID BEACH QLD 4218

**TECO 1.62KW R32 COOL MANUAL W/WALL**

Quantity: 2  
Price: \$380.00  
Dept.Code: 070  
Product Code: \* TWW16CF CG

Warranty Information

Manufacturer Warranty of 60 Months  
See Manufacturers documentation for Warranty Details.

Other Details

Pickup Scheduled 05/03/20  
STOCK from Warehouse/Warehouse  
Item Total: \$760.00

**TECO 2.20KW R32 RCYCLE ELEC W/WALL**

Quantity: 1  
Price: \$530.00  
Dept.Code: 070  
Product Code: \* TWW22HFCG

Warranty Information

Manufacturer Warranty of 60 Months  
See Manufacturers documentation for Warranty Details.

Other Details

Pickup Scheduled 05/03/20  
STOCK from Warehouse/Warehouse  
Item Total: \$530.00

- \* Please ensure the goods will fit into your house and your room.
- \* Please be home on the delivery day or fees may apply.
- \* Cancellation fees up to 20% of the invoice value may apply.
- \* Balance to be paid upon delivery.
- \* Thank you for shopping at Harvey Norman.

Delivery Address

CLASSIC MOTEL/CHOMICZ SUPER F  
N/A  
MERMAID BEACH QLD 4218

Phone: 0421020390

G.S.T. CONTENT	\$117.27
INV PENDING	\$1,290.00
INV DEPOSIT	\$1,290.00
MONEYS DUE NOW	\$1,290.00
E.F.T.Pos	\$1,290.00
456468xxxxxx8747-/-	
BALANCE OWING	\$0.00

ANZ EFTPOS

ANZ CUSTOMER COPY



CLG: 300028

# Harvey Norman

Aviteleigh Pty Ltd  
A.C.N. 628 897 656 / A.B.N. 37 199 759 086  
as trustee of the  
Aviteleigh No 2 Trust  
trading as  
Harvey Norman Burleigh Waters  
1 Santa Maria Court  
Burleigh Waters Qld 4220  
Ph: 07 5586 2000 Fax: 07 5586 2099

Assistant: 6021/24 DIRCK T (6021) Date: 10/03/20  
Operator: 6462/10 Chloe Time: 10:32:37  
Customer: 0421020390 Location: 245  
Sales Type: CASH SALE Transaction: 1240827

## TAX INVOICE

INVOICE 540507

CLASSIC MOTEL/CHOMICZ SUPER F  
19 FRANCIS ST  
MERMAID BEACH QLD 4218

### F&P VENTED SENSOR DRYER 6.0KG

Quantity: 1  
Price: \$470.00  
Dept.Code: 070  
Product Code: \* DE6060M1

#### Warranty Information

Manufacturer Warranty of 24 Months  
See Manufacturers documentation for Warranty Details.

#### Other Details

Pickup Scheduled 10/03/20  
STOCK from Warehouse/Warehouse

Item Total: \$470.00

### EXCLUDING PRODUCT CARE

DE6060M1 F&P VENTED SENSOR DRYER 6.0KG

Quantity: 1  
Price: \$0.00  
Dept.Code: 070  
Product Code: \* EXCLUDEPRODCARE

Item Total: \$0.00

- \* Please ensure the goods will fit into your house and your room.
- \* Please be home on the delivery day or fees may apply.
- \* Cancellation fees up to 20% of the Invoice value may apply.
- \* Balance to be paid upon delivery.
- \* Thank you for shopping at Harvey Norman.

#### Delivery Address

CLASSIC MOTEL/CHOMICZ SUPER F  
19 FRANCIS ST  
MERMAID BEACH QLD 4218

Phone: 0421020390

G.S.T. CONTENT	\$42.73
INV PENDING	\$470.00
INV DEPOSIT	\$470.00
MONEYS DUE NOW	\$470.00
E.F.T.Pos	\$470.00
456468xxxxxx8747-/-	
BALANCE OWING	\$0.00

ANZ EFTPOS

ANZ CUSTOMER COPY

HARVEY NORMAN AV/IT

1 SANTA MARIA COURT  
BURLEIGH WATERS QLD

18<sup>th</sup> January 2019

Mrs Urszula Chomicz  
19 Francis Street  
Mermaid Waters 4218

Dear Mrs Chomicz

**RE: Estimated market value of the Classic Motel**  
**Address: 2429 Gold Coast Highway Mermaid Beach 4218**

I refer to your instructions and details below three sale comparisons of Gold Coast Highway Motels all with similar land areas and all having 11 rooms and all in Mermaid Beach.

<b>Camelot Motel:</b>	land area 807m <sup>2</sup>	/sold in November 2017	\$2,420,000
<b>Miami Motel:</b>	land area 810m <sup>2</sup>	/ sold in September 2018	\$2,300,000
<b>Horizon Motel:</b>	land area 870m <sup>2</sup>	/sold in October 2018	\$2,020,000

Note: the average sale price per room is approximately \$204,000

**Classic Motel:** Described as Lot 31 & 32 on R.P. 40600 land area 817m<sup>2</sup>.  
Number of rooms 8

Looking at the room rate value 8 x \$204,000      Value = \$1,600,000

Considering the age of the improvements and not looking at income values I consider a fair approximate value is say **\$1,600,000.00**

Kind regards

  
J.W. (Bill) Rex  
Partner/ Auctioneer  
LREA Qld  
0418 796 302