

Your Annual Investor Statement for 2020/2021

We are pleased to enclose your Annual Investor Statement for the period 1 July 2020 to 30 June 2021.

Your Annual Investor Statement includes the following information:

1. Key Account Details
2. Valuation Summary
3. Asset Allocation Summary
4. Income and Expenses
5. Cash Transactions Report
6. Investment Transactions Report

Please note the following:

- The information contained in your Annual Investor Statement should not be used to prepare your annual tax return. Your tax information will be provided to you in your Annual Tax Statement.
- We also provide you with Quarterly Reports. These can be obtained via InvestorHUB under: *Account menu* → *Reports* → *eStatements*. Your adviser can also provide you with any Quarterly Reports upon request.

If you have any questions, please contact your adviser or our Client Services team on 1300 854 994.

Disclaimer:

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11

Account Details

As at 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))
Adviser Name: Hayden Schneider at Ord Minnett Limited

Account Registration Details

Key Details

Account Name	Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund
Account Type	Superfund (Individual Trustee)
Account ID	24083498
Creation Date	30/03/2021
Contains Borrowed Money	No

Contact Details

Contact Person	Tyrone Aleckson
Mailing Address	PO Box 534 Nerang QLD 4211 Australia
Contact E-mail	taleckson@qairqld.com
Contact Number	0400230195 (Lynn) (Home)

Adviser Details

Adviser Name	Hayden Schneider
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Tax assumptions (Note 1)

Marginal Tax Rate	15.00 %
CGT allocation method	MIN

Insurance Details

Investor has no insurance cover

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Report executed:23/09/2021 4:10:16 AM

1-2

Account Details

As at 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))

Adviser Name: Hayden Schneider at Ord Minnett Limited

1-3

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Valuation Summary

As at 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))
 Adviser Name: Hayden Schneider at Ord Minnett Limited

Code	Security	Units	Last Price (\$)	Market Value (30/06/2021) (\$)	(%)
Managed Portfolios					
ORD002	Ord Minnett Australian Emerging Companies Portfolio		125,609.29	125,609.29	99.45%
Cash				125,609.29	99.45%
Cleared	Cleared Funds		690.02		0.55%
Pending	Pending Cash Settlement		0.00		0.00%
Reserved	Cash Reserved		0.00		0.00%
Uncleared	Uncleared Funds		0.00		0.00%
Total				690.02	0.55%
				126,299.31	100.00%

- 1) Cash Account - cleared funds includes the minimum cash balance requirement of your account.
- 2) Pending Cash Settlements include any pending investment transactions buys or sells, deposits or payments, and any accrued dividend and distributions.
- 3) Any amounts are reflective of current investment positions only, and do not represent a guarantee of benefit as the positions may not include tax payable, fees or other deductions or credits. The actual amount payable will be determined at the time a payment is made.
- 4) Managed Funds - Where applicable, where a distribution entitlement is received for one or more of your managed fund holdings and no Ex-Price provided by the Fund Manager we will use the last available price (CUM price) reduced by the cents per unit (distribution amount divided by units held) for the purpose of valuation.

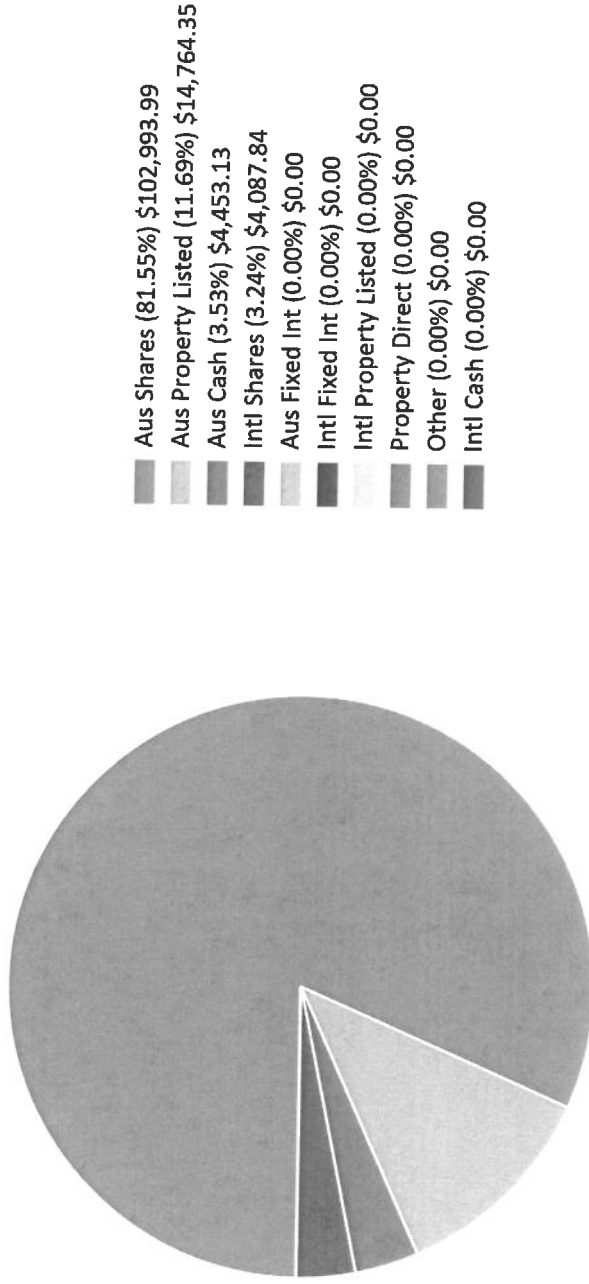
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1-4

Asset Allocation Summary Report

As at 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))
Adviser Name: Hayden Schneider at Ord Minnett Limited



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15

Asset Allocation Summary Report

As at 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))
Adviser Name: Hayden Schneider at Ord Minnett Limited

Asset allocation : 30/06/2021

Category	Portfolio Value (\$)	Asset Allocation (%)
Shares - Australian	102,993.99	81.55%
Shares - International	4,087.84	3.24%
Fixed Interest - Australian	0.00	0.00%
Fixed Interest - International	0.00	0.00%
Property Listed - Australian	14,764.35	11.69%
Property Listed - International	0.00	0.00%
Property Direct	0.00	0.00%
Cash - Australian	4,453.13	3.53%
Cash - International	0.00	0.00%
Other	0.00	0.00%
Total	126,299.31	100.00%

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1-6

Income and Expenses

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))
 Adviser Name: Hayden Schneider at Ord Minnett Limited

Income & Expenses: From 01/07/2020 to 30/06/2021

Income flows	Period 01/07/2020 to 30/06/2021	TFN Amounts withheld	Financial YTD	TFN Amounts withheld
	(\$)	(\$)	(\$)	(\$)
Interest received	0.00	0.00	0.00	0.00
Dividend / Distribution amount *	259.68	0.00	259.68	0.00
Total Income	259.68	0.00	259.68	0.00
Expenses (Refer to the SOA and/or FSG of your Adviser for details of fees payable to your Adviser and/or Dealer Group)				
Portfolio Service Fees	(44.31)		(44.31)	
Administration Fee	(43.22)		(43.22)	
Account Keeping Fee	0.00		0.00	
GST	(1.09)		(1.09)	
Transaction Fee	0.00		0.00	
In Specie Transfer Fee	0.00		0.00	
Deductible Incidental Service Fee	0.00		0.00	
Non deductible Incidental Service Fee	0.00		0.00	
Insurance Cost	0.00		0.00	
Adviser Fee	(181.67)		(181.67)	
Contribution Fee	0.00		0.00	
Adviser Portfolio Management Fee	0.00		0.00	
Managed Portfolio Advice Fee	0.00		0.00	
Investment Management Fee **	0.00		0.00	
Investment Performance Fee	0.00		0.00	
Portfolio Management Fee	0.00		0.00	
Total Expenses	(225.98)		(225.98)	
Net Income	33.70		33.70	

Note: All fees shown on this report reflect the actual amount deducted from your cash account. These amounts are inclusive of GST and where eligible have been adjusted to take into account the benefit of any Reduced Input Tax Credits. The information in this report is of a general nature only and does not take into account your personal objectives, financial situation or needs. Any amounts are reflective of your current investment positions only, and do not represent a guarantee of benefit as the positions may not include tax payable, fees or other deductions or credits. The actual amount payable will be determined at the time a payment is made. For superannuation members - the Government has placed restrictions (known as "Reservation" rules) on when superannuation benefits can be received - refer to the Product Disclosure Statement for more information. Whilst reasonable care has been taken in preparing the information provided, no responsibility will be taken for its accuracy nor for its use. In preparing this document, we have relied upon and assumed, without independent verification, the accuracy and completeness of all information supplied by or obtained from third parties. To the maximum extent permitted by law, neither we, nor our directors, employees or agents accept any liability for any loss arising in relation to this report.

Income and Expenses

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))

Adviser Name: Hayden Schneider at Ord Minnett Limited

Net Income after TFN withholding	33.70	33.70
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* The dividend and distribution amount is determined based on the income Ex date and therefore may include amounts that are not included in the taxable income for the period.
** This excludes any Managed Portfolio Advice Fee(s) and Portfolio Management Fee(s).

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1-8

Cash Transactions Report



From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))

Adviser Name: Hayden Schneider at Ord Minnett Limited

Cash Transactions

Date	Transaction Type	Transaction Sub-type	Transaction Details	Debit (\$)	Credit (\$)	Balance Amount (\$)
01/07/2020	Opening Balance	Opening Balance	Opening Balance			0.00 CR
06/04/2021	Deposit	Capital Movement	Cash Deposit - BPAY 240834980007 Capital Movement		10,000.00	10,000.00 CR
08/04/2021	Withdrawal	Withdrawal To Managed Portfolio	Buy Ord Minnett Australian Emerging Companies Portfolio	9,925.00		75.00 CR
09/04/2021	Deposit	Capital Movement	Cash Deposit - BPAY 240834980007 Capital Movement		112,000.00	112,075.00 CR
13/04/2021	Withdrawal	Withdrawal To Managed Portfolio	Buy Ord Minnett Australian Emerging Companies Portfolio	111,159.00		916.00 CR
05/05/2021	Expense	Adviser Fee	Adviser Fee Apr 2021	76.73		839.27 CR
05/05/2021	Expense	Portfolio Service Fees	Portfolio Service Fees Apr 2021 - Hub24	18.71		820.56 CR
04/06/2021	Expense	Portfolio Service Fees	Portfolio Service Fees May 2021 - Hub24	25.60		794.96 CR
04/06/2021	Expense	Adviser Fee	Adviser Fee May 2021	104.94		690.02 CR
30/06/2021	Closing Balance	Closing Balance	Closing Balance			690.02 CR
Total				121,309.98	122,000.00	

Notes :

This report is not a bank statement but represents the cash transactions that affect your holdings. Fee transactions for a month are normally deducted just after the end of that month. This report does not include cash transactions that occur within managed portfolios. This report shows cleared cash transactions and excludes uncleared funds, payables and receivables.

1-9

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Investment Transactions Report

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))

Adviser Name: Hayden Schneider at Ord Minnett Limited

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees (\$)	Total Cost / Net Proceeds (\$)
Buy	08/04/21	08/04/21	Settled	08/04/21	AQZ	ALLIANCE AVIATION ORDINARY	6.000000	4.3183	25.91	0.00	0.03	(25.94)
Buy	08/04/21	08/04/21	Settled	12/04/21	AQZ	ALLIANCE AVIATION ORDINARY	163.000000	4.3184	703.90	0.02	0.77	(704.67)
Buy	08/04/21	08/04/21	Settled	12/04/21	BBN	BABY BUNTING GRP LTD ORDINARY	17.000000	5.9141	100.54	0.00	0.11	(100.65)
Buy	08/04/21	08/04/21	Settled	12/04/21	BRG	BREVILLE GROUP LTD ORDINARY	9.000000	27.7267	249.54	0.01	0.28	(249.82)
Buy	08/04/21	08/04/21	Settled	08/04/21	CIP	CENTURIA I REIT ORDINARY UNITS	5.000000	3.3760	16.88	0.00	0.02	(16.90)
Buy	08/04/21	08/04/21	Settled	12/04/21	CIP	CENTURIA I REIT ORDINARY UNITS	126.000000	3.3770	425.50	0.01	0.47	(425.97)
Buy	08/04/21	08/04/21	Settled	08/04/21	CLV	CLOVER CORPORATION ORDINARY	6.000000	1.9450	11.67	0.00	0.01	(11.68)
Buy	08/04/21	08/04/21	Settled	12/04/21	CLV	CLOVER CORPORATION ORDINARY	161.000000	1.9456	313.24	0.01	0.34	(313.58)
Buy	08/04/21	08/04/21	Settled	08/04/21	CLW	CHTR H LWR STAPLED	58.000000	4.8671	282.29	0.01	0.31	(282.60)
Buy	08/04/21	08/04/21	Settled	12/04/21	CLW	CHTR H LWR STAPLED	25.000000	4.8668	121.67	0.00	0.13	(121.80)
Buy	08/04/21	08/04/21	Settled	08/04/21	CWY	CLEANAWAY WASTE LTD ORDINARY	9.000000	2.4956	22.46	0.00	0.02	(22.48)
Buy	08/04/21	08/04/21	Settled	12/04/21	CWY	CLEANAWAY WASTE LTD ORDINARY	186.000000	2.4954	464.14	0.01	0.51	(464.65)
Buy	08/04/21	08/04/21	Settled	08/04/21	HPI	HOTEL PROPERTY STAPLED	4.000000	3.1425	12.57	0.00	0.01	(12.58)
Buy	08/04/21	08/04/21	Settled	12/04/21	HPI	HOTEL PROPERTY STAPLED	91.000000	3.1435	286.06	0.01	0.32	(286.38)
Buy	08/04/21	08/04/21	Settled	08/04/21	HSN	HANSEN TECHNOLOGIES ORDINARY	2.000000	5.8300	11.66	0.00	0.01	(11.67)
Buy	08/04/21	08/04/21	Settled	12/04/21	HSN	HANSEN TECHNOLOGIES ORDINARY	42.000000	5.8319	244.94	0.01	0.26	(245.20)
Buy	08/04/21	08/04/21	Settled	08/04/21	IDX	INTEGRAL DIAGNOSTICS ORDINARY	3.000000	4.7967	14.39	0.00	0.01	(14.40)
Buy	08/04/21	08/04/21	Settled	12/04/21	IDX	INTEGRAL DIAGNOSTICS ORDINARY	99.000000	4.7976	474.96	0.01	0.52	(475.48)
Buy	08/04/21	08/04/21	Settled	08/04/21	LYC	LYNAS RARE EARTHS ORDINARY	6.000000	6.4400	38.64	0.00	0.04	(38.68)
Buy	08/04/21	08/04/21	Settled	12/04/21	LYC	LYNAS RARE EARTHS ORDINARY	53.000000	6.4400	341.32	0.01	0.37	(341.69)
Buy	08/04/21	08/04/21	Settled	08/04/21	MAF	MA FINANCIAL GROUP ORDINARY	3.000000	5.1200	15.36	0.00	0.02	(15.38)
Buy	08/04/21	08/04/21	Settled	12/04/21	MAF	MA FINANCIAL GROUP ORDINARY	68.000000	5.1200	348.16	0.01	0.39	(348.55)

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Investment Transactions Report

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 Adviser Name: Hayden Schneider at Ord Minnett Limited

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees (\$)	Total Cost / Net Proceeds (\$)
Buy	08/04/21	08/04/21	Settled	08/04/21	NST	NORTHERN STAR ORDINARY	1.000000	10.7600	10.76	0.00	0.01	(10.77)
Buy	08/04/21	08/04/21	Settled	12/04/21	NST	NORTHERN STAR ORDINARY	29.000000	10.7566	311.94	0.01	0.34	(312.28)
Buy	08/04/21	08/04/21	Settled	08/04/21	NWL	NETWEALTH GROUP ORDINARY	9.000000	13.8744	124.87	0.00	0.13	(125.00)
Buy	08/04/21	08/04/21	Settled	12/04/21	NWL	NETWEALTH GROUP ORDINARY	18.000000	13.8750	249.75	0.01	0.28	(250.03)
Buy	08/04/21	08/04/21	Settled	08/04/21	NXT	NEXTDC LIMITED ORDINARY	3.000000	11.1767	33.53	0.00	0.03	(33.56)
Buy	08/04/21	08/04/21	Settled	12/04/21	NXT	NEXTDC LIMITED ORDINARY	18.000000	11.1767	201.18	0.00	0.22	(201.40)
Buy	08/04/21	08/04/21	Settled	08/04/21	PAC	PACIFIC GRP LTD ORDINARY	40.000000	5.4515	218.06	0.01	0.24	(218.30)
Buy	08/04/21	08/04/21	Settled	12/04/21	PBH	POINTS BET HOLDINGS ORDINARY	18.000000	13.9883	251.79	0.01	0.28	(252.07)
Buy	08/04/21	08/04/21	Settled	08/04/21	PNV	POLYNOVO LIMITED ORDINARY	1.000000	2.9000	2.90	0.00	0.00	(2.90)
Buy	08/04/21	08/04/21	Settled	12/04/21	PNV	POLYNOVO LIMITED ORDINARY	36.000000	2.9028	104.50	0.00	0.11	(104.61)
Buy	08/04/21	08/04/21	Settled	08/04/21	PPE	PEOPLEINFRASTRUCTURE ORDINARY	44.000000	3.6877	162.26	0.00	0.18	(162.44)
Buy	08/04/21	08/04/21	Settled	12/04/21	PPE	PEOPLEINFRASTRUCTURE ORDINARY	175.000000	3.6877	645.35	0.01	0.72	(646.07)
Buy	08/04/21	08/04/21	Settled	08/04/21	PPT	PERPETUAL LIMITED ORDINARY	2.000000	34.4100	68.82	0.00	0.08	(68.90)
Buy	08/04/21	08/04/21	Settled	08/04/21	RWC	RELIANCE WORLDWIDE ORDINARY	1.000000	4.6400	4.64	0.00	0.00	(4.64)
Buy	08/04/21	08/04/21	Settled	12/04/21	RWC	RELIANCE WORLDWIDE ORDINARY	52.000000	4.6410	241.33	0.01	0.26	(241.59)
Buy	08/04/21	08/04/21	Settled	08/04/21	SDF	STEADFAST GROUP LTD ORDINARY	3.000000	3.9467	11.84	0.00	0.01	(11.85)
Buy	08/04/21	08/04/21	Settled	12/04/21	SDF	STEADFAST GROUP LTD ORDINARY	115.000000	3.9469	453.89	0.01	0.50	(454.39)
Buy	08/04/21	08/04/21	Settled	12/04/21	SIQ	SMARTGRP CORPORATION ORDINARY	14.000000	6.7571	94.60	0.00	0.10	(94.70)
Buy	08/04/21	08/04/21	Settled	12/04/21	SLA	SILK LASER AUSTRALIA ORDINARY	9.000000	4.4956	40.46	0.00	0.04	(40.50)
Buy	08/04/21	08/04/21	Settled	08/04/21	SLK	SEALINK TRAVEL GRP ORDINARY	12.000000	10.0433	120.52	0.00	0.13	(120.65)
Buy	08/04/21	08/04/21	Settled	12/04/21	SLK	SEALINK TRAVEL GRP ORDINARY	53.000000	10.0434	532.30	0.01	0.58	(532.88)
Buy	08/04/21	08/04/21	Settled	08/04/21	SSM	SERVICE STREAM ORDINARY	11.000000	1.0427	11.47	0.00	0.01	(11.48)

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Report executed: 23/09/2021 4:10:24 AM

Investment Transactions Report

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))
 Adviser Name: Hayden Schneider at Ord Minnett Limited

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees (\$)	Total Cost / Net Proceeds (\$)
Buy	08/04/21	08/04/21	Settled	12/04/21	SSM	SERVICE STREAM ORDINARY	316.000000	1.0424	329.40	0.01	0.36	(329.76)
Buy	08/04/21	08/04/21	Settled	08/04/21	SZL	SEZZLE INC. FORUS DEF SET	1.000000	8.1000	8.10	0.00	0.01	(8.11)
Buy	08/04/21	08/04/21	Settled	12/04/21	SZL	SEZZLE INC. FORUS DEF SET	37.000000	8.0965	299.57	0.01	0.33	(299.90)
Buy	08/04/21	08/04/21	Settled	08/04/21	UWL	UNITI GROUP LTD ORDINARY	73.000000	2.5158	183.65	0.00	0.20	(183.85)
Buy	08/04/21	08/04/21	Settled	08/04/21	VVA	VIVA LEISURE LIMITED ORDINARY	11.000000	2.5327	27.86	0.00	0.03	(27.89)
Buy	08/04/21	08/04/21	Settled	12/04/21	VVA	VIVA LEISURE LIMITED ORDINARY	42.000000	2.5326	106.37	0.00	0.12	(106.49)
Buy	09/04/21	09/04/21	Settled	09/04/21	PBHO	POINTS BET HOLDINGS OPTION 30-SEP-22	1.000000	4.0500	4.05	0.00	0.00	(4.05)
Buy	13/04/21	13/04/21	Settled	15/04/21	AQZ	ALLIANCE AVIATION ORDINARY	1,875.000000	4.5941	8,613.94	0.23	9.47	(8,623.41)
Buy	13/04/21	13/04/21	Settled	13/04/21	B8N	BABY BUNTING GRP LTD ORDINARY	13.000000	5.9908	77.88	0.00	0.09	(77.97)
Buy	13/04/21	13/04/21	Settled	15/04/21	B8N	BABY BUNTING GRP LTD ORDINARY	175.000000	5.9906	1,048.36	0.02	1.16	(1,049.52)
Buy	13/04/21	13/04/21	Settled	13/04/21	BRG	BREVILLE GROUP LTD ORDINARY	7.000000	27.5957	193.17	0.01	0.21	(193.38)
Buy	13/04/21	13/04/21	Settled	15/04/21	BRG	BREVILLE GROUP LTD ORDINARY	100.000000	27.5961	2,759.61	0.07	3.04	(2,762.65)
Buy	13/04/21	13/04/21	Settled	13/04/21	CIP	CENTURIA I REIT ORDINARY UNITS	4.000000	3.4275	13.71	0.00	0.01	(13.72)
Buy	13/04/21	13/04/21	Settled	15/04/21	CIP	CENTURIA I REIT ORDINARY UNITS	1,455.000000	3.4288	4,988.90	0.13	5.49	(4,994.39)
Buy	13/04/21	13/04/21	Settled	15/04/21	CLV	CLOVER CORPORATION ORDINARY	1,851.000000	1.8887	3,495.98	0.10	3.85	(3,499.83)
Buy	13/04/21	13/04/21	Settled	13/04/21	CLW	CHTR H LWR STAPLED	1.000000	4.8700	4.87	0.00	0.00	(4.87)
Buy	13/04/21	13/04/21	Settled	15/04/21	CLW	CHTR H LWR STAPLED	919.000000	4.8684	4,474.06	0.12	4.92	(4,478.98)
Buy	13/04/21	13/04/21	Settled	13/04/21	CWY	CLEANAWAY WASTE LTD ORDINARY	103.000000	2.5231	259.88	0.01	0.29	(260.17)
Buy	13/04/21	13/04/21	Settled	15/04/21	CWY	CLEANAWAY WASTE LTD ORDINARY	2,058.000000	2.5231	5,192.54	0.14	5.71	(5,198.25)
Buy	13/04/21	13/04/21	Settled	15/04/21	HPI	HOTEL PROPERTY STAPLED	1,053.000000	3.1359	3,302.10	0.09	3.63	(3,305.73)
Buy	13/04/21	13/04/21	Settled	13/04/21	HSN	HANSEN TECHNOLOGIES ORDINARY	84.000000	5.8238	489.20	0.01	0.54	(489.74)
Buy	13/04/21	13/04/21	Settled	15/04/21	HSN	HANSEN TECHNOLOGIES ORDINARY	413.000000	5.8238	2,405.23	0.06	2.65	(2,407.88)

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Report executed: 23/09/2021 4:10:24 AM

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Investment Transactions Report

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))

