

**TRUSTEE(S) DECLARATION**  
**BUSINESS REAL PROPERTY**

I(Pekaj Pty Ltd, being the trustee of the Phil4 Super Fund, ABN: 82 246 583 039) hereby **Declare**, that the business real property held by the Fund situated at 17 Kayleigh Dr, Maroochydore QLD 4558 which is self-managed, is not leased to a related party, as defined by the SIS Act 1993 of the members and the leasing arrangements were conducted on commercial terms on an arm's length basis pursuant to section 109 of the SIS Act 1993 during the financial year ending 30 June 2022.

In support of this declaration, the trustee obtained an independent market appraisal of the rent to be charged and market value of the property, both of which are attached, as well as the, collection periods of the rent from the tenant to satisfy section 109 of the SIS Act which also included the Outgoings to be paid by the tenant as required with Commercial Leasing Agreements to address any potential breaches of Non Arms Length Income and or Non Arms Length Expenditure

Dated: 30 June 2022

Philip Blowers - Director

Signed



Jennifer Blowers - Director

Signed



**TRUSTEE(S) DECLARATION**  
**BUSINESS REAL PROPERTY**

I(Pekaj Pty Ltd, being the trustee of the Phil4 Super Fund, ABN: 82 246 583 039) hereby **Declare**, that the business real property held by the Fund situated at 24 Hood St, Airport West VIC 3042 which is managed by Nelson Alexander Fitzroy, is not leased to a related party, as defined by the SIS Act 1993 of the members and the leasing arrangements were conducted on commercial terms on an arm's length basis pursuant to section 109 of the SIS Act 1993 during the financial year ending 30 June 2022.

In support of this declaration, the trustee obtained an independent market appraisal of the rent to be charged and market value of the property, both of which are attached, as well as the, collection periods of the rent from the tenant to satisfy section 109 of the SIS Act which also included the Outgoings to be paid by the tenant as required with Commercial Leasing Agreements to address any potential breaches of Non Arms Length Income and or Non Arms Length Expenditure

Dated: 30 June 2022

Philip Blowers - Director

Signed



Jennifer Blowers - Director

Signed



please note: client did not have signed lease as the tenant wanted to go month by month basis, and have signed the declaration as below

**Pekaj Pty Ltd As Trustees for  
Phil4 Super Fund  
Minutes of a Meeting of Directors**

---

Held: 10 Lake Kawana Boulevard, Birtinya Qld 4575

Date: 30 June 2022

Time: 4.00 pm

Present: Philip Blowers  
Jennifer Blowers

Business: The Directors, RESOLVE as follows:

It is confirmed that the tenants occupying the property situated at 24 Hood Street, Airport West VIC 3042 are not a related party of Phil4 Super Fund.

It is also confirmed that the property was rented for the whole year during the 2022 financial year, with the total rent received plus outgoings being \$30,958 (inclusive of GST).

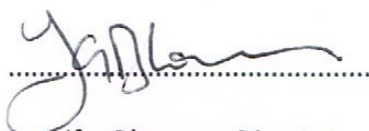
It is also confirmed that there was no signed lease as the Tenant had requested to go to month by month payments.

Closure: It was resolved that these minutes be signed as a true record of the proceedings of the meeting.

There being no further business the meeting was closed.



Philip Blowers - Director



Jennifer Blowers - Director

29<sup>th</sup> April 2022 ✓

Pekaj Pty Ltd atf  
Via Email

Dear Philip & Jennifer Blowers

RE: APPRAISAL OF VALUE  
Units 1,2, 3 and 4/17 Kayleigh Drive Maroochydore ✓

As requested, your request for an appraisal has been prepared for Crossley Life Pty Ltd for the following property: -

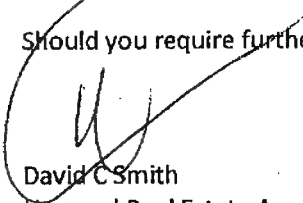
Property Address:	Unit 1, 2, 3 and 4 / 17 Kayleigh Drive Maroochydore
Real Property Description:	Lot 45 on RP No. 169519
Owner:	Pekaj Pty Ltd
Zoning:	Industrial
Local Authority:	Sunshine Coast Regional Council
Land Area:	1,200m <sup>2</sup>

Based on the current annual rental of \$57,567.78

As at the 30<sup>th</sup> June 2022 the appraised market value would be \$852,856. ✓

Whilst this is not a registered valuation, it is an appraisal of value based on my knowledge of the industry having been involved in Commercial and Industrial Sales and Leasing on the Sunshine Coast for the past 41 years.

