

Client Name: **Red Mini Superfund**



Year / Period Ended: **30/06/2023**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A	✓		
B		✓	
C	✓		
D	✓		
E	✓		
F	✓		
G	✓		
H	✓		
I		✓	
J		✓	

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1	✓		
2	✓		

AFTER completing the job have you considered the following?

P&L

	Y/N	N/A	W/P Ref
3	✓		
4	✓		
5	✓		
6	✓		
7		✓	
8		✓	
9	✓		
10	✓		
11	✓		
12		✓	

Balance Sheet

13	✓		
14	✓		
15	✓		

ITR

16	✓		
17		✓	
18		✓	
19	✓		
20	✓		

Pre-Manager Review Check

	Y/N	N/A	Comments
21	✓		
22	✓		
23		✓	
24		✓	
25	✓		
26	✓		
27	✓		
28	✓		
29	✓		
30	✓		

Additional SMSF Matters

	Y/N	N/A	Comments
31	✓		
32		✓	
33		✓	
34	✓		
35	✓		
36	✓		
37	✓		
38	✓		
39		✓	
40	✓		
41		✓	
42	✓		
43		✓	
44		✓	
45		✓	
46		✓	
47		✓	
48	✓		
49		✓	
50	✓		
51	✓		
52		✓	
53	✓		

Pre - Audit Check

	Y/N	N/A	Comments
53	✓		
54	✓		
55	✓		
56		✓	
57		✓	
58	✓		
59		✓	
60	✓		

Prepared by: <u>MA</u>	Initials: _____	Date: _____
Reviewed by: _____	Initials: _____	Date: _____

Value Add Ideas:

- | | | | |
|---|-------------------------------|----|--|
| 1 | Taxation planning | 9 | Assistance in Refinancing |
| 2 | Benchmarking | 10 | Improved bookkeeping/tax compliance |
| 3 | Super co-contribution | 11 | Automation of account procedures |
| 4 | Salary sacrificing | 12 | Risk & general insurance needs |
| 5 | Government Grants/Rebates | 13 | Superannuation/retirement issues |
| 6 | Cash Flow/Budget preparation | 14 | Investment planning/review |
| 7 | Management Assistance/reviews | 15 | Indirect taxes (eg. FBT, Payroll Tax, GST) |
| 8 | Asset Protection | 16 | Business Succession issues |

Red Mini Superfund
Detailed Trial Balance as at 30 June 2023

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
		INCOME		
		Rollovers In		
-	-	I1 Mr Kyle Wallwork	-	381,222.90 ✓
-	-	I2 Mrs Vanessa Wallwork	-	260,000.00 ✓
		Contributions - Member - Personal		
		Non-Concessional		
-	-	I3 ↓ Mr Kyle Wallwork	-	800.87 ✓
-	-	↓ Mrs Vanessa Wallwork	-	800.00 ✓
		Rent - Direct Property		
-	-	I4 2/13 Main Dr, WARANA QLD 4575	-	13,656.43 ✓
		EXPENSE		
		Bank Fees - Cash At Bank		
-	-	E1 Commonwealth Bank a/c 11137115	11.50 ✓	-
		Non-Deductible Expense - Cash At Bank		
-	-	E2 Commonwealth Bank a/c 11137115	3,300.00 ✓	-
		Property Expenses - Advertising - Direct		
-	-	E3 2/13 Main Dr, WARANA QLD 4575	672.93 ✓	-
		Property Expenses - Agents Management		
-	-	E4 Fee - Direct Property 2/13 Main Dr, WARANA QLD 4575	681.81 ✓	-
		Property Expenses - Body Corporate - Direct		
-	-	E5 2/13 Main Dr, WARANA QLD 4575	1,600.00 ✓	-
		Property Expenses - Council Rates - Direct		
-	-	E6 2/13 Main Dr, WARANA QLD 4575	1,528.01 ✓	-
		Property Expenses - Insurance Premium -		
-	-	E7 Direct Property 2/13 Main Dr, WARANA QLD 4575	1,749.78 ✓	-
		Property Expenses - Letting Fee - Direct		
-	-	E8 Property 2/13 Main Dr, WARANA QLD 4575	3,900.00 ✓	-
		Property Expenses - Repairs Maintenance -		
-	-	E9 Direct Property 2/13 Main Dr, WARANA QLD 4575	250.00 ✓	-
		Property Expenses - Water Rates - Direct		
-	-	E10 Property 2/13 Main Dr, WARANA QLD 4575	23.28 ✓	-
-	-	E11 Subscriptions	217.50 ✓	-
		Decrease in Market Value - Direct Property		
-	-	E12 2/13 Main Dr, WARANA QLD 4575	4,757.03 ✓	-
		INCOME TAX		
-	-	Income Tax Expense	446.55	-
		PROFIT & LOSS CLEARING ACCOUNT		
-	-	Profit & Loss Clearing Account	637,341.81	-
		ASSETS		
		Direct Property		
-	-	A1 2/13 Main Dr, WARANA QLD 4575	594,950.00 ✓	-
		Cash At Bank		
-	-	A2 Commonwealth Bank a/c 11137115	37,183.51 ✓	-
		Receivables - Investment Income Receivable		
		- Rent		

Red Mini Superfund
Detailed Trial Balance as at 30 June 2023

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
-	-	A2 2/13 Main Dr, WARANA QLD 4575	5,395.05 ✓	-
-	-	Other Taxes Refundable A3 GST Payable/Refundable	259.80 ✓	-
LIABILITIES				
-	-	L1 Provision for Income Tax	-	446.55 ✓
MEMBER ENTITLEMENTS				
-	-	Mr Kyle Wallwork Accumulation	-	378,770.27
-	-	Mrs Vanessa Wallwork Accumulation	-	258,571.54
<u>0.00</u>	<u>0.00</u>		<u>1,294,268.56</u>	<u>1,294,268.56</u>

Kim Jay

From: Kyle- Kwik Kopy Kawana Waters <kyle@kw.kwikkopy.com.au>
Sent: Wednesday, 11 October 2023 1:13 PM
To: Kim Jay
Subject: RE: Red Mini
Attachments: grays painting.pdf; 1785138905277411026.jpg; Unitywater Bill 23 Jan 2023.pdf; Owner_reports_MAIN213_03072023164922.pdf; Settlement Statement (OLD).pdf; Settlement Statement (OLD) (1).pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kim

With the roll over statements are these just at the time we draw the money from our funds?

Unity invoice attached

\$1100 invoice attached. Painter took my money and did not start work and dropped off the planet as soon as I threaten legal action and a letter of demand

Gray invoices attached x 2

Owners report that give a run down of rent and expenses...let me know if that will suffice.

\$5056.18... prior to settlement the solicitor wanted to have a \$5k buffer, which in the end wasn't needed and was returned. See 2 settlement statement that demonstrate the \$5056.18 difference.

Let me know about the super statements and I'll send them across.

Cheers.Kyle

From: Kim Jay <kjay@initiativegroup.com.au>
Sent: Tuesday, October 10, 2023 1:20 PM
To: kyle@kw.kwikkopy.com.au
Subject: Red Mini

Hi Kyle

So we can finalise your 2023 tax work for your superfund before our meeting next week, are you able to send through the below please:

- Roll in statement from Aware Super
- Roll in statement from Host Plus
- Invoice for Unity water for \$249.14 paid on 23.2.23
- Painting invoice for \$1,100 paid 8.2.23
- Painting invoice for \$1,650 paid 28.2.23
- Painting invoice for \$3,300 paid 13.3.23 (you'd only previously provided the receipt of payment)
- Annual rental statement (or monthly) for property from Ray White
- \$5,056.18 was received on 22.12.22 (I assume as a refund from the property settlement). Do you have a breakdown for how this amount has been calculated?

Regards
Kim

Red Mini Superfund
Statement of Taxable Income
For the Period from 1 July 2022 to 30 June 2023

Description	Tax Return Ref.	Amount
Income		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	13,656.00
Total Assessable Income		13,656.00
Deductions		
Section C		
Total Capital Works Deductions	D	45.00
Total Investment Expenses	I	10,417.00
Total Management and Administration Expenses	J	217.00
Total Deductions		10,679.00
Taxable Income or Loss	(V - N) O	2,977.00
Income Tax Calculation Statement		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2023 T1	446.55
Total Gross Tax		446.55
Rebates and Offsets	C	0.00
SUBTOTAL		446.55
Total Eligible Credits		0.00
Net Tax Payable		446.55
Total Supervisory Levy	L	259.00
Total Supervisory Levy Adjustment for New Funds	N	259.00
Total Amount Due / (Refundable)		964.55

Certificate of Registration of a Company

This is to certify that

KVWSMSF PTY LTD

Australian Company Number 662 294 617

is a registered company under the Corporations Act 2001 and
is taken to be registered in Queensland.

The company **is limited by shares.**

The company is a **proprietary** company.

The day of commencement of registration is
the eighth day of September 2022.



ASIC

Australian Securities & Investments Commission

Issued by the
Australian Securities and Investments Commission
on this eighth day of September, 2022.

A handwritten signature in black ink, appearing to read 'J Longo'.

Joseph Longo
Chair

CERTIFICATE

Inquires 1300 300 630

Issue date 08 Sep 23

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 91767628

Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 662 294 617
FOR KVWSMSF PTY LTD

REVIEW DATE: 08 September 23

You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to www.asic.gov.au/changes
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 1300 300 630



Use your agent.

Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

1 Registered office
INITIATIVE GROUP 'THE EDGE EAST' SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business
UNIT 5 1 METIER LINKWAY BIRTINYA QLD 4575

3 Officeholders

Name: **KYLE WALLWORK**
Born: SYDNEY NSW
Date of birth: 05/08/1969
Address: 17 HETHERINGTON DRIVE TWIN WATERS QLD 4564
Office(s) held: DIRECTOR, APPOINTED 08/09/2022; SECRETARY, APPOINTED 08/09/2022

Name: **VANESSA WALLWORK**
Born: SYDNEY NSW
Date of birth: 15/11/1969
Address: 17 HETHERINGTON DRIVE TWIN WATERS QLD 4564
Office(s) held: DIRECTOR, APPOINTED 08/09/2022

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY SHARES	2	\$2.00	\$0.00

5 Members

These details continue on the next page

KVWSMSF PTY LTD ACN 662 294 617

Page 1 of 2

Company statement continued

Name: KYLE WALLWORK

Address: 17 HETHERINGTON DRIVE TWIN WATERS QLD 4564

Share Class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

Name: VANESSA WALLWORK

Address: 17 HETHERINGTON DRIVE TWIN WATERS QLD 4564

Share Class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see www.asic.gov.au/addresses.

