

11th May 2017

Mr John Cottrell
Cottrell Superfund
By email – cotts100@bigpond.net.au

Dear John,

Re: **Market opinion**

Further to your verbal request and subsequent email seeking market opinions for the above property as of today's date I have the pleasure in providing my opinion.

As you are aware our company is very active within these local areas for the leasing and sale of commercial properties. The general commercial market is fairly buoyant for both investment and vacant properties across Melbourne due to low interest rates and this has seen properties prices increase in recent times.

489-491 Tooronga Road, Hawthorn East VIC

Older style building presently being operated as a mechanics sitting on a main road prime site of 850sqm approx ripe for multi storey development. Zoning is a commercial 1.

The property is presently returning \$153,636.36 per annum net plus GST.

2015.01 +
2015.03

Based on the above I would consider a fair market opinion being circa \$3.0 million as a going concern purely based on the upside of redevelopment of the site.

1455a Centre Road, Clayton VIC

Brick low clearance warehouse/showroom with main road frontage. The building is approximately 312sqm as provided by the owner.

The property is presently returning \$39,354.40 per annum net plus GST which may be under leased in my opinion.

2015.02.

Based on the above I would consider a fair market opinion being circa \$775,000 as a going concern.

Raine & Horne. Commercial

I trust the above provides sufficient detail and look forward to being of future assistance.

Yours Faithfully,
RAINE & HORNE COMMERCIAL VIC


Jason Beveridge 0418 33 33 77
Director
SALES & LEASING

This market appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been used in arriving at the figure, we stress that is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

5. Election of Office Holder

It was resolved that Marisa Femino (Lot 2) would act as Chairperson of the Owners Corporation.
Secretary - Whittles.

6. Registered Contractors

Whittles provides a Contractor Register Service which ensures that only contractors that agree to comply with safe working procedures, and have the appropriate public liability insurance and licenses, are engaged. If the owners corporation decides by act or omission to engage a contractor who is not currently registered on the Whittles Contractor Register, the owners corporation acts as the Person Conducting a Business or Undertaking in regard to the common property for the purposes of occupational health and safety legislation. If the contractor engaged by the owners corporation does not have the necessary insurance and licenses, an injured party may seek damages from the owners corporation. The owners corporation manager is only able to request quotations from, and instruct works to be undertaken on behalf of the owners corporation, by contractors who are registered on the Whittles contractor register system or have provided the manager verification of current public liability insurance and if required, licenses. However, invoices will be processed for payment when instructed to do so by the Owners Corporation Chairperson or a person authorised by the owners corporation to do so.

7. Occupational Health & Safety Audit

The Occupational Health and Safety Act 2004 recognises that the common property of an Owners Corporation is a work place and that the Owners Corporation is an employer of persons engaged to perform works within a work place. As an employer, the Owners Corporation is legally responsible to provide and maintain a working environment that is safe and without risks to health. Significant penalties for non-compliance apply and Whittles recommend that an audit be carried out by a qualified safety consultant and that this report be reviewed annually.

It was resolved that the Owners Corporation would not engage a contractor to conduct a Safety Audit of the complex.

In light of the above, members are reminded that they need to be pro-active in reporting any issues to the Strata Manager that may pose any potential risks to the Owners Corporation.

7a. Essential Safety Measures Audit

Part 12 of the Building Regulations 2006 and subsequent amendments require that an Owners Corporation maintain its essential safety measures, which include safety fittings, equipment and other features as outlined in detail on the Buildings Certificate of Occupancy, and that the Owners Corporation is obliged to provide an Annual Essential Safety Measures Report/Audit.

It was resolved that the Owners Corporation continue to engage Fire Equipment Services to conduct the Annual Essential Safety Measures Audit Report for the complex with costs to be met from the Administration Fund Budget.

8. Current Insurance Details

The Corporation's current policy details are as follows:

Underwriting Agency	CHU Underwriting Agencies
Underwriter	QBE Insurance Limited
Broker	MGA Insurance Brokers
Policy Number	VCS43598
Expiry Date	02/04/2021

Insurance for 1455 Centre Rd in Body Corporate.