Should you require further information or clarification of the appraisal please call to discuss.

  
David C Smith  
Licensed Real Estate Agent and  
Director of Sales and Leasing  
Mobile: 0412 712 680

Suite 215 Kon Tiki Business Centre  
Level 2, Building 1  
55 Plaza Parade  
MAROOCHYDORE QLD 4558

Wednesday, April 20, 2022

Philip Blowers  
Via e-mail: philip.blowers@gmail.com

Dear Phil,

Re Market Appraisal  
24 Hood Street Airport West 3042 ✓

Further to your request for a market appraisal for the above-mentioned property please find the details outlined below.

In assessing the value, I have considered all comparable sales within the area and incorporated the current buyer sentiment in the market place. Obviously these values may change with varied market conditions, including interest rate policy and supply and demand.

Land Size: 700sqm approx.

Building Size: 580sqm approx.

Zoning: Commercial 2 Zone

Market Rent: \$35,000 - \$40,000 pa

Market Value: \$800,000 - \$880,000 **Median of \$800,000 and \$880,000 = \$840,000 ✓**

Should you wish to discuss any aspect of this opinion, please do not hesitate to contact me personally.

Yours Sincerely



Kristian Lunardi  
**Partner**  
M: 0401 810 556

\* Disclaimer

This report has been prepared solely for your information and is not intended for any third party. Although every care has been taken in arriving at this figure, it is an opinion only and not to be taken as a sworn valuation.

[nelsonalexander.com.au](http://nelsonalexander.com.au)



philip blowers <philip.blowers@gmail.com>

### Superfund Auditor queries

2 messages

Kim Jay <kjay@initiativegroup.com.au>  
To: philip blowers <philip.blowers@gmail.com>

Sun, Jan 31, 2021 at 2:14 PM

Hi Phil & Jenny

Our auditor is requesting a couple of items for your superfund. Are you able to supply the below please:

*NO LEASE DURING THIS TIME*

- please provide the lease agreement from 1 July 2018 to 20 January 2019 for unit 1 and 2 Kayleigh Drive
  - please confirm the number of units rented in 17 Kayleigh Drive
  - please provide the lease agreement for the 2019 financial year (from 1 July 2018 to 30 June 2019) for units 3 and 4 of Kayleigh Drive
- NO LEASE DURING THIS TIME*

Regards

Kim

*UNIT'S  
1, 2 + 3  
SAME  
TENANT*

*UNIT'S 1 + 2 NEW LEASE / NEW TENANT FROM  
20/01/2019 TO 19/01/2022*

Kim Jay Director  
INITIATIVE GROUP  
Chartered Accountants &  
Financial Advisers

*UNIT 3 NEW LEASE / NEW TENANT FROM  
01/07/2020 TO 01/07/2022*

2/10 Lake Kawana Boulevard,

*UNIT 4 NEW LEASE FROM 01/06/2020 TO 01/06/202*

Phone: 04575  
p: 07 5437 8888

e: kjay@initiativegroup.com.au

*17 KAYLEIGH DR  
HAS 4 UNITS.*



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philip blowers <philip.blowers@gmail.com>  
To: philip blowers <philip.blowers@gmail.com>

Mon, Feb 1, 2021 at 8:14 PM

[Quoted text hidden]