Adviser Name: Hayden Schneider at Ord Minnett Limited

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees (\$)	Total Cost / Net Proceeds (\$)
Buy	13/04/21	13/04/21	Settled	13/04/21	IDX	INTEGRAL DIAGNOSTICS ORDINARY	2.000000	4.9050	9.81	0.00	0.01	(9.82)
Buy	13/04/21	13/04/21	Settled	15/04/21	IDX	INTEGRAL DIAGNOSTICS ORDINARY	1,135.000000	4.9074	5,569.90	0.15	6.13	(5,576.03)
Buy	13/04/21	13/04/21	Settled	13/04/21	LYC	LYNAS RARE EARTHS ORDINARY	1.000000	6.2300	6.23	0.00	0.01	(6.24)
Buy	13/04/21	13/04/21	Settled	15/04/21	LYC	LYNAS RARE EARTHS ORDINARY	656.000000	6.2340	4,089.50	0.11	4.50	(4,094.00)
Buy	13/04/21	13/04/21	Settled	15/04/21	MAF	MA FINANCIAL GROUP ORDINARY	788.000000	5.0657	3,991.77	0.11	4.39	(3,996.16)
Buy	13/04/21	13/04/21	Settled	13/04/21	NST	NORTHERN STAR ORDINARY	3.000000	10.8467	32.54	0.00	0.03	(32.57)
Buy	13/04/21	13/04/21	Settled	15/04/21	NST	NORTHERN STAR ORDINARY	334.000000	10.8463	3,622.66	0.10	3.98	(3,626.64)
Buy	13/04/21	13/04/21	Settled	13/04/21	NWL	NETWEALTH GROUP ORDINARY	83.000000	13.8393	1,148.66	0.03	1.27	(1,149.93)
Buy	13/04/21	13/04/21	Settled	15/04/21	NWL	NETWEALTH GROUP ORDINARY	225.000000	13.8393	3,113.84	0.08	3.42	(3,117.26)
Buy	13/04/21	13/04/21	Settled	13/04/21	NXT	NEXTDC LIMITED ORDINARY	1.000000	11.5900	11.59	0.00	0.01	(11.60)
Buy	13/04/21	13/04/21	Settled	15/04/21	NXT	NEXTDC LIMITED ORDINARY	242.000000	11.5952	2,806.04	0.07	3.09	(2,809.13)
Buy	13/04/21	13/04/21	Settled	15/04/21	PAC	PACIFIC GRP LTD ORDINARY	447.000000	5.5016	2,459.22	0.06	2.71	(2,461.93)
Buy	13/04/21	13/04/21	Settled	15/04/21	PBH	POINTS BET HOLDINGS ORDINARY	203.000000	13.4356	2,727.43	0.07	3.00	(2,730.43)
Buy	13/04/21	13/04/21	Settled	15/04/21	PNV	POLYNOVO LIMITED ORDINARY	417.000000	2.9574	1,233.24	0.04	1.35	(1,234.59)
Buy	13/04/21	13/04/21	Settled	15/04/21	PPE	PEOPLEINFRASTRUCTURE ORDINARY	2,430.000000	3.9308	9,551.84	0.26	10.51	(9,562.35)
Buy	13/04/21	13/04/21	Settled	13/04/21	PPT	PERPETUAL LIMITED ORDINARY	1.000000	34.1400	34.14	0.00	0.03	(34.17)
Buy	13/04/21	13/04/21	Settled	15/04/21	PPT	PERPETUAL LIMITED ORDINARY	31.000000	34.1390	1,058.31	0.02	1.17	(1,059.48)
Buy	13/04/21	13/04/21	Settled	13/04/21	RWC	RELIANCE WORLDWIDE ORDINARY	93.000000	4.6210	429.75	0.01	0.47	(430.22)
Buy	13/04/21	13/04/21	Settled	15/04/21	RWC	RELIANCE WORLDWIDE ORDINARY	504.000000	4.6210	2,328.99	0.06	2.56	(2,331.55)
Buy	13/04/21	13/04/21	Settled	13/04/21	SDF	STEADFAST GROUP LTD ORDINARY	44.000000	4.0155	176.68	0.00	0.20	(176.88)
Buy	13/04/21	13/04/21	Settled	15/04/21	SDF	STEADFAST GROUP LTD ORDINARY	1,270.000000	4.0155	5,099.68	0.13	5.61	(5,105.29)
Buy	13/04/21	13/04/21	Settled	13/04/21	SIQ	SMARTGRP CORPORATION ORDINARY	5.000000	6.8180	34.09	0.00	0.03	(34.12)

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Report executed: 23/09/2021 4:10:24 AM

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Investment Transactions Report

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))

Adviser Name: Hayden Schneider at Ord Minnett Limited

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees (\$)	Total Cost / Net Proceeds (\$)
Buy	13/04/21	13/04/21	Settled	15/04/21	SIQ	SMARTGRP CORPORATION ORDINARY	150.000000	6.8186	1,022.79	0.02	1.12	(1,023.91)
Buy	13/04/21	13/04/21	Settled	15/04/21	SLA	SILK LASER AUSTRALIA ORDINARY	102.000000	4.3469	443.38	0.01	0.48	(443.86)
Buy	13/04/21	13/04/21	Settled	13/04/21	SLK	SEALINK TRAVEL GRP ORDINARY	24.000000	10.2071	244.97	0.01	0.26	(245.23)
Buy	13/04/21	13/04/21	Settled	15/04/21	SLK	SEALINK TRAVEL GRP ORDINARY	695.000000	10.2073	7,094.07	0.18	7.80	(7,101.87)
Buy	13/04/21	13/04/21	Settled	13/04/21	SSM	SERVICE STREAM ORDINARY	310.000000	1.0418	322.96	0.01	0.35	(323.31)
Buy	13/04/21	13/04/21	Settled	15/04/21	SSM	SERVICE STREAM ORDINARY	3,315.000000	1.0418	3,453.57	0.10	3.80	(3,457.37)
Buy	13/04/21	13/04/21	Settled	13/04/21	SZL	SEZZLE INC. FORUS DEF SET	5.000000	8.8240	44.12	0.00	0.04	(44.16)
Buy	13/04/21	13/04/21	Settled	15/04/21	SZL	SEZZLE INC. FORUS DEF SET	422.000000	8.8225	3,723.10	0.10	4.09	(3,727.19)
Buy	13/04/21	13/04/21	Settled	13/04/21	UWL	UNITI GROUP LTD ORDINARY	5.000000	2.5620	12.81	0.00	0.01	(12.82)
Buy	13/04/21	13/04/21	Settled	15/04/21	UWL	UNITI GROUP LTD ORDINARY	811.000000	2.5624	2,078.11	0.06	2.29	(2,080.40)
Buy	13/04/21	13/04/21	Settled	13/04/21	VVA	VIVA LEISURE LIMITED ORDINARY	255.000000	2.5000	637.50	0.02	0.70	(638.20)
Buy	13/04/21	13/04/21	Settled	15/04/21	VVA	VIVA LEISURE LIMITED ORDINARY	332.000000	2.5000	830.00	0.02	0.91	(830.91)
Sell	20/04/21	20/04/21	Settled	22/04/21	PBHO	POINTS BET HOLDINGS OPTION 30-SEP-22	(1.000000)	3.1800	(3.18)	0.00	0.00	3.18
Sell	12/05/21	12/05/21	Settled	14/05/21	CLV	CLOVER CORPORATION ORDINARY	(650.000000)	1.6492	(1,071.98)	0.02	1.18	1,070.80
Sell	13/05/21	13/05/21	Settled	13/05/21	CLV	CLOVER CORPORATION ORDINARY	(3.000000)	1.5467	(4.64)	0.00	0.00	4.64
Sell	13/05/21	13/05/21	Settled	17/05/21	CLV	CLOVER CORPORATION ORDINARY	(187.000000)	1.5487	(289.61)	0.01	0.32	289.29
Sell	13/05/21	13/05/21	Settled	17/05/21	PPE	PEOPLEINFRASTRUCTURE ORDINARY	(149.000000)	4.1088	(612.21)	0.01	0.67	611.54
Sell	14/05/21	14/05/21	Settled	14/05/21	CLV	CLOVER CORPORATION ORDINARY	(1.000000)	1.5200	(1.52)	0.00	0.00	1.52
Sell	14/05/21	14/05/21	Settled	18/05/21	CLV	CLOVER CORPORATION ORDINARY	(267.000000)	1.5187	(405.49)	0.01	0.45	405.04
Sell	17/05/21	17/05/21	Settled	17/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(1.000000)	1.9800	(1.98)	0.00	0.00	1.98
Sell	17/05/21	17/05/21	Settled	19/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(10.000000)	1.9740	(19.74)	0.00	0.02	19.72
Sell	18/05/21	18/05/21	Settled	20/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(22.000000)	1.9209	(42.26)	0.00	0.04	42.22

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Report executed: 23/05/2021 4:10:24 AM

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Investment Transactions Report

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))
 Adviser Name: Hayden Schneider at Ord Minnett Limited

ORD MINNETT

PRIVATE WEALTH

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees	Total Cost / Net Proceeds (\$)
Sell	19/05/21	19/05/21	Settled	21/05/21	CLV	CLOVER CORPORATION ORDINARY	(216.000000)	1.5148	(327.20)	0.01	0.36	326.84
Rights Issue	19/05/21		Settled	31/05/21	CLW-HRS	CHARTER HALL LONG WALE REIT NON-REN RIGHTS EXP JUNE21	94.000000	0.00	0.00	0.00	0.00	0.00
Sell	19/05/21	19/05/21	Settled	21/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(3.000000)	1.9367	(5.81)	0.00	0.01	5.80
Sell	20/05/21	20/05/21	Settled	24/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(41.000000)	1.9522	(80.04)	0.00	0.09	79.95
Sell	21/05/21	21/05/21	Settled	21/05/21	AQZ	ALLIANCE AVIATION ORDINARY	(1.000000)	4.2500	(4.25)	0.00	0.00	4.25
Sell	21/05/21	21/05/21	Settled	25/05/21	AQZ	ALLIANCE AVIATION ORDINARY	(2.000000)	4.2550	(8.51)	0.00	0.01	8.50
Buy	21/05/21	21/05/21	Settled	25/05/21	ARB	ARB CORPORATION. ORDINARY	15.000000	38.6320	579.48	0.01	0.64	(580.12)
Buy	21/05/21	21/05/21	Settled	21/05/21	BBN	BABY BUNTING GRP LTD ORDINARY	1.000000	5.8300	5.83	0.00	0.01	(5.84)
Buy	21/05/21	21/05/21	Settled	25/05/21	BBN	BABY BUNTING GRP LTD ORDINARY	49.000000	5.8251	285.43	0.01	0.32	(285.75)
Buy	21/05/21	21/05/21	Settled	21/05/21	BRG	BREVILLE GROUP LTD ORDINARY	1.000000	25.8200	25.82	0.00	0.03	(25.85)
Buy	21/05/21	21/05/21	Settled	25/05/21	BRG	BREVILLE GROUP LTD ORDINARY	19.000000	25.8237	490.65	0.01	0.54	(491.19)
Sell	21/05/21	21/05/21	Settled	21/05/21	CIP	CENTURIA I REIT ORDINARY UNITS	(2.000000)	3.4600	(6.92)	0.00	0.01	6.91
Sell	21/05/21	21/05/21	Settled	25/05/21	CLV	CLOVER CORPORATION ORDINARY	(47.000000)	1.5174	(71.32)	0.00	0.08	71.24
Sell	21/05/21	21/05/21	Settled	21/05/21	CLW	CHTR H LWR STAPLED	(1.000000)	4.7700	(4.77)	0.00	0.00	4.77
Sell	21/05/21	21/05/21	Settled	25/05/21	CLW	CHTR H LWR STAPLED	(1.000000)	4.7700	(4.77)	0.00	0.00	4.77
Sell	21/05/21	21/05/21	Settled	21/05/21	CWY	CLEANAWAY WASTE LTD ORDINARY	(4.000000)	2.8025	(11.21)	0.00	0.01	11.20
Sell	21/05/21	21/05/21	Settled	21/05/21	HPI	HOTEL PROPERTY STAPLED	(2.000000)	3.1800	(6.36)	0.00	0.01	6.35
Buy	21/05/21	21/05/21	Settled	21/05/21	HSN	HANSEN TECHNOLOGIES ORDINARY	1.000000	5.3600	5.36	0.00	0.01	(5.37)
Buy	21/05/21	21/05/21	Settled	25/05/21	HSN	HANSEN TECHNOLOGIES ORDINARY	63.000000	5.3667	338.10	0.01	0.37	(338.47)
Buy	21/05/21	21/05/21	Settled	21/05/21	IDX	INTEGRAL DIAGNOSTICS ORDINARY	5.000000	4.7720	23.86	0.00	0.02	(23.88)
Buy	21/05/21	21/05/21	Settled	25/05/21	IDX	INTEGRAL DIAGNOSTICS ORDINARY	33.000000	4.7712	157.45	0.00	0.18	(157.63)
Sell	21/05/21	21/05/21	Settled	25/05/21	LYC	LYNAS RARE EARTHS ORDINARY	(1.000000)	5.2400	(5.24)	0.00	0.01	5.23

Note: All fees are inclusive of GST and where eligible are net of any Reduced Input Tax Credits.

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Report executed:23/09/2021 4:10:24 AM

1-15

Investment Transactions Report

ORD MINNETT

PRIVATE WEALTH

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))

Adviser Name: Hayden Schneider at Ord Minnett Limited

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees (\$)	Total Cost / Net Proceeds (\$)
Buy	21/05/21	21/05/21	Settled	21/05/21	MAF	MA FINANCIAL GROUP ORDINARY	2.000000	5.3850	10.77	0.00	0.01	(10.78)
Buy	21/05/21	21/05/21	Settled	25/05/21	MAF	MA FINANCIAL GROUP ORDINARY	4.000000	5.3850	21.54	0.00	0.02	(21.56)
Sell	21/05/21	21/05/21	Settled	21/05/21	NST	NORTHERN STAR ORDINARY	(1.000000)	11.2300	(11.23)	0.00	0.01	11.22
Sell	21/05/21	21/05/21	Settled	21/05/21	NWL	NETWEALTH GROUP ORDINARY	(1.000000)	13.1400	(13.14)	0.00	0.01	13.13
Buy	21/05/21	21/05/21	Settled	21/05/21	NXT	NEXTDC LIMITED ORDINARY	1.000000	10.6400	10.64	0.00	0.01	(10.65)
Buy	21/05/21	21/05/21	Settled	25/05/21	NXT	NEXTDC LIMITED ORDINARY	42.000000	10.6464	447.15	0.01	0.50	(447.65)
Sell	21/05/21	21/05/21	Settled	25/05/21	PAC	PACIFIC GRP LTD ORDINARY	(1.000000)	5.5700	(5.57)	0.00	0.01	5.56
Buy	21/05/21	21/05/21	Settled	21/05/21	PBH	POINTS BET HOLDINGS ORDINARY	1.000000	11.9500	11.95	0.00	0.01	(11.96)
Buy	21/05/21	21/05/21	Settled	25/05/21	PBH	POINTS BET HOLDINGS ORDINARY	21.000000	11.9548	251.05	0.01	0.28	(251.33)
Buy	21/05/21	21/05/21	Settled	21/05/21	PNV	POLYNOVO LIMITED ORDINARY	1.000000	2.6500	2.65	0.00	0.00	(2.65)
Buy	21/05/21	21/05/21	Settled	25/05/21	PNV	POLYNOVO LIMITED ORDINARY	107.000000	2.6491	283.45	0.01	0.31	(283.76)
Sell	21/05/21	21/05/21	Settled	25/05/21	PPE	PEOPLEINFRASTRUCTURE ORDINARY	(79.000000)	4.2919	(339.06)	0.01	0.37	338.69
Sell	21/05/21	21/05/21	Settled	21/05/21	PPE	PEOPLEINFRASTRUCTURE ORDINARY	(4.000000)	4.2925	(17.17)	0.00	0.02	17.15
Buy	21/05/21	21/05/21	Settled	25/05/21	PPT	PERPETUAL LIMITED ORDINARY	16.000000	35.4525	567.24	0.01	0.63	(567.87)
Buy	21/05/21	21/05/21	Settled	21/05/21	RWC	RELIANCE WORLDWIDE ORDINARY	1.000000	5.0200	5.02	0.00	0.01	(5.03)
Buy	21/05/21	21/05/21	Settled	25/05/21	RWC	RELIANCE WORLDWIDE ORDINARY	54.000000	5.0272	271.47	0.01	0.30	(271.77)
Buy	21/05/21	21/05/21	Settled	21/05/21	SDF	STEADFAST GROUP LTD ORDINARY	4.000000	3.9300	15.72	0.00	0.02	(15.74)
Buy	21/05/21	21/05/21	Settled	25/05/21	SDF	STEADFAST GROUP LTD ORDINARY	38.000000	3.9297	149.33	0.00	0.17	(149.50)
Buy	21/05/21	21/05/21	Settled	21/05/21	SIQ	SMARTGRP CORPORATION ORDINARY	3.000000	6.8133	20.44	0.00	0.02	(20.46)
Sell	21/05/21	21/05/21	Settled	21/05/21	SLK	SEALINK TRAVEL GRP ORDINARY	(1.000000)	9.8400	(9.84)	0.00	0.01	9.83
Buy	21/05/21	21/05/21	Settled	21/05/21	SSM	SERVICE STREAM ORDINARY	4.000000	0.9075	3.63	0.00	0.00	(3.63)
Buy	21/05/21	21/05/21	Settled	25/05/21	SSM	SERVICE STREAM ORDINARY	541.000000	0.9076	491.01	0.01	0.54	(491.55)

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Report executed: 23/09/2021 4:10:24 AM

1.16

Investment Transactions Report

ORD MINNETT

PRIVATE WEALTH

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))

Adviser Name: Hayden Schneider at Ord Minnett Limited

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees (\$)	Total Cost / Net Proceeds (\$)
Sell	21/05/21	21/05/21	Settled	21/05/21	SZL	SEZZLE INC. FORUS DEF SET	(1.0000000)	7.7600	(7.76)	0.00	0.01	7.75
Buy	21/05/21	21/05/21	Settled	21/05/21	UWL	UNITI GROUP LTD ORDINARY	2.0000000	2.9050	5.81	0.00	0.01	(5.82)
Buy	21/05/21	21/05/21	Settled	25/05/21	UWL	UNITI GROUP LTD ORDINARY	158.0000000	2.9052	459.02	0.01	0.51	(459.53)
Sell	21/05/21	21/05/21	Settled	21/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(1.0000000)	1.9500	(1.95)	0.00	0.00	1.95
Sell	21/05/21	21/05/21	Settled	25/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(69.0000000)	1.9513	(134.64)	0.00	0.14	134.50
Buy	24/05/21	24/05/21	Settled	26/05/21	ARB	ARB CORPORATION. ORDINARY	8.0000000	39.0963	312.77	0.01	0.34	(313.11)
Sell	24/05/21	24/05/21	Settled	26/05/21	CLV	CLOVER CORPORATION ORDINARY	(91.0000000)	1.4926	(135.83)	0.00	0.15	135.68
Sell	24/05/21	24/05/21	Settled	24/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(2.0000000)	1.9400	(3.88)	0.00	0.00	3.88
Sell	24/05/21	24/05/21	Settled	26/05/21	VVA	VIVA LEISURE LIMITED ORDINARY	(491.0000000)	1.9404	(952.74)	0.02	1.05	951.69
Sell	27/05/21	27/05/21	Settled	31/05/21	CLV	CLOVER CORPORATION ORDINARY	(192.0000000)	1.5513	(297.85)	0.01	0.33	297.52
Buy	27/05/21	27/05/21	Settled	27/05/21	PPT	PERPETUAL LIMITED ORDINARY	1.0000000	37.4200	37.42	0.00	0.04	(37.46)
Buy	27/05/21	27/05/21	Settled	31/05/21	PPT	PERPETUAL LIMITED ORDINARY	7.0000000	37.4214	261.95	0.01	0.29	(262.24)
Sell	28/05/21	28/05/21	Settled	28/05/21	CLV	CLOVER CORPORATION ORDINARY	(7.0000000)	1.5214	(10.65)	0.00	0.01	10.64
Sell	28/05/21	28/05/21	Settled	01/06/21	CLV	CLOVER CORPORATION ORDINARY	(105.0000000)	1.5218	(159.79)	0.00	0.18	159.61
Sell	31/05/21	31/05/21	Settled	02/06/21	CLV	CLOVER CORPORATION ORDINARY	(148.0000000)	1.5018	(222.27)	0.00	0.24	222.03
Sell	01/06/21	01/06/21	Settled	03/06/21	CLV	CLOVER CORPORATION ORDINARY	(30.0000000)	1.4877	(44.63)	0.00	0.04	44.59
Sell	02/06/21	02/06/21	Settled	04/06/21	CLV	CLOVER CORPORATION ORDINARY	(74.0000000)	1.4797	(109.50)	0.00	0.12	109.38
Acquire Through Rights	09/06/21		Settled	09/06/21	CLW	CHTR H LWR STAPLED	94.0000000	4.6500	437.10	0.00	0.00	(437.10)
Rights Exercise	09/06/21		Settled	09/06/21	CLW-HRS	CHARTER HALL LONG WALE REIT NON-REN RIGHTS EXP JUNE21	(94.0000000)	0.00	0.00	0.00	0.00	0.00
Buy	10/06/21	10/06/21	Settled	11/06/21	STGXX	STRAKER TRANSLATIONS INST.ENT.OFFER&PLACE	134.0000000	1.9000	254.60	0.01	0.28	(254.88)

Note: All fees are inclusive of GST and where eligible are net of any Reduced Input Tax Credits.

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Report executed:23/09/2021 4:10:24 AM

Investment Transactions Report

From 01/07/2020 to 30/06/2021

Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund (24083498 - Superfund (Individual Trustee))
Adviser Name: Hayden Schneider at Ord Minnett Limited

Transaction	Trade Date	Order Date	Status	Settle Date *	Asset Code	Asset Name	Units	Price (\$)	Consideration (\$)	GST (\$)	Fees (\$)	Total Cost / Net Proceeds (\$)
Buy	15/06/21	15/06/21	Settled	17/06/21	STG	STRAKER TRANSLATIONS ORDINARY	115.000000	2.0491	235.65	0.01	0.26	(235.91)
Buy	16/06/21		Settled	16/06/21	STG	STRAKER TRANSLATIONS ORDINARY	134.000000	1.9000	254.60	0.00	0.00	(254.60)
Sell	16/06/21		Settled	16/06/21	STGXX	STRAKER TRANSLATIONS INST.ENT.OFFER&PLACE	(134.000000)	1.9021	(254.88)	0.00	0.00	254.88
Buy	17/06/21	17/06/21	Settled	21/06/21	PPS	PRAEMIUM LIMITED ORDINARY	490.000000	0.9836	481.96	0.01	0.53	(482.49)
Buy	18/06/21	18/06/21	Settled	22/06/21	PPS	PRAEMIUM LIMITED ORDINARY	196.000000	1.0528	206.35	0.00	0.23	(206.58)
Buy	22/06/21	22/06/21	Settled	23/06/21	SLAXX	SILK LASER AUSTRALIA PLACEMENT	18.000000	4.3000	77.40	0.00	0.09	(77.49)
Buy	24/06/21		Settled	24/06/21	SLA	SILK LASER AUSTRALIA ORDINARY	18.000000	4.3000	77.40	0.00	0.00	(77.40)
Sell	24/06/21		Settled	24/06/21	SLAXX	SILK LASER AUSTRALIA PLACEMENT	(18.000000)	4.3050	(77.49)	0.00	0.00	77.49
Buy	25/06/21	25/06/21	Settled	29/06/21	GXY	GALAXY RESOURCES ORDINARY	889.000000	3.6043	3,204.22	0.08	3.52	(3,207.74)
Sell	25/06/21	25/06/21	Settled	29/06/21	NST	NORTHERN STAR ORDINARY	(366.000000)	10.0952	(3,694.84)	0.10	4.06	3,690.78
Total									117,431.85		148.72	(117,580.57)

* Note : Settle Date is the expected settlement date when the trade "Status" is Unsettled

Note: All fees are inclusive of GST and where eligible are net of any Reduced Input Tax Credits.

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Report executed:23/09/2021 4:10:24 AM

Annual Tax Statement

From 1/07/2020 to 30/06/2021

This statement is designed to assist you in preparing your Australian tax return. You should read the 'Guide to your Tax Statement' in conjunction with this statement and supporting schedules. Refer to the **General Information** section at the beginning of the 'Guide to your Tax Statement' for information on which specific parts of the guide are relevant to you.

Account Details

Product Name: UMA Investment Service
Account Name: Tyrone Aleckson & Lynn Ivy Aleckson ATF Aleckson Superannuation Fund
Account Number: 24083498
Account Type: Superfund (Individual Trustee)
Adviser Name: Hayden Schneider at Ord Minnett Limited

Contents

- 01 Summary of Assessable Income
- 02 Interest Schedule
- 03 Dividends Schedule
- 04 Distributions Schedule
- 05 Franking Credits Lost Schedule
- 06 Gain/Loss Schedule
- 07 Expenses Schedule
- 08 Supporting Information

This Statement is issued by HUB24 Custodial Services Limited (ABN 94 073 633 664, AFSL 239122) as Operator of UMA Investment Service, and does not constitute tax advice. The Operator makes the following assumptions:

- The investor is a tax resident of Australia and has provided their TFN to us.
- The account is held on capital, not revenue, account, ie. the client is not a trader.
- We do not include prior year losses in the reports.

Disclaimer:

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1-19

01 Summary of Assessable Income and Deductions

Interest	Amount (\$)	Annual Return Reference
Gross Interest	0.00	11C
Dividends	Amount (\$)	Annual Return Reference
Franked Dividends	0.00	11K
Unfranked Dividends	0.00	11J
Franking Credits	0.00	11L
Trust Distributions	Amount (\$)	Annual Return Reference
Gross Trust Distributions	119.79	11M
Foreign Income	Amount (\$)	Annual Return Reference
Gross Foreign Income	0.00	11D, 11D1
Australian Franking Credits from NZ companies	0.00	11E
Realised Gains/Losses	Amount (\$)	Annual Return Reference
Net Capital Gains	0.00	11A
Net current year capital loss	1,257.59	14V
Profits on disposal of Income Securities	0.00	11S (Code O)
Foreign Exchange Gains	0.00	11S (Code F)
Deductions	Amount (\$)	Annual Return Reference
Expenses	225.98	121I
LIC Capital Gain	0.00	12L1 (Code I)
Loss on disposal of Income Securities	0.00	12L1 (Code O)
Foreign Exchange Losses	0.00	12L1 (Code F)
Supplementary Totals	Amount (\$)	Annual Return Reference
ABN and TFN amounts withheld	0.00	13H3
Total Franking Credits claimable	0.00	13E1
Foreign Tax Offsets	0.00	13C1
Early Stage Tax Offsets	0.00	13D
Early Stage Venture Capital Limited Partnership Tax Offset	0.00	13D1
Early Stage Investor Tax Offset	0.00	13D3
Exploration Credits	0.00	13E4

1-20

02 Interest Schedule

This schedule contains no information and has intentionally been left blank.

1-21

03 Dividends Schedule

This schedule contains no information and has intentionally been left blank.