6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP

Registered agent number: 22813

Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

Rollover benefits statement

Section A: Receiving fund

1 **Australian business number (ABN)**

2 **Fund name**

3 **Postal address**

Suburb/town/locality State/territory Postcode

Country if outside Australia

4 (a) **Unique Superannuation Identifier (USI)**

(b) **Member Client Identifier**

Section B: Member details

5 **Tax file number (TFN)**

6 **Full name**
Title
Family name
First given name Other given names

7 **Residential address**
Street address

Suburb/town/locality State/territory Postcode

Country if outside Australia

8 **Date of birth** Day/Month/Year

9 **Sex** Male Female

10 **Daytime phone number** (include area Code)

11 **Email address** (if applicable)

Section C: Rollover transaction details

	Day/Month/Year	
12	Service period start date	<input type="text" value="03/12/1991"/>
13	Tax components:	
	Tax-free component	<input type="text" value="\$ 0.00"/>
	KiwiSaver tax-free component	<input type="text" value="\$ 0.00"/>
	Taxable component:	
	Element taxed in the fund	<input type="text" value="\$ 381,222.90"/>
	Element untaxed in the fund	<input type="text" value="\$ 0.00"/>
	TOTAL Tax components	<input type="text" value="\$ 381,222.90"/>
14	Preservation amounts:	
	Preserved amount	<input type="text" value="\$ 381,222.90"/>
	KiwiSaver preserved amount	<input type="text" value="\$ 0.00"/>
	Restricted non-preserved amount	<input type="text" value="\$ 0.00"/>
	Unrestricted non-preserved amount	<input type="text" value="\$ 0.00"/>
	TOTAL Preservation amounts	<input type="text" value="\$ 381,222.90"/>

Section D: Non-complying funds

15 Contributions made to a non-complying fund on or after 10 May 2006

Section E: Transferring fund

16 Fund's ABN

17 Fund's name

18 Contact name

19 Daytime phone number (include area Code)

20 Email address (if applicable)

Section F: Declaration

AUTHORISED REPRESENTATIVE DECLARATION:

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

I declare that:

- *I have prepared the statement with the information supplied by the superannuation provider*
- *I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct*
- *I am authorised by the superannuation provider to give the information in the statement to the ATO.*

Name

Authorised representative signature

Day / Month / Year

Date

awaiting rollover benefits stmt from client

 Rollover In completed

SUPER.GEN.RLVR.2 - Rollover Process successful

Rollover In

Status	Complete
Payment Reference Number	532264603653018119
Created Date	18/10/2022 at 6:43 AM
Amount	\$260,000.00 100% preserved

Class (Receiving) Fund Details

Fund Name	Red Mini Superfund
ABN	70214779113
Member Name	VANESSA WALLWORK

Transferring Fund Details

Fund Name	Aware Super Fund
Fund Type	APRA
Fund ABN	53226460365
Fund USI	53226460365001
Member Id	FSSUGA7493

Transactions: Personal Non-Concessional - Red Mini Superfund

Date Range: 01/07/2022 to 30/06/2023

Personal Non-Concessional

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Kyle Wallwork						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	05/10/2022	test transfer	\$	0.87 \$	0.87 Cr	
	31/03/2023	Contribution Allocation	\$	800.00 \$	800.87 Cr	
Total Mr Kyle Wallwork		\$	0.00 \$	800.87 \$	800.87 Cr	
Mrs Vanessa Wallwork						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	31/03/2023	Contribution Allocation	\$	800.00 \$	800.00 Cr	
Total Mrs Vanessa Wallwork		\$	0.00 \$	800.00 \$	800.00 Cr	
Total Personal Non-Concessional		\$	0.00 \$	1,600.87 \$	1,600.87 Cr	

Profit & Loss

for the period 01/07/2022 to 30/06/2023 (Per Month - Cash Basis)

for Main Drive 2/13 (MAIN213)

I4
E4
RW E8
A3

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	YTD
Income													
Owners Income													
1001 Commercial Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,333.33	0.00	3,520.12	2,166.67	10,020.12
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,333.33	0.00	3,520.12	2,166.67	10,020.12
Variable Outgoings Income													
2301 Variable Outgoings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,836.95	799.36	3,636.31
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,836.95	799.36	3,636.31
Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,333.33	0.00	6,357.07	2,966.03	13,656.43 ✓
													net rent
Expenditure													
Owners Expenses													
4689 Leasing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	0.00	0.00	0.00	3,900.00 ✓
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	0.00	0.00	0.00	3,900.00
Variable Outgoings Expenses													
5671 Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	227.27	0.00	227.27	227.27	681.81 ✓
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	227.27	0.00	227.27	227.27	681.81
Total Expenditure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,127.27	0.00	227.27	227.27	4,581.81
Balance Sheet													
Total Balance Sheet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net cash before distributions & GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	206.06	0.00	6,129.80	2,738.76	9,074.62
GST Received	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	433.33	0.00	635.71	296.61	1,365.65
GST Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(412.73)	0.00	(22.73)	(22.73)	(458.19)
Net GST Received / Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.60	0.00	612.98	273.88	907.46
Net cash before distributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	226.66	0.00	6,742.78	3,012.64	9,982.08
Balance Sheet Movements													
10048 Owner Remittances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	226.66	0.00	4,360.37	2,440.55	7,027.58
Total Balance Sheet Movements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	226.66	0.00	4,360.37	2,440.55	7,027.58
Net Cash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,382.41	572.09	2,954.50
Opening Cash Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,382.41	0.00
Closing Cash Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,382.41	2,954.50	2,954.50

+2440.55 (received in Jul)
✓ = \$5,395.05 receivables

Commercial Tenancy Agreement

Fourth Edition

This Tenancy Agreement is made between the Lessor and the Tenant. The Lessor leases to, and the Tenant accepts a lease of, the Premises for the rent payable by the Tenant, subject to the terms of this Agreement.

THIS AGREEMENT COMPRISES THE REFERENCE SCHEDULE AND COMMERCIAL TENANCY AGREEMENT CONDITIONS.

DO NOT USE THIS DOCUMENT:

- **FOR RESIDENTIAL TENANCIES.**
- **FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT 1994* (Qld).**
- **WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS THREE (3) YEARS.**
- **WHERE REGISTRATION UNDER THE *LAND TITLE ACT 1994* (Qld) IS REQUESTED BY THE TENANT.**
- **WHERE A HIGH VALUE LEASE IS TO BE ENTERED INTO AS YOU MAY NOT OBTAIN THE PROTECTION OF A LEASE PREPARED BY A SOLICITOR.**

INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the Tenancy Agreement. Reference should be made to Sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.
2. This Agreement provides for rent to be reviewed by either an index review or by fixed increases. It is not suitable for use where rent is to be reviewed to market except if the Agreement provides for an option (refer clause 15.1).
3. Only certain outgoings are recoverable in all circumstances (see the definitions of 'outgoings' in clause 1.2). Additional outgoings may be recovered by ticking the boxes at item 10(b).
4. Ensure that all items are completed in the Reference Schedule.

Item 1: Full name/s of the owner/s of the property and their address. If the Lessor is a company, include ABN. DO NOT use a business name.

Item 2: Full name/s of the Tenant. If the Tenant is a company, include its ABN. DO NOT use a business name.

Item 4: The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 4.

Item 6: Insert the period of the further Tenancy, e.g. "6 months" or "1 year" or "not applicable". **The total term of the lease including any options is not to exceed three years. Plus insert the notice period to exercise the option.**

Item 8: Insert the date/s on which the rent is to be reviewed and the method of the rent review or "not applicable".

Item 9: The Permitted Use should be stated clearly.

Item 10(a): Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

Item 10(b): Tick any additional outgoings the Tenant is to pay.

INITIALS

DS
DS

INITIAL

000027159866

REFERENCE SCHEDULE**1. LESSOR:**

NAME:

KVWSMSF PTY LTD AS TRUSTEE FOR RED MINI SUPERFUND

ABN: _____

ACN: _____

ADDRESS: _____

SUBURB: _____

STATE: _____

POSTCODE: _____

PHONE: _____

MOBILE: _____

FAX: _____

EMAIL: _____

2. TENANT:

NAME:

BAYWATER COMMERCIAL PTY LTD TRADING AS BAYWATER COMMERCIAL PLUMBING

ABN: _____

ACN: _____

ADDRESS: _____

SUBURB: _____

STATE: _____

POSTCODE: 455

PHONE: _____

MOBILE: 0400 788 434

FAX: _____

EMAIL: daniel@baywaterplumbing.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. 2

ADDRESS: 13 MAIN DRIVE

SUBURB: WARANA

STATE: QLD

POSTCODE: 4575

Description: Lot: 2

RP/SP: BUP105024

5. TERM:The Term of the Agreement is: TWO (2) Months Years

Commencing on: 13/03/2023 and ending on: 13/03/2025

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:

\$ 26,000.00 P/A Net + GST + OUTGOINGS

per: month year

← Select applicable box

INITIALS

DS
KWDS
DA

INITIAL

000027159866

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
3% or CPI annually, whichever is greater	<input checked="" type="checkbox"/> Index review <input type="checkbox"/> Fixed increase - amount of increase: _____ %
	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase - amount of increase: _____ %

9. PERMITTED USE:

Plumbing Business

10. OUTGOINGS: Refer to clause 1.2(9)**10(a) Percentage of Outgoings:**

100% of outgoings for leased area

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:

\$ 4,333,33 (2 months rent) + GST

12. LESSOR'S AGENT:

NAME: North Coast Commercial Properties Pty Ltd T/A Ray White Commercial Northern Corridor Group

ADDRESS: 172 Brisbane Road

SUBURB: Mooloolaba STATE: QLD POSTCODE: 4557

PHONE: 07 5430 3777 MOBILE: _____ FAX: 07 5430 3799 EMAIL: samuel.hoy@raywhite.com

ABN: 83 429 052 386 ACN: 615 941 430 LICENCE NUMBER: 4224295

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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.

1. BOND

The lessee is required to pay the lessor a security bond of \$4,333.33. Payable upon entering into the 'Agreement to Lease' or Lease (whichever is earlier the bond will be equal to 2 months rent plus GST, to be held for the whole term and the option period (s) if any.

2. LESSOR WORKS

- 2.1 The Lessor to fix the roller door prior to lease commencement date.
- 2.2 The Lessor to paint all internal walls and ceiling prior to lease commencement date.

3. LESSEE WORKS

- 3.1 The Lessee to remove the carpet from downstairs at the Lessors approval. Reception area carpet to remain.
- 3.2 The Lessee to remove the small partition wall with the double doors in the warehouse with the Lessors approval.

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AGREEMENT MADE

DATE: _____ EXECUTED as an Agreement.
(dd/mm/yyyy):

EXECUTION BY LESSOR

LESSOR 1

Executed by: KVWSMSF PTY LTD AS TRUSTEE FOR RED MINI SUPERFUND
in accordance with Section 127 of the *Corporations Act 2001* (Cth).

Director/Secretary _____ <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DocuSigned by:  <small>A56C9E8586524C4</small> Kyle wallwork </div> _____ 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

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)

OR

SIGNED by _____

Signature of Witness

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

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)

OR

SIGNED by _____

Signature of Witness

AS LESSOR in the presence of:




Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

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STATE: DS POSTCODE: _____

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EXECUTION BY TENANT

TENANT 1

Executed by: BAYWATER COMMERCIAL PTY LTD TRADING AS BAYWATER COMMERCIAL PLUMBING
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 _____


Name of Tenant Attorney (BLOCK LETTERS)

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by


AA5050BDC534CB...
Daniel O'Brien

AS TENANT in the presence of:



Name of Tenant (BLOCK LETTERS)



Signature of Witness

Name of Witness (BLOCK LETTERS)



ADDRESS OF WITNESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

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 _____

Name of Tenant Attorney (BLOCK LETTERS)

Signature of Witness

Name of Witness (BLOCK LETTERS)

OR

SIGNED by

AS TENANT in the presence of:

Name of Tenant (BLOCK LETTERS)

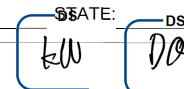
Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

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EXECUTION BY THE GUARANTOR

SIGNED by

Name of Guarantor (BLOCK LETTERS)

AS GUARANTOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB: _____ STATE: _____ POSTCODE: _____

SIGNED by

Name of Guarantor (BLOCK LETTERS)

AS GUARANTOR in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB: _____ STATE: _____ POSTCODE: _____

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COMMERCIAL TENANCY AGREEMENT CONDITIONS

IT IS AGREED

1. DEFINITIONS AND INTERPRETATION

1.1 Terms in Reference Schedule

Where a term used in this Agreement appears in bold type in the in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

1.2 Definitions

Unless the context otherwise requires:

- (1) **"Agreement"** means this document, including any Schedule or Annexure to it;
- (2) **"Building"** means the building of which the Premises forms part;
- (3) **"Business Day"** means a day that is not a Saturday, Sunday or any other day which is a Public Holiday or a Bank Holiday in the place where an act is to be performed or a payment is to be made;
- (4) **"Claim"** includes any claim or legal action and all costs and expenses incurred in connection with it;
- (5) **"Default Interest Rate"** means the Standard Default Contract Rate applying at the due date published by the Queensland Law Society Inc.;
- (6) **"GST"** means a goods and services tax or similar value added tax;
- (7) **"Land"** means the Land on which the Premises are situated;
- (8) **"Lessor's Property"** means any property owned by the Lessor in the Premises or on the Land and includes the property identified in any inventory annexed to this Agreement;
- (9) **"Outgoings"** means the following charges levied or expenses payable in respect of the Premises, the Land or the Building (as the case requires):
 - (a) Rates and charges that a local government imposes and levies collected by a local government on behalf of the State of Queensland;
 - (b) Insurance premiums (including building, fire, loss of rent, plate glass and public liability) payable by the Lessor;
 - (c) Land tax;
 - (d) Body Corporate fees and levies (including but not limited to Administrative Fund levies and Sinking Fund levies); and
 - (e) the additional outgoings referred to in Item 10(b) of the Reference Schedule;
- (10) **"Premises"** means the premises described in Item 4 of the Reference Schedule and includes the Lessor's Property in the Premises;
- (11) **"REIQ"** means The Real Estate Institute of Queensland Ltd;
- (12) **"Tenancy"** means the tenancy between the Lessor and the Tenant created by this Agreement;
- (13) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees or others (with or without invitation) who may be on the Premises, the Building or the Land;
- (14) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not the Lessor's;
- (15) **"Tenant's Services"** means all utilities and services in or provided to the Premises and without limiting the generality of the foregoing shall include provision of electricity, gas, water, waste disposal, sewerage, telephone and data services; and
- (16) **"Term"** means either a periodic monthly tenancy or the period of months or years described in Item 5 of the Reference Schedule, as applicable, commencing on the date in Item 5 in the Reference Schedule.