2 attachments

Outlook-ptkrjpgy.jpg  
2K

REFERENCE SCHEDULE

1. LESSOR:

NAME PEKAJ PTY LTD AS TRUSTEE ATTN: PHILIP BLOWERS ABN ACN: 51 292 992

ADDRESS: 25 PINEWOOD STREET

SUBURB LITTLE MOUNTAIN STATE: QLD POSTCODE 4551

PHONE MOBILE FAX EMAIL  
0409 789 443 philip.blowers@gmail.com

2. TENANT:

NAME ALBERTUS JACOBUS GERBER ABN ACN: 44 937 028 146

ADDRESS 24 PAPERBARK DRIVE

SUBURB PALMVIEW STATE: QLD POSTCODE 4553

PHONE MOBILE FAX EMAIL  
07 5479 0005 0423 254 196 gerberkoos@gmail.com

3. GUARANTOR:

NAME ABN ACN

ADDRESS

SUBURB STATE POSTCODE

PHONE MOBILE FAX EMAIL

4. PREMISES:

← Annex a plan if available

Level or Tenancy No. UNIT 1 & 2

ADDRESS 17 KAYLEIGH DRIVE

SUBURB BUDERIM STATE QLD POSTCODE 4556

Description: Lot: PART OF LOT 45 RP/SP REGISTERED PLAN 16951.9

5. TERM:

The Term of the Agreement is: THREE (3)  Months  Years

Commencing on: 20/01/2019 and ending on: 19/01/2022

DATE (dd/mm/yyyy) DATE (dd/mm/yyyy)

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years

Period of further term: NIL

Final date for exercise of option: \_\_\_\_\_

DATE (dd/mm/yyyy)

7. RENT:

\$ 28,114.00 PER ANNUM + OUTGOINGS + GST per:  month  year

INITIALS

PS AS

INITIAL

**8. RENT REVIEW:**

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review

**Review Date**

20 JANUARY 2020

**Type of Review**

Index review  
 Fixed increase - amount of increase 4 %

20 JANUARY 2021

Index review  
 Fixed increase - amount of increase 4 %

**9. PERMITTED USE:**

MECHANICAL WORKSHOP AND OFFICE

**10. OUTGOINGS:**

Refer to clause 1.2(9)

**10(a) Percentage of Outgoings:**

100% OF OUTGOINGS ATTRIBUTABLE TO UNITS 1 & 2, 17 KAYLEIGH DRIVE, BUDERIM

**10(b) Additional Outgoings including the costs of (tick if applicable):**

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details)

**11. DEPOSIT:**

\$ 4 638.81 (SEE SPECIAL CONDITIONS)

**12. LESSOR'S AGENT:**

NAME

ADDRESS

SUBURB

STATE

POST CODE

PHONE

MOBILE

FAX

EMAIL

ABN

ACN

LICENCE NUMBER

INITIALS

RES. AS.

INITIAL



REFERENCE SCHEDULE

1. LESSOR:

NAME:

PEKAJ PTY LTD AS TRUSTEE <sup>ATTN</sup> PHILIP BLOWERS  
ADDRESS: 25 PINEWOOD STREET

ABN: ACN: 151 292 992

SUBURB: LITTLE MOUNTAIN STATE: QLD POSTCODE: 4551

PHONE: MOBILE: 0409 789443 FAX: EMAIL: philip.blowers@gmail.com

2. TENANT:

NAME:

ALBERTUS JACOBUS GERBER  
ADDRESS:

44837028146  
ABN: ACN:

SUBURB: STATE: QLD POSTCODE: 4553

PHONE: MOBILE: 0423 254 196 FAX: EMAIL: gerberkoos@gmail.com

3. GUARANTOR:

NAME:

ADDRESS:

ABN: ACN:

SUBURB: STATE: POSTCODE:

PHONE: MOBILE: FAX: EMAIL:

4. PREMISES:

← Annex a plan if available

Level or Tenancy No. UNIT 1+2  
ADDRESS: 17 KAYLEIGH DVE

SUBURB: BUDERIM STATE: QLD POSTCODE: 4556

Description: Lot: PART OF LOT 45 RP/SP: REGISTERED PLAN 169519

5. TERM:

The Term of the Agreement is: THREE (3)  Months  Years

Commencing on: 01/09/2022 and ending on: 01/09/2025  
DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term: NIL

Final date for exercise of option: DATE (dd/mm/yyyy):

7. RENT:

\$ 30,408.00 PER ANNUM per:  month  year  
+ OUTGOINGS + GST  
← Select applicable box

INITIALS

PB AS

8. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review.

Review Date	Type of Review
19 JANUARY 2023	<input type="checkbox"/> Index review <input checked="" type="checkbox"/> Fixed increase - amount of increase: <u>4</u> %
19 JANUARY 2024	<input type="checkbox"/> Index review <input checked="" type="checkbox"/> Fixed increase - amount of increase: <u>4</u> %

9. PERMITTED USE:

MECHANICAL WORKSHOP AND OFFICE

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details):

11. DEPOSIT:

\$ ZERO

12. LESSOR'S AGENT:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ABN: \_\_\_\_\_ ACN: \_\_\_\_\_ LICENCE NUMBER: \_\_\_\_\_

INITIALS

PR. AS.

## SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the Legal Profession Act 2007 (Qld) when preparing and completing this Agreement.

THE TENANT IS TO PROVIDE A CERTIFICATE OF CURRENCY OF INSURANCE WHICH MENTIONS THE FOLLOWING

- 1) CURRENT PUBLIC LIABILITY OF \$20 MILLION PER OCCURRENCE
- 2) GLASS COVER
- 3) THE LESSOR IS TO BE NOTED AS AN INTERESTED PARTY - PEKAJ PTY LTD AS TRUSTEE.
- 4) ADDRESS OF PROPERTY IS TO BE NOTED AS - UNITS 1+2 17 KATLEIGH DVE BODERIM QLD 4556
- 5) INDUSTRIAL RISK (IF REQUIRED)
- 6) WORKERS COMPENSATION AND ANY OTHER STATUTORY INSURANCE.

INITIALS

EF024 07/17

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P.B. - A.S.

**AGREEMENT MADE**

DATE: FIRST OF SEPTEMBER 2022

EXECUTED as an Agreement.

(dd/mm/yyyy):

**EXECUTION BY LESSOR**

**LESSOR 1**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

[Signature]  
JENNIFER BLOWERS.  
Name of Director/Secretary (BLOCK LETTERS)

Director

[Signature]  
PHIL BLOWERS  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

Signature of Witness

Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_

AS LESSOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_

STATE: \_\_\_\_\_

POSTCODE: \_\_\_\_\_

**LESSOR 2**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

\_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

Director

\_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

Signature of Witness

Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_

AS LESSOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_

STATE: \_\_\_\_\_

POSTCODE: \_\_\_\_\_

INITIALS

[Signature] AS

**EXECUTION BY TENANT**

**TENANT 1**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary \_\_\_\_\_

Director \_\_\_\_\_

\_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

\_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:


SIGNED by \_\_\_\_\_

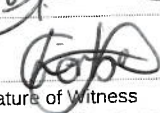
\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_

 ALBERTUS GERBER AS TENANT in the presence of:

  
Signature of Witness

LINDIE GERBER  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

24 PAPERBARK DRIVE

SUBURB: \_\_\_\_\_

PALMVIEW

STATE: QLD POSTCODE: 4553

**TENANT 2**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary \_\_\_\_\_

Director \_\_\_\_\_

\_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

\_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_

AS TENANT in the presence of:

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_

STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

INITIALS



REFERENCE SCHEDULE

1. LESSOR:

NAME:

PEKAJ PTY LTD AS TRUSTEE ATT PHILIP BLOWERS

ABN:

ACN: 151 292 992

ADDRESS:

25 PINEWOOD ST

SUBURB: LITTLE MOUNTAIN

STATE: QLD POSTCODE: 4551

PHONE:

MOBILE:

FAX:

EMAIL:

0409 789 443

philip.blowers@gmail.com

2. TENANT:

NAME:

ALBERTUS JACOBUS GERBER

ABN:

ACN: 4483702814

ADDRESS:

24 PAPERBARK DRIVE

SUBURB: PALM VIEW

STATE: QLD POSTCODE: 4553

PHONE:

MOBILE:

FAX:

EMAIL:

07 5479 005

0423 254 196

gerberkoos@gmail.com

3. GUARANTOR:

NAME:

ABN:

ACN:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

4. PREMISES:

← Annex a plan if available

Level or Tenancy No. UNIT 3

ADDRESS:

17 KAYLEIGH DRIVE

SUBURB: BUDERIM

STATE: QLD

POSTCODE: 4556

Description: Lot: PART OF LOT 45

RP/SP: REGISTERED PLAN 169519

5. TERM:

The Term of the Agreement is:

Two (2)

Months

Years

Commencing on: 01/01/2023

DATE (dd/mm/yyyy):

and ending on: 01/01/2025

DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term: NIL

Final date for exercise of option:

DATE (dd/mm/yyyy):

7. RENT:

\$15,183.72 PER ANNUM

per:  month

year

← Select applicable box

+ OUTGOINGS

+ GST

AS.

INITIALS

**8. RENT REVIEW:**

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review.