1-22

04 Distributions Schedule

Distributions - Local Income

Holdings	Ex Date	Due Date	Franked	Unfranked	Unfranked CFI	Interest – subject to withholding tax	Interest – not subject to withholding tax	Other Income (Note 1)	Total Amount	Franking Tax Credits (Note 2) Amounts	Total Assessable Income	Early Stage Investor Tax Offset	Exploration Credits
CIP	29/06/21	10/08/21	0.00	0.00	0.00	0.00	0.01	32.09	32.10	0.00	32.10	0.00	0.00
Subtotal for CIP			0.00	0.00	0.00	0.00	0.01	32.09	32.10	0.00	32.10	0.00	0.00
HPI - HPIT	29/06/21	03/09/21	0.00	0.00	0.00	0.00	0.00	59.97	59.97	0.00	59.97	0.00	0.00
Subtotal for HPI - HPIT			0.00	0.00	0.00	0.00	0.00	59.97	59.97	0.00	59.97	0.00	0.00
CLW - DIF	29/06/21	13/08/21	0.00	0.00	0.00	0.00	0.00	27.72	27.72	0.00	27.72	0.00	0.00
Subtotal for CLW - DIF			0.00	0.00	0.00	0.00	0.00	27.72	27.72	0.00	27.72	0.00	0.00
Total			0.00	0.00	0.00	0.00	0.01	119.78	119.79	0.00	119.79	0.00	0.00

Note 1: Amounts classified as Other Income also include NCM1 and Excluded from NCM1 amounts. If these components have been received, details will appear in Additional Information for Non-Residents - NCM1 Components Detail in Schedule 8. Please refer to the Tax Guide for more information.

Note 2: Franking Credits includes Australian Franking Credits from NZ companies. These franking credits may be excluded from the total trust distributions shown in Schedule 1 and in your tax return items. Please refer to the Tax Guide for additional details.

1-23

04 Distributions Schedule

Distributions - Non-Assessable Income

Holdings	Ex Date	Due Date	Tax Exempt	Tax Free	Tax Deferred (Note 1)	Return of Capital (Note 1)	Capital Gains Concession	Non-assessable Non-exempt Amount	Deductions	AMIT Cost Base Adjustment (Note 1, 2)	Total Amount	Net Exempt Income (Note 3)
CIP	29/06/21	10/08/21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.73	24.73	0.00
Subtotal for CIP			0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.73	24.73	0.00
CLW - DIF	29/06/21	13/08/21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.31	53.31	0.00
Subtotal for CLW - DIF			0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.31	53.31	0.00
HPI - HPIT	29/06/21	03/09/21	0.00	0.00	51.19	0.00	0.00	0.00	0.00	0.00	51.19	0.00
Subtotal for HPI - HPIT			0.00	0.00	51.19	0.00	0.00	0.00	0.00	0.00	51.19	0.00
Total			0.00	0.00	51.19	0.00	0.00	0.00	0.00	78.04	129.23	0.00

Note 1: Some tax deferred, return of capital, and AMIT cost base decrease components of distributions shown as non-assessable income may have been reclassified as realised capital gains for tax purposes, if they have given rise to a capital gains event. Details are in 06 Gain/Loss Schedule.

Note 2: AMIT cost base decrease is displayed as a positive AMIT Cost Base Adjustment and is added to obtain the Total Amount. AMIT cost base increase is displayed as a negative AMIT Cost Base Adjustment and is subtracted to obtain the Total Amount. Cost base adjustments adjust the cost base for tax purposes.

Note 3: This component is included for information purposes only. It is not included directly in the determination of the cash amount but is used to calculate the AMIT cost base adjustment, which represents the overall difference between the attributable and the cash components.

1.24

04 Distributions Schedule

Distributions - Capital Gains (including Foreign Capital Gains)

Holdings	Ex Date	Due Date	-- Capital Gains Discounted --		-- Capital Gains - Indexed --		-- Capital Gains - Other --		Total Amount	Foreign Tax Offsets (Capital Gains)	Total Assessable Income
			Capital Gains Discount (TARP)	Capital Gains Discount (NTARP)	Capital Gains Index (TARP)	Capital Gains Index (NTARP)	Capital Gains Other (TARP)	Capital Gains Other (NTARP)			
CIP	29/06/2021	10/08/2021	5.33	0.00	0.00	0.00	0.00	0.00	5.33	0.00	10.66
Subtotal for CIP			5.33	0.00	0.00	0.00	0.00	0.00	5.33	0.00	10.66
Total			5.33	0.00	0.00	0.00	0.00	0.00	5.33	0.00	10.66

Note 1: TARP refers to taxable Australian real property, NTARP refers to non taxable Australian real property.

Note 2: NCMi capital gains and excluded from NCMi capital gains are included in the relevant capital gains figures above. If these components have been received, details will appear in Additional Information for Non-residents – NCMi Components Detail in Schedule 8.

1.25

05 Franking Credits Lost Schedule

This schedule contains no information and has intentionally been left blank.

1-26

06 Gain/Loss Schedule

Realised Capital Gains/Losses Summary

	Trust Distributions (Note 2)	Realised Assets Gains (gross) (Note 3)	Total Capital Gains (gross) (Note 3)	Losses Applied	Discount (Note 4)	Net Capital Gains (Note 5)
Capital Gains - Other (Note 1)	0.00	56.05	56.05	56.05		0.00
Capital Gains - Index	0.00	0.00	0.00	0.00		0.00
Capital Gains - eligible for Discount	10.66	0.00	10.66	10.66	0.00	0.00
Total	10.66	56.05	66.71	66.71	0.00	0.00

Total capital losses during the period 1,324.30

Capital losses to carry forward 1,257.59

Realised Profits/Losses - Income Securities Summary

Total
Profit on Disposal 0.00
Losses on Disposal 0.00
Net Profits / (Losses) 0.00

Realised Gains/Losses - Foreign Exchange Summary

Total
Foreign Exchange Gains 0.00
Foreign Exchange Losses 0.00
Net Gains / (Losses) 0.00

Note 1: These are capital gains not eligible for the Capital Gains Tax (CGT) Discount due to the asset being held less than 12 months.

Note 2: Details of capital gains arising from Trust Distributions are found in O4 Distributions Schedule. The total sum of "Capital Gains Other (TARP)" and "Capital Gains Other (NTARP)" is the amount shown under the "Capital Gains - Other" row. The total sum of "Capital Gains Index (TARP)" and "Capital Gains Index (NTARP)" is the amount shown under the "Capital Gains - Index" row. The "Capital gains - eligible for discount" row shows the sum of "Capital Gains Discount (TARP)" and "Capital Gains Discount (NTARP)" grossed up by the discount (as advised by the trust manager in the case of AMIT funds). Any Foreign Tax Offset (capital gains) are also included.

Note 3: The "total capital gains (gross)" is the total assessable (grossed up) Capital Gain being the undiscounted gain to which the Capital Gains Tax (CGT) discount appropriate for each entity type should be applied.

Note 4: The CGT Discount is 50% for individuals and trusts, 0% for companies and 33 1/3% for Self Managed Super Funds (SMSFs), and is applied to the "Total Capital Gains (gross)" net of any "Losses applied".

Note 5: Net Capital Gains are the Total Capital Gains (gross) net of any "Losses applied" and the CGT "Discount", and form part of assessable income.

1.27

06 Gain/Loss Schedule

Realised Capital Gains/Losses

Security	Sale Date	Tax Date (Note 2)	Units	Net Proceeds (\$)	Cost Base (Note 1) (\$)	Indexed Cost Base (Note 1) (\$)	Reduced Cost Base (Note 1) (\$)	Gross Gain - Discounted (Note 3) (\$)	Gross Gain - Other (Note 4) (\$)	Total Gain (Note 5) (\$)	Losses (\$)
Equity (Long)											
AQZ	21/05/2021	13/04/2021	1.000000	4.25	4.60	0.00	4.60	0.00	0.00	0.00	(0.35)
AQZ	21/05/2021	13/04/2021	2.000000	8.50	9.20	0.00	9.20	0.00	0.00	0.00	(0.70)
Subtotal for AQZ - ALLIANCE AVIATION ORDINARY				12.75	13.80	0.00	13.80	0.00	0.00	0.00	(1.05)
CIP	21/05/2021	13/04/2021	2.000000	6.91	6.87	0.00	6.87	0.00	0.04	0.04	0.00
Subtotal for CIP - CENTURIA I REIT ORDINARY UNITS				6.91	6.87	0.00	6.87	0.00	0.04	0.04	0.00
CLV	12/05/2021	08/04/2021	161.000000	265.23	313.58	0.00	313.58	0.00	0.00	0.00	(48.35)
CLV	12/05/2021	08/04/2021	6.000000	9.88	11.68	0.00	11.68	0.00	0.00	0.00	(1.80)
CLV	12/05/2021	13/04/2021	483.000000	795.69	913.25	0.00	913.25	0.00	0.00	0.00	(117.56)
CLV	13/05/2021	13/04/2021	3.000000	4.64	5.67	0.00	5.67	0.00	0.00	0.00	(1.03)
CLV	13/05/2021	13/04/2021	187.000000	289.29	353.58	0.00	353.58	0.00	0.00	0.00	(64.29)
CLV	14/05/2021	13/04/2021	267.000000	405.04	504.84	0.00	504.84	0.00	0.00	0.00	(99.80)
CLV	14/05/2021	13/04/2021	1.000000	1.52	1.89	0.00	1.89	0.00	0.00	0.00	(0.37)
CLV	19/05/2021	13/04/2021	216.000000	326.84	408.41	0.00	408.41	0.00	0.00	0.00	(81.57)
CLV	21/05/2021	13/04/2021	47.000000	71.24	88.87	0.00	88.87	0.00	0.00	0.00	(17.63)
CLV	24/05/2021	13/04/2021	91.000000	135.68	172.06	0.00	172.06	0.00	0.00	0.00	(36.38)
CLV	27/05/2021	13/04/2021	192.000000	297.52	363.03	0.00	363.03	0.00	0.00	0.00	(65.51)
CLV	28/05/2021	13/04/2021	7.000000	10.64	13.24	0.00	13.24	0.00	0.00	0.00	(2.60)
CLV	28/05/2021	13/04/2021	105.000000	159.61	198.53	0.00	198.53	0.00	0.00	0.00	(38.92)
CLV	31/05/2021	13/04/2021	148.000000	222.03	279.84	0.00	279.84	0.00	0.00	0.00	(57.81)
CLV	01/06/2021	13/04/2021	30.000000	44.59	56.72	0.00	56.72	0.00	0.00	0.00	(12.13)
CLV	02/06/2021	13/04/2021	74.000000	109.38	139.92	0.00	139.92	0.00	0.00	0.00	(30.54)
Subtotal for CLV - CLOVER CORPORATION ORDINARY				3,148.82	3,825.11	0.00	3,825.11	0.00	0.00	0.00	(676.29)
CLW	21/05/2021	13/04/2021	1.000000	4.77	4.87	0.00	4.87	0.00	0.00	0.00	(0.10)
CLW	21/05/2021	13/04/2021	1.000000	4.77	4.87	0.00	4.87	0.00	0.00	0.00	(0.10)
Subtotal for CLW - CHTR H LWR STAPLED				9.54	9.74	0.00	9.74	0.00	0.00	0.00	(0.20)

1-28

06 Gain/Loss Schedule

Realised Capital Gains/Losses

Security	Sale Date	Tax Date (Note 2)	Units	Net Proceeds (\$)	Cost Base (Note 1) (\$)	Indexed Cost Base (Note 1) (\$)	Reduced Cost Base (Note 1) (\$)	Gross Gain - Discounted (Note 3) (\$)	Gross Gain - Other (Note 4) (\$)	Total Gain (Note 5) (\$)	Losses (\$)
CWY	21/05/2021	13/04/2021	4.000000	11.20	10.10	0.00	10.10	0.00	1.10	1.10	0.00
Subtotal for CWY - CLEANAWAY WASTE LTD ORDINARY			4.000000	11.20	10.10	0.00	10.10	0.00	1.10	1.10	0.00
HPI	21/05/2021	08/04/2021	2.000000	6.35	6.29	0.00	6.29	0.00	0.06	0.06	0.00
Subtotal for HPI - HOTEL PROPERTY STAPLED			2.000000	6.35	6.29	0.00	6.29	0.00	0.06	0.06	0.00
LYC	21/05/2021	08/04/2021	1.000000	5.23	6.45	0.00	6.45	0.00	0.00	0.00	(1.22)
Subtotal for LYC - LYNAS RARE EARTHS ORDINARY			1.000000	5.23	6.45	0.00	6.45	0.00	0.00	0.00	(1.22)
NST	21/05/2021	13/04/2021	1.000000	11.22	10.86	0.00	10.86	0.00	0.36	0.36	0.00
NST	25/06/2021	13/04/2021	333.000000	3,358.00	3,615.78	0.00	3,615.78	0.00	0.00	0.00	(257.78)
NST	25/06/2021	13/04/2021	3.000000	30.25	32.57	0.00	32.57	0.00	0.00	0.00	(2.32)
NST	25/06/2021	08/04/2021	1.000000	10.08	10.77	0.00	10.77	0.00	0.00	0.00	(0.69)
NST	25/06/2021	08/04/2021	29.000000	292.44	312.28	0.00	312.28	0.00	0.00	0.00	(19.84)
Subtotal for NST - NORTHERN STAR ORDINARY			367.000000	3,701.99	3,982.26	0.00	3,982.26	0.00	0.36	0.36	(280.63)
NWL	21/05/2021	08/04/2021	1.000000	13.13	13.89	0.00	13.89	0.00	0.00	0.00	(0.76)
Subtotal for NWL - NETWEALTH GROUP ORDINARY			1.000000	13.13	13.89	0.00	13.89	0.00	0.00	0.00	(0.76)
PAC	21/05/2021	13/04/2021	1.000000	5.56	5.51	0.00	5.51	0.00	0.05	0.05	0.00
Subtotal for PAC - PACIFIC GRP LTD ORDINARY			1.000000	5.56	5.51	0.00	5.51	0.00	0.05	0.05	0.00
PPE	13/05/2021	13/04/2021	149.000000	611.54	586.33	0.00	586.33	0.00	25.21	25.21	0.00
PPE	21/05/2021	13/04/2021	4.000000	17.15	15.74	0.00	15.74	0.00	1.41	1.41	0.00
PPE	21/05/2021	13/04/2021	79.000000	338.69	310.87	0.00	310.87	0.00	27.82	27.82	0.00
Subtotal for PPE - PEOPLEINFRASTRUCTURE ORDINARY			232.000000	967.38	912.94	0.00	912.94	0.00	54.44	54.44	0.00
SLAXX	24/06/2021	22/06/2021	18.000000	77.49	77.49	0.00	77.49	0.00	0.00	0.00	0.00
Subtotal for SLAXX - SILK LASER AUSTRALIA PLACEMENT			18.000000	77.49	77.49	0.00	77.49	0.00	0.00	0.00	0.00
SLK	21/05/2021	13/04/2021	1.000000	9.83	10.22	0.00	10.22	0.00	0.00	0.00	(0.39)
Subtotal for SLK - SEALINK TRAVEL GRP ORDINARY			1.000000	9.83	10.22	0.00	10.22	0.00	0.00	0.00	(0.39)

1-29

06 Gain/Loss Schedule

Realised Capital Gains/Losses

Security	Sale Date	Tax Date (Note 2)	Units	Net Proceeds (\$)	Cost Base (Note 1) (\$)	Indexed Cost Base (Note 1) (\$)	Reduced Cost Base (Note 1) (\$)	Gross Gain - Discounted (Note 3) (\$)	Gross Gain - Other (Note 4) (\$)	Total Gain (Note 5) (\$)	Losses (\$)
STGXX	15/06/2021	10/06/2021	134.000000	254.88	254.88	0.00	254.88	0.00	0.00	0.00	0.00
Subtotal for STGXX - STRAKER TRANSLATIONS INST.ENT.OFFER&PLACE			134.000000	254.88	254.88	0.00	254.88	0.00	0.00	0.00	0.00
SZL	21/05/2021	13/04/2021	1.000000	7.75	8.83	0.00	8.83	0.00	0.00	0.00	(1.08)
Subtotal for SZL - SEZZLE INC. FORUS DEF SET			1.000000	7.75	8.83	0.00	8.83	0.00	0.00	0.00	(1.08)
VVA	17/05/2021	08/04/2021	1.000000	1.98	2.54	0.00	2.54	0.00	0.00	0.00	(0.56)
VVA	17/05/2021	08/04/2021	10.000000	19.72	25.35	0.00	25.35	0.00	0.00	0.00	(5.63)
VVA	18/05/2021	08/04/2021	1.000000	1.92	2.54	0.00	2.54	0.00	0.00	0.00	(0.62)
VVA	18/05/2021	08/04/2021	21.000000	40.30	53.25	0.00	53.25	0.00	0.00	0.00	(12.95)
VVA	19/05/2021	08/04/2021	3.000000	5.80	7.61	0.00	7.61	0.00	0.00	0.00	(1.81)
VVA	20/05/2021	08/04/2021	17.000000	33.15	43.10	0.00	43.10	0.00	0.00	0.00	(9.95)
VVA	20/05/2021	13/04/2021	24.000000	46.80	60.07	0.00	60.07	0.00	0.00	0.00	(13.27)
VVA	21/05/2021	13/04/2021	1.000000	1.95	2.50	0.00	2.50	0.00	0.00	0.00	(0.55)
VVA	21/05/2021	13/04/2021	69.000000	134.50	172.69	0.00	172.69	0.00	0.00	0.00	(38.19)
VVA	24/05/2021	13/04/2021	2.000000	3.88	5.01	0.00	5.01	0.00	0.00	0.00	(1.13)
VVA	24/05/2021	13/04/2021	260.000000	503.95	650.71	0.00	650.71	0.00	0.00	0.00	(146.76)
VVA	24/05/2021	13/04/2021	231.000000	447.74	578.13	0.00	578.13	0.00	0.00	0.00	(130.39)
Subtotal for VVA - VIVA LEISURE LIMITED ORDINARY			640.000000	1,241.69	1,603.50	0.00	1,603.50	0.00	0.00	0.00	(361.81)
<i>Option (Long)</i>											
PBHO	20/04/2021	09/04/2021	1.000000	3.18	4.05	0.00	4.05	0.00	0.00	0.00	(0.87)
Subtotal for PBHO - POINTSBET HOLDINGS OPTION 30-SEP-22			1.000000	3.18	4.05	0.00	4.05	0.00	0.00	0.00	(0.87)
Total				9,483.68	10,751.93	0.00	10,751.93	0.00	56.05	56.05	(1,324.30)

Note 1: The calculation of the Cost Base, Reduced Cost Base and Indexed Cost Base for parcels belonging in holdings outside the Service/Fund, and for parcels that were held prior to the introduction of the Service/Fund, have been based on data records supplied by investors or their advisers. Cost base is the cost base for tax purposes.

Note 2: Tax Date represents the effective date for the purpose of calculating the cost base for the parcel and any subsequent determination of capital gains for tax purposes. Generally, this is also the parcel's acquisition date.

Note 3: The Capital Gains under the discount method have been calculated prior to the application of the discount.

Note 4: Indexation of cost bases applies to assets acquired prior to 21 September 1999 and was 'frozen' on 30 September 1999 (i.e. no further indexation of the asset's cost base applies after that date). When a particular parcel of a

1-30

06 Gain/Loss Schedule

security is eligible for indexation gains, it is shown in this column and is determined using the security's indexed cost base. Also shown in this column are capital gains that are not eligible for the CGT Discount due to the asset being held less than 12 months.

Note 5: The Total Gain for any parcel has been determined using the method that results in the optimal result (according to the criteria specified by the investor or his/her adviser) for that parcel considered in isolation. The Total Gain is the sum of Gross Gain - Discount and Gross Gain - Other, with Gross Gain - Other being used when the parcel has been held for less than a year or when frozen indexation applies.

Note 6: Some tax deferred, return of capital and AMIT cost base decrease components of distributions shown as non-assessable income may have been reclassified as realised capital gains for tax purposes, if they have given rise to a capital gains event. Where this has occurred, no units have been sold, so the quantity shown under the Units column will be 0 and the Security Sale Date represents the CGT Event date of the relevant distribution.

Note 7: In addition to the classifications of capital gains based on the method of calculation, new classifications have been introduced that are relevant for non-resident investors only, including "NCMI capital gains" and "Excluded from NCMI capital gains". These amounts are included in those shown in this schedule, but the new classifications are not shown. Please refer to the Tax Guide for additional information.

06 Gain/Loss Schedule

Unrealised Capital Gains/Losses

Security	Tax Date (Note 2)	Units	Market Value (\$)	Cost Base (Note 1) (\$)	Indexed Cost Base (Note 1,6) (\$)	Reduced Cost Base (Note 1) (\$)	Gross Gain - Discounted (Note 3) (\$)	Gross Gain - Other (Note 4) (\$)	Total Gain (Note 5) (\$)	Losses (\$)
Equity (Long)										
AQZ	08/04/2021	163.000000	741.65	704.67	0.00	704.67	0.00	36.98	36.98	0.00
AQZ	08/04/2021	6.000000	27.30	25.94	0.00	25.94	0.00	1.36	1.36	0.00
AQZ	13/04/2021	1,872.000000	8,517.60	8,609.61	0.00	8,609.61	0.00	0.00	0.00	(92.01)
Subtotal for AQZ - ALLIANCE AVIATION ORDINARY		2,041.000000	9,286.55	9,340.22	0.00	9,340.22	0.00	38.34	38.34	(92.01)
ARB	21/05/2021	15.000000	647.85	580.12	0.00	580.12	0.00	67.73	67.73	0.00
ARB	24/05/2021	8.000000	345.52	313.11	0.00	313.11	0.00	32.41	32.41	0.00
Subtotal for ARB - ARB CORPORATION. ORDINARY		23.000000	993.37	893.23	0.00	893.23	0.00	100.14	100.14	0.00
BBN	08/04/2021	17.000000	95.54	100.65	0.00	100.65	0.00	0.00	0.00	(5.11)
BBN	13/04/2021	13.000000	73.06	77.97	0.00	77.97	0.00	0.00	0.00	(4.91)
BBN	13/04/2021	175.000000	983.50	1,049.52	0.00	1,049.52	0.00	0.00	0.00	(66.02)
BBN	21/05/2021	1.000000	5.62	5.84	0.00	5.84	0.00	0.00	0.00	(0.22)
BBN	21/05/2021	49.000000	275.38	285.75	0.00	285.75	0.00	0.00	0.00	(10.37)
Subtotal for BBN - BABY BUNTING GRP LTD ORDINARY		255.000000	1,433.10	1,519.73	0.00	1,519.73	0.00	0.00	0.00	(86.63)
BRG	08/04/2021	9.000000	269.19	249.82	0.00	249.82	0.00	19.37	19.37	0.00
BRG	13/04/2021	100.000000	2,991.00	2,762.65	0.00	2,762.65	0.00	228.35	228.35	0.00
BRG	13/04/2021	7.000000	209.37	193.38	0.00	193.38	0.00	15.99	15.99	0.00
BRG	21/05/2021	1.000000	29.91	25.85	0.00	25.85	0.00	4.06	4.06	0.00
BRG	21/05/2021	19.000000	568.29	491.19	0.00	491.19	0.00	77.10	77.10	0.00
Subtotal for BRG - BREVILLE GROUP LTD ORDINARY		136.000000	4,067.76	3,722.89	0.00	3,722.89	0.00	344.87	344.87	0.00
CIP	08/04/2021	5.000000	18.60	16.82	0.00	16.82	0.00	1.78	1.78	0.00
CIP	08/04/2021	126.000000	468.72	424.01	0.00	424.01	0.00	44.71	44.71	0.00
CIP	13/04/2021	1,453.000000	5,405.16	4,964.89	0.00	4,964.89	0.00	440.27	440.27	0.00
CIP	13/04/2021	4.000000	14.88	13.66	0.00	13.66	0.00	1.22	1.22	0.00
Subtotal for CIP - CENTURIA I REIT ORDINARY UNITS		1,588.000000	5,907.36	5,419.38	0.00	5,419.38	0.00	487.98	487.98	0.00