1.3 Interpretation

- (1) Reference to:
 - (a) one gender includes each other gender;
 - (b) the singular includes the plural and the plural includes the singular;
 - (c) a person includes a body corporate;
 - (d) a party includes the party's executors, administrators, successors and permitted assigns; and
 - (e) a statute, regulation or provision of a statute or regulation (**"Statutory Provision"**) includes:
 - (i) that Statutory Provision as amended or re-enacted from time to time; and
 - (ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
- (2) All monetary amounts are in Australian dollars, unless otherwise stated.
- (3) If a party consists of more than one person, this Agreement binds them jointly and each of them severally.
- (4) Headings are for convenience only and do not form part of this Agreement or affect its interpretation.
- (5) A party which is a trustee is bound both personally and in its capacity as a trustee.
- (6) "Including" and similar expressions are not words of limitation.
- (7) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (8) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
- (9) Where this Tenancy permits or requires the Lessor to do something, it may be done by a person authorised by the Lessor.
- (10) Sections 105 and 107 of the **Property Law Act 1974 (Qld)** do not apply to this Tenancy.

2. TERM AND HOLDING OVER

2.1 Term

The Lessor lets the Premises to the Tenant and the Tenant accepts the Premises as tenant for the Term.

2.2 The Tenant may exercise an option to renew this Agreement for the further term if clause 15 applies.

2.3 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Lessor's consent then:

- (1) the Tenant does so as a monthly Tenant on the same basis as at the last day of the Term; and
- (2) either party may terminate the monthly tenancy by giving to the other one (1) month's notice expiring on any day.

3. RENT AND RENT REVIEWS

3.1 Rent

The Tenant must:

- (1) pay the Rent by equal monthly instalments in advance on the first day of each month;
- (2) pay the first instalment on the signing of this Agreement;
- (3) if necessary, pay the first and last instalments apportioned on a daily basis; and
- (4) pay all instalments as the Lessor directs.

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3.2 Definitions

In clause 3.3:

- (1) **"Index Number"** means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "Index Number" means an index that the Chief Executive Officer of the REIQ decides best reflects changes in the cost of living in Brisbane; and
- (2) **"Review Date"** means a date which is stated in Item 8 of the Reference Schedule as a date from which the rent is to be reviewed.

3.3 Rent Review

(1) Application

This clause 3.3 applies if there is a Review Date.

(2) Review

The Rent must be reviewed as from each Review Date to an amount represented by:

If an Index Review, then A where:

$$A = \frac{B \times D}{C}$$

Where B = the Index Number for the quarter ending immediately before the relevant Review Date.

Where C = the Index Number for the quarter one (1) year before the quarter in B; and

Where D = the Rent payable immediately before the Review Date.

Or if a Fixed Increase, then A where:

$$A = B + B \times C$$

Where B = the Rent payable immediately before the Review Date.

Where C = the percentage stated in Item 8 of the Reference Schedule.

- (3) Time is not of the essence in respect of the review of Rent.

4. OUTGOINGS

- (1) The Tenant must pay the Lessor the whole, or where a percentage is stated in Item 10(a) of the Reference Schedule that percentage of the Outgoings for the Premises, or the property of which the Premises is part as applicable.
- (2) Outgoings are payable to the Lessor within fourteen (14) days of production to the Tenant of a copy of the Lessor's assessment notice or account.

5. USE OF THE PREMISES

5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use.

5.2 Restrictions on use

The Tenant must not:

- (1) disturb the occupants of adjacent premises;
- (2) display any signs without the Lessor's written consent which must not be unreasonably withheld;
- (3) overload any Tenant's Services;
- (4) damage the Lessor's Property;
- (5) alter the Premises, install any partitions or equipment or do any building work without the Lessor's prior written consent;
- (6) do anything that may invalidate the Lessor's insurance or increase the Lessor's premiums; or
- (7) do anything unlawful or illegal on the Premises.

5.3 Tenant's Services

The Tenant shall be responsible for payment for all Tenant's Services provided directly to the Premises.

6. MAINTENANCE AND REPAIR

6.1 Repair

The Tenant must:

- (1) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects; and
- (2) fix any damage caused by the Tenant or the Tenant's Employees.

6.2 Cleaning and Maintenance

The Tenant must:

- (1) keep the Premises clean and tidy; and
- (2) keep the Tenant's Property clean and maintained in good order and condition.

6.3 Lessor's Right to Inspect and Repair

- (1) The Lessor may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Lessor may enter at any time without giving the Tenant notice.
- (2) The Lessor may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Lessor does so, the Tenant must promptly pay the Lessor's costs.

7. ASSIGNMENT AND SUBLETTING

7.1 The Tenant must obtain the Lessor's consent before the Tenant assigns, sublets or deals with its interest in the Premises.

7.2 The Lessor must give its consent if:

- (1) the Tenant satisfies the Lessor that the new tenant is financially secure and has the ability to carry out the Tenant's obligations under this Tenancy;
- (2) the new tenant signs any agreement and gives any security which the Lessor reasonably requires;
- (3) the Tenant complies with any other reasonable requirements of the Lessor;
- (4) the Tenant is not in breach of the Tenancy; and
- (5) the Tenant pays the Lessor's reasonable costs of giving its consent.

8. TENANT'S RELEASE AND INDEMNITY

8.1 The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work in the Premises at its risk.

8.2 The Tenant releases the Lessor from and indemnifies it against all Claims for damages, loss, injury or death:

- (1) if it:
 - (a) occurs in the Premises;
 - (b) arises from the use of the Services in the Premises; or
 - (c) arises from the overflow or leakage of water from the Premises,
 except to the extent that it is caused by the Lessor's deliberate act or negligence; and
- (2) if it arises from the negligence or default of the Tenant or the Tenant's employees, except to the extent that it is caused by the Lessor's deliberate act or negligence.

8.3 The Lessor must do everything reasonable to ensure the Tenant's Services operate efficiently during normal working hours.

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- 8.4** Except to the extent that any interruption to the operation of the Tenant's Services is caused by the Lessor's deliberate act or negligence then in the event that the Tenant's Services do not operate efficiently the Tenant shall:-
- (a) have no right to claim compensation against the Lessor; and
 - (b) have no right to terminate this Agreement.
- 8.5** The Tenant releases the Lessor from and indemnifies the Lessor against any Claim or costs arising from anything the Lessor is permitted to do under this Tenancy.

9. DEFAULT AND TERMINATION

9.1 Default

The Tenant defaults under this Agreement if:

- (1) the Rent or any money payable by the Tenant is unpaid for fourteen (14) days;
- (2) the Tenant breaches any other term of this Agreement;
- (3) the Tenant assigns its property for the benefit of creditors;
- (4) the Tenant becomes a bankrupt person within the meaning of the **Bankruptcy Act 1966 (Cth)**; or
- (5) the Tenant becomes an externally-administered body corporate within the meaning of the **Corporations Act 2001 (Cth)**.

9.2 Forfeiture of Tenancy

If the Tenant defaults and does not remedy the default when the Lessor requires it to do so, the Lessor may, subject to its obligations under s 124 of the **Property Law Act 1974 (Qld)**, do any one or more of the following after giving any notice required by law:

- (1) re-enter and take possession of the Premises;
- (2) by notice to the Tenant, terminate this Agreement;
- (3) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
- (4) exercise any of its other legal rights;
- (5) recover from the Tenant any loss suffered by the Lessor due to the Tenant's default.

10. TERMINATION OF TERM

10.1 Tenant's Obligations

At the end of the Term the Tenant must:

- (1) vacate the Premises and give them back to the Lessor in the condition required by clause 6.1(1);
- (2) remove all the Tenant's Property from the Premises;
- (3) repair any damage caused by removal of the Tenant's Property and leave the Premises clean; and
- (4) return all keys, security passes and cards held by it or the Tenant's Employees.

10.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Lessor may:

- (1) remove and store the Tenant's Property at the Tenant's risk and expense; or
- (2) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Lessor who may deal with it as it thinks fit without being liable to account to the Tenant.

11. DAMAGE AND DESTRUCTION

11.1 Rent Reduction

If the Premises are damaged or destroyed and as a result the Tenant cannot use or gain access to the Premises then from the date that the Tenant notifies the Lessor of the damage or destruction the Lessor:

- (1) must reduce the Rent and any other money owing to the Lessor by a reasonable amount depending on the type, extent and effect of damage or destruction; and
- (2) cannot enforce clause 6.1 against the Tenant; until the Premises are fit for use or accessible.

11.2 Tenant May Terminate

The Tenant may terminate this lease by notice to the Lessor unless the Lessor:

- (1) within three (3) months of receiving the Tenant's notice of termination, notifies the Tenant that the Lessor will reinstate the Premises; and
- (2) carries out the reinstatement works within a reasonable time.

11.3 Exceptions

Clauses 11.1 and 11.2 do not apply where:

- (1) the damage or destruction was caused by or contributed to, or arises from any wilful act of the Tenant or the Tenant's Employees; or
- (2) an insurer under any policy effected by the Lessor refuses indemnity or reduces the sum payable under the policy because of any act or default of the Tenant or the Tenant's Employees.

11.4 Lessor May Terminate

If the Lessor considers the damage to the Premises renders it impractical or undesirable to reinstate the Premises or the Building, it may terminate this lease by giving the Tenant at least one (1) month's notice ending on any day of the month. At the end of that month's notice, this lease ends.

11.5 Dispute Resolution

- (1) Any dispute under this clause 11 must be determined by an independent qualified Valuer appointed by the Chief Executive Officer of the REIQ at the request of either party.
- (2) In making the determination, the Valuer acts as an expert and the determination is final and binding on both parties.
- (3) The cost of the determination must be paid by the parties equally unless otherwise decided by the Valuer.

11.6 Lessor Not Obligated to Reinstate

- (1) Nothing in this lease obliges the Lessor to reinstate the Building or the Premises or the means of access to them.
- (2) When reinstating the Building or the Premises, the Lessor is entitled to change their design, fabric, character or dimensions to comply with any law or lawful requirement.

11.7 Antecedent Rights

Termination under this clause 11 does not effect either parties' accrued rights before termination.