Review Date	Type of Review
01 JANUARY 2024	<input type="checkbox"/> Index review <input checked="" type="checkbox"/> Fixed increase - amount of increase: <u>4</u> %
	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase - amount of increase: _____ %

**9. PERMITTED USE:**

MECHANICAL AND TYRE SALES AND FITTING WORKSHOP

**10. OUTGOINGS:**

Refer to clause 1.2(9)

**10(a) Percentage of Outgoings:**

100% OF OUTGOINGS ATTRIBUTABLE TO UNIT 3 17 KAYLEIGH DR BUDERI

**10(b) Additional Outgoings including the costs of (tick if applicable):**

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details):

**11. DEPOSIT:**

\$ NONE (SEE SPECIAL CONDITIONS)

**12. LESSOR'S AGENT:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ABN: \_\_\_\_\_ ACN: \_\_\_\_\_ LICENCE NUMBER: \_\_\_\_\_

*AS*

## SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the Legal Profession Act 2007 (Qld) when preparing and completing this Agreement.

### RENT

MONTHLY RENT IS \$1,265.31 PLUS OUTGOINGS PLUS GST

BANK — NATIONAL AUSTRALIA BANK

NAME — PEKAJ PTY LTD

BSB — 084 484

A/C — 1138 30270

REF — PLEASE PUT YOUR NAME + UNIT No 3 AS REFERENCE

### SIGNAGE

SIGNAGE WILL BE IN ACCORDANCE WITH BUILDING RULES  
SIZE AND POSITIONING OF SUCH SIGNAGE IS SUBJECT TO LESSOR  
CONSENT

AIR CONDITIONING — NONE

### MAKE GOOD

THE TENANT PRIOR TO LEASE EXPIRY IS TO RE-INSTATE  
THE PREMISES TO STANDARD BUILDING CONFIGURATION,  
AND MAKE GOOD ALL WALLS, CEILING AND FLOOR SURFACE:  
WALLS AND CEILINGS TO BE PAINTED IN A COLOUR TO  
BE AGREED WITH THE LESSOR.

### INSURANCE

THE TENANT IS TO PROVIDE A CERTIFICATE OF INSURANCE  
WHICH MENTIONS THE FOLLOWING

- 1/ CURRENT PUBLIC LIABILITY OF \$20 MILLION PER OCCURENCE
- 2/ GLASS COVER
- 3/ THE LESSOR IS TO BE NOTED AS AN INTERESTED PARTY  
PEKAJ PTY LTD AS TRUSTEE
- 4/ ADDRESS OF PROPERTY IS TO BE NOTED AS UNIT 3 17 KAYLEIGH  
DUE BUDERIM QLD 4550
- 5/ TYRE SALES AND FITTING AND STORAGE
- 6/ WORKERS COMPENSATION AND ANY OTHER STATUTORY INSURANCE
- 7/ INDUSTRIAL RISK (IF REQUIRED)

AS.

P.S.

INITIALS

EF024 07/17

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Page 4 of 11



**AGREEMENT MADE**

DATE: \_\_\_\_\_  
(dd/mm/yyyy):

OF JANUARY 2023

EXECUTED as an Agreement.

**EXECUTION BY LESSOR**

**LESSOR 1**

Executed by: PEKAJ PTY LTD AS TRUSTEE  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

J [Signature]  
J JENNIFER BLOWERS  
Name of Director/Secretary (BLOCK LETTERS)

Director

[Signature]  
PHILIP BLOWERS  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Lessor)

SIGNED by \_\_\_\_\_

Signature of Witness \_\_\_\_\_

**OR**

SIGNED by \_\_\_\_\_

Signature of Witness \_\_\_\_\_

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of: \_\_\_\_\_

Name of Witness (BLOCK LETTERS) \_\_\_\_\_

AS LESSOR in the presence of: \_\_\_\_\_

Name of Witness (BLOCK LETTERS) \_\_\_\_\_

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_

STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

**LESSOR 2**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

\_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

Director

\_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Lessor)

SIGNED by \_\_\_\_\_

Signature of Witness \_\_\_\_\_

**OR**

SIGNED by \_\_\_\_\_

Signature of Witness \_\_\_\_\_

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of: \_\_\_\_\_

Name of Witness (BLOCK LETTERS) \_\_\_\_\_

AS LESSOR in the presence of: \_\_\_\_\_

Name of Witness (BLOCK LETTERS) \_\_\_\_\_

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_

STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

INITIALS

[Handwritten initials]