1-32

06 Gain/Loss Schedule

Unrealised Capital Gains/Losses

Security	Tax Date (Note 2)	Units	Market Value (\$)	Cost Base (Note 1)	Indexed Cost Base (Note 1,6)	Reduced Cost Base (Note 1)	Gross Gain - Discounted (Note 3)	Gross Gain - Other (Note 4)	Total Gain (Note 5)	Losses (\$)
CLW	08/04/2021	25.000000	118.75	120.58	0.00	120.58	0.00	0.00	0.00	(1.83)
CLW	08/04/2021	58.000000	275.50	279.78	0.00	279.78	0.00	0.00	0.00	(4.28)
CLW	13/04/2021	1.000000	4.75	4.82	0.00	4.82	0.00	0.00	0.00	(0.07)
CLW	13/04/2021	917.000000	4,355.75	4,424.59	0.00	4,424.59	0.00	0.00	0.00	(68.84)
CLW	09/06/2021	2.000000	9.50	9.20	0.00	9.20	0.00	0.30	0.30	0.00
CLW	09/06/2021	86.000000	408.50	395.71	0.00	395.71	0.00	12.79	12.79	0.00
CLW	09/06/2021	6.000000	28.50	27.61	0.00	27.61	0.00	0.89	0.89	0.00
Subtotal for CLW - CHTR H LWR STAPLED		1,095.000000	5,201.25	5,262.29	0.00	5,262.29	0.00	13.98	13.98	(75.02)
CWY	08/04/2021	186.000000	491.04	464.65	0.00	464.65	0.00	26.39	26.39	0.00
CWY	08/04/2021	9.000000	23.76	22.48	0.00	22.48	0.00	1.28	1.28	0.00
CWY	13/04/2021	99.000000	261.36	250.07	0.00	250.07	0.00	11.29	11.29	0.00
CWY	13/04/2021	2,058.000000	5,433.12	5,198.25	0.00	5,198.25	0.00	234.87	234.87	0.00
Subtotal for CWY - CLEANAWAY WASTE LTD ORDINARY		2,352.000000	6,209.28	5,935.45	0.00	5,935.45	0.00	273.83	273.83	0.00
GXY	25/06/2021	889.000000	3,262.63	3,207.74	0.00	3,207.74	0.00	54.89	54.89	0.00
Subtotal for GXY - GALAXY RESOURCES ORDINARY		889.000000	3,262.63	3,207.74	0.00	3,207.74	0.00	54.89	54.89	0.00
HPI	08/04/2021	89.000000	283.91	276.11	0.00	276.11	0.00	7.80	7.80	0.00
HPI	08/04/2021	4.000000	12.76	12.40	0.00	12.40	0.00	0.36	0.36	0.00
HPI	13/04/2021	1,053.000000	3,359.07	3,258.69	0.00	3,258.69	0.00	100.38	100.38	0.00
Subtotal for HPI - HOTEL PROPERTY STAPLED		1,146.000000	3,655.74	3,547.20	0.00	3,547.20	0.00	108.54	108.54	0.00
HSN	08/04/2021	42.000000	260.82	245.20	0.00	245.20	0.00	15.62	15.62	0.00
HSN	08/04/2021	2.000000	12.42	11.67	0.00	11.67	0.00	0.75	0.75	0.00
HSN	13/04/2021	84.000000	521.64	489.74	0.00	489.74	0.00	31.90	31.90	0.00
HSN	13/04/2021	413.000000	2,564.73	2,407.88	0.00	2,407.88	0.00	156.85	156.85	0.00
HSN	21/05/2021	63.000000	391.23	338.47	0.00	338.47	0.00	52.76	52.76	0.00
HSN	21/05/2021	1.000000	6.21	5.37	0.00	5.37	0.00	0.84	0.84	0.00
Subtotal for HSN - HANSEN TECHNOLOGIES ORDINARY		605.000000	3,757.05	3,498.33	0.00	3,498.33	0.00	258.72	258.72	0.00
IDX	08/04/2021	3.000000	15.60	14.40	0.00	14.40	0.00	1.20	1.20	0.00

1-33

06 Gain/Loss Schedule

Unrealised Capital Gains/Losses

Security	Tax Date (Note 2)	Units	Market Value (\$)	Cost Base (Note 1)	Indexed Cost Base (Note 1,6)	Reduced Cost Base (Note 1)	Gross Gain - Discounted (Note 3)	Gross Gain - Other (Note 4)	Total Gain (Note 5)	Losses (\$)
IDX	08/04/2021	99.000000	514.80	475.48	0.00	475.48	0.00	39.32	39.32	0.00
IDX	13/04/2021	1,135.000000	5,902.00	5,576.03	0.00	5,576.03	0.00	325.97	325.97	0.00
IDX	13/04/2021	2.000000	10.40	9.82	0.00	9.82	0.00	0.58	0.58	0.00
IDX	21/05/2021	33.000000	171.60	157.63	0.00	157.63	0.00	13.97	13.97	0.00
IDX	21/05/2021	5.000000	26.00	23.88	0.00	23.88	0.00	2.12	2.12	0.00
Subtotal for IDX - INTEGRAL DIAGNOSTICS ORDINARY		1,277.000000	6,640.40	6,257.24	0.00	6,257.24	0.00	383.16	383.16	0.00
LYC	08/04/2021	52.000000	296.92	335.24	0.00	335.24	0.00	0.00	0.00	(38.32)
LYC	08/04/2021	6.000000	34.26	38.68	0.00	38.68	0.00	0.00	0.00	(4.42)
LYC	13/04/2021	656.000000	3,745.76	4,094.00	0.00	4,094.00	0.00	0.00	0.00	(348.24)
LYC	13/04/2021	1.000000	5.71	6.24	0.00	6.24	0.00	0.00	0.00	(0.53)
Subtotal for LYC - LYNAS RARE EARTHS ORDINARY		715.000000	4,082.65	4,474.16	0.00	4,474.16	0.00	0.00	0.00	(391.51)
MAF	08/04/2021	68.000000	384.88	348.55	0.00	348.55	0.00	36.33	36.33	0.00
MAF	08/04/2021	3.000000	16.98	15.38	0.00	15.38	0.00	1.60	1.60	0.00
MAF	13/04/2021	788.000000	4,460.08	3,996.16	0.00	3,996.16	0.00	463.92	463.92	0.00
MAF	21/05/2021	4.000000	22.64	21.56	0.00	21.56	0.00	1.08	1.08	0.00
MAF	21/05/2021	2.000000	11.32	10.78	0.00	10.78	0.00	0.54	0.54	0.00
Subtotal for MAF - MA FINANCIAL GROUP ORDINARY		865.000000	4,895.90	4,392.43	0.00	4,392.43	0.00	503.47	503.47	0.00
NWL	08/04/2021	9.000000	154.35	125.00	0.00	125.00	0.00	29.35	29.35	0.00
NWL	08/04/2021	17.000000	291.55	236.14	0.00	236.14	0.00	55.41	55.41	0.00
NWL	13/04/2021	225.000000	3,858.75	3,117.26	0.00	3,117.26	0.00	741.49	741.49	0.00
NWL	13/04/2021	83.000000	1,423.45	1,149.93	0.00	1,149.93	0.00	273.52	273.52	0.00
Subtotal for NWL - NETWEALTH GROUP ORDINARY		334.000000	5,728.10	4,628.33	0.00	4,628.33	0.00	1,099.77	1,099.77	0.00
NXT	08/04/2021	18.000000	213.48	201.40	0.00	201.40	0.00	12.08	12.08	0.00
NXT	08/04/2021	3.000000	35.58	33.56	0.00	33.56	0.00	2.02	2.02	0.00
NXT	13/04/2021	242.000000	2,870.12	2,809.13	0.00	2,809.13	0.00	60.99	60.99	0.00
NXT	13/04/2021	1.000000	11.86	11.60	0.00	11.60	0.00	0.26	0.26	0.00

1.34

06 Gain/Loss Schedule

Unrealised Capital Gains/Losses

Security	Tax Date (Note 2)	Units	Market Value (\$)	Cost Base (Note 1)	Indexed Cost Base (Note 1,6)	Reduced Cost Base (Note 1)	Gross Gain - Discounted (Note 3)	Gross Gain - Other (Note 4)	Total Gain (Note 5)	Losses
NXT	21/05/2021	1.000000	11.86	10.65	0.00	10.65	0.00	1.21	1.21	0.00
NXT	21/05/2021	42.000000	498.12	447.65	0.00	447.65	0.00	50.47	50.47	0.00
Subtotal for NXT - NEXTDC LIMITED ORDINARY		307.000000	3,641.02	3,513.99	0.00	3,513.99	0.00	127.03	127.03	0.00
PAC	08/04/2021	40.000000	232.40	218.30	0.00	218.30	0.00	14.10	14.10	0.00
PAC	13/04/2021	446.000000	2,591.26	2,456.42	0.00	2,456.42	0.00	134.84	134.84	0.00
Subtotal for PAC - PACIFIC GRP LTD ORDINARY		486.000000	2,823.66	2,674.72	0.00	2,674.72	0.00	148.94	148.94	0.00
PBH	08/04/2021	18.000000	230.04	252.07	0.00	252.07	0.00	0.00	0.00	(22.03)
PBH	13/04/2021	203.000000	2,594.34	2,730.43	0.00	2,730.43	0.00	0.00	0.00	(136.09)
PBH	21/05/2021	1.000000	12.78	11.96	0.00	11.96	0.00	0.82	0.82	0.00
PBH	21/05/2021	21.000000	268.38	251.33	0.00	251.33	0.00	17.05	17.05	0.00
Subtotal for PBH - POINTSBET HOLDINGS ORDINARY		243.000000	3,105.54	3,245.79	0.00	3,245.79	0.00	17.87	17.87	(158.12)
PNV	08/04/2021	1.000000	2.82	2.90	0.00	2.90	0.00	0.00	0.00	(0.08)
PNV	08/04/2021	36.000000	101.52	104.61	0.00	104.61	0.00	0.00	0.00	(3.09)
PNV	13/04/2021	417.000000	1,175.94	1,234.59	0.00	1,234.59	0.00	0.00	0.00	(58.65)
PNV	21/05/2021	1.000000	2.82	2.65	0.00	2.65	0.00	0.17	0.17	0.00
PNV	21/05/2021	107.000000	301.74	283.76	0.00	283.76	0.00	17.98	17.98	0.00
Subtotal for PNV - POLYNOVO LIMITED ORDINARY		562.000000	1,584.84	1,628.51	0.00	1,628.51	0.00	18.15	18.15	(61.82)
PPE	08/04/2021	175.000000	803.25	646.07	0.00	646.07	0.00	157.18	157.18	0.00
PPE	08/04/2021	44.000000	201.96	162.44	0.00	162.44	0.00	39.52	39.52	0.00
PPE	13/04/2021	2,198.000000	10,088.82	8,649.40	0.00	8,649.40	0.00	1,439.42	1,439.42	0.00
Subtotal for PPE - PEOPLEINFRASTRUCTURE ORDINARY		2,417.000000	11,094.03	9,457.91	0.00	9,457.91	0.00	1,636.12	1,636.12	0.00
PPS	17/06/2021	490.000000	534.10	482.49	0.00	482.49	0.00	51.61	51.61	0.00
PPS	18/06/2021	196.000000	213.64	206.58	0.00	206.58	0.00	7.06	7.06	0.00
Subtotal for PPS - PRAEMIUM LIMITED ORDINARY		686.000000	747.74	689.07	0.00	689.07	0.00	58.67	58.67	0.00
PPT	08/04/2021	2.000000	80.10	68.90	0.00	68.90	0.00	11.20	11.20	0.00
PPT	13/04/2021	31.000000	1,241.55	1,059.48	0.00	1,059.48	0.00	182.07	182.07	0.00

1-35

06 Gain/Loss Schedule

Unrealised Capital Gains/Losses

Security	Tax Date (Note 2)	Units	Market Value (\$)	Cost Base (Note 1) (\$)	Indexed Cost Base (Note 1,6) (\$)	Reduced Cost Base (Note 1) (\$)	Gross Gain - Discounted (Note 3) (\$)	Gross Gain - Other (Note 4) (\$)	Total Gain (Note 5) (\$)	Losses (\$)
PPT	13/04/2021	1.000000	40.05	34.17	0.00	34.17	0.00	5.88	5.88	0.00
PPT	21/05/2021	16.000000	640.80	567.87	0.00	567.87	0.00	72.93	72.93	0.00
PPT	27/05/2021	1.000000	40.05	37.46	0.00	37.46	0.00	2.59	2.59	0.00
PPT	27/05/2021	7.000000	280.35	262.24	0.00	262.24	0.00	18.11	18.11	0.00
Subtotal for PPT - PERPETUAL LIMITED ORDINARY		58.000000	2,322.90	2,030.12	0.00	2,030.12	0.00	292.78	292.78	0.00
RWC	08/04/2021	52.000000	273.52	241.59	0.00	241.59	0.00	31.93	31.93	0.00
RWC	08/04/2021	1.000000	5.26	4.64	0.00	4.64	0.00	0.62	0.62	0.00
RWC	13/04/2021	93.000000	489.18	430.22	0.00	430.22	0.00	58.96	58.96	0.00
RWC	13/04/2021	504.000000	2,651.04	2,331.55	0.00	2,331.55	0.00	319.49	319.49	0.00
RWC	21/05/2021	54.000000	284.04	271.77	0.00	271.77	0.00	12.27	12.27	0.00
RWC	21/05/2021	1.000000	5.26	5.03	0.00	5.03	0.00	0.23	0.23	0.00
Subtotal for RWC - RELIANCE WORLDWIDE ORDINARY		705.000000	3,708.30	3,284.80	0.00	3,284.80	0.00	423.50	423.50	0.00
SDF	08/04/2021	115.000000	506.00	454.39	0.00	454.39	0.00	51.61	51.61	0.00
SDF	08/04/2021	3.000000	13.20	11.85	0.00	11.85	0.00	1.35	1.35	0.00
SDF	13/04/2021	1,270.000000	5,588.00	5,105.29	0.00	5,105.29	0.00	482.71	482.71	0.00
SDF	13/04/2021	44.000000	193.60	176.88	0.00	176.88	0.00	16.72	16.72	0.00
SDF	21/05/2021	38.000000	167.20	149.50	0.00	149.50	0.00	17.70	17.70	0.00
SDF	21/05/2021	4.000000	17.60	15.74	0.00	15.74	0.00	1.86	1.86	0.00
Subtotal for SDF - STEADFAST GROUP LTD ORDINARY		1,474.000000	6,485.60	5,913.65	0.00	5,913.65	0.00	571.95	571.95	0.00
SIQ	08/04/2021	14.000000	103.32	94.70	0.00	94.70	0.00	8.62	8.62	0.00
SIQ	13/04/2021	150.000000	1,107.00	1,023.91	0.00	1,023.91	0.00	83.09	83.09	0.00
SIQ	13/04/2021	5.000000	36.90	34.12	0.00	34.12	0.00	2.78	2.78	0.00
SIQ	21/05/2021	3.000000	22.14	20.46	0.00	20.46	0.00	1.68	1.68	0.00
Subtotal for SIQ - SMARTGRP CORPORATION ORDINARY		172.000000	1,269.36	1,173.19	0.00	1,173.19	0.00	96.17	96.17	0.00
SLA	08/04/2021	9.000000	39.33	40.50	0.00	40.50	0.00	0.00	0.00	(1.17)
SLA	13/04/2021	102.000000	445.74	443.86	0.00	443.86	0.00	1.88	1.88	0.00

1-36

06 Gain/Loss Schedule

Unrealised Capital Gains/Losses

Security	Tax Date (Note 2)	Units	Market Value (\$)	Cost Base (Note 1) (\$)	Indexed Cost Base (Note 1,6) (\$)	Reduced Cost Base (Note 1) (\$)	Gross Gain - Discounted (Note 3) (\$)	Gross Gain - Other (Note 4) (\$)	Total Gain (Note 5) (\$)	Losses (\$)
SLA	24/06/2021	18,000,000	78.66	77.40	0.00	77.40	0.00	1.26	1.26	0.00
Subtotal for SLA - SILK LASER AUSTRALIA ORDINARY		129,000,000	563.73	561.76	0.00	561.76	0.00	3.14	3.14	(1.17)
SLK	08/04/2021	12,000,000	113.76	120.65	0.00	120.65	0.00	0.00	0.00	(6.89)
SLK	08/04/2021	53,000,000	502.44	532.88	0.00	532.88	0.00	0.00	0.00	(30.44)
SLK	13/04/2021	694,000,000	6,579.12	7,091.65	0.00	7,091.65	0.00	0.00	0.00	(512.53)
SLK	13/04/2021	24,000,000	227.52	245.23	0.00	245.23	0.00	0.00	0.00	(17.71)
Subtotal for SLK - SEALINK TRAVEL GRP ORDINARY		783,000,000	7,422.84	7,990.41	0.00	7,990.41	0.00	0.00	0.00	(567.57)
SSM	08/04/2021	11,000,000	9.57	11.48	0.00	11.48	0.00	0.00	0.00	(1.91)
SSM	08/04/2021	316,000,000	274.92	329.76	0.00	329.76	0.00	0.00	0.00	(54.84)
SSM	13/04/2021	3,315,000,000	2,884.05	3,457.37	0.00	3,457.37	0.00	0.00	0.00	(573.32)
SSM	13/04/2021	310,000,000	269.70	323.31	0.00	323.31	0.00	0.00	0.00	(53.61)
SSM	21/05/2021	541,000,000	470.67	491.55	0.00	491.55	0.00	0.00	0.00	(20.88)
SSM	21/05/2021	4,000,000	3.48	3.63	0.00	3.63	0.00	0.00	0.00	(0.15)
Subtotal for SSM - SERVICE STREAM ORDINARY		4,497,000,000	3,912.39	4,617.10	0.00	4,617.10	0.00	0.00	0.00	(704.71)
STG	15/06/2021	115,000,000	223.10	235.91	0.00	235.91	0.00	0.00	0.00	(12.81)
STG	15/06/2021	134,000,000	259.96	254.60	0.00	254.60	0.00	5.36	5.36	0.00
Subtotal for STG - STRAKER TRANSLATIONS ORDINARY		249,000,000	483.06	490.51	0.00	490.51	0.00	5.36	5.36	(12.81)
SZL	08/04/2021	37,000,000	325.97	299.90	0.00	299.90	0.00	26.07	26.07	0.00
SZL	08/04/2021	1,000,000	8.81	8.11	0.00	8.11	0.00	0.70	0.70	0.00
SZL	13/04/2021	5,000,000	44.05	44.16	0.00	44.16	0.00	0.00	0.00	(0.11)
SZL	13/04/2021	421,000,000	3,709.01	3,718.36	0.00	3,718.36	0.00	0.00	0.00	(9.35)
Subtotal for SZL - SEZZLE INC. FORUS DEF SET		464,000,000	4,087.84	4,070.53	0.00	4,070.53	0.00	26.77	26.77	(9.46)
UWL	08/04/2021	73,000,000	241.63	183.85	0.00	183.85	0.00	57.78	57.78	0.00
UWL	13/04/2021	811,000,000	2,684.41	2,080.40	0.00	2,080.40	0.00	604.01	604.01	0.00

1-37

06 Gain/Loss Schedule

Unrealised Capital Gains/Losses

Security	Tax Date (Note 2)	Units	Market Value (\$)	Cost Base (Note 1) (\$)	Indexed Cost Base (Note 1,6) (\$)	Reduced Cost Base (Note 1) (\$)	Gross Gain - Discounted (Note 3) (\$)	Gross Gain - Other (Note 4) (\$)	Total Gain (Note 5) (\$)	Losses (\$)
UWL	13/04/2021	5.000000	16.55	12.82	0.00	12.82	0.00	3.73	3.73	0.00
UWL	21/05/2021	158.000000	522.98	459.53	0.00	459.53	0.00	63.45	63.45	0.00
UWL	21/05/2021	2.000000	6.62	5.82	0.00	5.82	0.00	0.80	0.80	0.00
Subtotal for UWL - UNITI GROUP LTD ORDINARY		1,049.000000	3,472.19	2,742.42	0.00	2,742.42	0.00	729.77	729.77	0.00
Total			121,846.18	116,183.10	0.00	116,183.10	0.00	7,823.91	7,823.91	(2,160.83)

Note 1: The calculation of the Cost Base, Reduced Cost Base and Indexed Cost Base for parcels belonging in holdings outside the Service/Fund, and for parcels that were held prior to the introduction of the Service/Fund, have been based on data records supplied by investors or their advisers. Cost base is the cost base for tax purposes.

Note 2: Tax Date represents the effective date for the purpose of calculating the cost base for the parcel and any subsequent determination of capital gains for tax purposes. Generally, this is also the parcel's acquisition date.

Note 3: The Capital Gains under the discount method have been calculated prior to the application of the discount.

Note 4: Indexation of cost bases applies to assets acquired prior to 21 September 1999 and was 'frozen' on 30 September 1999 (i.e. no further indexation of the asset's cost base applies after that date). When a particular parcel of a security is eligible for indexation gains, it is shown in this column and is determined using the security's indexed cost base. Also shown in this column are capital gains that are not eligible for the CGT Discount due to the asset being held less than 12 months.

Note 5: The Total Gain for any parcel has been determined using the method that results in the optimal result (according to the criteria specified by the investor or his/her adviser) for that parcel considered in isolation. The Total Gain is the sum of Gross Gain - Discount and Gross Gain - Other, with Gross Gain - Other being used when the parcel has been held for less than a year or when frozen indexation applies.

Note 6: Indexed Cost Base is calculated only for parcels purchased prior to 11 September 1999. For all other parcels the Indexed Cost Base is not applicable and it is not taken into account for the calculation of any capital gains or losses.

Note 7: In addition to the classifications of capital gains based on the method of calculation, new classifications have been introduced that are relevant for non-resident investors only, including "NCMI capital gains" and "Excluded from NCMI capital gains". These amounts are included in those shown in this schedule, but the new classifications are not shown. Please refer to the Tax Guide for additional information.

1-38

07 Expenses Schedule

Aleckson Superannuation Fund
24083498

Source	Managed Portfolio	Type	Date Paid	Deductible Amount (\$)	GST (\$)	Non-Deductible Amount (\$)	GST (\$)
Portfolio Service Fees Apr 2021 - Hub24		Portfolio Service Fees	5/05/2021	18.71	0.46	0.00	0.00
Adviser Fee Apr 2021		Adviser Fee	5/05/2021	76.73	1.88	0.00	0.00
Portfolio Service Fees May 2021 - Hub24		Portfolio Service Fees	4/06/2021	25.60	0.63	0.00	0.00
Adviser Fee May 2021		Adviser Fee	4/06/2021	104.94	2.56	0.00	0.00
Total				225.98	5.53	0.00	0.00

Note 1: Refer to the Statement of Advice (SOA) and/or Financial Services Guide (FSG) of your Adviser for details of fees payable to your Adviser and/or Dealer Group. Most fees charged to your account are assumed to be deductible for tax purposes – however we assume the contribution fee is not deductible. You should check your individual circumstances with your tax adviser.

1-39

08 Supporting Information

Detailed Portfolio Valuation

Code	Security	Units	Last Price (\$)	Market Value (\$)	(%)
Ord Minnett Australian Emerging Companies Portfolio					
AQZ	ALLIANCE AVIATION ORDINARY	2,041.000000	4.550000	9,286.55	7.39%
ARB	ARB CORPORATION. ORDINARY	23.000000	43.190000	993.37	0.79%
BBN	BABY BUNTING GRP LTD ORDINARY	255.000000	5.620000	1,433.10	1.14%
BRG	BREVILLE GROUP LTD ORDINARY	136.000000	29.910000	4,067.76	3.24%
CIP	CENTURIA I REIT ORDINARY UNITS	1,588.000000	3.720000	5,907.36	4.70%
CLW	CHTR H LWR STAPLED	1,095.000000	4.750000	5,201.25	4.14%
CWY	CLEANAWAY WASTE LTD ORDINARY	2,352.000000	2.640000	6,209.28	4.94%
GXY	GALAXY RESOURCES ORDINARY	889.000000	3.670000	3,262.63	2.60%
HPI	HOTEL PROPERTY STAPLED	1,146.000000	3.190000	3,655.74	2.91%
HSN	HANSEN TECHNOLOGIES ORDINARY	605.000000	6.210000	3,757.05	2.99%
IDX	INTEGRAL DIAGNOSTICS ORDINARY	1,277.000000	5.200000	6,640.40	5.29%
LYC	LYNAS RARE EARTHS ORDINARY	715.000000	5.710000	4,082.65	3.25%
MAF	MA FINANCIAL GROUP ORDINARY	865.000000	5.660000	4,895.90	3.90%
NWL	NETWEALTH GROUP ORDINARY	334.000000	17.150000	5,728.10	4.56%
NXT	NEXTDC LIMITED ORDINARY	307.000000	11.860000	3,641.02	2.90%
PAC	PACIFIC GRP LTD ORDINARY	486.000000	5.810000	2,823.66	2.25%
PBH	POINTS&BET HOLDINGS ORDINARY	243.000000	12.780000	3,105.54	2.47%
PNV	POLYNOVO LIMITED ORDINARY	562.000000	2.820000	1,584.84	1.26%
PPE	PEOPLEINFRASTRUCTURE ORDINARY	2,417.000000	4.590000	11,094.03	8.83%
PPS	PRAEMIUM LIMITED ORDINARY	686.000000	1.090000	747.74	0.60%
PPT	PERPETUAL LIMITED ORDINARY	58.000000	40.050000	2,322.90	1.85%
RWC	RELIANCE WORLDWIDE ORDINARY	705.000000	5.260000	3,708.30	2.95%
SDF	STEADFAST GROUP LTD ORDINARY	1,474.000000	4.400000	6,485.60	5.16%
SIQ	SMARTGRP CORPORATION ORDINARY	172.000000	7.380000	1,269.36	1.01%
SLA	SILK LASER AUSTRALIA ORDINARY	129.000000	4.370000	563.73	0.45%
SLK	SEALINK TRAVEL GRP ORDINARY	783.000000	9.480000	7,422.84	5.91%
SSM	SERVICE STREAM ORDINARY	4,497.000000	0.870000	3,912.39	3.12%
STG	STRAKER TRANSLATIONS ORDINARY	249.000000	1.940000	483.06	0.39%
SZL	SEZZLE INC. FORUS DEF SET	464.000000	8.810000	4,087.84	3.25%

08 Supporting Information

Detailed Portfolio Valuation

Code	Security	Units	Last Price (\$)	Market Value (\$)	(%)
Ord Minnett Australian Emerging Companies Portfolio					
UWL	UNITI GROUP LTD ORDINARY	1,049.000000	3.310000	3,472.19	2.76%
CASH	CASH	3,763.110000	1.000000	3,763.11	3.00%
Total				125,609.29	100.00%
				125,609.29	100.00%

Cash	
Cash Account - cleared funds	(Note 1) 690.02
Cash Account - uncleared funds	0.00
Pending cash settlement	(Note 2) 0.00
Cash Reserved	0.00
Total Portfolio Value	126,299.31

Note 1: Cash Account - cleared funds includes the minimum cash balance requirement of your account.