12. INTEREST FOR LATE PAYMENT

Without affecting the Lessor's other rights, if the Tenant does not pay any money owing to the Lessor under this Agreement within fourteen (14) days after the due date, the Tenant must pay interest on that money calculated at the Default Interest Rate from the due date for payment until payment is made.

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13. DUTY

The Tenant must pay stamp duty on this lease, if applicable, and other government imposts payable in connection with this Agreement and all other documents and matters referred to in this Agreement when due or earlier if requested in writing by the Lessor.

14. GOODS AND SERVICES TAX

If a GST is imposed on any supply made to the Tenant under or in accordance with this Tenancy, the amount the Tenant must pay for that supply is increased by the amount of that GST.

15. OPTION FOR FURTHER TENANCY

15.1 This clause 15 applies if item 6 of the Reference Schedule is completed with a period of a further term.

15.2 If the Tenant:

- (1) wishes to lease the Premises for the further term; and
- (2) gives notice to that effect to the Lessor strictly in accordance with the timeframes in item 6 of the Reference Schedule; and
- (3) has not breached this Agreement or if breached such breach has been waived by the Lessor or remedied,

the Lessor must, subject to clause 15.6, grant to and the Tenant must take a further tenancy (**New Tenancy**) of the Premises on the terms and conditions set out in clause 15.3.

15.3 The New Tenancy will be on the same terms and conditions as this Agreement except that:

- (1) the Rent for the New Tenancy will be the amount agreed between the Lessor and the Tenant or, failing agreement by the date the Term expires, the market rent for the Premises determined by an independently qualified Valuer (acting as an expert) in accordance with clause 15.4;
- (2) the Commencement Date will be the day after the Term expires; and
- (3) the New Tenancy will omit this clause 15 unless there is more than one option of renewal set out in item 6 of the Reference Schedule.

15.4 If the Rent is to be determined according to the market under clause 15.3(1), the Valuer is to be nominated by the Chief Executive Officer of the REIQ at the request of either party. The following additional terms apply:

- (1) the Valuer's decision is final and binding on the parties;
- (2) the Valuer's costs must be paid by the Lessor and the Tenant equally. Either party may pay the Valuer's costs and recover one half of the amount paid from the other party on demand; and
- (3) if the Rent for the New Tenancy is not determined by the date the Term expires, then:
 - (a) until the Valuer determines the Rent for the New Tenancy, the Tenant must continue to pay the existing Rent; and
 - (b) when the Valuer's decision is made under this clause 15(4), the parties will make an adjustment for any over or under payment of the Rent.

15.5 Before transferring any interest in the Land, the Lessor must obtain a signed deed from the transferee containing covenants in favour of the Tenant that the transferee will be bound by the terms of this Agreement and will not transfer its interest in the Land unless it obtains a similar deed from its transferee.

15.6 If there is a Guarantor under this Agreement, the Lessor is not required to grant the New Tenancy unless the Tenant obtains a further guarantee on the same terms of the due and punctual performance of the Tenant's obligations under this Agreement by the Guarantor or any other replacement guarantor acceptable to the Lessor.

16. DEPOSIT AND COMMISSION

16.1 The Tenant must pay the Deposit to the Lessor's Agent on signing this Agreement.

16.2 The Deposit must be applied against the Rent payable by the Tenant on the commencement of the Term.

16.3 The Lessor agrees to pay the Agent's commission to the Lessor's Agent and authorises the Agent to draw the commission on the commencement of the Term from money received from the Tenant in payment of Rent.

17. NOTICES

17.1 Any notice given or required by this Agreement to be given to a party ("the addressee") must be in writing and, without prejudice to any other lawful method of service, shall be deemed to have been sufficiently given if it is sent to a facsimile number or email address which has been stated for the addressee in this Agreement or otherwise provided by the addressee to the sender.

17.2 Any such notice sent to a facsimile number shall be deemed to have been received by the addressee when the sender obtains a clear transmission report.

17.3 Any such notice sent to an email address shall be deemed to have been received by the addressee when it is capable of being retrieved by the addressee at the email address in accordance with section 24 of the **Electronic Transactions (Queensland) Act 2001**.

17.4 Any such notice may also be given in the manner provided in section 109X of the **Corporations Act 2001 (Cth)** as if it were being served for the purposes stated in that section or in accordance with the provisions of section 347 of the **Property Law Act 1974 (Qld)**.

18. GUARANTEE AND INDEMNITY

18.1 Where Item 3 of the Reference Schedule is completed with the name or names of any person or persons then the succeeding provisions of this clause 18 shall apply.

18.2 The Guarantor (and jointly and severally where there is more than one Guarantor) guarantees to the Lessor the timely payment by the Tenant of the Rent and other moneys agreed to be paid by the Tenant under this Agreement and the timely compliance with all the terms by which the Tenant is bound under this Agreement.

18.3 The Guarantor will at all times pay to the Lessor on demand and indemnify and keep the Lessor indemnified from and against all losses which the Lessor may suffer or incur consequent upon or arising out of any failure by the Tenant to comply with the terms in a timely manner.

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“ANNEXURE A”

SPECIAL CONDITIONS

1. SPECIAL CONDITIONS

These Special Conditions form part of this Lease and vary the terms of this Lease in the event of any inconsistency with this Lease or the Standard Conditions. The Retail Shop Leases Act will prevail in the event of an inconsistency between the Act and these Special Conditions.

2. GENERAL

Both the Lessor and the Tenant acknowledge and agree that:

- (a) North Coast Commercial Properties Pty Ltd trading as Ray White Commercial Northern Corridor Group (“The Agent”) did not give either party any legal advice as to the meaning or effect of any terms in the Lease, whether standard terms in the terms of Lease or of the Special Conditions.
- (b) The Agent recommended that both parties should seek independent legal advice for any questions or queries in relation to meaning and effect of any terms or special conditions in the Lease.

3. PERMITTED USE

It is the Tenant's responsibility to ensure that their intended use complies with all regulations from local government, body corporate or any other relevant authority. Any fees or charges that may apply either now or in the future, in relation to the Tenant complying with these regulations, are the Tenant's sole responsibility.

4. INSURANCE

The Tenant must obtain and keep in effect for the duration of the Term in the names of the Tenant, the Lessor and any other person named by the Lessor (for their respective interests) the following insurances and any insurance notified to the Tenant by the lessor:

- (a) Public Risk - Insurance for at least \$20,000,000.00.
- (b) Plate Glass - Plate Glass insurance in respect of the Premises. The Tenant must immediately apply all money received under the Plate Glass insurance policy towards reinstating the damaged glass. If the money is insufficient to meet the costs of the reinstatement, the Tenant is to reinstate the damaged glass to the Lessor's satisfaction at its own expense;
- (c) Stock and Fittings

Insurance covering the Tenant's stock, fixtures and fittings contained in the Premises for their full insurable value against any loss or damage.

5. RENT, SECURITY BOND & OUTGOINGS

Further to; Commercial Tenancy Agreement items 7 (RENT), 10 (OUTGOINGS) & 11 (DEPOSIT),
or

Retail Shop Tenancy Agreement items 10 (RENT), 13 (OUTGOINGS) & 16 (DEPOSIT),
of the Lease:

- (a) Rent and Outgoings will be paid in advance in monthly instalments.

- (b) The Lessor/Lessor's Agent may present the outgoings in an Annual Outgoings Budget based on estimates for the financial year.
- (c) A Security Bond of representing (2) month's rental incl GST at the commencement rate will be paid at the time a Lease is signed by the Tenant and prior to its acceptance by the Lessor.
- (d) Access to the property will be granted once the deposit and security bond have been paid in full, both parties have signed this Lease, and the Tenant has provided a copy of their Public Liability Insurance.
- (e) If Rent and Outgoings remain unpaid for more than 14 days, the Lessor/Lessor's Agent may issue a Notice to Remedy Breach that includes a default charge per notice.
- (f) If at any time the Tenant fails to observe and perform any of the Tenant's obligations in this Lease, the Lessor/Lessor's Agent may take all or any part of the Security Bond as compensation for any loss or damage suffered or which may be suffered by the Lessor/Lessor's Agent because of that failure. The Tenant will be required to reinstate the Security Bond as directed by the Lessor/Lessor's Agent.
- (g) Upon expiration of the term the Lessor/Lessor's Agent will return the Security Bond to the Tenant within a reasonable time frame, less any deductions, following the outcome of the make good obligations.

6. ELECTRONIC TRANSMISSION

In the event that this Lease is sent via electronic transmission by either party and is subsequently duly signed and returned by electronic transmission, then it is deemed that the Original Tenancy Agreement has been signed by the parties.

For the purpose of sections 11 and 12 of the Electronic Transactions (QLD) Act 2001, the Lessor and the Tenant consent to information being given by electronic communication.

7. FIRE SAFETY EQUIPMENT

It is hereby agreed that the Lessor will supply and install the standard Fire Safety Equipment to the Premises and that the Tenant must use a licensed tradesperson to conduct regular servicing & maintenance on such equipment at no less than 6 monthly intervals or as recommended by the Australian Standards throughout the term of this agreement and while in possession of the Premises at the Tenants cost. Furthermore, should the activity of the Tenants business require additional Fire Safety Equipment, then it shall be at the Tenants expense & liability to install and service such extra equipment. It is the Tenants responsibility to ensure that all laws, regulations, codes and other requirements are met with respect to fire safety and equipment. The Lessor/Lessor's Agent may request copies of service records at any given time. Requests for service records must be responded to within 14 days from the date of request from the Lessor/Lessors Agent.

8. MAINTENANCE REQUESTS

The Tenant acknowledges and hereby agrees that they are required to notify the Lessor/Lessor's Agent in writing of all fixtures, fittings and the Lessor's property that are damaged or require maintenance promptly once becoming aware of same and to put all maintenance requests in writing to the Lessor/Lessors Agent as soon as noticed.

9. PESTS & RODENTS

The Tenant must keep the Premises clean and free from pests, rodents and rubbish, including daily cleaning and rubbish removal in a way and to a location reasonably designated by the Lessor/Lessor's Agent.

10. AIR CONDITIONING

The Tenant must enter into and keep current at the Tenants cost a "Maintenance and Service Contract" with a specialist air conditioning contractor approved by the Landlord providing that the air conditioning equipment is serviced at least every 3 months and cleaned once every month and must provide evidence of servicing and maintenance to the landlord when reasonably requested. The Tenant shall be responsible for all repairs and replacements with respect to the air-conditioning equipment at their cost except major components of a capital nature. The Tenant shall be liable for the repair and replacement of major components of a capital nature where:

- (a) The repair or replacement is required because of the Tenants and/or their contractors, employees or invitees negligent acts or omissions; and/or
- (b) The Tenant has failed to enter a Maintenance and Service Contract with respect to the air conditioning equipment as required by this clause.

The Lessor/Lessor's Agent may request copies of service records at any given time. And request must be responded to with in 14 days of the request.

11. GARAGE DOOR REPAIR AND MAINTENANCE

The Tenant is responsible for repairing, maintaining and servicing all electronic and other specialised doors on the Premises. The Tenant shall be required to enter a comprehensive service, maintenance and/or repair contract approved by the Lessor/Lessor's Agent with respect to all electronic and other specialised doors on the Premises unless advised by the Lessor/Lessor's Agent otherwise in writing. The Tenant shall specifically be responsible for all repairs and replacements with respect to the electronic and other specialised doors on the Premises at their cost except major components of a capital nature. The Tenant shall be liable for the repair and replacement of major components of a capital nature of electronic and other specialised doors on the Premises where:

- (a) The repair or replacement is required because of the Tenants and/or their contractors, employees or invitees negligent acts or omissions; and/or
- (b) The Tenant has failed to enter a service, maintenance and/or repair contract with respect to the electronic and other specialised doors on the Premises as required by this clause.

The Lessor/Lessor's Agent may request copies of service records at any given time.