**EXECUTION BY TENANT**

**TENANT 1**

VAS AUTO SERVICES

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

*[Signature]*

Director

ALBERTUS GERBER  
Name of Director/Secretary (BLOCK LETTERS)

\_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

**OR**

WITNESS

SIGNED by \_\_\_\_\_

*[Signature]*

AS TENANT in the presence of:

LIVIE GERBER  
Signature of Witness

\_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

24 PAPERBALL DRIVE

SUBURB:

PALMVIEW

STATE:

QLD

POSTCODE:

4553

**TENANT 2**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary

Director

\_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

\_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_

AS TENANT in the presence of:

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_

STATE: \_\_\_\_\_

POSTCODE: \_\_\_\_\_

INITIALS

*[Handwritten initials]*

Annexure B

UNIT 3 17 KAYLEIGH DUE BUDERIM

ANNUAL RENT OF	\$15,183.72
PLUS OUTGOINGS OF	\$ 2,878.32
PLUS GST OF	\$ 1,806.20
<hr/>	
TOTAL OF	\$19,868.24

MONTHLY RENT OF	\$1,265.31
PLUS OUTGOINGS OF	\$ 239.86
PLUS GST OF	\$ 150.52
<hr/>	
TOTAL OF	\$1,655.69

AS OF 2023

INITIALS

P.B. AS.

00006494868

**REFERENCE SCHEDULE**

**1. LESSOR:**

NAME:

PHILIP EDMUND BLOWERS  
25 PINEWOOD ST

82 246 583 039

ABN:

ACN: 151 292 992

ADDRESS:

SUBURB:

CALOUNDRA

STATE: Q

POSTCODE: 4551

PHONE:

MOBILE:

FAX:

EMAIL:

0409 789 443

philip.blowers@gmail.com

**2. TENANT:**

NAME:

Hemant Nagin Ganharan  
16 JAREAH Street

ABN:

13084389328

ACN:

ADDRESS:

SUBURB:

MINYAMA QLD 4575

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

0754783504

0430579512

choceekawana@optusnet.com.au

**3. GUARANTOR:**

NAME:

ABN: \_\_\_\_\_  
ACN: \_\_\_\_\_

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

**4. PREMISES:**

← Annex a plan if available

Level or Tenancy No. UNIT 4

ADDRESS:

NO 17 KAYLEIGH DVE

SUBURB:

BUDERIM

STATE: Q

POSTCODE: 4556

Description: Lot: 45

RP/SP:

169 519

**5. TERM:**

The Term of the Agreement is:

MONTHLY

Months

Years

Commencing on:

01 06 2020

and ending on:

01 06 2023

DATE (dd/mm/yyyy):

DATE (dd/mm/yyyy):

**6. OPTION OF RENEWAL (IF ANY):**

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term: \_\_\_\_\_

Final date for exercise of option: \_\_\_\_\_

DATE (dd/mm/yyyy):

**7. RENT:**

\$ 2393.23

INCLUDES GST AND OUTGOINGS

per:  month

year

← Select applicable box

OK  
INITIALS

**8. RENT REVIEW:**

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review.

Review Date	Type of Review
ANNUAL	<input type="checkbox"/> Index review
	<input checked="" type="checkbox"/> Fixed increase - amount of increase: <u>4</u> %
	<input type="checkbox"/> Index review
	<input type="checkbox"/> Fixed increase - amount of increase: _____ %

**9. PERMITTED USE:**

\_\_\_\_\_

**10. OUTGOINGS:**

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

36% OF BUILDING

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste

Other (insert details):

UNITYWATER / COUNCIL RATES / INSURANCE

**11. DEPOSIT:**

\$ \_\_\_\_\_

**12. LESSOR'S AGENT:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ABN: \_\_\_\_\_ ACN: \_\_\_\_\_ LICENCE NUMBER: \_\_\_\_\_

*Handwritten initials*

INITIALS

**AGREEMENT MADE**

DATE: 01 06 2020  
(dd/mm/yyyy):

EXECUTED as an Agreement.