Building / Common Property Cover	\$2,500,000	Excess	\$500.00
Legal Liability	\$20,000,000	Excess	
Office Bearer's Liability	Not Held		
Catastrophe Cover	Not Held		
Flood Cover	Not Held		
Machinery Breakdown	Not Held	Excess	
Common Area Contents	\$25,000	Excess	\$500.00
Fidelity Guarantee	\$100,000		
Government Audit Costs	\$25,000	Excess	\$1,000
Legal Defence Expenses	\$50,000	Excess	\$1,000.00
Loss of Rent/Temporary Accommodation	\$375,000	Excess	\$500.00
Lot Owners Fixtures & Fittings	\$250,000		
Voluntary Workers	\$200,000/\$2,000		
Workplace, Health & Safety Breaches	\$100,000	Excess	\$1,000
Notes	Exclusions: Terrorism, others as per Policy.		

8a. Building Valuation

Whittles recommends a building valuation for insurance purposes be undertaken every 3 years. The last valuation was prepared in January 2010 with a building sum of \$1,556,000.

It was resolved that a building valuation would not be conducted for the complex.

8b. Insurance Renewal

MGA Insurance Brokers

Whittles has appointed MGA Insurance Brokers Pty Ltd to act on behalf of all Owners Corporations for the purpose of renewing all compulsory insurance. MGA Insurance Brokers Pty Ltd have provided a full time Authorised Representative to work with Whittles to support all enquiries and claims.

Note: a full product disclosure statement containing important information to help you understand this insurance may be requested via the office of Whittles Australia Pty Ltd and/or the underwriters direct.

It was resolved that the Strata Manager arrange renewal of the Owners Corporation's insurance with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles and Millennium Underwriting Agencies Pty Ltd. A Financial Services Guide is available to Lot Owners on request.

Also, that if the budget provides for the insurance cost to be raised by a separate levy the manager is authorised to raise the levy as soon as possible after the renewal terms and invoice have been received by the manager.

Contents Insurance

The Strata Manager drew the Lot Owners attention to the necessity for them to individually arrange for adequate insurance for the contents of their lots, inclusive of carpets, drapes, light fittings, etc., whether or not the lot is occupied by the Lot Owner or a tenant. It was also noted that the Owners Corporation's legal liability cover applied primarily to common property and that Lot Owners should be separately insured for cover in relation to their own premises.

Commercial Only

Insurance of all stock, display fittings, machinery breakdown, loss of rent, business interruption and



Property Insurance

(paid by Tenants)

15 May 2020

Cotterill Superannuation Fund
489-491 Tooronga Road
HAWTHORN EAST VIC 3123

Go paperless!
Send us your email address to
clientservice@wfi.com.au to start
receiving your documents via email.

RENEWAL SCHEDULE

The insurance cover provided by the above policy expires at midnight on the
Due Date. This renewal schedule is our offer to renew the policy on the basis
of the details shown above and on the enclosed certificate(s).

As you have nominated to pay by instalments, the Total Amount Payable will be
deducted as per the amount listed on the schedule, including any relevant
compulsory charges.

No additional charges apply to paying by instalments.
Your instalments will commence on 17 June 2020.

If any changes to the certificate(s) are required, please let us know. If we
are not advised of any changes, we will assume the details shown on the
certificate(s) are accurate.

We reserve the right to alter our offer to continue cover and the terms of our
renewal offer if changes to the certificate(s) are required or new information
comes to light.

Your WFI Contact
John Petridis
P 0467 734 845
E clientservice@wfi.com.au
P 1300 934 934 F 1300 797 544
WFI
Reply Paid 16213
COLLINS STREET WEST VIC 8007

1818 : 432.32

2815

Table with insurance details: TYPE OF INSURANCE (COMMERCIAL PLAN), PERIOD OF INSURANCE (17 June 2020 to 17 June 2021), CLIENT NAME (Cotterill Superannuation Fund), CLIENT NUMBER (C303935), PREMIUM (\$4,287.60), POLICY NUMBER (42 CPL 3523312), ESLIFSL (\$0.00), GST (\$428.76), GOVERNMENT STAMP DUTY (\$471.64), TOTAL AMOUNT PAYABLE (\$5,188.00), DUE DATE (17/06/20).

Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as WFI

WFI Payment Slip Please do not remit cash by post. If paying by credit card, please tick one box.

Payment slip form with fields for Biller code (172171), Ref (35233121), Cotterill Superannuation Fund, Client Number (C303935), Policy Number (42 CPL 3523312), DUE DATE (17/06/20), and TOTAL AMOUNT PAYABLE Instalments.



CERTIFICATE
42 CPL 3523312

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Important Notes
To help you understand how your renewal premium compares to last year, we have included a comparison below.

Premium Comparison

	Last Year *	This Year
Premium	\$4209.92	\$4287.60
ESL/FSL	\$.00	\$.00
GST	\$420.99	\$428.76
Government Stamp Duty	\$463.09	\$471.64
Total	\$5094.00	\$5188.00

* Last year's premium represents the amount you were charged for your insurance policy at the beginning of the last policy term plus or minus any changes you made throughout the policy term.

Changes to your premium

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

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

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



CERTIFICATE
42 CPL 3523312

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Location: 489-491 Tooronga Road

HAWTHORN EAST 3123

Risk: 001/001 Business property damage Effective: 17/06/20

Any excess shown on this certificate or in the policy includes GST

Excess: \$500 or as shown in the policy, whichever is greater

Insured: Cotterill Superannuation Fund

Business: Mechanical Repairs & Servicing

Property insured:

Sum insured:

Buildings:

Building	\$1,406,886 (replacement)
Total sum insured for Buildings	\$1,406,886

Accident (excluding Vehicles): (subject to \$200 excess each event)	\$250,000
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Additional benefits: Loss of rent	\$169,000
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Special conditions:

Tax Audit Benefit \$20,000

Your Policy has been extended to cover Tax Audit - \$20,000
as per the attached additional benefit.

Important Note - Flood Cover:

Your Business property damage policy does not automatically
include cover for damage caused by Flood.

You may have the option to add Flood cover to this policy.

If we agree to add Flood cover to this policy your

Certificate of Insurance will indicate cover is provided.

(Please refer to the Product Disclosure Statement for
details). To find out more please contact us.

Premium	\$3705.78
GST	\$370.58
Government Stamp Duty	\$407.64
Total Amount Payable	\$4484.00



CERTIFICATE
42 CPL 3523312

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contractors/sub-contractors or labour hire that may be engaged by You in your Business. Your estimate does not need to include payments arising out of the activities of contractors/sub-contractors or labour hire engaged by You for the purpose of maintaining Your Business equipment or Business Premises. Please review current estimated payments shown above and contact WFI to make appropriate amendments if required.

Limit of Indemnity:

Limit any one Occurrence	\$10,000,000
Property in Your physical or legal control	\$250,000
Aggregate limit for product liability	NO COVER
Aggregate limit for pollution liability	\$10,000,000

Special conditions:

No cover for product liability

Premium	\$375.21
GST	\$37.52
Government Stamp Duty	\$41.27
Total Amount Payable	\$454.00



CERTIFICATE
42 CPL 3523312

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Risk: 001/002 Business interruption Effective: 17/06/20

Any excess shown on this certificate or in the policy includes GST

Excess: \$500 or as shown in the policy, whichever is greater

Insured: Cotterill Superannuation Fund

Business: Mechanical Repairs & Servicing

Interest insured:	Sum insured:
Loss of Gross Profit	\$171,000
Accountants fees	\$10,000
Total sum insured	\$181,000

Indemnity period: 12 months

Special conditions:

Important Note - Flood Cover:

Your Business interruption policy does not automatically include cover for damage caused by Flood. You may have the option to add Flood cover to this policy. If we agree to add Flood cover to this policy your Certificate of Insurance will indicate cover is provided. (Please refer to the Product Disclosure Statement for details). To find out more please contact us.

Premium	\$206.61
GST	\$20.66
Government Stamp Duty	\$22.73
Total Amount Payable	\$250.00

Risk: 001/003 Business legal liability Effective: 17/06/20

Any excess shown on this certificate or in the policy includes GST

Excess:
Damage to property \$500

Insured: Cotterill Superannuation Fund

Business: Mechanical Repairs & Servicing

Important Note

WFI will now require You to estimate payments for the services of