12. INDEMNITY

The Tenant indemnifies the Lessor against all actions, claims, demands losses, damages, costs, and expenses which the Lessor may sustain or incur or for which the Lessor may become liable whether during or after the term of this Lease in respect of or arising from:

- (a) loss, damage, or injury from any cause to property or person inside or outside the Building occasioned or contributed to by the neglect or default of the Tenant or any servant, agent,

licensee, invitee, sub-Tenant, or other person claiming through or under the Tenant to observe or perform any of the covenants, conditions, regulations, and restrictions on the part of the Tenant in this Lease whether positive or negative, expressed or implied;

- (b) the negligent use, misuse, waste, or abuse by the Tenant or any servant, agent licensee, invitee, sub-Tenant, or other person claiming through or under the Tenant of any water, gas, or electricity, or other services to the Premises or to the Building;
- (c) the overflow, leakage, or escape of water, fire, gas, electricity, or any other harmful agent in or from the Premises caused or contributed to by any act or omission on the part of the Tenant, its servants, agents, licensees, invitees, sub-Tenant, or other persons claiming through or under the Tenant.
- (d) the failure of the Tenant to notify the Lessor of any defect in any of the Air Conditioning Equipment, the Fire Equipment, or other appurtenances in the Premises of which the Tenant is aware;
- (e) loss, damage, or injury from any cause to property or person caused or contributed to by the use of the Premises by the Tenant, or any servant, agent, licensee, invitee, or sub-Tenant, and arising out of the neglect or default of the Tenant or any servant, agent, licensee, invitee, or sub-Tenant;
- (f) the improper or faulty erection or construction of facilities, trade fixtures, or equipment installed on or in the Premises by the Tenant; and
- (g) any personal injury sustained by any person in or about the Premises however caused other than by the willful or negligent act of the Lessor, its servants, or agents.

except to the extent caused or contributed to by the Lessor or its servants, agents, licensees, invitees or contractors.

13. COSTS

14.1 Costs of Litigation

If without fault on its part, either Party is made a party to any litigation commenced by or against the other (other than litigation between the Lessor and the Tenant) and arising directly or indirectly out of the acts or omissions of the other in relation to the Premises, the party not at fault will be paid by the other party on demand all legal fees and disbursements (as between solicitor and own client) incurred in connection with the litigation.

14.2 Costs to be Borne by Tenant

The Tenant will pay:

- (a) all costs, charges, and expenses (including for example, reasonable legal costs and fees payable to a surveyor or architect) incurred by the Lessor for the purpose of or incidental to the preparation and service of any notice under s. 124 or s. 127 of the *Property Law Act 1974* even if forfeiture is avoided otherwise than by relief granted by the Court;
- (b) all reasonable costs of an incidental to the grant or refusal of any consent or authority of the Lessor which may be requested by the Tenant under the terms of this Lease; and

- (c) all reasonable monies the Lessor may expend or be put to in consequence of any default by the Tenant in the performance and observance of any covenant or agreement contained or implied in this Lease or which is authorized or entered into or made by the Tenant.
- (d) all costs of the Lessor including the legal costs of the Lessor calculated on a Solicitor and own client basis of an incidental to the exercise of any option and documentation required in respect thereof including at the option of the Lessor deeds of amendment and/or new Leases.

14. TERMINATION

15.1 Tenant's obligations at end of Lease Term

During the period of 14 days:

- (a) before the Expiry Date (unless the Tenant is entitled to an Option Term or a holding over); or
- (b) after the Expiry Date;

The Tenant must:

- (c) remove the Tenant's Property, the Lessor's Property (if requested by the Lessor) and all other fitout, suspended ceiling, graphics, signage (internal and external), redundant cabling, floor coverings, tiling and other finishes from the Premises (except for any shopfront or structural item and any other item that the Lessor may require to remain or about the Premises);
- (d) reinstate all Services in or to the Premises to a base building open plan specification (including electrical and plumbing Services and fire sprinklers to a height to be nominated by the Lessor) and cap-off any Services;
- (e) remove all rubbish, Redecorate and otherwise repair and make good any damage so that the Premises are converted back to their good repair and condition as at the Commencement Date of the original Term;
- (f) deliver up vacant possession of the Premises in the condition required by this Lease and return all keys and access devices to the Lessor; and
- (g) remove any Security created or allowed to come into existence by or on behalf of the Tenant affecting the Tenant's interest under this Lease, the Lessor's Property or the Tenant's Property.

For the purposes of these special conditions "**Redecorate**" includes:

- (a) washing down the whole of the exterior of the Building and the interior of the Building including all partitions and additions made to the Building; and
- (b) repairing and damaged walls, including removal of wall plugs, nails and screws, repairing the holes and repainting walls and ceilings; and
- (c) replacing all carpet and/or floor tiles which in the opinion of the Lessor are worn or damaged and in need of replacement; and
- (d) replace and repair any light bulbs, lights or power points that are blown or not working; and
- (e) commercial cleaning of the internal of the Premises; and
- (f) removing all signage and repairing any damage caused; and

(g) repainting all fences, walls and pillars outside the Building in colours approved by the Lessor.

15.1.2 Before carrying out any works under this clause, the Tenant must obtain the Lessor's consent to them and make good any damage caused to the Premises and the Complex because of them.

15.1.3 If the Tenant defaults under this clause, the Lessor may on not less than seven days' written notice to the Tenant, either:

- (a) carry out the Tenant's obligations under this clause to the exclusion of the Tenant;
- (b) treat the Tenant's Property as abandoned and take property in it, and remove, lease or otherwise deal with it in the way required by the Lessor without any compensation to the Tenant or set-off; or
- (c) do any combination of those things.

15.1.4 The Tenant indemnifies the Lessor against any Claim by any person claiming an interest in the Tenant's Property because of the Lessor exercising its rights under clause 15.1.3.

15.1.5 The Tenant must continue to pay all Rent and other money under this Lease as if the Tenant was holding over on a daily basis until:

- (a) the later of the date that:
 - (i) the works required under clause 15.1.1 have been completed; or
 - (ii) the Lessor completes the Tenant's obligations under clause 15.1.3 (a); and
 - (iii) all other works have been completed with the exception of the removal of any property that the Lessor may require to remain in the Premises;

without affecting any other rights or remedies of the Lessor.

15.2 Stock-in-Trade

The Tenant will remove from the Premises all stock-in-trade and other movable chattels prior to the expiration of the term of this Lease except that if this Lease is determined prior to the due date of expiry by effluxion of time the Lessor will if requested so to do by the Tenant allow the Tenant, its servants, and contractors access to the Premises during any one (1) of three (3) days (excluding Saturdays, Sundays, and public holidays) next following the date of determination between the hours of 9.00am and 5.00pm for the purpose of removing stock-in-trade and movable chattels from the Premises. If the Tenant fails to remove stock-in-trade or chattels as mentioned in this clause, the Lessor may at its option:

- (a) cause the stock-in-trade or chattels to be removed and stored in a public warehouse or elsewhere at the risk and at the cost of the Tenant; or
- (b) treat the stock-in-trade or chattels as if the Tenant had abandoned its interest in them and deal with them in any manner the Lessor thinks fit.

The Tenant indemnifies the Lessor in respect of any damage done to the Premises in or about the removal of stock-in-trade or chattels by the Tenant, its servants, or contractors and also in respect of any costs incurred by the Lessor in the removal and storage of them. The Tenant also indemnifies in respect of all claims, demands, actions, costs, judgments, and expenses which the Lessor may suffer

or incur at the suit of any person (including the Tenant) claiming an interest in the stock-in-trade or chattels by reason of the Lessor acting in accordance with this clause.

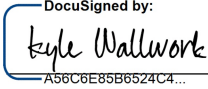
15.3 Removal of Signs

At the expiration or earlier determination of this Lease, the Tenant will remove or clean off any advertising or other sign, advertisement, or hoarding painted, erected, or placed on or in the Premises and restore the Premises to the condition they were in immediately before the advertisement, sign, or hoarding was painted, erected, or set up.

15.4 Holding Over

If the Tenant, with the consent of the Lessor, occupies the Premises after the Termination Date (other than pursuant to the grant of a further lease), the Tenant will do so as a monthly Tenant on the same terms and conditions as the Lease as far as they apply to a monthly tenancy.

Executed by

<hr/> <p>Tenant -</p>	<p>DocuSigned by:</p>  <hr/> <p>Lessor - Kyle wallwork</p>
<hr/> <p>Tenant -</p>	<hr/> <p>Lessor</p>

Transactions: Commonwealth Bank a/c 11137115 - Red Mini Superfund

Date Range: 01/07/2022 to 30/06/2023

Commonwealth Bank a/c 11137115

	Date	Narrative	Debit	Credit	Balance	Quantity
Commonwealth Bank a/c 11137115						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	01/12/2022	bank fee	\$ 3.00	\$	3.00 Dr	
	01/01/2023	bank fee	\$ 6.00	\$	9.00 Dr	
	06/03/2023	bank fee	\$ 2.50	\$	11.50 Dr	
	Total Commonwealth Bank a/c 11137115		\$ 11.50	\$ 0.00	\$ 11.50 Dr	
	Total Commonwealth Bank a/c 11137115		\$ 11.50	\$ 0.00	11.50 Dr	

Red Mini Superfund
17 Hetherington Dr
TWIN WATERS
QLD 4564

Tax Invoice
I020253

Date
6 October 2022

Description

Attending to the establishment of your Self managed Superannuation Fund (SMSF) and corporate trustee, including checking of all forms, minutes, trust deeds and other related company and trust documentation.

Application on the entity's behalf for a Tax File Number, Australian Business Number (ABN) and GST registrations with the Australian Taxation Office.

Arranging for signature of the various documents and payment of all legal and regulatory outlays on your behalf as required.

Discussions, correspondence, instruction and advice to you in relation to the above matters as required throughout the period.

Subtotal 3,000.00

GST 300.00

Total 3,300.00

Amount Due 0.00

Due Date: 20 October 2022

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Direct Deposit Details: BSB 064-406 Account No. 10620281
(Please use Invoice No. as Reference)

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

Customer Red Mini Superfund

Invoice No. I020253

Amount Due 0.00

Due Date 20 October 2022

Kim Jay

From: Donna McFarland <donna.mcfarland@raywhite.com>
Sent: Wednesday, 7 December 2022 7:32 AM
To: kyle@kw.kwikkopy.com.au
Cc: Cassie Mahoney
Subject: Trust Account Receipt #7615

Trust Account Receipt

Agents Financial Administration Act 2014 Trust Account Receipt



North Coast Commercial Properties Pty Ltd ATF RWNC Unit Trust - 4224295

Licensee: Michael Shadforth - Licence Number: 3273304
Level 1, 172 Brisbane Rd
Mooloolaba QLD 4557

ABN: 83 429 052

Receipt# 7615

Trans Date: 06/12/
Added: 07/12/

Received from: KVWSMSF Pty Ltd as Trustee for Red Mini Superfund

Owner: KVWSMSF Pty Ltd as Trustee for Red Mini Superfund

Property: 2/13 Main Drive WARANA

Details: Advertising: Advertising

Total Received: \$740.22 /1.1=\$672.93 ✓

Payment Method EFT/BPay/CCard

Received By: Donna McFarland

Sign: _____

Regards

Donna McFarland

Trust Account Administrator | Ray White Commercial Northern Corridor Group

T 0466 248 607 F 1300 255 057 Ext 2

www.raywhitecommercialnortherncorridorgroup.com.au

AMOOLOOLABA - MORAYFIELD - STRATHPINE

BODY CORPORATE FOR "KIRWEN PLACE" CTS 15611**ABN 479 244 321 76****NOTICE OF LEVIES DUE IN DECEMBER 2022**

c/o Mr Peter K. Simpson,
638 Bald Knob Road,
Maleny,
Qld 4552
Phone: 0401 697 612
Email: peters@bkrd.com.au

total=800x2=\$1,600 ✓

Mr Kyle Wallwork,
kyle@kw.kwikkopy.com.au

Quarterly General Fund levy October – December	500.00
Quarterly Sinking Fund levy October – December	300.00
Total Amount due	<u>\$800.00</u>
<u>Due date</u>	<u>31/12/2022</u>