**EXECUTION BY LESSOR**

**LESSOR 1**

Executed by: PHILIP BLOWERS  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary PHILIP BLOWERS Director

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

Signature of Witness

Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by [Signature]

AS LESSOR in the presence of:

M. Phillips  
Signature of Witness

MARGARET PHILLIPS  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 8 VECTOR PLACE LITTLE MOUNTAIN 4551

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

**LESSOR 2**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary \_\_\_\_\_ Director

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

Signature of Witness

Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_

AS LESSOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

INITIALS [Signature]

**EXECUTION BY TENANT**

**TENANT 1**

Executed by: Hemant N. GANGARAM  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary Hemant N. GANGARAM Director

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

Signature of Witness \_\_\_\_\_

Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_

[Signature]  
[Signature]

Signature of Witness

AS TENANT in the presence of:

KATRINA MURPHY  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 23 MOONDARA DRIVE

SUBURB: WURTULLA

STATE: QLD POSTCODE: 4575

**TENANT 2**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary \_\_\_\_\_

Director \_\_\_\_\_

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Tenant)

the duly constituted **attorney** of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_

Signature of Witness \_\_\_\_\_

Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_

AS TENANT in the presence of:

Signature of Witness \_\_\_\_\_

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_

STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

INITIALS

[Initials]

# Receipts & Expenditure Statement

Pekaj Pty Ltd ATF Phil4 Super Fund  
25 Pinewood Street  
Caloundra QLD 4551

Manager VILLANO

Financial Statement for the period 01/07/2021 to 30/06/2022

RE: 24 Hood Street, Airport West Vic

	Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
<b>Rental Management</b>													
<b>Revenue</b>													
402. Rent	\$23,648.57	\$2,149.87	\$0.00	\$2,149.87	\$2,149.87	\$4,299.74	\$0.00	\$2,149.87	\$0.00	\$4,299.74	\$0.00	\$4,299.74	\$2,149.87
407. Council Rates	\$2,165.15	\$0.00	\$0.00	\$0.00	\$0.00	\$542.15	\$0.00	\$541.00	\$0.00	\$0.00	\$0.00	\$541.00	\$541.00
406. Insurance	\$164.47	\$164.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
406.01 Insurance-Commercial	\$1,364.16	\$0.00	\$0.00	\$0.00	\$0.00	\$194.88	\$0.00	\$194.88	\$0.00	\$389.76	\$0.00	\$389.76	\$194.88
408. Water Rates	\$801.76	\$0.00	\$0.00	\$322.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$242.01	\$237.53
444.01 GST on Adjustment-council rates	\$216.52	\$0.00	\$0.00	\$0.00	\$0.00	\$54.22	\$0.00	\$54.10	\$0.00	\$0.00	\$0.00	\$54.10	\$54.10
444.03 GST on Adjustment-water rates	\$32.22	\$0.00	\$0.00	\$31.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.24
412.03 GST on Insurance Renewals	\$16.45	\$16.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
444.06 GST on Insurance-Commercial	\$136.43	\$0.00	\$0.00	\$0.00	\$0.00	\$19.49	\$0.00	\$19.49	\$0.00	\$38.98	\$0.00	\$38.98	\$19.49
444.02 GST on Rent	\$2,364.65	\$214.99	\$0.00	\$214.99	\$214.99	\$429.98	\$0.00	\$214.99	\$0.00	\$429.98	\$0.00	\$429.98	\$214.75
412.02 GST on Water Rates	\$47.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.20	\$23.75
	<b>\$30,958.33</b>	<b>\$2,545.78</b>	<b>\$0.00</b>	<b>\$2,719.06</b>	<b>\$2,364.86</b>	<b>\$5,540.46</b>	<b>\$0.00</b>	<b>\$3,174.33</b>	<b>\$0.00</b>	<b>\$5,158.46</b>	<b>\$0.00</b>	<b>\$6,019.77</b>	<b>\$3,435.61</b>
<b>Expenses</b>													
545. Council Rates	-\$2,165.15	\$0.00	\$0.00	-\$542.15 ✓	\$0.00	-\$541.00	\$0.00	\$0.00	\$0.00	-\$541.00	\$0.00	-\$541.00	\$0.00
546. Water Rates	-\$801.76	\$0.00	\$0.00	-\$322.22 ✓	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$242.01 ✓	\$0.00	-\$237.53 ✓	\$0.00
576. Insurance Renewals	-\$2,161.79	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,161.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500. Commission on Rental	-\$1,182.39	-\$107.49	\$0.00	-\$107.49	-\$107.49	-\$214.98	\$0.00	-\$107.49	\$0.00	-\$214.98	\$0.00	-\$214.98	-\$107.49
512. GST <i>admin</i>	-\$2.00	-\$0.20	\$0.00	-\$0.20	-\$0.20	-\$0.20	\$0.00	-\$0.20	\$0.00	-\$0.40	\$0.00	-\$0.40	-\$0.20
740.08 GST <i>insurance</i>	-\$196.24	\$0.00	\$0.00	\$0.00	\$0.00	-\$196.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
512.01 GST on Commission on Commercial	-\$118.25	-\$10.75	\$0.00	-\$10.75	-\$10.75	-\$21.50	\$0.00	-\$10.75	\$0.00	-\$21.50	\$0.00	-\$21.50	-\$10.75
520. LLD Administration Fee	-\$20.00	-\$2.00	\$0.00	-\$2.00	-\$2.00	-\$2.00	\$0.00	-\$2.00	\$0.00	-\$4.00	\$0.00	-\$4.00	-\$2.00
	<b>-\$6,647.58</b>	<b>-\$120.44</b>	<b>\$0.00</b>	<b>-\$984.81</b>	<b>-\$120.44</b>	<b>-\$3,137.71</b>	<b>\$0.00</b>	<b>-\$120.44</b>	<b>\$0.00</b>	<b>-\$1,023.89</b>	<b>\$0.00</b>	<b>-\$1,019.41</b>	<b>-\$120.44</b>
<b>Capital</b>													
102. Distribution to Owner	-\$24,310.75	-\$2,425.34	\$0.00	-\$1,734.25	-\$2,244.42	-\$2,402.75	\$0.00	-\$3,053.89	\$0.00	-\$4,134.57	\$0.00	-\$5,000.36	-\$3,315.17
	<b>-\$24,310.75</b>	<b>-\$2,425.34</b>	<b>\$0.00</b>	<b>-\$1,734.25</b>	<b>-\$2,244.42</b>	<b>-\$2,402.75</b>	<b>\$0.00</b>	<b>-\$3,053.89</b>	<b>\$0.00</b>	<b>-\$4,134.57</b>	<b>\$0.00</b>	<b>-\$5,000.36</b>	<b>-\$3,315.17</b>
<b>GST Summary</b>													
GST Received	\$2,814.22	\$231.44	\$0.00	\$246.97	\$214.99	\$503.69	\$0.00	\$288.58	\$0.00	\$468.96	\$0.00	\$547.26	\$312.33