Note 2: Pending Cash Settlements include any pending investment transactions buys or sells, deposits or payments, and any accrued dividend and distributions.

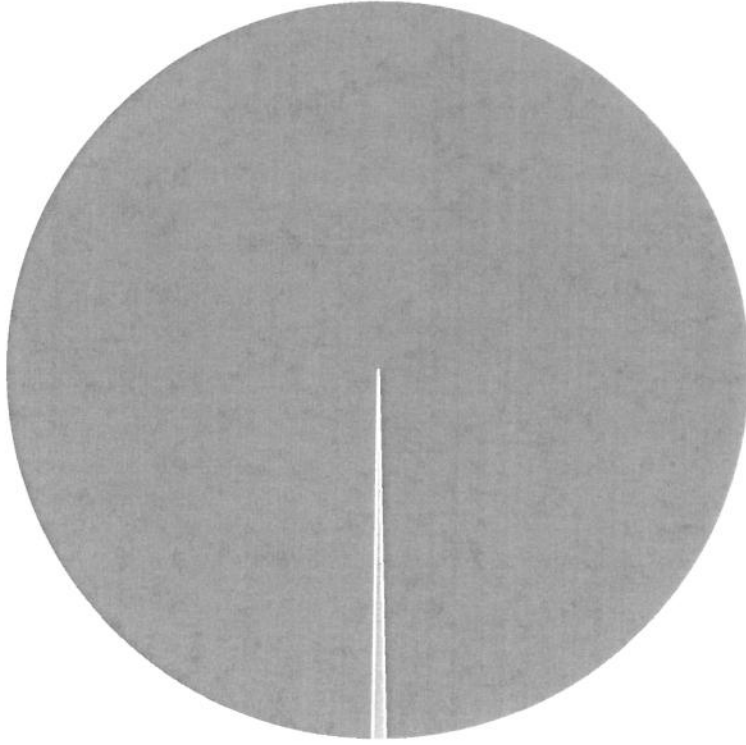
Note 3: Any amounts are reflective of current investment positions only, and do not represent a guarantee of benefit as the positions may not include tax payable, fees or other deductions or credits. The actual amount payable will be determined at the time a payment is made.

Note 4: Managed Funds - Where applicable, where a distribution entitlement is received for one or more of your managed fund holdings and no Ex-Price provided by the Fund Manager we will use the last available price (CUM price) reduced by the cents per unit (distribution amount divided by units held) for the purpose of valuation.

Note 5: The Market Value (%) is the % calculated in relation to the Total Portfolio less the Cash Account (being cash held directly in the Account)

08 Supporting Information

Market Value by Asset Type



Managed Portfolios (99.45 %) \$125,609.29
Cash (0.55 %) \$690.02

1.42

08 Supporting Information

Summary of Income

Holdings	Cash Distribution Amount			Tax Component Amount			Total Distribution (Note 3)
	Income Distributed in Financial Year	Less 2020 entitlement (Note 1)	Add 2022 receipts (Note 2)	Assessable Income (Local) - Total Amount	Assessable Income (Foreign) - Total Amount	Non-Assessable Income - Total Amount	
CIP	0.00	0.00	67.49	32.10	0.00	24.73	67.49
CLW	0.00	0.00	81.03	27.72	0.00	53.31	81.03
HPI	0.00	0.00	111.16	27.72	0.00	53.31	81.03
				59.97	0.00	51.19	111.16
				59.97	0.00	51.19	111.16
Subtotal for Distributions	0.00	0.00	259.68	119.79	0.00	129.23	259.68
Total	0.00	0.00	259.68	119.79	0.00	129.23	259.68

Note 1: Income received during the tax year ended 30 June 2021 but included in your 30 June 2020 tax statement.

Note 2: Income received during the tax year ended 30 June 2022 but included in your 30 June 2021 tax statement.

Note 3: Total cash distribution taxable in financial year.

Note 4: The total assessable income amount for Capital Gains Schedule includes a capital gains gross up for discounted capital gains. In the case of non-AMIT funds the amount actually paid is identified as the 'concessional component' which is reported as a non-assessable amount. For the purpose of the reconciliation to cash the gross up for these funds have been removed from the 'Capital Gains - Total Amount'.

Note 5: Rounding differences may exist due to each tax component amount being calculated as a percentage against the cash received for each distribution.

1.43

08 Supporting Information

Cash Balance Summary

	Opening balance (\$)	Deposits (\$)	Withdrawals (\$)	Expenses (\$)	Income (\$)	Closing balance (\$)
Cash Account						
Cash Account	0.00	122,000.00	(121,084.00)	(225.98)	0.00	690.02
	0.00	122,000.00	(121,084.00)	(225.98)	0.00	690.02
Managed Portfolios						
Ord Minnett Australian Emerging Companies Portfolio	0.00	131,004.79	(127,501.36)	0.00	0.00	3,503.43
	0.00	131,004.79	(127,501.36)	0.00	0.00	3,503.43
Account Total	0.00	253,004.79	(248,585.36)	(225.98)	0.00	4,193.45

Note: Adjustments for any accrued amount income (undcleared and pending cash) is reflected in the following page.

1.44

08 Supporting Information

Cash Balance Summary

Start of Period

	Actual cash balance (start of period) (\$)	Plus or minus adjustments unsettled cash (\$)	Cash valuation (start of period) (\$)
Cash Account			
Cash Account	0.00	0.00	0.00
Managed Portfolios			
Ord Minnett Australian Emerging Companies Portfolio	0.00	0.00	0.00
	0.00	0.00	0.00
Account Total	0.00	0.00	0.00

End of Period

	Actual cash balance (end of period) (\$)	Plus or minus adjustments unsettled cash (\$)	Cash valuation (end of period) (\$)
Cash Account			
Cash Account	690.02	0.00	690.02
Managed Portfolios			
Ord Minnett Australian Emerging Companies Portfolio	3,503.43	259.68	3,763.11
	3,503.43	259.68	3,763.11
Account Total	4,193.45	259.68	4,453.13

1.45

08 Supporting Information

Additional Information for Non-Residents - NCMi Components Detail

Holdings	Ex Date	Due Date	NCMI - Non-primary production	Excluded from NCMi - Non-primary production	NCMI - Capital Gains	Excluded from NCMi - Capital Gains
CLW - DIF	29/06/21	13/08/21	2.55	0.00	0.00	0.00
Subtotal for CLW - DIF			2.55	0.00	0.00	0.00
Total			2.55	0.00	0.00	0.00

1.46

2-1



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

The Trustees
Aleckson Superannuation Fund
PO Box 534
NERANG QLD 4211

Tax Invoice
025229

Ref: ALECTS1
8 February, 2021

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2020 including the following:- - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Calculations in relation to changes in market value of investments - Preparation of Member's Statements - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	<p>Acc 2090 Audit 330 <u>2420</u> 2,200.00</p>
Please note that this invoice is now due.	2,200.00
	GST: \$ 220.00
	Amount Due: \$ 2,420.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

Direct Deposit (EFT)
Account Name Simmons Livingstone & Associates
BSB: 064 445 Account: 1052 7520

Ref: ALECTS1
Invoice: 025229
8 February, 2021
Amount Due: \$ 2,420.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

TAX INVOICE

Supplier: Super Audits

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

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 2 February 2021

Recipient: Aleckson Super Fund

Address: C/- PO Box 806 Oxenford QLD 4210

Description of Services

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

Fee: \$300.00

GST: \$30.00

Total: \$330.00

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



124 001

3.1

K4STMJW7Z9-TL02

Account Details

22976126 Superannuation Savings - Available: \$293,466.53

Account Information

Account Name:
Superannuation Savings

Transactions Search

Date Range For a specified range
Start Date 1/6/2020 DD/MM/YYYY End Date 30/6/2021 DD/MM/YYYY(DD/MM/YYYY)

Transaction List Matching Search Criteria

Date	Description	Debit	Credit	Balance
30/06/2021	Direct Credit QUANTUM MECHAN IC JuneQuarter LA-QMS		\$1,596.00	\$2,250.52 ✓
31/05/2021	INTERNET PAY ANYONE FEE	\$0.65		\$654.52
18/05/2021	TFR TO ACCOUNT 023130814 IB2-60630875	\$4,489.05		\$655.17
17/05/2021	Direct Credit QUANTUM MECHAN IC QMS - L Aleckson		\$4,489.95	\$5,144.22
17/05/2021	BPAY TAX OFFICE PAYMENTS IB2-82951138	\$4,489.95		\$654.27
17/05/2021	TFR FROM 023130814 IB2-82938638		\$4,489.95	\$5,144.22
15/05/2021	PAY ANYONE TO Burrum District Realty Trust Acc 484799 451525 247 IB2-58204095	\$339.00		\$654.27
30/04/2021	INTEREST		\$7.36	\$993.27
09/04/2021	BPAY HUB24 IB2-10358981	\$112,000.00		\$985.91
06/04/2021	BPAY HUB24 IB2-50252751	\$10,000.00		\$112,985.91
01/04/2021	Direct Credit QUANTUM MECHAN IC Lynn's Jan-Mar 21		\$1,482.00	\$122,985.91
31/03/2021	INTEREST		\$25.89	\$121,503.91
15/03/2021	BPAY BUNDABERG REG CNCL IB2-60221561	\$1,005.71		\$121,478.02
28/02/2021	INTEREST		\$23.48	\$122,483.73
31/01/2021	INTEREST		\$25.80	\$122,460.25
19/01/2021	Direct Credit QUANTUM MECHAN IC Oct-Dec Lynn's Sup		\$1,482.00	\$122,434.45
31/12/2020	INTEREST		\$25.58	\$120,952.45
31/12/2020	BRANCH DEPOSIT FEE	\$2.50		\$120,926.87
11/12/2020	DEPOSIT		\$1,169.20	\$120,929.37
30/11/2020	INTEREST		\$37.39	\$119,760.17
31/10/2020	INTEREST		\$40.27	\$119,722.78
22/10/2020	Direct Credit QUANTUM MECHAN IC July-Sept Lynn		\$1,596.00	\$119,682.51
30/09/2020	INTEREST		\$53.03	\$118,086.51
31/08/2020	INTEREST		\$60.11	\$118,033.48
31/07/2020	INTEREST		\$59.74	\$117,973.37
14/07/2020	Direct Credit QUANTUM MECHAN IC April-June 2020		\$1,482.00	\$117,913.63
30/06/2020	INTEREST		\$42.60	\$116,431.63
30/06/2020	Direct Credit QUANTUM AIR (Q LD Ty Super		\$15,000.00	\$116,389.03
30/06/2020	Direct Credit QUANTUM MECHAN IC Lynn Super		\$15,000.00	\$101,389.03

Please note this Transaction List is not an official statement and is subject to change.

For loan accounts, the entry described as FEE CAPITALISATION affects the balance of the loan account. The entry/entries that appear immediately before this transaction describe the fees capitalised and do not affect the balance of the loan account.

Statement Period
05 June 2020 - 07 December 2020

4-1

Westpac eSaver

Account Name
MR TYRONE ALECKSON & MRS LYNN
IVY ALECKSON ATF ALECKSON
SUPERANNUATION FUNDCustomer ID
2884 8622 ALECKSON, TYRONE
7325 1991 ALECKSON, LYNN IVYBSB Account Number
034-230 326 474

Opening Balance	+ \$1,167.74
Total Credits	+ \$1.45
Total Debits	- \$0.00
Closing Balance	+ \$1,169.19

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	Over \$0
17 Mar 2020	0.25 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
05/06/20	STATEMENT OPENING BALANCE			1,167.74
30/06/20	Interest Paid		0.25	1,167.99
31/07/20	Interest Paid		0.24	1,168.23
31/08/20	Interest Paid		0.24	1,168.47
30/09/20	Interest Paid		0.24	1,168.71
30/10/20	Interest Paid		0.24	1,168.95
30/11/20	Interest Paid		0.24	1,169.19
07/12/20	CLOSING BALANCE			1,169.19

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



4.2

TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-230 32-6474

Transaction fee(s) period 01 JUN 2020 to 30 NOV 2020

Total \$0.00

**ANNUAL INFORMATION
FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2020**

For account: 4230/326474

Total interest credited

\$5.12

These details are provided for your records and taxation purposes

**MORE INFORMATION**

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9293 9270 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at westpac.com.au/dispute. If you are a business customer, please go to westpac.com.au/businessdispute

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at westpac.com.au/westpaclive

Telephone Banking

Call us on 132 032
+61 2 9293 9270 if overseas

Local Branch

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westpac.com.au/locateus


THANK YOU FOR BANKING WITH WESTPAC



Statement Period
07 December 2020 - 11 December 2020

4-4

Westpac eSaver

 041
MR TYRONE ALECKSON.
103 HICKEY WAY
CARRARA QLD 4211

Account Name
MR TYRONE ALECKSON & MRS LYNN
IVY ALECKSON ATF ALECKSON
SUPERANNUATION FUND

Customer ID
2884 8622 ALECKSON, TYRONE
7325 1991 ALECKSON, LYNN IVY

BSB Account Number
034-230 326 474

Opening Balance	+ \$1,169.19
Total Credits	+ \$0.08
Total Debits	- \$1,169.27
Closing Balance	\$0.00

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	Over
	\$0
17 Mar 2020	0.25 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
07/12/20	STATEMENT OPENING BALANCE			1,169.19
11/12/20	Interest Paid		0.08	1,169.27
11/12/20	Withdrawal Cash Ashmore. QLD	1,169.27		0.00
11/12/20	CLOSING BALANCE			0.00

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

5-0

Aleckson Superannuation Fund
General Ledger



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Real Estate Properties (Australian - Residential) (77200)					
<u>366 Devil's Elbow Road, Buxton (Lot 27 SP231445) (DEVILSELB)</u>					
23/09/2010	t/up cost base price per previous accountant - settlement date as we do not have the contract at time of entering	1.00	245,952.01		245,952.01 DR
30/06/2018	t/up market revaluation to 30/06/17			1,905.44	244,046.57 DR
29/08/2018	Bundaberg council rates paid by member	0.00	976.47		245,023.04 DR
20/05/2019	SF360 Migration Consolidated Entry	0.00	1,079.04		246,102.08 DR
30/06/2019	SF360 Migration Consolidated Entry			61,102.08	185,000.00 DR
02/09/2019	Bundaberg council rates paid by member	0.00	1,079.04		186,079.04 DR
09/03/2020	SF360 Migration Consolidated Entry	0.00	913.90		186,992.94 DR
30/06/2020	SF360 Migration Consolidated Entry			1,992.94	185,000.00 DR
17/08/2020	Bundaberg Regional Council rates paid by member	0.00	1,005.71	5.20	186,005.71 DR
15/03/2021	BPAY BUNDABERG REG CNCL IB2-60221561 [BPAY BUNDABERG REG CNCL IB2-60221561 - rates]	0.00	1,005.71	5.22	187,011.42 DR
15/05/2021	ANYONE TO Burrum District Realty Trust Acc 484799 451525 247 IB2-58204095 [ANYONE TO Burrum District Realty Trust Acc 484799 451525 247 IB2-58204095 - Advertising for sale]	0.00	339.00	5.27	187,350.42 DR
22/06/2021	T/up property sale transactions	(1.00)		252,350.88	65,000.46 CR
22/06/2021	Unrealised Gain writeback as at 22/06/2021		65,000.46		0.00 DR
		0.00	317,351.34	317,351.34	0.00 DR

Total Debits: 317,351.34

Total Credits: 317,351.34

Aleckson Superannuation Fund

Realised Capital Gains Report

For The Period 01 July 2020 - 30 June 2021



Investment		Accounting Treatment				Tax Treatment						
Purchase Contract Date	Disposal Contract Date	Units	Cost	Proceeds	Accounting Profit/(Loss)	Adjusted Cost Base	Reduced Cost Base	Indexed Cost Base	Indexed Gains	Discounted Gains (Gross)	Other Gains	Capital Loss
Real Estate Properties (Australian - Residential)												
DEVILSELB - 366 Devil's Elbow Road, Buxton (Lot 27 SP231445)												
23/09/2010	22/06/2021	1.00	252,350.88	292,565.70	40,214.82	252,350.88	252,350.88	0.00	0.00	40,214.82	0.00	0.00
		1.00	252,350.88	292,565.70	40,214.82	252,350.88	252,350.88	0.00	0.00	40,214.82	0.00	0.00
		1.00	252,350.88	292,565.70	40,214.82	252,350.88	252,350.88	0.00	0.00	40,214.82	0.00	0.00
		1.00	252,350.88	292,565.70	40,214.82	252,350.88	252,350.88	0.00	0.00	40,214.82	0.00	0.00

5-0 A

Capital Gains Reconciliation Report

For The Period 01 July 2000 - 30 June 2021



	Total	Discounted	Indexed	Other	Notional
Losses available to offset					
Current year capital losses	0.00				
Current year capital losses - Collectables	0.00				
Total Losses Available	0.00				
Total Losses Available - Collectables	0.00				
Capital Gains					
Capital gains from disposal of assets	40,214.82	40,214.82	0.00	0.00	0.00
Capital gains from disposal of assets - Collectables	0.00	0.00	0.00	0.00	0.00
Capital gains from trust distributions	0.00	0.00	0.00	0.00	0.00
Capital Gains Before Losses applied	40,214.82	40,214.82	0.00	0.00	0.00
Losses and discount applied					
Losses applied	0.00	0.00	0.00	0.00	0.00
Losses applied - Collectables	0.00	0.00	0.00	0.00	0.00
Capital gains after losses applied	40,214.82	40,214.82	0.00	0.00	0.00
Capital gains after losses applied - Collectables	0.00	0.00	0.00	0.00	0.00
CGT Discount applied	13,404.94				
CGT Discount applied - Collectables	0.00				
Net Capital Gain	26,809.88				
Net capital gain	26,809.88				
Net capital gain - Collectables	0.00				
Total Net Capital Gain (11A)	26,809.88				

5-0 B

Capital Gains Reconciliation Report

For The Period 01 July 2000 - 30 June 2021



	Total	Discounted	Indexed	Other	Notional
Net Capital Losses Carried Forward to later income					
Net Capital Losses Carried Forward to later income years	0.00				
Net Capital Losses Carried Forward to later income years - Collectables	0.00				
Total Net Capital Losses Carried Forward to later income years (14V)	0.00				

Note

Refer to Realised Gains Report for details of Disposals at a Security level

Refer to Distribution Reconciliation Report for Trust Distribution details at a Security level

SETTLEMENT STATEMENT

5-1

Matter No: 20214391
Re: Tyrone Aleckson and Lynn Ivy Aleckson as trustee for Aleckson
Superannuation Fund sale to Haas
Property: 366 Devils Elbow Road, Buxton, Queensland 4660

Settlement Date: 3 August, 2021
Adjustment Date: 3 August, 2021
Contract Date: 22 June, 2021
Settlement Place: PEXA
Settlement Time: 2.00pm

Contract Price	\$300,000.00
Less Deposit	<u>2,000.00</u>
	\$298,000.00
Less Rates (for 1/07/2021 to 31/12/2021)	
<u>\$1,033.67 x 34 days</u>	
184 days	<u>191.00</u>
BALANCE AT SETTLEMENT	<u>\$297,809.00</u>

CHEQUE DETAILS

1. PEXA	\$117.92
2. K2 Law	\$1,099.43
3. Burrum District Realty	\$4,025.95
4. Tyrone Aleckson and Lynn Ivy Aleckson	<u>\$292,565.70</u>
CHEQUES TOTAL	<u>\$297,809.00</u>

(A)

K2 Law Pty Ltd
ABN 54 138 610 821

k2law.com.au



Tax Invoice

Tyrone Aleckson and Lynn Ivy Aleckson as trustee for Aleckson
Superannuation Fund
PO Box 534
NERANG QLD 4211

Our Ref: JMB:cm:20214391
Bill Ref: 9838
Date: 26 July 2021

**TYRONE ALECKSON AND LYNN IVY ALECKSON AS TRUSTEE FOR ALECKSON SUPERANNUATION
FUND SALE TO HAAS
PROPERTY: 366 DEVILS ELBOW ROAD, BUXTON**

Professional Fees (Subject to GST)	\$950.00
Disbursements	\$52.62
	<u>\$1,002.62</u>
Goods and Services Tax *	\$96.81
Balance Due and Payable	<u>\$1,099.43</u>

Invoice Total	Less Amount held in Trust	= Balance Due and Payable
\$1,099.43	\$0.00	\$1,099.43

Form 2 - Legal Profession Act 2007 (s 331(3))

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

- requesting an itemised bill
- discussing your concerns with us
- having our costs assessed
- applying to set aside our costs agreement

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet titled Your right to challenge legal costs. You can ask us for a copy, or obtain it from your local law society or law institute (or download it from their website)

EO&E. Please note that unpaid accounts which are outstanding for more than 30 days attract interest at the rate of 2% higher than the official Reserve Bank of Australia cash rate. This Tax Invoice represents a request for payment or a notice of a withdrawal (as applicable) pursuant to section 58 of the Legal Profession Regulation 2017.

TERMS STRICTLY SEVEN (7) DAYS

With compliments

K2 law



CLICK TO PAY

Visit: <https://k2law.com.au/payments/>
Ref: **140289815320**



Bill Code: **244699**
Ref: **1402 8981 5320**

Use your online or mobile banking.
RapidPay will appear as the Biller Name.



BSB: **034216**
Account: **574332**
Ref: **140289815320**

Use your online or mobile banking.
Insert reference in the description field.

*Payments by credit cards may incur surcharge fees

Particulars

Professional Fees

26/07/2021 To our professional costs of acting on your behalf in relation to the conveyancing process for the sale of real estate in Queensland including all correspondence, documentation and attendances as required throughout the process until finalisation of the matter.

Disbursements

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>GST</u>
23/06/2021	QLD: Title Search - 27SP231445 (Supplier fee).	\$16.60	
23/06/2021	QLD: Title Search - 27SP231445 (Search fee).	\$8.45	\$0.85
23/06/2021	QLD: Plan Image - SP231445 (Supplier fee).	\$18.00	
23/06/2021	QLD: Plan Image - SP231445 (Search fee).	\$9.57	\$0.96
		\$52.62	\$1.81
Sub Total			\$1,002.62
* Goods and Services Tax			\$96.81
Balance Due and Payable			\$1,099.43



5.4

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: 22nd June 2021

SELLER'S AGENT

NAME: Burrum District Realty

ABN: 92131163883

LICENCE NO: 3399591

ADDRESS: P O Box 262

SUBURB: HOWARD

STATE: QLD POSTCODE: 4659

PHONE: 07 4129 0588

MOBILE: 0419 771 711

FAX: 07 4129 0599

EMAIL: sales@burrumdistrictrealty.com.au

SELLER

NAME: Tyrone Aleckson trustee under instrument 713484941

ABN: 86751719011

ADDRESS: 3 Rannock Avenue

SUBURB: Benowa

STATE: Qld POSTCODE: 4217

PHONE: 0400213220

MOBILE: 0400213220

FAX:

EMAIL: taleckson@qairqld.com

NAME: Lynn Ivy Aleckson trustee under instrument 713484941

ABN: 86751719011

ADDRESS: 3 Rannock Avenue

SUBURB: Benowa

STATE: Qld POSTCODE: 4217

PHONE: 0400230195

MOBILE: 0400230195

FAX:

EMAIL: laleckson@qairqld.com

SELLER'S SOLICITOR

← or any other solicitor notified to the Buyer

NAME: K2Law

REF: CONTACT: James Barritt

ADDRESS: 16 Ashmore Road

SUBURB: Bundall

STATE: Qld POSTCODE: 4217

PHONE: (07) 5538 8300

MOBILE:

FAX:

EMAIL: admin@k2law.com.au

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

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BUYER

NAME: James Mark Haas ABN: _____

ADDRESS: 717 Wilson's Pocket Road

SUBURB: Gympie STATE: Qld POSTCODE: 4570

PHONE: MOBILE: 0400535248 FAX: EMAIL: james_haas07@hotmail.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: Terra Firma Law

REF: CONTACT: _____

ADDRESS: 228 Mary Street

SUBURB: Gympie STATE: Qld POSTCODE: 4570

PHONE: (07) 548 12772 MOBILE: FAX: EMAIL: info@terrafirmalaw.com.au

PROPERTY

Land: ADDRESS: 366 Devils Elbow Road

SUBURB: Buxton STATE: Qld POSTCODE: 4660

Built On Vacant

Description: Lot: 27

on: SP231445

Title Reference: 50819726

Area: 40.85 ha ← (more or less) Land sold as: Freehold Leasehold ← If neither is selected, the land is treated as being Freehold.

Present Use: VACANT LAND

Local Government: Bundaberg Regional Council

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Excluded Fixtures:

Included Chattels:

PRICE

Deposit Holder:

BURRUM DISTRICT PROPERTY GROUP PTY LTD T/AS BURRUM DISTRICT REALTY

Deposit Holder's Trust Account: Burrum District Property Group Pty Ltd T/As Burrum District Realty Trust Account

Bank: Suncorp Bank

BSB: 484 - 799 Account No: 451525247

Purchase Price: \$ 300,000.00

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

Deposit: \$ 2000.00 Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

\$ Balance Deposit (if any) payable on:

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 transaction ← 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: Bank or financial institution suitable to buyer

Finance Date: 21 Days from contract date

BUILDING AND/OR PEST INSPECTION DATE:

Inspection Date: N/A

← 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:

← 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:

N/A

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:

\$

\$

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Managing Agent:

AGENCY NAME:

N/A

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.

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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. No Legal Advice by Agent

1.1 The parties agree that:

- 1.1.1 The Agent did not give either party any legal advice as to the meaning or effect of any term (whether as a part of the Terms of Contract or Special Condition) of the Contract; and
- 1.1.2 The Agent recommended that the parties seek independent legal advice in relation to any matter relating to the Contract.