Bank Account details:
Body Corporate for Kirwen Place CTS 15611
Heritage Bank
BSB: 638-220
Account: 009723986

BODY CORPORATE FOR "KIRWEN PLACE" CTS 15611**ABN 479 244 321 76****NOTICE OF LEVIES DUE IN MARCH 2023**

c/o Mr Peter K. Simpson,
638 Bald Knob Road,
Maleny,
Qld 4552
Phone: 0401 697 612
Email: peters@bkrd.com.au

Mr Kyle Wallwork,
kyle@kw.kwikkopy.com.au

Quarterly General Fund levy January – March	500.00
Quarterly Sinking Fund levy January – March	<u>300.00</u>
Total Amount due	<u>\$800.00</u>
<u>Due date</u>	<u>31/03/2023</u>

Bank Account details:
Body Corporate for Kirwen Place CTS 15611
Heritage Bank
BSB: 638-220
Account: 009723986

CUSTOMER ENQUIRIES

Phone: (07) 5475 7542
Email: rates@sunshinecoast.qld.gov.au
ABN 37 876 973 913

HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2023 to 30 June 2023

ISSUE DATE 24 January 2023
PROPERTY NO. **187436**
VALUATION \$112,000
PAYMENT REFERENCE NO. 100875920
DUE DATE FOR PAYMENT 24 February 2023

AMOUNT PAYABLE **\$1,528.01**



┌ 007279 002

 KVWSMSF PTY LTD TTE
 24 YALLANGA PL
 MOOLOOLABA QLD 4557

PROPERTY LOCATION: Kirwen Place, 2/13 Main Dr WARANA QLD 4575

PROPERTY DESCRIPTION: Lot 2 BUP 105024

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 2U		Minimum Rate =	747.00
Waste Bulk Bin - 2.0 Cubic Metre - Commercial	0.20000 x	\$3,479.10 x .5 =	347.91
Arts and Heritage Levy	1 x	\$16.00 x .5 =	8.00
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$45.00 x .5 =	22.50
State Emergency Management Levy: Class A Group 3	1 x	\$572.20 x .5 =	286.10
Change of Ownership Charge		=	76.50
TOTAL:			\$1,528.01

paid 24/2

Please review the enclosed Schedule of Rates to confirm your rate category.
 Did you know you can set up a payment arrangement to pay your rates over the current rating period?
 Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

PAYMENT OPTIONS

PROPERTY NO.
187436
KVWSMSF PTY LTD TTE

AMOUNT PAYABLE
1,528.01

DUE DATE
24 February 2023



Bill Code: 18259
Ref: 100875920

Telephone & Internet Banking – BPAY®
 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au






Post Billpay
 Pay in Person at any Post Office, Credit Card not accepted.



*214 100875920

Pay using your smartphone
 Download the Sniip App and scan the code to pay now.

 If you wish to pay your rates by direct debit please contact Council for further information.

 **Credit Card by Phone**
 Phone 13 18 16 and follow the prompts
Billpay Code: 0214
Ref: 1 0087 5920
 MasterCard & Visa accepted

 **Internet**
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: 1 0087 5920
 MasterCard & Visa accepted

NEW BUSINESS TAX INVOICE

07 3292 1100
contactus@cib.com.au

Date: 21/11/2022
Invoice #: 393256



KVWSMSF Pty Ltd ATF Red Mini Superfund
Unit 2
13 Main Drive
WARANA QLD 4575

Type of Policy Business Insurance

Policy Description Property Owner:2/13 Main Drive (\$200k Building,\$30k Loss Of Rent & \$20.0M Liability)
Insurer QBE Insurance (Australia) Limited
Policy Number 102U993179BPK
Period of Insurance 14/11/2022 to 14/11/2023
Date Effective 14/11/2022

Broker Comments

Description	Charges
Base Premium	\$1,410.18
Underwriting Fee	\$ 0.00
Fire Services Levy	\$ 0.00
Stamp Duty	\$ 139.60
Broker Fee	\$ 200.00
Subtotal	\$1,749.78
GST	\$ 161.02
TOTAL	\$1,910.80



DEFT Reference Number: 40506823932569

Pay by credit card or registered bank account at www.deft.com.au
or phone **1300 30 10 90**. Payments by credit card attract a surcharge.



Pay in-store at Australia Post
by cheque or EFTPOS



Contact your
participating
financial institution
to make BPAY
payment



*498 405068 23932569

Bill Code: 20362
Ref: 40506823932569

TOTAL DUE
\$1,910.80



6 Enterprise Street
Kunda Park. QLD 4556
PO Box 207
BUDDINA QLD 4575

Tel. (07) 5476 9227
Fax. (07) 5476 9208
info@eastcoastgaragedoors.com.au
www.eastcoastgaragedoors.com.au

Jaqmar Pty Ltd
ABN 63 095 772 099
Licence # 738517



PLEASE PAY BY	AMOUNT	INVOICE DATE
02/03/2023	\$275.00	02/03/2023

TAX INVOICE NO. 95290

RED MINI SUPERFUND
5/1 METIER LINKWAY
BIRTINYA QLD 4575

Site: 2/13 MAIN DRIVE Warana
Site Address: 2/13 MAIN DRIVE
WARANA QLD 4575
Job No.: 126289
Order No.:

JASON SELZER CONTRACTING (28/02/2023) - Work Note

CARRIED OUT DOOR REPAIR SERVICE CALL

DOOR/ TYPE & BRAND: FIRMADOOR SERIES 2
OPERATOR TYPE/MODEL: PLANETARY CHAIN ON LHS

DETAILS OF WORK COMPLETED:
THIS DOOR IS IN POOR CONDITION.
RUSTING ON THE EDGES WITH THE NYLOFELT PULLING AWAY FROM THE CURTAIN.

ADJUSTED AND LUBRICATED TRACKS AND CHECKED ALL FIXINGS.
THIS IS ONLY A TEMPORARY MEASURE TO ASSIST OPENING AND CLOSING OF DOOR.

RECOMMENDED TO THE OWNER THAT THE DOOR NEEDS TO BE REPLACED

Quote to follow

We have undertaken our services with all due care and skill, however due to causes beyond our control the products cannot be permanently repaired. We will forward you a quote with our recommended solution, for your perusal. Please contact our office on 07 5476 9227 if you have any questions.

We strongly recommend all doors and gates are serviced annually for residential properties, and more regularly for commercial properties. If you would like a courtesy reminder when your next service is due, please let us know. The Team at East Coast Garage Doors would like to thank you for your business.	Sub-Total ex GST	\$250.00	✓
	GST	\$25.00	
	Total inc GST	\$275.00	
	Amount Applied	\$0.00	
	Balance Due	\$275.00	

NOTE: OUR BANK ACCOUNT DETAILS CHANGED ON 4/11/2021



Kwmsmf Pty Ltd As TTE
24 Yallanga Pl
MOOLOOLABA QLD 4557

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

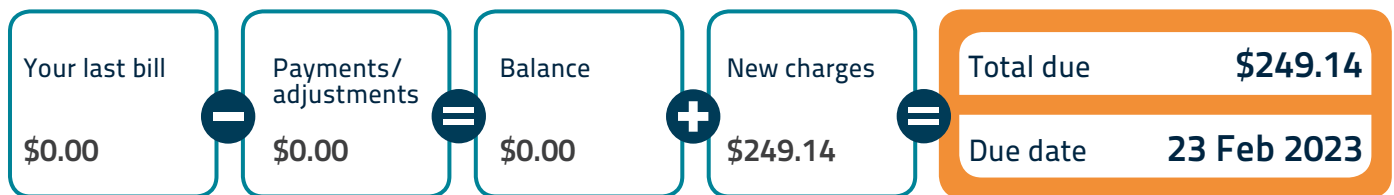
unitywater.com
ABN 89 791 717 472

Account number	100068547
Payment reference	1000 6854 77
Property	Kirwen Place, Unit 2/13 Main Dr, WARANA, QLD

Bill number	7123920496
Billing period	20 Oct 2022 89 days to 16 Jan 2023
Issue date	23 Jan 2023
Approximate date of next meter reading	18 Apr 2023

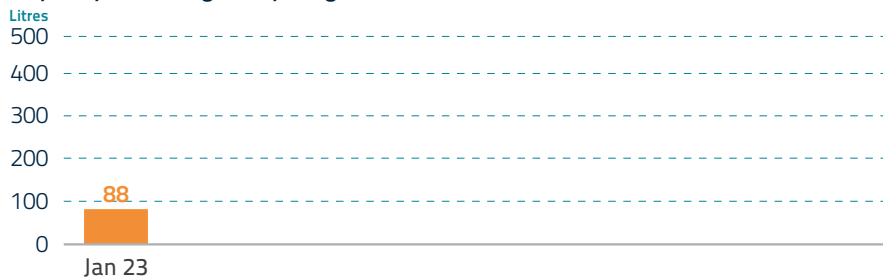
total =249.14+282.75-508.61(per settlement)=\$23.28 ✓

Your account activity



8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



There's only so much phone chat
about the weather you can take.

Do it all online faster and easier with My Account.

Tap into MyAccount



Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 1000 6854 77

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit

Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.

Find out more at unitywater.com/smoothpay



Kwmsmf Pty Ltd As TTE
24 Yallanga Pl
MOOLOOLABA QLD 4557

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	100068547
Payment reference	1000 6854 77
Property	Kirwen Place, Unit 2/13 Main Dr, WARANA, QLD

Bill number	7124267144
Billing period	17 Jan 2023 94 days to 20 Apr 2023
Issue date	25 Apr 2023
Approximate date of next meter reading	14 Jul 2023

Your account activity



8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 1000 6854 77
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
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Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

no invoices

Transactions: Subscriptions - Red Mini Superfund

Date Range: 01/07/2022 to 30/06/2023

Subscriptions

	Date	Narrative	Debit	Credit	Balance	Quantity
Subscriptions						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	08/11/2022	xero	\$ 14.50	\$	14.50 Dr	
	28/11/2022	xero	\$ 14.50	\$	29.00 Dr	
	28/12/2022	xero	\$ 14.50	\$	43.50 Dr	
	27/01/2023	xero	\$ 29.00	\$	72.50 Dr	
	27/02/2023	xero	\$ 29.00	\$	101.50 Dr	
	27/03/2023	xero	\$ 29.00	\$	130.50 Dr	
	27/04/2023	xero	\$ 29.00	\$	159.50 Dr	
	29/05/2023	xero	\$ 29.00	\$	188.50 Dr	
	27/06/2023	xero	\$ 29.00	\$	217.50 Dr	
Total Subscriptions		\$	217.50 \$	0.00 \$	217.50 Dr	
Total Subscriptions		\$	217.50 \$	0.00 \$	217.50 Dr	

Red Mini Superfund
Investment Revaluation as at 30 June 2023

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
Property Direct Market					
MAIN0001 2/13 Main Dr, WARANA QLD 4575	30 Jun 2023	594,950.00000	1.00000	594,950.00	(4,757.03)
Property Direct Market Total				594,950.00	(4,757.03)
Fund Total				594,950.00	(4,757.03)

Appraisal

Date: 30.6.2023

We can always expect a diverse range of opinion from different buyers and tenants on the sale and lease value, depending on their intended use, risk and ability to utilise existing infrastructure and fit out. However, based on the information highlighted in this report, we can anticipate the majority of reasonable purchasers and tenants will see the value in the following range:

Lease: \$26,080 - \$29,340pa + Outgoings + GST (\$160-\$180/m2)

Sale: \$570,500 - \$619,400 + GST (\$3,500-\$3,800/m2)

median=\$594,950 ✓

We trust that this appraisal will satisfy your immediate requirements. If you do have any questions or require any assistance in the future please do not hesitate to contact me.