net rent = 30958.33 - 2814.22 (GST) = \$28,144.11 ✓



# Receipts & Expenditure Statement

Pekaj Pty Ltd ATF Phil4 Super Fund  
 25 Pinewood Street  
 Caloundra QLD 4551

Manager VILLANO

**Financial Statement for the period 01/07/2021 to 30/06/2022**  
 RE: 24 Hood Street, Airport West Vic

	Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
<b>Rental Management</b>													
<b>GST Summary</b>													
GST Paid	-\$316.49	-\$10.95	\$0.00	-\$10.95	-\$10.95	-\$217.94	\$0.00	-\$10.95	\$0.00	-\$21.90	\$0.00	-\$21.90	-\$10.95
	<b>\$2,497.73</b>	<b>\$220.49</b>	<b>\$0.00</b>	<b>\$236.02</b>	<b>\$204.04</b>	<b>\$285.75</b>	<b>\$0.00</b>	<b>\$277.63</b>	<b>\$0.00</b>	<b>\$447.06</b>	<b>\$0.00</b>	<b>\$525.36</b>	<b>\$301.38</b>
<b>Owner Distribution</b>													
Pekaj Pty Ltd ATF Phil4 Super Fund	\$24,310.75	\$2,425.34	\$0.00	\$1,734.25	\$2,244.42	\$2,402.75	\$0.00	\$3,053.89	\$0.00	\$4,134.57	\$0.00	\$5,000.36	\$3,315.17
	<b>\$24,310.75</b>	<b>\$2,425.34</b>	<b>\$0.00</b>	<b>\$1,734.25</b>	<b>\$2,244.42</b>	<b>\$2,402.75</b>	<b>\$0.00</b>	<b>\$3,053.89</b>	<b>\$0.00</b>	<b>\$4,134.57</b>	<b>\$0.00</b>	<b>\$5,000.36</b>	<b>\$3,315.17</b>