2. Buyers Acknowledgement

2.1 The Buyer acknowledges that the Buyer has relied upon its own investigations and judgement in assessing;

- a) the condition of the Property (including any building defects and all inadequacies of any kind (if any) in respect to all the improvements on the land);
- b) the location of the property (including but not limited to any and all encroachments and/or mis-descriptions);
- c) the encumbrances on the title (with the exception of any mortgage, writ or caveat which must be released at or by settlement);
- d) the requirements of any competent authority; and hereby waives any right the Buyer may have under the Contract or otherwise to claim compensation from the Seller or any related party in connection with the above mentioned matters.

3. Electronic Communication:

This contract may be entered into by and becomes binding on the parties named in the contract upon one party signing the contract that has been signed by the other party (or a photocopy or a facsimile/email copy of the same) and transmitting a facsimile/email copy thereof to the other party or to the other parties agent or solicitor.

4. Due Diligence "refer to Annexure A below"

SETTLEMENT

Settlement Date: On or before 35 days from Contract Date.

Place for Settlement: Gympie Qld 4570

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

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

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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: * [Signature] Witness: * [Signature] **SIGN HERE**

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

Seller: * [Signature] Witness: * [Signature] **SIGN HERE**

Seller: * [Signature] Witness: * [Signature] **SIGN HERE**
(Note: No witness is required if the Seller signs using an Electronic Signature)

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

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

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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;

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- (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. 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.

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

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- (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.

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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

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(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.

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- (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

- (1) The Buyer may survey the Land.
- (2) 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.

- (3) 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).
- (4) If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- (1) 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.
- (2) 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.

- (3) 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.
- (4) 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.
- (5) 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

- (1) 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.

- (2) 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.
- (3) 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:

- (1) once to read any meter;

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- (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.

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- (3) Notices under this contract or notices required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) 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
 - (c) 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:
 - (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
 - (c) 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

- (1) 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.
- (2) 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:

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

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) 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

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

11. ELECTRONIC SETTLEMENT

11.1 Application of Clause

- (1) 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.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 11.1(1).
- (3) 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

- (1) The parties must:
 - (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and
 - (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (a) 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;
 - (b) 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.
- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) 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;

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- (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.

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

5-19



Annexure A

4. Due Diligence

J. H

4.1 This Contract is subject to and conditional upon the Buyer being satisfied with the results of any search, enquiry or any relevant information he may require in relation to the Property (the Due Diligence Enquiries) within twenty-eight (28) days from the Contract Date (the Due Date);

4.2 In the event the Buyer is not satisfied (to the Buyer's sole and absolute discretion) with the results of any of his Due Diligence Enquiries then the Buyer may terminate this Contract by notice in writing to the Sellers by 5.00pm on or before the Due Date. If the Buyer does not give notification to the Seller on or before 5.00pm on the Due Date under this provision which terminates the Contract of Sale, then Special Condition 4.1 will be deemed to be satisfied and the Contract will be no longer conditional in this regard.

4.3 The Sellers agree to provide any information that they have in their possession or access to the Property requested by the Buyer or his solicitor or agents in respect of any of the Due Diligence Enquiries.

5. Bore

J. H

5.1 The Seller does not give or make any representation or warranty in respect of the bore at the Property (including as to its present state of operation and repair) and the Buyer will rely on its own inspections and enquiries in this respect.

INITIALS

J. H

INITIAL

000018778857



5-20
 P.O. Box 3130, Bundaberg QLD 4670
 T 1300 883 899 F 07 4150 5410
 E ceo@bundaberg.qld.gov.au
 W www.bundaberg.qld.gov.au
 ABN 72 427 835 198

Rate Notice

041 30645
 T Aleckson & L I Aleckson
 Trust - Aleckson Superannuation Fund
 25 Byfield Court
 NERANG QLD 4211

Rate Notice for Period 1/7/2020 to 31/12/2020
 Assessment Number 4018689
 Valuation \$185,000
 Area 40.8500 Ha
 Issue Date 31/7/2020
 Due Date 3/9/2020

Property Location and Description: 366 Devils Elbow Road BUXTON QLD 4660 Lot 27 SP 231445

Council Rates & Charges	Annual Charge	Number of Services	Half Yearly Charge
General Rate - Category 2		1.0292 cents/\$ on \$185,000	\$952.01
Community & Environment Charge	50.00	1.00	\$25.00
R/Fire - Buxton	30.00	1.00	\$15.00
		Sub-Total	\$992.01
State Government Charges			
State Emergency Levy Grp 1 CI E	27.40	1.00	\$13.70
		Sub-Total	\$13.70
		Total Levy	\$1,005.71

Payments received after 22 July 2020 may not show on this Notice.
TOTAL PAYMENT DUE

\$1,005.71

*PAID 17-08-2020
 BPAY RECEIPT No 6265899*

Notice is hereby given that the rates and charges levied by Bundaberg Regional Council, by virtue of the Local Government Act 2009, on land described above for the period stated on the Rate Notice are DUE AND PAYABLE ON OR BEFORE THE DUE DATE OF THIS RATE NOTICE. Furthermore, rates and charges not paid by the due date are deemed to be overdue. Stephen Johnston, CHIEF EXECUTIVE OFFICER

BUN004A

Payment Slip

POST billpay

Due Date Amount



*467 4018689 \$1,005.71

T Aleckson & L I Aleckson
 Trust - Aleckson Superannuation Fund
 25 Byfield Court
 NERANG QLD 4211

POST billpay

Billers Code: 0467
 Ref: 4018689

Pay in person at any Post Office by phone 13 18 16
 or go to postbillpay.com.au

BPAY Biller Code: 5744
 Ref: 4018689
 BPAY® this payment via Internet or phone banking.
 BPAY View® - View and pay this bill using internet banking.
 BPAY View Registration no.: 4018689
 *Registered to BPAY Pty Ltd. ABN 69 079 137 518

Assessment Number	4018689
Due Date	3/9/2020
Due Date Amount	\$1,005.71

Please see over for other payment options



Payment summary

BPAY® receipt number 6265899
Payment status Processing

From

From Rocket Investment Loan 037-154 xx2121
Description Devils Elbow Rates

To

Payee nickname T & L AlecksonNew
BUNDABERG REG CNCL - Biller code5744
Customer reference number 4018689

Payment details

Amount \$1,005.71
Scheduled payment date 17 Aug 2020
Payment ID 5ba5a34d-0d92-47c8-8398-57ae44a46137

Paid 17-08-2020

Rates for 27 Devils Elbow Road Buxton



772

5.22

PO Box 3130, Bundaberg QLD 4670
T 1300 883 699 F 07 4150 5410
E ceo@bundaberg.qld.gov.au
W www.bundaberg.qld.gov.au
ABN 72 427 835 198

Rate Notice



077027-027401 BR QLD
T Aleckson & L I Aleckson
Trust - Aleckson Superannuation Fund
25 Byfield Court
NERANG QLD 4211

Rate Notice for Period 01/01/2021 to 30/06/2021
Assessment Number 4018689
Valuation \$185,000
Area 40.8500 Ha
Issue Date 02/02/2021
Due Date 08/03/2021

Property Location and Description: 366 Devils Elbow Road BUXTON QLD 4660 Lot 27 SP 231445

<u>Council Rates & Charges</u>	Annual Charge	Number of Services	Half Yearly Charge
General Rate - Category 2		1.0292 cents/\$ on \$185,000	\$952.01
Community & Environment Charge	50.00	1.00	\$25.00
R/Fire - Buxton	30.00	1.00	\$15.00
		Sub-Total	\$992.01
<u>State Government Charges</u>			
State Emergency Levy Grp 1 CI E	27.40	1.00	\$13.70
		Sub-Total	\$13.70
		Total Levy	\$1,005.71

Please Note: Payments received after 20 January 2021 may not show on this Notice.

TOTAL PAYMENT DUE

\$1,005.71

Notice is hereby given that the rates and charges levied by Bundaberg Regional Council, by virtue of the Local Government Act 2009, on land described above for the period stated on the Rate Notice are DUE AND PAYABLE ON OR BEFORE THE DUE DATE OF THIS RATE NOTICE. Furthermore, rates and charges not paid by the due date are deemed to be overdue. Stephen Johnston, CHIEF EXECUTIVE OFFICER

BUN004A

Payment Slip



Due Date Amount



*467 4018689 \$1,005.71

T Aleckson & L I Aleckson
Trust - Aleckson Superannuation Fund
25 Byfield Court
NERANG QLD 4211



Billers Code: 0467
Ref: 4018689

Pay in person at any Post Office, by phone 13 18 16
or go to postbillpay.com.au



Billers Code: 5744
Ref: 4018689

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration no.: 4018689
*Registered to BPAY Pty Ltd. ABN 69 079 137 518

Assessment Number	4018689
Due Date	08/03/2021
Due Date Amount	\$1,005.71

Please see over for other payment options

772

S-23

Property occupations

Form 6



Queensland Government

Appointment and reappointment of a property agent, resident letting agent or property auctioneer

Property Occupations Act 2014

This form is effective from 1 August 2016

ABN: 13 846 673 994

Part 1—Client details

Client 1

Note: The client is the person or entity appointing the agent to provide the services. This may be the owner (or authorised representative of the owner) of the land, property or business that is to be sold or may be a prospective buyer seeking to purchase land or a property.

Client name Tyrone Aleckson **TRUSTEE FOR ALECKSON SUPERANNUATION FUND**

ABN **86751719011** ACN

Are you registered for GST? Yes No

Address **3 Rannock Avenue**

Suburb **Benowa** State **Qld** Postcode **4217**

Phone Fax Mobile **0400213220**

Email address **taleckson@qairqld.com**

Client 2

Note: Annexures detailing additional clients may be attached if required.

Client name Lynn Ivy Aleckson **TRUSTEE FOR ALECKSON SUPERANNUATION FUND**

ABN **86751719011** ACN

Are you registered for GST? Yes No

Address **3 Rannock Avenue**

Suburb **Benowa** State **Qld** Postcode **4217**

Phone Fax Mobile **0400230185**

Email address **laeckson@qairqld.com**

Part 2—Licensee details

Licensee type

More than one box may be ticked if appropriate.

Note: Annexures detailing conjuncting agents may be attached if required.

Licensee name

Where a corporation licensee is to be appointed, state the corporation's name and licence number.

Where a sole trader is to be appointed, state the individual's name and licence number.

Real estate agent Resident letting agent Property auctioneer

Trading name **Burrum District Realty**

Licensee name (corporation, if applicable) **Burrum District Property Group Pty Ltd**

ABN **92131163883** ACN

Licence number **3399591** Expiry **25 / 08 / 2023**

Address **P O Box 262** DD MM YYYY

Suburb **HOWARD** State **QLD** Postcode **4659**

Phone **07 4129 0588** Fax Mobile **0419 771 711**

Email address **sales@burrumdistrctrealty.com.au**

INITIAL

Part 3—Details of property or business that is to be sold, let, purchased, or managed

Please provide details of the property, land, or business as appropriate.

Note: Annexures detailing multiple properties may be attached if required.

Description Vacan Land

Address 366 Elbow Rd Devils Elbow Road

Suburb Buxton State QLD Postcode 4660

Lot 27 Plan SP231445

Title reference

Part 4—Appointment of property agent

Section 1 Performance of service

Annexures detailing the performance of service may be attached if required.

The client appoints the agent to perform the following service/s:

- Checked: Sale
Purchase
Letting / collection of rent / management
Leasing (Commercial agents)
Auction (with date DD MM YYYY)
Other (please specify)

Section 2 Term of appointment

Sole and exclusive appointments: for sales of one or two residential properties, the term is negotiable and agent can be appointed or reappointed up to a maximum of 90 days per term.

- Checked: Single appointment for a particular service or services
Start 14 / 05 / 2021 End 11 / 08 / 2021
Continuing appointment for a service or a number of services over a period
Start DD / MM / YYYY

Section 3 Price

State the price for which the property, land or business is to be sold or let.

Note: Bait advertising is an offence under the Australian Consumer Law.

- Reserve
Checked: List
Letting

\$300,000
For auctions: If a reserve price is unknown at the time of appointment, it can be advised in writing at a later date.
For residential property auctions and residential properties to be marketed without a price: If the client agrees to marketing via an electronic listing provider, the client agrees for the agent to disclose to the electronic listing provider a price or price range of \$... to establish a search criteria.

Section 4 Instructions/conditions

The client may list any condition, limitation or restriction on the performance of the service.

Note: Annexures detailing instructions/conditions may be attached if required.

Handwritten initials and signature

Part 6 - PROPERTY SALES: open listing, sole agency or exclusive agency continued

Acknowledgement for sole and exclusive agency

I/we acknowledge the appointed agent has provided me/us with information about sole and exclusive agency appointments.

Client * [Signature]

SIGN HERE

Date 14/05/2021 DD MM YYYY

Client * [Signature]

SIGN HERE

Date 14/05/2021 DD MM YYYY

Agent * B. Morrow

SIGN HERE

Date 14/05/2021 DD MM YYYY

Part 7 - Commission

To the client

The commission is negotiable. It must be written as a percentage or dollar amount.

Make sure you understand when commission is payable. If you choose 'Other' and the contract does not settle, the agent may still seek commission.

To the agent

You should ensure that commission is clearly expressed and the client fully understands the likely amount and when it is payable. Refer to section 104 and 105 of the Property Occupations Act 2014.

The client and the agent agree that the commission including GST payable for the service to be performed by the agent is:

Exclusive Listing: 2.5% of the sale price including GST
Open Listing: 2.5% of the sale price including GST

NOTE: Commission is expressed as a percentage and is worked out only on the actual sale price.

When commission is payable

[X] For sales, including auctions, commission is payable if a contract is entered into and settlement of the contract occurs.

[] PLEASE REFER TO CLAUSE 5 OF THE ATTACHED ESSENTIAL TERMS AND OTHER CONDITIONS

(for specific other circumstances in which commission is payable see annexure).

For all other types of appointments:

[Signature] INITIAL

Part 5—Termination of appointment

Residential sales of 1 or 2 properties only	Open listing: You may terminate in writing at any time. Sole or exclusive: The client and agent can agree in writing to end the appointment early. For appointments of 60 days or more, either party can end the appointment by giving 30 days written notice, but the appointment must run for at least 60 days unless both parties agree to an earlier end date.
Open listing	You may terminate an open listing for either commercial or residential property sales at any time.
Other fixed term appointments (excluding residential property sales)	The parties may agree to a fixed term appointment of their choice. This term may be ended earlier by mutual agreement.
Continuing appointments (for example: letting, collection of rents etc)	You may terminate in writing with 30 days notice, or less if both parties agree.

Part 6—PROPERTY SALES : open listing, sole agency or exclusive agency

To the client

You may appoint an agent to sell a property or land on the basis of an open listing, or a sole agency, or exclusive agency.

The following information explains the circumstances under which you will, and won't, have to pay a commission to the agent if the property is sold during their term of appointment.

OPEN LISTING

- You appoint the agent to sell the property but you retain a right to appoint other agents on similar terms, without penalty or extra commission.
- No end date required.
- Appointment can be ended by either you or the agent at any time by giving written notice.

When you must pay the agent

- The agent is entitled to the agreed commission if the agent is the effective cause of sale.

When you don't have to pay the agent

- If the client sells the property privately and the agent is not the effective cause of sale i.e.: purchaser did not contact the agent, did not attend open house inspections etc.

SOLE AGENCY

When you must pay the agent

- If you appoint a new agent during an existing agent's sole agreement term and the property is sold during that term, you may have to pay:
 - A commission to each agent (two commissions)
 - Damages for breach of contract arising under the existing agent's appointment.

When you don't have to pay the agent

- If the client sells the property privately and the agent is not the effective cause of sale i.e.: purchaser did not contact the agent, did not attend open house inspections etc.

EXCLUSIVE AGENCY

When you must pay the agent

- The client will pay the appointed agent whether this agent, any other agent, or person (including the client themselves) sells the property during the term of the appointment.
- If the client sells the property, after the exclusive appointment expires and if the agent was the effective cause of sale (introduced the buyer to the property) the agent may be entitled to commission.

At the end of the sole or exclusive agency, the parties Agree Do not agree

that the appointment will continue as an open listing. (Please tick whichever is relevant)

[Handwritten signature]
INITIAL

Part 8—Authorisation to incur fees, charges and expenses

The client authorises the agent to incur the following expenses in relation to the performance of the service/s. Annexures may be attached if required.

**Section 1
Advertising/marketing**

To the client

Your agent may either complete this section or attach annexures of marketing/advertising activities. In either case, the *authorised amount* must be written here.

Complimentary supplied by BDR: Basic Internet listings to 12 websites, Corporate Magazine, Window display card, brochures, photography including aerials, coreflute for sale signboard. (Please refer to the attached marketing schedule).

Optional advertising requiring Vendor contribution include but are not limited to:
- Feature internet listings - newspaper advertising - photo for sale signboard. (Please refer to the attached marketing schedule).

Options regarding listings on realestate.com:

- a) 45 Day feature listing \$339 thereafter reverting to a standard listing until sold or withdrawn.
- b) 60 Day Premier listing \$749 thereafter reverting to a feature listing until sold or withdrawn.
- c) Standard For Sale Signboard 1200mm x 900mm + 25mm edge \$75.00

(Advertising on realestate.com commences only after receipt of advertising monies).

Authorised amount \$ 339.00

When payable DD / MM / YYYY

**Section 2
Repairs and maintenance
(if applicable)
Property management**

The maximum value of repairs and maintenance to be paid by the agent without prior approval by the client is \$ NIL

**Section 3
Other**

Description of fees and charges.

The agent may either complete this section or attach annexures.

Description	Amount	When payable
CURRENT TITLE SEARCH	\$25.95	Upon signing Contract of Sale
.....
.....
.....

Section 4

Agent's rebate, discount, commission or benefit incurred in the provision of or performance of the service

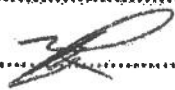
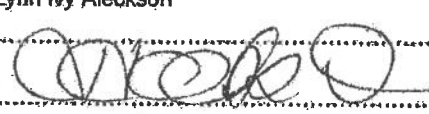

Service	Source	Estimated amount
NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
.....
.....
.....

 INITIAL

Part 9--Signatures

WARNING: THE CLIENT IS ADVISED TO SEEK INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS FORM.

This form enables the client to appoint, or reappoint, a property agent, resident letting agent or property auctioneer (the 'agent') for the sale, letting/management, collection of rent, auction or purchase of real property, land or businesses. This form must be completed and given to the client before the agent performs any service for the client. Failure to do so may result in a penalty and loss of commission for the agent. If you are unclear about any aspect of this form, or the fees you will be charged, do not sign it. Seek legal advice. If you need more information about this form including what an agent needs to disclose, you can visit the Office of Fair Trading website at www.qld.gov.au/fairtrading or phone on 13 QGOV (13 74 68).

Client 1	Full name Tyrone Aleckson Signature*  1 4 / 0 5 / 2 0 D D M M Y Y Y <div style="float: right; border: 1px solid black; padding: 2px;">SIGN HERE</div>
Client 2	Full name Lynn Ivy Aleckson Signature*  1 4 / 0 5 / 2 0 D D M M Y Y Y <div style="float: right; border: 1px solid black; padding: 2px;">SIGN HERE</div>
Agent A registered real estate salesperson working for an agency can sign this form on behalf of the licenced agent.	Full name BURRUM DISTRICT PROPERTY GROUP PTY LTD TRADING AS BURRUM DISTRICT REALTY (Bernadine Theresa Morrow) Signature*  14 / 0 5 / 2021 D D M M Y Y Y <div style="float: right; border: 1px solid black; padding: 2px;">SIGN HERE</div>
Schedules and attachments List any attachments.	

Part 10--Reappointment

Use this section to reappoint your agent. A new appointment form is required if any of the terms or conditions are to change. Your agent can only be reappointed within 14 days before the contract ends - not before. Limitations apply on reappointments for sole or exclusive agency appointments for residential property sales.	I/we (the client) reappoint BURRUM DISTRICT PROPERTY GROUP PTY LTD TRADING AS BURRUM DISTRICT REALTY (the agent) to D D / M M / Y Y Y Y Client's name Signature D D / M M / Y Y Y Y Client's name Signature D D / M M / Y Y Y Y
---	--

This is the end of the approved form. Please note, any annexures/schedules form part of the appointment contract.

 INITIAL

S-29



Appointment of Real Estate Agent (Residential Sales)

ITEMS SCHEDULE

A PRIOR APPOINTMENT

Pursuant to Section 21 of the *Property Occupations Regulation 2014 (Qld)*, prior to accepting this Appointment of Property Agent, the Agent must take reasonable steps to find out whether the Client has already appointed another property agent to perform the service(s) listed in this Appointment of Property Agent.

- The Client acknowledges that the Agent has taken reasonable steps to find out whether the Client has already appointed another property agent to perform the service(s) listed in this Appointment of Property Agent.
- The Client further warrants that another property agent has not been appointed to perform the service(s) listed in this Appointment of Property Agent.
- If the Client is not able to warrant that another property agent has not been appointed to perform the service(s) listed in this Appointment of Property Agent, the Client acknowledges that a statement in accordance with Section 21 (4) of the *Property Occupations Regulation 2014 (Qld)* has been provided by the Agent.

Note: A copy of the statement provided to the Client must be annexed to this Appointment of Property Agent.

B ADVICE AS TO MARKET PRICE

Has the Client requested information regarding the price at which the Property is to be offered for sale?

(Select applicable Box)

Yes No

- If Yes, The Client acknowledges receipt of the Comparative Market Analysis; OR
- The Client acknowledges receipt of the written explanation showing how the Agent decided the market value of the Property.

COMPARATIVE MARKET ANALYSIS

Compares the Property with at least 3 properties sold within the previous 6 months that are of a similar standard or condition to the Property and are within 5km of that Property.

- Listed below; OR
- Listed in the attached Comparative Market Analysis (attach analysis)

ADDRESS OF PROPERTY:

SALE PRICE: DISTANCE FROM PROPERTY:

	\$	
	\$	
	\$	
	\$	
	\$	
	\$	

Comments:

[Empty box for comments]

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

INITIAL

Note: Pursuant to sections 214 and 216 of the Property Occupations Act 2014 (Qld), where the Property is to be marketed without a price and/or the Property is residential property to be sold by auction, the Agent must not disclose a price guide for the Property or what he/she considers is a price likely to result in a successful or acceptable bid for the Property.

However, the Agent may give a person a Comparative Market Analysis, or the written explanation showing how the Agent decided the market value of the Property, if the Client provides written consent.

The Client:

- Authorises
- Does not authorise

the Agent to give a potential Buyer either the Comparative Market Analysis or the written explanation showing how the Agent decided the market value of the Property.

C MANAGING AGENT OF PROPERTY (If Applicable)

AGENCY:

N/A

PROPERTY MANAGER:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

D SOLICITOR'S DETAILS FOR CLIENT

NAME:

K2Law

REF:

CONTACT:

James BARRITT.

ADDRESS:

16 ASHMORE ROAD

SUBURB:

BUNDALL

admin@k2law.com.au

STATE: QLD

POSTCODE: 4217

PHONE:

MOBILE:

FAX:

EMAIL:

To be provided to the Agent by the Client at a later date as not known by the Client when entering into this Agreement.

E PUBLIC LIABILITY

INSURER:

AMOUNT OF COVER:

\$

POLICY NUMBER:

EXPIRY DATE:

F AUCTION

The Client instructs and authorises the Agent to sell the Property by Public Auction.
(Select applicable box)

- No - Clause 11 of this Agreement will not apply.
- Yes - Clause 11 of this Agreement will apply and the following details must be completed.

(1) Date of Auction: _____

(2) Place of Auction: _____

(3) Time of Auction: _____

(4) Fee for Auctioneer: \$ _____

(5) Terms of Sale:

- Cash, with Settlement 30 days from the date of the Contract ← Select applicable box
- Other (please specify): _____

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

INITIAL

000018339550

G PRIVACY

The Client acknowledges that they have, where necessary, been provided with and completed, a Privacy Notice and Consent by the Agent in the form annexed to this Appointment of Property Agent or located on the Agent's website at www.burrumdistrictrealty.com.au

and they fully understand that the collection and use of personal information contained in the *Property Occupations Form 6 - Appointment and reappointment of a property agent, resident letting agent or property auctioneer*, this Schedule, the Essential Terms and Conditions and any additional annexures, is in accordance with the Privacy Notice and Consent.

H REQUIREMENTS FOR SOLE OR EXCLUSIVE AGENCY

The Client acknowledges and accepts that the following notice is provided in accordance with the Agent's obligations under Section 103 of the *Property Occupations Act 2014 (Qld)*:

- (1) The Agent has, in accordance with the requirements of the *Property Occupations Act 2014*, discussed with the Client:
 - (a) whether the Appointment of Agent is to be for a sole agency or and exclusive agency; and
 - (b) the proposed term of the appointment; and
 - (c) for an appointment for the sale of residential property other than a commercial scale appointment, the Client's entitlement to negotiate a term of the appointment up to a maximum of 90 days; and
 - (d) the consequences for the Client if the Property is sold by someone other than the Agent during the term of the Appointment.


(Note: The Client should refer to Clause 5 of the Essential Terms and Conditions)

The Client acknowledges that the above matters have been discussed before signing the Appointment of Property Agent.