Yours sincerely,



Monique Dalton

0481 979 807
monique.dalton@raywhite.com



Charlee Livesey

0431 135 900
charlee.livesey@raywhite.com

North Coast Commercial Properties PTY Ltd trading as RWC Northern Corridor Group ACN 615 941 430

SUNSHINE COAST

Level 1, 172 Brisbane Rd
Mooloolaba QLD 4557

MORETON BAY

Unit 1, 2-12 Alta Rd
Caboolture QLD 4510

NORTH BRISBANE

4/257 Leitchs Rd
Brendale QLD 4500

PROPERTY MANAGEMENT

9 Torres Cres
North Lakes QLD 4509

RWC

Commercial Appraisal

RWC Northern Corridor Group



2/13 MAIN DRIVE, WARANA, QLD 4575

Prepared for: KVWSMSF PTY LTD

Appraisal

Date: 30.6.2023

Dear Kyle,

RE: 2/13 MAIN DRIVE, WARABA, QLD, 4575

Thank you for your recent request for an appraisal on the above mentioned property. In accordance with your instructions, we have reviewed the property outlined below to estimate its sale and lease value if offered on the current market.

PROPERTY DETAILS

Building Area	163m ²
Land Area	N/A
Zoning	Medium Impact Industry
Building Description	2BUP105024



Recent Leasing Evidence

The below figures were calculated based on the number of similar property leases in the immediate area:

Unit # / Street #	Street Address	Suburb	Asset Class	Building Area	Land Area	Lease Price	\$ SQM	Lease Date
6 / 39	Technology Drive	Warana	Industrial	123		\$24,600	\$200	15/06/2023
6 / 9	Commerce Avenue	Warana	Industrial	101		\$20,000	\$198	22/03/2023
1 / 18	Main Drive	Warana	Industrial	117		\$22,497	\$192	24/08/2022
8	Technology Drive	Warana	Industrial	734	1228	\$132,120	\$180	20/04/2023
1 / 11	Machinery Avenue	Warana	Industrial	399		\$70,000	\$175	22/02/2023
1 / 38	Technology Drive	Warana	Industrial	232		\$40,000	\$172	05/08/2022
2 / 13	Main Drive	Warana	Industrial	163		\$27,710	\$170	13/03/2023
3 / 9	Dual Avenue	Warana	Industrial	85		\$14,000	\$165	28/07/2023
5 / 23	Premier Circuit	Warana	Industrial	238		\$38,700	\$163	07/10/2022
10 & 11 / 7-9	Premier Circuit	Warana	Industrial	596		\$95,360	\$160	01/03/2023
37	Production Avenue	Warana	Industrial	560		\$89,600	\$160	16/12/2022
1 / 38	Technology Drive	Warana	Industrial	254		\$40,000	\$157	07/07/2023

The evidence provided in this appraisal has been accrued and scrutinised to the best of our organisation's ability but is still subject to a margin of error.

Recent Leasing Evidence

The below figures were calculated based on the number of similar property leases in the immediate area:

Unit # / Street #	Street Address	Suburb	Asset Class	Building Area	Land Area	Lease Price	\$ SQM	Lease Date
4 / 10	Textile Avenue	Warana	Industrial	225		\$33,600	\$149	12/01/2023
1 / 32	Technology Drive	Warana	Industrial	205		\$28,997	\$141	31/08/2022
39	Premier Circuit	Warana	Industrial	1209		\$163,289	\$135	16/01/2023
3 / 28	Premier Circuit	Warana	Industrial	362		\$48,000	\$133	16/01/2023

The evidence provided in this appraisal has been accrued and scrutinised to the best of our organisation's ability but is still subject to a margin of error.

Recent Leasing Evidence

HIGHLIGHTS IN THE AREA



Address: 6 / 39 Technology Drive, Warana
Building Use: Industrial
Building Area: 123m²
Land Area: N/A
Lease Price: \$24,600 P/A Net
Price Per m²: \$200m²
Lease Date: 15/06/2023



Address: 6 / 9 Commerce Avenue, Warana
Building Use: Industrial
Building Area: 101m²
Land Area: N/A
Lease Price: \$20,000 P/A Net
Price Per m²: \$198m²
Lease Date: 22/03/2023



Address: 8 Technology Drive, Warana
Building Use: Industrial
Building Area: 734m²
Land Area: 1,228m²
Lease Price: \$132,120 P/A Net
Price Per m²: \$180m²
Lease Date: 20/04/2023



Address: 10 & 11 / 7-9 Premier Circuit, Warana
Building Use: Industrial
Building Area: 596m²
Land Area: N/A
Lease Price: \$95,360 P/A Net
Price Per m²: \$160m²
Lease Date: 01/03/2023



Address: 39 Premier Circuit, Warana
Building Use: Industrial
Building Area: 1,209m²
Land Area: N/A
Lease Price: \$163,289 P/A Net
Price Per m²: \$135m²
Lease Date: 16/01/2023



Address: 3 / 28 Premier Circuit, Warana
Building Use: Industrial
Building Area: 362m²
Land Area: N/A
Lease Price: \$48,000 P/A Net
Price Per m²: \$133m²
Lease Date: 16/01/2023

Recent Sales Evidence

The below figures were calculated based on the number of similar property sales in the immediate area:

Unit # / Street #	Street Address	Suburb	Asset Class	Building Area	Land Area	Sale Price	\$ SQM	Sale Date
1 / 30	Technology Drive	Warana	Industrial	110		\$590,000	\$5,364	09/01/2023
1 / 2	Dual Avenue	Warana	Industrial	127		\$600,000	\$4,724	17/08/2022
1 / 42	Technology Drive	Warana	Industrial	248		\$1,100,000	\$4,435	29/09/2022
4 / 39	Technology Drive	Warana	Industrial	130	130	\$570,000	\$4,385	07/03/2023
3 / 5	Commerce Avenue	Warana	Industrial	137		\$565,000	\$4,124	01/12/2022
6 / 16	Commerce Avenue	Warana	Industrial	103		\$420,000	\$4,078	28/10/2022
2 / 28	Premier Circuit	Warana	Industrial	202		\$800,000	\$3,960	12/10/2022
3 / 7	Premier Circuit	Warana	Industrial	172		\$680,000	\$3,953	07/12/2022
5 / 16	Commerce Avenue	Warana	Industrial	138		\$545,000	\$3,949	28/10/2022
2 / 18	Premier Circuit	Warana	Industrial	300		\$1,175,000	\$3,917	19/04/2023
2 / 16	Commerce Avenue	Warana	Industrial	138		\$540,000	\$3,913	24/11/2022
2 / 16	Technology Drive	Warana	Industrial	209		\$800,000	\$3,828	23/01/2023

The evidence provided in this appraisal has been accrued and scrutinised to the best of our organisation's ability but is still subject to a margin of error.

Recent Sales Evidence

The below figures were calculated based on the number of similar property sales in the immediate area:

Unit # / Street #	Street Address	Suburb	Asset Class	Building Area	Land Area	Sale Price	\$ SQM	Sale Date
1 / 1	Tandem Avenue	Warana	Industrial	169		\$600,000	\$3,550	26/09/2022
2 / 30	Technology Drive	Warana	Industrial	396		\$1,400,000	\$3,535	01/03/2023
2 / 13	Main Drive	Warana	Industrial	163		\$570,000	\$3,497	30/09/2022
35	Production Avenue	Warana	Industrial	927	2033	\$3,170,000	\$3,420	24/02/2023
6	Dual Avenue	Warana	Industrial	693	1487	\$2,300,000	\$3,319	15/08/2022
1 / 8	Dual Avenue	Warana	Industrial	488		\$1,500,000	\$3,074	28/10/2022
4 / 29	Premier Circuit	Warana	Industrial	447		\$1,200,000	\$2,685	26/05/2023
1, 2, & 3 / 9	Commerce Avenue	Warana	Industrial	101, 103, 137		\$918,000	\$2,669	30/11/2022
20	Technology Drive	Warana	Industrial	995	1272	\$2,560,000	\$2,573	18/04/2023
13	Tandem Avenue	Warana	Industrial	837	1250	\$2,107,000	\$2,517	30/11/2022
33	Technology Drive	Warana	Industrial	840	1942	\$2,000,000	\$2,381	24/05/2023

The evidence provided in this appraisal has been accrued and scrutinised to the best of our organisation's ability but is still subject to a margin of error.

Recent Sales Evidence

HIGHLIGHTS IN THE AREA



Address: 1 / 30 Technology Drive, Warana
Building Use: Industrial
Building Area: 110m²
Land Area: N/A
Sale Price: \$590,000
Price Per m²: \$5,364m²
Sale Date: 09/01/2023



Address: 1 / 2 Dual Avenue, Warana
Building Use: Industrial
Building Area: 127m²
Land Area: N/A
Sale Price: \$600,000
Price Per m²: \$4,724m²
Sale Date: 17/08/2022



Address: 2 / 18 Premier Circuit, Warana
Building Use: Industrial
Building Area: 300m²
Land Area: N/A
Sale Price: \$1,175,000
Price Per m²: \$3,917m²
Sale Date: 19/04/2023



Address: 35 Production Avenue, Warana
Building Use: Industrial
Building Area: 927m²
Land Area: 2,033m²
Sale Price: \$3,170,000
Price Per m²: \$3,420m²
Sale Date: 24/02/2023



Address: 1 / 8 Dual Avenue, Warana
Building Use: Industrial
Building Area: 488m²
Land Area: N/A
Sale Price: \$1,500,000
Price Per m²: \$3,074m²
Sale Date: 28/10/2022



Address: 20 Technology Drive, Warana
Building Use: Industrial
Building Area: 995m²
Land Area: 1,272m²
Sale Price: \$2,560,000
Price Per m²: \$2,573m²
Sale Date: 18/04/2023

Commercial Appraisal

RWC Northern Corridor Group



Michael Shadforth
Director - Commercial Principal
0488 981 076
michael.shadforth@raywhite.com



Samuel Hoy
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Cassie Mahoney
Senior Administrator
1300 255 075
cassie.mahoney@raywhite.com



Hayley Livingstone
Senior Administrator
1300 255 075
hayley.livingstone@raywhite.com

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	50147434	Search Date:	17/10/2023 09:08
Date Title Created:	05/11/1996	Request No:	45977641
Previous Title:	50051017		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 BUILDING UNIT PLAN 105024

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 15611

REGISTERED OWNER

Dealing No: 722144010 30/11/2022

KVWSMSF PTY LTD A.C.N. 662 294 617
 UNDER INSTRUMENT 722144010

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 10364162 (POR 15)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Client Name: Red Mini Superfund

Year End: 30/06/2023

INITIATIVE
 CHARTERED ACCOUNTANTS • FINANCIAL ADVISERS

Property Cost Base Workpaper

Asset: 2/13 Main Dr, WARANA

COST BASE

Date purchased

Purchase price (excluding depreciating assets purchased with property)	570,000.00	
add pest & building inspections on purchase	730.00	
legal fees on purchase	3,037.62	
release fee on purchase		
bank cheque on purchase	26.00	
titles fees	1,738.41	
stamp duty on purchase	18,675.00	
gives Cost base on purchase date	594,207.03	
add capital expenditure since purchase	5,500.00	painting wor
gives Cost base before adjustments for depreciation	599,707.03	
less capital allowance depreciation claimed to date		
less capital works depreciation (capital works post 13 May 1997)		
Cost base for accounting purposes	599,707.03	

SETTLEMENT STATEMENT

Matter No: 2022-1335
Re: KVWSMSF Pty Ltd as Trustee for Red Mini Superfund Purchase from Simpson
Property: 2/13 Main Drive, Warana, Queensland 4575

Settlement Date: 30 November, 2022
Adjustment Date:
Contract Date: 16 September, 2022
Settlement Place: PEXA – Electronic Settlement
Settlement Time: 2:00pm

Contract Price		\$570,000.00
Less Deposit		<u>28,500.00</u>
		\$541,500.00
Less Water Access Charge (\$1.539 per day for 21/07/2022 to 30/11/2022)		<u>204.69</u>
		\$541,295.31
Less Sewerage Charge (\$0.749 per day for 21/07/2022 to 30/11/2022)	(508.61) expensed	<u>99.62</u>
		\$541,195.69
Less Sewerage access charges (as per search) for period 21/4/22 to 20/7/22		<u>137.42</u>
		\$541,058.27
Less Water access charges (as per search) for period 21/4/22 to 20/7/22		<u>66.88</u>
BALANCE AT SETTLEMENT		<u><u>\$540,991.39</u></u>
CHEQUE DETAILS		
		<u>\$540,991.39</u>
CHEQUES TOTAL		<u><u>\$540,991.39</u></u>

ADDITIONAL CHEQUES

1. Office of State Revenue (Transfer Duty)		\$18,675.00
2. Professional Fees	-GST=2909.65 cost base	\$3,200.60
3. PEXA Fees		\$127.97
4. Transfer Registration		\$1,738.41

TOTAL SETTLEMENT AMOUNT

\$564,733.37

per bank statement
total withdrawn=569,815.55
total refunded =(-5056.18)
total paid = \$564,759.37

difference = \$26
added as bank fees (sundry expense)



Focused on the important. Prepared for anything.