I FACTS MATERIAL TO THE SALE OF THE PROPERTY

Note: Agent must take reasonable steps to find out/verify any facts material to the sale of the Property

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

 **INITIAL**
000018338550

S.32

PROPERTY DESCRIPTION DETAILS

ADDRESS: 366 Elbow Rd

SUBURB: Buxton

STATE: QLD POSTCODE: 4660

RES

Property type

(select one)

- House
- Unit
- Duplex
- Apartment
- Mobile Home
- Townhouse
- Acreage
- Farm
- Vacant Land

Features

(select as applies)

- Cable TV
- Fireplace
- Air conditioned:
 - Ducted
 - Split Systems
- Heated
- Veranda/Deck
- Entertaining area/Pergola
- Terrace/Paved
- BBQ
- Bar
- In-ground pool
- Above-ground pool
- Fenced:
 - Sides fenced
- Tennis court
- Water frontage
- Water access
- Jetty
- Spa
- Sauna
- Gym
- Ceiling fans
- Security system
- Window and Door security screens
- Window Locks
- Intercom system
- Rain water tank
- Bare
- Solar electricity system

Number of kilowatts _____

Room details (Total number of rooms)

- Bedrooms BI
- Lounge
- Dining
- Lounge/Dining Comb
- Rumpus/Family
- Media room
- Bathroom
- Kitchen
- Dining/Kitchen Comb
- Pantry
- Ensuite
- Separate toilets
- Separate shower
- Laundry
- Study/Office
- G/shed/Shed/Stables
- Other rooms

Type

(select one)

- Highset
- Lowset
- Split-level
- Double storey
- Multilevel

Services

(select as applies)

- Town water
- Sewered
- Septic
- Gas in street
- Cable in street

Car Parking

(# of spaces)

- Garage
- Carport
- Other

Interior Walls

(select as applies)

- Plasterboard
- Timber
- Brick
- Block
- Fibro

Appliances

(select as applies)

- Gas stove
- Electric stove
- Oven
- Hot Plate
- Rangehood
- Microwave
- Refrigerator
- Dishwasher
- Disposal Unit
- Washing machine
- Dryer
- Ducted vacuum

Hot water system

(select as applies)

- Gas
- Electric
- Solar

Construction

(select as applies)

- Brick
- Timber
- Concrete
- Hardiplank
- Fibro
- Rendered
- Cladding
- Brick Veneer
- Block

Roof

(select one)

- Tiles
- Fibro
- Iron
- Colorbond

Style

(select one)

- Colonial
- Contemporary
- Brick and tile
- Federation
- Mediterranean
- Pole home
- Queenslander
- Post War

Community Facilities

(close by)

- Primary school m
- Secondary school m
- Bikeway m
- Park m
- Sporting facilities m

Transport

(close by)

- Bus m
- Train m
- Ferry m

Outlook

(select one direction)

- North East
- South West
- North-east South-east
- South-west North-west

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

  INITIAL
00001833850

ESSENTIAL TERMS AND CONDITIONS

1. DEFINITIONS

- 1.1 "Act" means the *Property Occupations Act 2014 (Qld)*.
- 1.2 "Agent" means the party described in Part 2 of the **Appointment of Property Agent**.
- 1.3 "Appointment of Property Agent" means the Queensland Government Property Occupations Form 6 - Appointment and reappointment of a property agent, resident letting agent or property auctioneer. These terms and conditions and the Schedule are annexed to the Appointment of Property Agent.
- 1.4 "Client" means the party described in Part 1 of the Appointment of Property Agent.
- 1.5 "Commission" means the commission stated in Part 7 of the Appointment of Property Agent.
- 1.6 "Conjunction Sale" means a sale conducted in conjunction with other property agents.
- 1.7 "Electronic Signature" means an electronic method of signing that identifies the person and indicates their intention to sign;
- 1.8 "Property" means the property described in Part 3 of the Appointment of Property Agent.
- 1.9 "Property Description Details" means the particulars listed in the Property Description Details annexed to the Schedule.
- 1.10 "REIQ" means The Real Estate Institute of Queensland.
- 1.11 "Schedule" means the Residential Sales Schedule forming part of this Agreement.
- 1.12 "Term" means the term specified in Part 4, Section 2 of the Appointment of Property Agent.

2. WHAT MAKES UP THIS AGREEMENT

This Agreement comprises the following parts:

- 2.1 Appointment of Property Agent;
2.2 Schedule;
2.3 Essential Terms and Conditions;
2.4 Any additional annexures.

3. CLIENT APPOINTS AGENT

- 3.1 For the Commission and other fees payable by the Client, the Agent agrees to sell the Property for the Client in accordance with this Agreement.

4. PRICE

- 4.1 The Client instructs the Agent that the Price at which the Agent must offer to sell the Property will be the Price stated in Part 4, Section 3 of the Appointment of Property Agent, or any variation to the Price stated in Part 4, Section 3 of the Appointment of Property Agent as instructed in writing at a later date by the Client.

5. ENTITLEMENT TO COMMISSION

- 5.1 The Client agrees to pay the Agent Commission as specified in Part 7 of the Appointment of Property Agent if a Contract of Sale of the Property is entered into with a Buyer, whether within the Term or after the Term, where the Relevant Person is the effective cause of the sale within the Term, provided that:
- 5.1.1 the Contract of Sale of the Property is completed; or
- 5.1.2 the Client defaults under the Contract of Sale and that Contract is terminated by reason of or following that default; or
- 5.1.3 the Contract of Sale is not completed and the whole or part of the deposit paid is liable to be forfeited; or
- 5.1.4 the Contract of Sale is terminated by mutual agreement of the Client and the Buyer.

- 5.2 For the purposes of Clause 5.1 a Relevant Person is, where the Appointment of Property Agent is for:
- 5.2.1 an Exclusive Agency, any person (including the Client); or
- 5.2.2 a Sole Agency, any person other than the Client; or
- 5.2.3 an Open Listing, the Agent only.

6. AUTHORITY TO PAY COMMISSION

- 6.1 The Client:
- 6.1.1 authorises the Agent, and
- 6.1.2 authorises and directs the deposit holder or any other person to whom any deposit is paid under a Contract of Sale, to pay to the Agent any Commission to which the Agent is entitled immediately upon:
- (a) the entitlement to Commission arising; and
- (b) production of the Agreement or a copy of the Agreement;
- 6.2 The Client agrees that the Agent's receipt for the payment of Commission under Clause 6.1 completely discharges the deposit holder from any duty to account to the Client for the Commission paid to the Agent.

7. COMMUNICATION OF EXPRESSIONS OF INTEREST

- 7.1 Unless otherwise agreed in writing between the Client and the Agent, the Client:
- 7.1.1 only requires the Agent to communicate to the Client:
- (a) all written offers about the sale; and
- (b) only those expressions of interest which the Agent determines in its discretion are to be communicated to the Client.

8. DISCLOSURE OF RELEVANT FACTS

- 8.1 The Client states that:
- 8.1.1 the Property is the Client's own property;
- 8.1.2 the Agent is entitled to sell the Property on behalf of the Client; and
- 8.1.3 the particulars about the Property contained in the Property Description Details are correct;
- 8.2 The Client authorises the Agent at the Client's cost to:
- 8.2.1 take reasonable steps to find out or verify:
- (a) the ownership of the Property; and
- (b) the description of the Property;
- 8.2.2 take such other reasonable steps to find out or verify the facts material to the sale, exchange or lease that a prudent property agent would find out or verify in order to avoid error, omission, exaggeration or misrepresentation. These steps may be taken before listing the Property and afterwards as the occasion arises;
- 8.3 The Client will produce to the Agent, at the Agent's request, such information as required by the Agent to satisfy the Agent of the matters referred to in this Clause 8;
- 8.4 This Clause 8 does not oblige the Agent to undertake searches with public authorities;
- 8.5 The Client warrants that the Property is safe and free from any defects for the purposes of a property inspection.

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

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Page 6 of 7

534

PROPERTY DESCRIPTION DETAILS (Continued)

Age (years): _____
 Land (approx. m²): _____ Land (approx. ha): 40.85ha
 R.P.D. Lot 27 SP231445
 Electrical safety switch: Yes No Smoke alarm: Yes No
 Pool Safety Certificate: Yes No
 Encumbrances: Yes No If yes please provide details:

Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 disclosures:

(select whichever is applicable)

- The Land 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.
- The Land is affected by an application to, or an order made by, QCAT in relation to a tree on the Land.

Zoning: Rural and Rural Activity
 Rates: \$ 1005-71 Quarter Half year Year
 Vacant Possession: _____ days
 Tenanted: Yes No
 Inspection: Call listing agent 24hrs notice required Specify: _____

UNIT USE ONLY

Body Corporate Fees (Inc Sinking Fund): \$ _____ Period: _____
 Floor level: _____ Lift: Yes No (select one)

COMMENTS

[Empty box for comments]

SIGNATURE OF PARTIES

Client 1: * [Signature] Date: 14-05-2021
 Client 2: * [Signature] Date: 14-05-2021
 Client 3: _____ Date: _____
 Client 4: _____ Date: _____
 Agent: * B. Morrow Date: 14-05-2021

SIGN HERE
 SIGN HERE

SIGN HERE
 INITIAL

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

9. NOTIFICATION OF SALE TO TENANT

- 9.1 If the Property is tenanted, the Client states that the managing agent for the Property is as stated in Item C of the Schedule;
- 9.2 The Client acknowledges that where the Agent accepts an appointment to sell a property that is tenanted:
 - 9.2.1 The Agent must immediately give written notice of the appointment to any managing agent of the Property; and
 - 9.2.2 The managing agent must immediately give the tenant notice of the appointment of the Agent to sell the Property.

10. ELECTRONIC SIGNING, COMMUNICATION AND NOTICES

- 10.1 All written communications under this Agreement must be given to the parties' postal address, facsimile number, email address or mobile telephone number specified in Parts 1 and/or 2 of the Appointment of Property Agent;
- 10.2 The parties consent to the use of electronic communication in accordance with the provisions set out in Chapter 2 of the *Electronic Transactions (Queensland) Act 2001 (Qld)* and the *Electronic Transactions Act 1999 (Cth)*;
- 10.3 If this Agreement is signed by any party using an Electronic Signature, the Client and the Agent:
 - (a) agree to enter into this Agreement in electronic form; and
 - (b) consent to either or both parties signing the Agreement using an Electronic Signature.
- 10.4 The Client authorises the Agent to give on behalf of the Client any statement or other notice that may be required to be given by the Client in accordance with any law;
- 10.5 Nothing in this Clause 10 requires the Agent to give a statement or other notice on behalf of the Client. The Agent may require the Client to sign the statement or other notice on the Client's own behalf.

11. AUCTION

- 11.1 The Reserve Price shall be the amount specified in Part 4, Section 3 of the Appointment of Property Agent or as instructed by the Client in writing prior to the time of Auction;
- 11.2 The date, place and time for the Auction shall be as specified in Part 4, Section 1 of the Appointment of Property Agent and Item F of the Schedule or as otherwise agreed with the Client in writing from time to time;
- 11.3 The general conditions of sale shall be those set out in:
 - 11.3.1 the Conditions of Sale by Public Auction Real Property adopted by the REIQ; and
 - 11.3.2 the copyright form of Contract and the Terms of Contract/Standard Conditions of Sale adopted by the REIQ and approved by the Queensland Law Society as at the date of the Appointment of Property Agent;
- 11.4 The Agent may, in the Agent's sole discretion, subcontract the performance of the Agent's services in relation to holding the Public Auction by engaging a person licensed as an Auctioneer under the Act to conduct the Public Auction on behalf of the Agent. If the Agent employs an Auctioneer then the Client shall pay the amount as specified in Item F(4) of the Schedule as a fee for the Auctioneer's services.

12. AGENT'S ENTITLEMENT TO TERMINATION PENALTY

- 12.1 In this Clause 12:
 - 12.1.1 **Relevant Contract** means a relevant contract as defined in the Act; and
 - 12.1.2 **Termination Penalty** means the amount of 0.25% of the Purchase Price under the Contract of Sale as defined in the Act.
- 12.2 If:
 - 12.2.1 the Contract of Sale is a Relevant Contract; and
 - 12.2.2 the Buyer validly terminates the contract at any time before the cooling-off period ends in accordance with the Act; and
 - 12.2.3 the Client is entitled to retain from the deposit the Termination Penalty,
 the Client agrees that the Termination Penalty will be divided equally between the Client and the Agent.
- 12.3 The Client:
 - 12.3.1 authorises the Agent; and
 - 12.3.2 authorises and directs the deposit holder or any other person to whom any deposit is paid under a Contract of Sale,
 to pay to the Agent, the Agent's share of the Termination Penalty to which the Agent is entitled in accordance with the Clause 12.2 immediately upon production of the Agreement or a copy of the Agreement.
- 12.4 The Client agrees that the Agent's receipt for the payment of one half of the Termination Penalty under Clause 12.2 completely discharges the deposit holder from any duty to account to the Client for the Agent's share of the Termination Penalty paid to the Agent.

13. INDEMNITY

- 13.1 The Client shall be liable for and shall indemnify and defend the Agent, its directors, officers, employees, and agents from and against any and all losses, claims, demands, actions, suits (including costs and legal fees on an indemnity basis), and damages, including, but not limited to:
 - 13.1.1 injury, bodily or otherwise, to or death of any person;
 - 13.1.2 loss, damage to or destruction of property, whether real or personal, belonging to the Client, the Agent or others; and
 arising from or in connection with any act or omission or negligence of the Client or any other person (other than the Agent) or arising out of or in connection with the Property or this Appointment of Property Agent.

14. CLIENT AND AGENT'S ACKNOWLEDGEMENTS

- The Client and the Agent acknowledge that:
 - 14.1 they have received a copy of the Property Occupations Form 6 - Appointment and reappointment of a property agent, resident letting agent or property auctioneer, the Schedule, these Essential Terms and Conditions and any additional annexures;
 - 14.2 they have read and fully understood the Property Occupations Form 6 - Appointment and reappointment of a property agent, resident letting agent or property auctioneer, the Schedule, these Essential Terms and Conditions and any additional annexures, including the warranties and indemnities contained therein and agree to be fully bound by them.

15. ENTIRE AGREEMENT

- 15.1 This document constitutes the entire agreement of the parties with respect to the subject matter of this document and supersedes all prior negotiations or expressions of intent or understandings with respect to the appointment of the Agent to the Property.

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

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Property occupations Form 6



Appointment and reappointment of a property agent, resident letting agent or property auctioneer

Property Occupations Act 2014
This form is effective from 1 August 2016

ABN: 13 846 673 994

Part 1—Client details

Client 1

Note: The client is the person or entity appointing the agent to provide the services. This may be the owner (or authorised representative of the owner) of the land, property or business that is to be sold or may be a prospective buyer seeking to purchase land or a property.

Client name Tyrone Aleckson **TRUSTEE FOR ALECKSON SUPERANNUATION FUND**
ABN **86751719011** ACN
Are you registered for GST? Yes No
Address **3 Rannock Avenue**
Suburb **Benowa** State **QLD** Postcode **4217**
Phone Fax Mobile **0400213220**
Email address **taleckson@qairqld.com**

Client 2

Note: Annexures detailing additional clients may be attached if required.

Client name Lynn Ivy Aleckson **TRUSTEE FOR ALECKSON SUPERANNUATION FUND**
ABN **86751719011** ACN
Are you registered for GST? Yes No
Address **3 Rannock Avenue**
Suburb **Benowa** State **QLD** Postcode **4217**
Phone Fax Mobile **0400230195**
Email address **laleckson@qairqld.com**

Part 2—Licensee details

Licensee type

More than one box may be ticked if appropriate.

Note: Annexures detailing conjuncting agents may be attached if required.

Licensee name

Where a corporation licensee is to be appointed, state the corporation's name and licence number.

Where a sole trader is to be appointed, state the individual's name and licence number.

Real estate agent Resident letting agent Property auctioneer
Trading name **Burrum District Realty**
Licensee name (corporation, if applicable) **Burrum District Property Group Pty Ltd**
ABN **92131163863** ACN
Licence number **3399591** Expiry **25 / 08 / 2023**
Address **P O Box 262** DD MM YYYY
Suburb **HOWARD** State **QLD** Postcode **4859**
Phone **07 4129 0588** Fax Mobile **0419 771 711**
Email address **sales@burrumdistrictrealty.com.au**

INITIAL

Part 3—Details of property or business that is to be sold, let, purchased, or managed

Please provide details of the property, land, or business as appropriate.

Note: Annexures detailing multiple properties may be attached if required.

Description Vacan Land

Address 366 Elbow Rd Devils Elbow ROAD

Suburb Buxton

State QLD

Postcode 4660

Lot 27

Plan SP231445

Title reference

Part 4—Appointment of property agent

Section 1

Performance of service

Annexures detailing the performance of service may be attached if required.

The client appoints the agent to perform the following service/s:

- Sale Purchase Letting / collection of rent / management
- Leasing (Commercial agents)
- Auction Auction date / / (must be completed)
DD MM YYYY
- Other (please specify)

Section 2

Term of appointment

Sole and exclusive appointments: for sales of one or two residential properties, the term is negotiable and agent can be appointed or reappointed up to a maximum of 90 days per term. There are no limitations on the length of an appointment for anything other than a residential property sale.

Single appointment for a particular service or services

Start 14 / 05 / 2021
DD MM YYYY

End 11 / 08 / 2021
DD MM YYYY

Continuing appointment for a service or a number of services over a period

Start / /
DD MM YYYY

Section 3

Price

State the price for which the property, land or business is to be sold or let.

Note: Bait advertising is an offence under the Australian Consumer Law.

Reserve

List

Letting

\$300,000

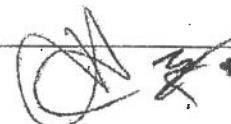
- For auctions: If a reserve price is unknown at the time of appointment, it can be advised in writing at a later date.
- For residential property auctions and residential properties to be marketed without a price: If the client agrees to marketing via an *electronic listing provider*, the client agrees for the agent to disclose to the *electronic listing provider* a price or price range of \$..... to establish a search criteria.

Section 4

Instructions/conditions

The client may list any condition, limitation or restriction on the performance of the service.

Note: Annexures detailing instructions/conditions may be attached if required.

 INITIAL

Part 6 - PROPERTY SALES: open listing, sole agency or exclusive agency continued

Acknowledgement for sole and exclusive agency

I/we acknowledge the appointed agent has provided me/us with information about sole and exclusive agency appointments.

Client * [Signature]

SIGN HERE

Date 14/05/2021 DD MM YYYY

Client * [Signature]

SIGN HERE

Date 14/05/2021 DD MM YYYY

Agent * B. MOTTOU

SIGN HERE

Date 14/05/2021 DD MM YYYY

Part 7 - Commission

To the client: The commission is negotiable. It must be written as a percentage or dollar amount.

Make sure you understand when commission is payable. If you choose 'Other' and the contract does not settle, the agent may still seek commission.

To the agent: You should ensure that commission is clearly expressed and the client fully understands the likely amount and when it is payable. Refer to section 104 and 105 of the Property Occupations Act 2014.

The client and the agent agree that the commission including GST payable for the service to be performed by the agent is:

Exclusive Listing: 2.5% of the sale price including GST
Open Listing: 2.5% of the sale price including GST

NOTE: Commission is expressed as a percentage and is worked out only on the actual sale price.

When commission is payable

[X] For sales, including auctions, commission is payable if a contract is entered into and settlement of the contract occurs.

[] PLEASE REFER TO CLAUSE 5 OF THE ATTACHED ESSENTIAL TERMS AND CONDITIONS

[] Other (for specific other circumstances in which commission is payable see annexure).

For all other types of appointments:

[Signature] INITIAL

Part 5—Termination of appointment

Residential sales of 1 or 2 properties only	<p>Open listing: You may terminate in writing at any time.</p> <p>Sole or exclusive: The client and agent can agree in writing to end the appointment early. For appointments of 60 days or more, either party can end the appointment by giving 30 days written notice, but the appointment must run for at least 60 days unless both parties agree to an earlier end date.</p>
Open listing	You may terminate an open listing for either commercial or residential property sales at any time.
Other fixed term appointments (excluding residential property sales)	The parties may agree to a fixed term appointment of their choice. This term may be ended earlier by mutual agreement.
Continuing appointments (for example: letting, collection of rents etc)	You may terminate in writing with 30 days notice, or less if both parties agree.

Part 6—PROPERTY SALES: open listing, sole agency or exclusive agency

To the client

You may appoint an agent to sell a property or land on the basis of an open listing, or a sole agency, or exclusive agency.

The following information explains the circumstances under which you will, and won't, have to pay a commission to the agent if the property is sold during their term of appointment.

OPEN LISTING

- You appoint the agent to sell the property but you retain a right to appoint other agents on similar terms, without penalty or extra commission.
- No end date required.
- Appointment can be ended by either you or the agent at any time by giving written notice.

When you must pay the agent

- The agent is entitled to the agreed commission if the agent is the effective cause of sale.

When you don't have to pay the agent

- If the client sells the property privately and the agent is not the effective cause of sale i.e.: purchaser did not contact the agent, did not attend open house inspections etc.

SOLE AGENCY

When you must pay the agent

- If you appoint a new agent during an existing agent's sole agreement term and the property is sold during that term, you may have to pay:
 - A commission to each agent (two commissions).
 - Damages for breach of contract arising under the existing agent's appointment.

When you don't have to pay the agent

- If the client sells the property privately and the agent is not the effective cause of sale i.e.: purchaser did not contact the agent, did not attend open house inspections etc.

EXCLUSIVE AGENCY

When you must pay the agent

- The client will pay the appointed agent whether this agent, any other agent, or person (including the client themselves) sells the property during the term of the appointment.
- If the client sells the property, after the exclusive appointment expires and if the agent was the effective cause of sale (introduced the buyer to the property) the agent may be entitled to commission.

At the end of the sole or exclusive agency, the parties Agree Do not agree

that the appointment will continue as an open listing. (Please tick whichever is relevant)

[Handwritten Signature] **INITIAL**

Part 8—Authorisation to incur fees, charges and expenses

The client authorises the agent to incur the following expenses in relation to the performance of the service/s. Annexures may be attached if required.

<p>Section 1 Advertising/marketing</p> <p>To the client Your agent may either complete this section or attach annexures of marketing/advertising activities. In either case, the <i>authorised amount</i> must be written here.</p>	<p>Complimentary supplied by BDR: Basic Internet listings to 12 websites, Corporate Magazine, Window display card, brochures, photography including aerials, coreflute for sale signboard. (Please refer to the attached marketing schedule).</p> <p>Optional advertising requiring Vendor contribution include but are not limited to: - Feature internet listings - newspaper advertising - photo for sale signboard. (Please refer to the attached marketing schedule).</p> <p>Options regarding listings on realestate.com: a) 45 Day feature listing \$339, thereafter reverting to a standard listing until sold or withdrawn. b) 60 Day Premier listing \$749 thereafter reverting to a feature listing until sold or withdrawn. c) Standard For Sale Signboard 1200mm x 900mm + 25mm edge \$75.00</p> <p>(Advertising on realestate.com commences only after receipt of advertising monies).</p> <p>Authorised amount \$ <u>339.00</u></p> <p>When payable DD / MM / YYYY</p>
--	--

<p>Section 2 Repairs and maintenance (if applicable) Property management</p>	<p>The maximum value of repairs and maintenance to be paid by the agent without prior approval by the client is \$ <u>NIL</u></p>
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Section 3 Other Description of fees and charges. The agent may either complete this section or attach annexures.	Description	Amount	When payable
	CURRENT TITLE SEARCH	\$25.95	Upon signing Contract of Sale

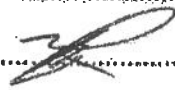
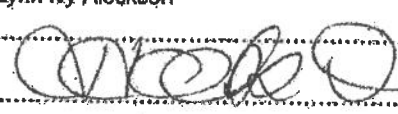

Section 4 Agent's rebate, discount, commission or benefit incurred in the provision of or performance of the service	Service	Source	Estimated amount
	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

 INITIAL

Part 9--Signatures

WARNING: THE CLIENT IS ADVISED TO SEEK INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS FORM.

This form enables the client to appoint, or reappoint, a property agent, resident letting agent or property auctioneer (the 'agent') for the sale, letting/management, collection of rent, auction or purchase of real property, land or businesses. This form must be completed and given to the client before the agent performs any service for the client. Failure to do so may result in a penalty and loss of commission for the agent. If you are unclear about any aspect of this form, or the fees you will be charged, do not sign it. Seek legal advice. If you need more information about this form including what an agent needs to disclose, you can visit the Office of Fair Trading website at www.qld.gov.au/fairtrading or phone on 13 QGOV (13 74 68).

Client 1	Full name Tyrone Aleckson Signature*  1 4 / 0 5 / 2 0 D D M M Y Y Y <div style="float: right; border: 1px solid black; padding: 2px;">SIGN HERE</div>
Client 2	Full name Lynn Ivy Aleckson Signature*  1 4 / 0 5 / 2 0 D D M M Y Y Y <div style="float: right; border: 1px solid black; padding: 2px;">SIGN HERE</div>
Agent A registered real estate salesperson working for an agency can sign this form on behalf of the licensed agent.	Full name BURRUM DISTRICT PROPERTY GROUP PTY LTD TRADING AS BURRUM DISTRICT REALTY (Bernadine Theresa Morrow) Signature*  14 / 0 5 / 2021 D D M M Y Y Y <div style="float: right; border: 1px solid black; padding: 2px;">SIGN HERE</div>
Schedules and attachments List any attachments.	

Part 10--Reappointment

Use this section to reappoint your agent. A new appointment form is required if any of the terms or conditions are to change. Your agent can only be reappointed within 14 days before the contract ends - not before. Limitations apply on reappointments for sole or exclusive agency appointments for residential property sales.	I/we (the client) reappoint BURRUM DISTRICT PROPERTY GROUP PTY LTD TRADING AS BURRUM DISTRICT REALTY (the agent) to D D / M M / Y Y Y Y Client's name Signature D D / M M / Y Y Y Y Client's name Signature D D / M M / Y Y Y Y
---	--

This is the end of the approved form. Please note, any annexures/schedules form part of the appointment contract.



5.42



Appointment of Real Estate Agent (Residential Sales)

ITEMS SCHEDULE

A PRIOR APPOINTMENT

Pursuant to Section 21 of the *Property Occupations Regulation 2014 (Qld)*, prior to accepting this Appointment of Property Agent, the Agent must take reasonable steps to find out whether the Client has already appointed another property agent to perform the service(s) listed in this Appointment of Property Agent.

- The Client acknowledges that the Agent has taken reasonable steps to find out whether the Client has already appointed another property agent to perform the service(s) listed in this Appointment of Property Agent.
- The Client further warrants that another property agent has not been appointed to perform the service(s) listed in this Appointment of Property Agent.
- If the Client is not able to warrant that another property agent has not been appointed to perform the service(s) listed in this Appointment of Property Agent, the Client acknowledges that a statement in accordance with Section 21 (4) of the *Property Occupations Regulation 2014 (Qld)* has been provided by the Agent.

Note: A copy of the statement provided to the Client must be annexed to this Appointment of Property Agent.

B ADVICE AS TO MARKET PRICE

Has the Client requested information regarding the price at which the Property is to be offered for sale?

(Select applicable Box)

- Yes
- No

- If Yes, The Client acknowledges receipt of the Comparative Market Analysis; OR
- The Client acknowledges receipt of the written explanation showing how the Agent decided the market value of the Property.

COMPARATIVE MARKET ANALYSIS

Compares the Property with at least 3 properties sold within the previous 6 months that are of a similar standard or condition to the Property and are within 5km of that Property.

- Listed below; OR
- Listed in the attached Comparative Market Analysis (attach analysis)

ADDRESS OF PROPERTY:

SALE PRICE: DISTANCE FROM PROPERTY:

ADDRESS OF PROPERTY:	SALE PRICE:	DISTANCE FROM PROPERTY:
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	

Comments:

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

INITIAL

Note: Pursuant to sections 214 and 216 of the Property Occupations Act 2014 (Qld), where the Property is to be marketed without a price and/or the Property is residential property to be sold by auction, the Agent must not disclose a price guide for the Property or what he/she considers is a price likely to result in a successful or acceptable bid for the Property.

However, the Agent may give a person a Comparative Market Analysis, or the written explanation showing how the Agent decided the market value of the Property, if the Client provides written consent.

The Client:

- Authorises
- Does not authorise

the Agent to give a potential Buyer either the Comparative Market Analysis or the written explanation showing how the Agent decided the market value of the Property.

C MANAGING AGENT OF PROPERTY (If Applicable)

AGENCY:

N/A

PROPERTY MANAGER:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

D SOLICITOR'S DETAILS FOR CLIENT

NAME:

K2Law

REF:

CONTACT:

James BARRITT.

ADDRESS:

16 Ashmore Road

SUBURB:

BUNDALL

admin@k2law.com.au

STATE:

QLD

POSTCODE:

4217

PHONE:

MOBILE:

FAX:

EMAIL:

To be provided to the Agent by the Client at a later date as not known by the Client when entering into this Agreement.

E PUBLIC LIABILITY

INSURER:

AMOUNT OF COVER:

\$

POLICY NUMBER:

EXPIRY DATE:

F AUCTION

The Client instructs and authorises the Agent to sell the Property by Public Auction. (Select applicable box)

- No - Clause 11 of this Agreement will not apply.
- Yes - Clause 11 of this Agreement will apply and the following details must be completed.

(1) Date of Auction: _____

(2) Place of Auction: _____

(3) Time of Auction: _____

(4) Fee for Auctioneer: \$ _____

- (5) Terms of Sale: Cash, with Settlement 30 days from the date of the Contract ← Select applicable box
- Other (please specify): _____

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

[Handwritten initials]

INITIAL

000018338550

5.44

G PRIVACY

- The Client acknowledges that they have, where necessary, been provided with and completed, a Privacy Notice and Consent by the Agent in the form annexed to this Appointment of Property Agent or located on the Agent's website at www.burumdistrictrealty.com.au and they fully understand that the collection and use of personal information contained in the *Property Occupations Form 6 - Appointment and reappointment of a property agent, resident letting agent or property auctioneer*, this Schedule, the Essential Terms and Conditions and any additional annexures, is in accordance with the Privacy Notice and Consent.

H REQUIREMENTS FOR SOLE OR EXCLUSIVE AGENCY

- The Client acknowledges and accepts that the following notice is provided in accordance with the Agent's obligations under Section 103 of the *Property Occupations Act 2014 (Qld)*:
 - (1) The Agent has, in accordance with the requirements of the *Property Occupations Act 2014*, discussed with the Client:
 - (a) whether the Appointment of Agent is to be for a sole agency or and exclusive agency; and
 - (b) the proposed term of the appointment; and
 - (c) for an appointment for the sale of residential property other than a commercial scale appointment, the Client's entitlement to negotiate a term of the appointment up to a maximum of 90 days; and
 - (d) the consequences for the Client if the Property is sold by someone other than the Agent during the term of the Appointment.

(Note: The Client should refer to Clause 5 of the Essential Terms and Conditions)
- The Client acknowledges that the above matters have been discussed before signing the Appointment of Property Agent.

I FACTS MATERIAL TO THE SALE OF THE PROPERTY

Note: Agent must take reasonable steps to find out/verify any facts material to the sale of the Property

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

EW

INITIAL
00001833550

5.45

PROPERTY DESCRIPTION DETAILS

ADDRESS: 366 Elbow Rd

SUBURB: Buxton

STATE: QLD POSTCODE: 4660

RES

Property type (select one)

- House
- Unit
- Duplex
- Apartment
- Mobile Home
- Townhouse
- Acreage
- Farm
- Vacant Land

Features: (select as applies)

- Cable TV
 - Fireplace
 - Air conditioned:
 - Ducted
 - Split Systems
 - Heated
 - Veranda/Deck
 - Entertaining area/Pergola
 - Terrace/Paved
 - BBQ
 - Bar
 - In-ground pool
 - Above-ground pool
 - Fenced:
 - Sides fenced
 - Tennis court
 - Water frontage
 - Water access
 - Jetty
 - Spa
 - Sauna
 - Gym
 - Ceiling fans
 - Security system
 - Window and Door security screens
 - Window Locks
 - Intercom system
 - Rain water tank
 - Bore
 - Solar electricity system
- Number of kilowatts _____

Room details (Total number of rooms)

- Bedrooms BI
- Lounge
- Dining
- Lounge/Dining Comb
- Rumpus/Family
- Media room
- Bathroom
- Kitchen
- Dining/Kitchen Comb
- Pantry
- Ensuite
- Separate toilets
- Separate shower
- Laundry
- Study/Office
- G/shed/Shed/Stables
- Other rooms

Type (select one)

- Highset
- Lowset
- Split-level
- Double-storey
- Multilevel

Services (select as applies)

- Town water
- Sewered
- Septic
- Gas in street
- Cable in street

Car Parking (# of spaces)

- Garage
- Carport
- Other

Interior Walls (select as applies)

- Plasterboard
- Timber
- Brick
- Block
- Fibro

Appliances (select as applies)

- Gas stove
- Electric stove
- Oven
- Hot Plate
- Rangehood
- Microwave
- Refrigerator
- Dishwasher
- Disposal Unit
- Washing machine
- Dryer
- Ducted vacuum

Hot water system (select as applies)

- Gas
- Electric
- Solar

Construction: (select as applies)

- Brick
- Timber
- Concrete
- Hard/plank
- Fibre
- Rendered
- Cladding
- Brick Veneer
- Block

Roof (select one)

- Tiles
- Fibro
- Iron
- Colorbond

Style (select one)

- Colonial
- Contemporary
- Brick and tile
- Federation
- Mediterranean
- Pole home
- Queenslander
- Post War

Community Facilities (close by)

- Primary school m
- Secondary school m
- Blkeway m
- Park m
- Sporting facilities m

Transport (close by)

- Bus m
- Train m
- Ferry m

Outlook (select one direction)

- North East
- South West
- North-east South-east
- South-west North-west

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

  INITIAL

5.46

ESSENTIAL TERMS AND CONDITIONS

1. DEFINITIONS

- 1.1 "Act" means the *Property Occupations Act 2014 (Qld)*.
- 1.2 "Agent" means the party described in Part 2 of the *Appointment of Property Agent*.
- 1.3 "Appointment of Property Agent" means the Queensland Government Property Occupations Form 6 - Appointment and reappointment of a property agent, resident letting agent or property auctioneer. These terms and conditions and the Schedule are annexed to the Appointment of Property Agent.
- 1.4 "Client" means the party described in Part 1 of the Appointment of Property Agent.
- 1.5 "Commission" means the commission stated in Part 7 of the Appointment of Property Agent.
- 1.6 "Conjunction Sale" means a sale conducted in conjunction with other property agents.
- 1.7 "Electronic Signature" means an electronic method of signing that identifies the person and indicates their intention to sign;
- 1.8 "Property" means the property described in Part 3 of the Appointment of Property Agent.
- 1.9 "Property Description Details" means the particulars listed in the Property Description Details annexed to the Schedule.
- 1.10 "REIQ" means The Real Estate Institute of Queensland.
- 1.11 "Schedule" means the Residential Sales Schedule forming part of this Agreement.
- 1.12 "Term" means the term specified in Part 4, Section 2 of the Appointment of Property Agent.

2. WHAT MAKES UP THIS AGREEMENT

This Agreement comprises the following parts:

- 2.1 Appointment of Property Agent;
- 2.2 Schedule;
- 2.3 Essential Terms and Conditions;
- 2.4 Any additional annexures.

3. CLIENT APPOINTS AGENT

- 3.1 For the Commission and other fees payable by the Client, the Agent agrees to sell the Property for the Client in accordance with this Agreement.

4. PRICE

- 4.1 The Client instructs the Agent that the Price at which the Agent must offer to sell the Property will be the Price stated in Part 4, Section 3 of the Appointment of Property Agent, or any variation to the Price stated in Part 4, Section 3 of the Appointment of Property Agent as instructed in writing at a later date by the Client.

5. ENTITLEMENT TO COMMISSION

- 5.1 The Client agrees to pay the Agent Commission as specified in Part 7 of the Appointment of Property Agent if a Contract of Sale of the Property is entered into with a Buyer, whether within the Term or after the Term, where the Relevant Person is the effective cause of the sale within the Term, provided that:
 - 5.1.1 the Contract of Sale of the Property is completed; or
 - 5.1.2 the Client defaults under the Contract of Sale and that Contract is terminated by reason of or following that default; or
 - 5.1.3 the Contract of Sale is not completed and the whole or part of the deposit paid is liable to be forfeited; or
 - 5.1.4 the Contract of Sale is terminated by mutual agreement of the Client and the Buyer.

- 5.2 For the purposes of Clause 5.1 a Relevant Person is, where the Appointment of Property Agent is for:
 - 5.2.1 an Exclusive Agency, any person (including the Client); or
 - 5.2.2 a Sole Agency, any person other than the Client; or
 - 5.2.3 an Open Listing, the Agent only.

6. AUTHORITY TO PAY COMMISSION

- 6.1 The Client:
 - 6.1.1 authorises the Agent, and
 - 6.1.2 authorises and directs the deposit holder or any other person to whom any deposit is paid under a Contract of Sale, to pay to the Agent any Commission to which the Agent is entitled immediately upon:
 - (a) the entitlement to Commission arising; and
 - (b) production of the Agreement or a copy of the Agreement;
- 6.2 The Client agrees that the Agent's receipt for the payment of Commission under Clause 6.1 completely discharges the deposit holder from any duty to account to the Client for the Commission paid to the Agent.

7. COMMUNICATION OF EXPRESSIONS OF INTEREST

- 7.1 Unless otherwise agreed in writing between the Client and the Agent, the Client:
 - 7.1.1 only requires the Agent to communicate to the Client:
 - (a) all written offers about the sale; and
 - (b) only those expressions of interest which the Agent determines in its discretion are to be communicated to the Client.

8. DISCLOSURE OF RELEVANT FACTS

- 8.1 The Client states that:
 - 8.1.1 the Property is the Client's own property;
 - 8.1.2 the Agent is entitled to sell the Property on behalf of the Client; and
 - 8.1.3 the particulars about the Property contained in the Property Description Details are correct;
- 8.2 The Client authorises the Agent at the Client's cost to:
 - 8.2.1 take reasonable steps to find out or verify:
 - (a) the ownership of the Property; and
 - (b) the description of the Property;
 - 8.2.2 take such other reasonable steps to find out or verify the facts material to the sale, exchange or lease that a prudent property agent would find out or verify in order to avoid error, omission, exaggeration or misrepresentation. These steps may be taken before listing the Property and afterwards as the occasion arises;
- 8.3 The Client will produce to the Agent, at the Agent's request, such information as required by the Agent to satisfy the Agent of the matters referred to in this Clause 8;
- 8.4 This Clause 8 does not oblige the Agent to undertake searches with public authorities;
- 8.5 The Client warrants that the Property is safe and free from any defects for the purposes of a property inspection.

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



INITIAL
0001234567

5.47

PROPERTY DESCRIPTION DETAILS (Continued)

Age (years): _____

Land (approx. m²): _____ Land (approx. ha): 40.85ha

R.P.D. Lot 27 SP231445

Electrical safety switch: Yes No Smoke alarm: Yes No

Pool Safety Certificate: Yes No

Encumbrances: Yes No If yes please provide details:

Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 disclosures:

(select whichever is applicable)

- The Land 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.
- The Land is affected by an application to, or an order made by, QCAT in relation to a tree on the Land.

Zoning: Rural and Rural Activity

Rates: \$ 1005-71 Quarter Half year Year

Vacant Possession: _____ days

Tenanted: Yes No

Inspection: Call listing agent 24hrs notice required Specify: _____

UNIT USE ONLY

Body Corporate Fees (Inc Sinking Fund): \$ _____ Period: _____

Floor level: _____ Lift: Yes No (select one)

COMMENTS

SIGNATURE OF PARTIES

Client 1: * [Signature] Date: 14-05-2021 **SIGN HERE**

Client 2: * [Signature] Date: 14-05-2021 **SIGN HERE**

Client 3: _____ Date: _____

Client 4: _____ Date: _____

Agent: * B Morgan Date: 14-05-2021 **SIGN HERE**

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

9. NOTIFICATION OF SALE TO TENANT

- 9.1 If the Property is tenanted, the Client states that the managing agent for the Property is as stated in Item C of the Schedule;
- 9.2 The Client acknowledges that where the Agent accepts an appointment to sell a property that is tenanted:
 - 9.2.1 The Agent must immediately give written notice of the appointment to any managing agent of the Property; and
 - 9.2.2 The managing agent must immediately give the tenant notice of the appointment of the Agent to sell the Property.

10. ELECTRONIC SIGNING, COMMUNICATION AND NOTICES

- 10.1 All written communications under this Agreement must be given to the parties' postal address, facsimile number, email address or mobile telephone number specified in Parts 1 and/or 2 of the Appointment of Property Agent;
- 10.2 The parties consent to the use of electronic communication in accordance with the provisions set out in Chapter 2 of the *Electronic Transactions (Queensland) Act 2001 (Qld)* and the *Electronic Transactions Act 1999 (Cth)*;
- 10.3 If this Agreement is signed by any party using an Electronic Signature, the Client and the Agent:
 - (a) agree to enter into this Agreement in electronic form; and
 - (b) consent to either or both parties signing the Agreement using an Electronic Signature.
- 10.4 The Client authorises the Agent to give on behalf of the Client any statement or other notice that may be required to be given by the Client in accordance with any law;
- 10.5 Nothing in this Clause 10 requires the Agent to give a statement or other notice on behalf of the Client. The Agent may require the Client to sign the statement or other notice on the Client's own behalf.

11. AUCTION

- 11.1 The Reserve Price shall be the amount specified in Part 4, Section 3 of the Appointment of Property Agent or as instructed by the Client in writing prior to the time of Auction;
- 11.2 The date, place and time for the Auction shall be as specified in Part 4, Section 1 of the Appointment of Property Agent and Item F of the Schedule or as otherwise agreed with the Client in writing from time to time;
- 11.3 The general conditions of sale shall be those set out in:
 - 11.3.1 the Conditions of Sale by Public Auction Real Property adopted by the REIQ; and
 - 11.3.2 the copyright form of Contract and the Terms of Contract/Standard Conditions of Sale adopted by the REIQ and approved by the Queensland Law Society as at the date of the Appointment of Property Agent;
- 11.4 The Agent may, in the Agent's sole discretion, subcontract the performance of the Agent's services in relation to holding the Public Auction by engaging a person licensed as an Auctioneer under the Act to conduct the Public Auction on behalf of the Agent. If the Agent employs an Auctioneer then the Client shall pay the amount as specified in Item F(4) of the Schedule as a fee for the Auctioneer's services.

12. AGENT'S ENTITLEMENT TO TERMINATION PENALTY

- 12.1 In this Clause 12:
 - 12.1.1 **Relevant Contract** means a relevant contract as defined in the Act; and
 - 12.1.2 **Termination Penalty** means the amount of 0.25% of the Purchase Price under the Contract of Sale as defined in the Act.
- 12.2 If:
 - 12.2.1 the Contract of Sale is a Relevant Contract; and
 - 12.2.2 the Buyer validly terminates the contract at any time before the cooling-off period ends in accordance with the Act; and
 - 12.2.3 the Client is entitled to retain from the deposit the Termination Penalty,
 the Client agrees that the Termination Penalty will be divided equally between the Client and the Agent.
- 12.3 The Client:
 - 12.3.1 authorises the Agent; and
 - 12.3.2 authorises and directs the deposit holder or any other person to whom any deposit is paid under a Contract of Sale,
 to pay to the Agent, the Agent's share of the Termination Penalty to which the Agent is entitled in accordance with the Clause 12.2 immediately upon production of the Agreement or a copy of the Agreement.
- 12.4 The Client agrees that the Agent's receipt for the payment of one half of the Termination Penalty under Clause 12.2 completely discharges the deposit holder from any duty to account to the Client for the Agent's share of the Termination Penalty paid to the Agent.

13. INDEMNITY

- 13.1 The Client shall be liable for and shall indemnify and defend the Agent, its directors, officers, employees, and agents from and against any and all losses, claims, demands, actions, suits (including costs and legal fees on an indemnity basis), and damages, including, but not limited to:
 - 13.1.1 injury, bodily or otherwise, to or death of any person;
 - 13.1.2 loss, damage to or destruction of property, whether real or personal, belonging to the Client, the Agent or others; and
 arising from or in connection with any act or omission or negligence of the Client or any other person (other than the Agent) or arising out of or in connection with the Property or this Appointment of Property Agent.

14. CLIENT AND AGENT'S ACKNOWLEDGEMENTS

- The Client and the Agent acknowledge that:
- 14.1 they have received a copy of the Property Occupations Form 6 - Appointment and reappointment of a property agent, resident letting agent or property auctioneer, the Schedule, these Essential Terms and Conditions and any additional annexures;
 - 14.2 they have read and fully understood the Property Occupations Form 6 - Appointment and reappointment of a property agent, resident letting agent or property auctioneer, the Schedule, these Essential Terms and Conditions and any additional annexures, including the warranties and indemnities contained therein and agree to be fully bound by them.

15. ENTIRE AGREEMENT

- 15.1 This document constitutes the entire agreement of the parties with respect to the subject matter of this document and supersedes all prior negotiations or expressions of intent or understandings with respect to the appointment of the Agent to the Property.

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

 INITIAL

Our Ref: JMB:SJF:20214391
Writer: Melanie Bartels
Your Ref:



3 August 2021

Tyrone Aleckson and Lynn Ivy Aleckson as trustee for Aleckson Superannuation Fund
PO Box 534
NERANG QLD 4211

BY E-MAIL laeckson@qairqld.com

Dear Tyrone and Lynn

**TYRONE ALECKSON AND LYNN IVY ALECKSON AS TRUSTEE FOR ALECKSON SUPERANNUATION
FUND SALE TO HAAS
PROPERTY: 366 DEVILS ELBOW ROAD, BUXTON**

We confirm settlement of the above matter took place on Tuesday, 3 August 2021.

We **enclose** the following:

- 1 copy of the final settlement statement;
- 2 settlement completion record; and
- 3 our tax invoice (noting this has been paid).

In accordance with the **attached** settlement sheet we confirm we received the following cheques on your behalf at settlement:

- 1 \$292,565.70 in favour of Tyrone Aleckson and Lynn Ivy Aleckson.

We confirm the above monies have been deposited into your nominated bank account. We note we received a cheque for \$1,099.43 in payment of our tax invoice.

Although settlement generally marks the conclusion of the financial arrangements between you and the buyer, the buyer does not become the legal owner of the property until registration of the transfer of the property in the land titles office. The buyer or their financier will now attend to the registration of all transfer documentation at the Department of Natural Resources and Mines. Upon this documentation being lodged, all government departments will be notified of the sale and details updated.

We note we have advised the agent that settlement has taken place and that a cheque for \$4,025.95 in payment of their commission will be deposited into their bank account.

If you have not already done so, you should cancel your insurance for the property.

Our retainer to act for you in relation to the sale of the property has ended. We take this opportunity to thank you for providing your instructions in respect of this matter.

If you have any queries, please let us know.

Yours faithfully



Melanie Bartels
Associate | K2 Law

Email: melanie@k2law.com.au



Settlement Completion Record

Settlement Details:

Subscriber: K2 LAW
 Subscriber Role: Proprietor on Title
 Subscriber Reference: 20214391 Aleckson
 For sale or refinance of: 366 Devils Elbow Road, BUXTON QLD 4660
 Land Title Reference: 50819726
 Total funds settled via PEXA: \$ 307,492.92
 Funds not included in PEXA Financial Settlement: \$ 0.00
 Net Adjustments: \$ 0.00
 PEXA Workspace ID: PEXA216444447
 Settlement Date: 03/08/2021

Signature(s) on Settlement Statement:

Matthew Robert Kumnick - 03/08/2021 12:02 AEST

Other Workspace Participants

Incoming Proprietor: TERRA FIRMA LAW

Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	720988083	\$ 300,000.00	\$ 2,000.00	\$ 298,000.00

Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA216444447 S01F	Purchaser's Equity	-	-	-	TERRA FIRMA LAW	\$ 307,492.92
					Total		\$ 307,492.92

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA216444447 D08F	Vendor's Funds	Tyrone and Lynn Aleckson	124065 22976126	K2 LAW	\$ 292,565.70
2	PEXA216444447 D06F	Professional Fees	K2 Law Pty Ltd General Account	034216 574332	K2 LAW	\$ 1,099.43
3	PEXA216444447 D07F	Other	Burrum District Realty Trust Acc	484799 451525247	K2 LAW	\$ 4,025.95
4	PEXA216444447 D05F	PEXA Fees	PEXA Fee Account	-	TERRA FIRMA LAW	\$ 117.92
5	PEXA216444447 D04F	PEXA Fees	PEXA Fee Account	-	K2 LAW	\$ 117.92
6	PEXA216444447 D03F	Lodgement Fees	Lodgement Fee Account - QLD	-	TERRA FIRMA LAW	\$ 641.00
7	PEXA216444447 D02F	Other (BPAY)	-	-	TERRA FIRMA LAW	\$ 8,925.00

S-52



Date Generated: 03/08/2021

				Total		\$ 307,492.92
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PAYG Instalments report 2021

Tax Agent 24659936
Last Updated 26/02/2022

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
914751083	THE TRUSTEE FOR ALECKSON SUPERANNUATION FUND	0.00	0.00	0.00	0.00	0.00

Total No of Clients: 1

6.2

Activity statement 001

All fields marked with * are mandatory.

ALECKSON SUPERANNUATION FUND

Review [tax type summary](#) (net annual revenue product liability based on the income tax year)

Overdue	Not yet due	Balance
\$1,514.00 DR	\$0.00	\$1,514.00 DR

Transactions

12 results found - from 02 March 2020 to 02 March 2022 sorted by processed date ordered newest to oldest

Filter

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$1,514.00		\$1,514.00 DR
27 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$1,514.00		\$0.00
19 Oct 2021	18 Oct 2021	Payment received		\$1,514.00	\$1,514.00 CR
14 Jul 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21		\$0.00	\$0.00
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21		\$0.00	\$0.00
8 Feb 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20		\$0.00	\$0.00
29 Sep 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20		\$0.00	\$0.00
29 Jul 2020	29 Jul 2020	General interest charge			\$0.00 ✓
29 Jul 2020	28 Jul 2020	Payment received		\$1,828.00	\$0.00
27 Jul 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$914.00		\$1,828.00 DR
1 Jul 2020	1 Jul 2020	General interest charge			\$914.00 DR ✓
7 Jun 2020	28 Apr 2020	Original Activity Statement for the period ending 31 Mar 20 - PAYG Instalments	\$914.00		\$914.00 DR

If the tax debt cannot be paid by the due date, we may allow a [payment plan](#) to pay by instalments.

It is important to contact us if there is difficulty [managing the debt](#).

i An account may be accruing GIC.

General interest charge (GIC) will accrue on overdue amounts until the debt is paid in full. Use our [GIC calculator](#) to estimate GIC.



b.3

Income tax 551

Date generated	02/12/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from **02 December 2019** to **02 December 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
18 May 2021	17 May 2021	Payment received		\$4,489.95	\$0.00
10 Feb 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$4,489.95		\$4,489.95 DR
5 Mar 2020	5 Mar 2020	General interest charge			\$0.00
5 Mar 2020	4 Mar 2020	Payment received		\$2,464.90	\$0.00
10 Feb 2020	2 Dec 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$2,464.90		\$2,464.90 DR