Postal address:

Locked Bag 5010
Caloundra DC Qld 4551

Office address:

Level 3, 16 Innovation
Parkway
Birtinya, Qld 4575

Reference: 2022-1335
ABN: 54 620 136 807
Email: accounts@omnialegal.com.au
Phone: 07 5415 0248

25 November 2022

KVWSMSF Pty Ltd as Trustee for Red Mini Superfund
5 1 Metier Linkway
Birtinya QLD 4575
Australia

TAX INVOICE

Invoice number: Inv-2504
Date due: 2 December 2022

**YOUR PURCHASE FROM JOHN AUSTIN SIMPSON
PROPERTY: 2/13 MAIN DRIVE, WARANA QLD 4575**

Professional Fees

Date	Description	Amount	GST
12/09/2022	DA - Initial over the phone consult	\$0.00	
16/09/2022	MT - Inputting information from COS into LEAP, drafting initial documents	\$214.55	\$21.45
16/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: advising on amendment to Contract	\$35.00	\$3.50
19/09/2022	JB - drafting letter to OS and Agent & setting up file	\$110.00	\$11.00
20/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: confirming council search has been ordered	\$35.00	\$3.50
20/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: due diligence extension	\$35.00	\$3.50
20/09/2022	DA - Amending letter - Email to Melissa Harris enclosing initial letter	\$35.00	\$3.50
20/09/2022	DA - Email to david.goldsworthy@raywhite.com Re: KVWSMSF Pty Ltd as Trustee for Red Mini Superfund Purchase from Simpson	\$35.00	\$3.50
22/09/2022	DA - Email to Jacob Corbett Re seeking extension of due diligence	\$70.00	\$7.00
23/09/2022	DA - Email to Jacob Corbett Re: seeking update on due diligence extension	\$35.00	\$3.50
23/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: due diligence	\$35.00	\$3.50
23/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: extension of due diligence	\$35.00	\$3.50
23/09/2022	DA - Email to Melissa Harris Re: removal of the Lease	\$35.00	\$3.50
23/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: responding to questions about certificate of occupancy and expired lease removal.	\$35.00	\$3.50

23/09/2022	DA - Email to Jacob Corbett Re: email regarding due diligence	\$35.00	\$3.50
26/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: response from Seller's Solicitors re removal of lease from title	\$35.00	\$3.50
27/09/2022	DA - Email to Cassie Mahoney Re: RE: Due Diligence 2/13 Main Drive, Warana	\$35.00	\$3.50
27/09/2022	DA - Email to Melissa Harris Re: removal of lease from title	\$40.00	\$4.00
28/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: Building Classification	\$40.00	\$4.00
28/09/2022	Email to kyle@kw.kwikkopy.com.au Re: plan search and cert of occupancy	\$40.00	\$4.00
28/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: RE: KVWSMSF Pty Ltd as Trustee for Red Mini Superfund Purchase from Simpson	\$40.00	\$4.00
28/09/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: dates for settlement	\$35.00	\$3.50
30/09/2022	DA - Email to Melissa Harris Re: requesting extension of Settlement date	\$40.00	\$4.00
03/10/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: extension of settlement date	\$40.00	\$4.00
03/10/2022	DA - Email to Melissa Harris Re: satisfying due diligence condition	\$40.00	\$4.00
04/10/2022	DA- Email to Cassie Mahoney; David Goldsworthy; Monique Dalton Re: Confirming - Due Diligence 2/13 Main Drive, Warana	\$40.00	\$4.00
06/10/2022	MT - Email to Kyle encl initial documents to be completed	\$29.50	\$2.95
06/10/2022	MT - NO CHARGE - Short reply to Kyle requesting photo of himself & ID in the same photo for verification purposes	\$0.00	
17/10/2022	DA - Ordering adjustment Searches for Property	\$35.00	\$3.50
20/10/2022	DA - Email to Melissa Harris Re: requesting copy of CTA	\$40.00	\$4.00
25/10/2022	DA - Email to Melissa Harris Re: information certificate search bounced as search provider is unable to contact body corporate manager	\$40.00	\$4.00
27/10/2022	DA - Drafting Settlement Statement	\$132.00	\$13.20
27/10/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: enclosing settlement statement	\$40.00	\$4.00
27/10/2022	MT - T Out to Body Corporate Manager discussing Form 13 Information Certificate and follow up email encl Certificate and outlining what information is needed on the Form	\$53.64	\$5.36
08/11/2022	MT - Forwarding email from body	\$26.82	\$2.68

08/11/2022	corporate manager to client to confirm he is happy for us to pass on contact details MT - Email to body corporate manager confirming Kyle's details for upcoming AGM	\$26.82	\$2.68
21/11/2022	DA - Email to Melissa Harris Re: providing searches	\$40.00	\$4.00
22/11/2022	DA - Finalising Settlement	\$600.00	\$60.00
24/11/2022	DA - Email to kyle@kw.kwikkopy.com.au Re: enclosing settlement statement	\$80.00	\$8.00
Total		\$2,348.33	\$234.82

Disbursements

Date	Description	Amount	GST
20/09/2022	InfoTrack: QLD Certificate - Sunshine Coast Regional Council: Building Certificate of Occupancy (Non-Refundable) (fee per Certif	\$111.14	\$11.11
23/09/2022	QLD: Title Search - 2BUP105024	\$36.23	\$3.62
28/09/2022	QLD: Plan Image - BUP105024	\$37.22	\$3.72
06/10/2022	ASIC: On-File Report Current - KVWSMSF PTY LTD ACN 662 294 617	\$21.15	\$2.12
17/10/2022	InfoTrack: QLD Certificate - Sunshine Coast Regional Council: Rate and Valuation Certificate - 2/BUP105024	\$106.99	\$10.70
17/10/2022	InfoTrack: QLD Certificate (over \$130) - Unitywater: Water Supply and Sewerage Services Search (PROPERTY WITH WATER METER) - 2/BUP105024	\$185.59	\$18.56
17/10/2022	QLD: Body Corp Information Certificate - Peter K Simpson: Information Certificate - 2/BUP105024	\$98.59	\$9.86
17/10/2022	InfoTrack: QLD Land Tax Certificate - 2/BUP105024	\$63.00	\$6.30
24/10/2022	QLD: Body Corp Information Certificate - Refund - Peter K Simpson: Information Certificate - 2/BUP105024	(\$98.59)	(\$9.86)
Total		\$561.32	\$56.13

Amount	+ GST	- Payments Received	= BALANCE DUE
\$2,909.65	\$290.95	\$ 0.00	\$3,200.60

cost base

With Compliments

Omnia Legal

E & O.E

INVOICE



Date: 14th September 2022

Invoice # 11055

Client Inspection Services Pty Ltd
 PO Box 115
 Buddina Qld 4575
 Contact Phone - 0437 403 779
 Contact Email - info@choosecis.com.au
 ABN 71 643 421 970
 ACN 643 421 970

TO Kyle Wallwork
 13 Main Drive
 Warana Qld 4575
 Contact Phone -0450 669 278
 Contact Email -
 kyle@kw.kwikkopy.com.au

INSPECTOR	INSPECTION SITE	INSPECTION DATE	PAYMENT TERMS
Andy Stewart	13 Main Drive Warana Qld 4575	16/09/2022	Payment required before reports are issued

QTY	DESCRIPTION	UNIT PRICE	GST	LINE TOTAL
1	Pre-Purchase building and pest inspection and reports	\$730.00	\$73.00	\$803.00
		cost base		
			TOTAL DUE	\$803.00

Please make all deposits via direct deposit using Invoice # as reference. BSB 014-311, A/C 3215-11792, Client Inspection Services Pty Ltd

We thank you for your business and for Choosing CIS as your trusted Inspector!

GRAY'S PRO PAINTING

TAX INVOICE

KVWSMSF Pty Ltd Trustee for Red Mini Superfund.

Invoice Date
8 Mar 2023Ryan Gray
Gray's Pro Painting
QBCC: 15281384Invoice Number
INV-0107Reference
2/13 Main DrABN
26 549 364 994

dep 2.5% PC

Description	Quantity	Unit Price	Amount AUD
Final invoice for painting completed	1.00	3,000.00	3,000.00
		Subtotal	3,000.00
		TOTAL GST 10%	300.00
		TOTAL AUD	3,300.00

Due Date: 13 Mar 2023

All Invoices to be paid within 5 business days.

BSB: 062 692

Account Number: 7122 6441

Thank you for your business!

Ryan Gray - 0411 851 859



PAYMENT ADVICE

To: Ryan Gray
Gray's Pro Painting
QBCC: 15281384Customer KVWSMSF Pty Ltd Trustee for
Red Mini Superfund.
Invoice Number INV-0107
Amount Due 3,300.00
Due Date 13 Mar 2023

Amount Enclosed

Enter the amount you are paying above



TAX INVOICE

Kyle Wallwork

Invoice Date
22 Feb 2023

Ryan Gray
Gray's Pro Painting
QBCC: 15281384

Invoice Number
INV-0102

Reference
2/13 main DR

ABN
26 549 364 994

dep 2.5% PC

Description	Quantity	Unit Price	Amount AUD
Deposit	1.00	1,500.00	1,500.00
		Subtotal	1,500.00
		TOTAL GST 10%	150.00
		TOTAL AUD	1,650.00

Due Date: 27 Feb 2023

All Invoices to be paid within 5 business days.

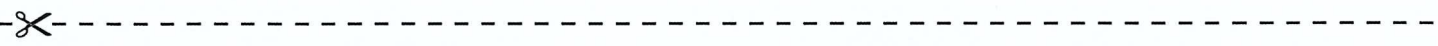
BSB: 062 692

Account Number: 7122 6441

Thank you for your business!

an Gray - 0411 851 859

Paid 27/2



PAYMENT ADVICE

Customer	Kyle Wallwork
Invoice Number	INV-0102
Amount Due	1,650.00
Due Date	27 Feb 2023

To: Ryan Gray
Gray's Pro Painting
QBCC: 15281384

Amount Enclosed
Enter the amount you are paying above

TAX INVOICE* / STATEMENT*

32

(* DELETE AS APPROPRIATE)

DATE 1/2/23

dep 2.5% PC

TO Red mini Superfund
unit 2/13 main drive warana

ABN (of Recipient) 70 214 779 113 ORDER NO.

FROM Brad's painting

ABN (of Supplier) 45 318 990 825

QTY	DESCRIPTION	PRICE	G.S.T.	TOTAL
	painting inside of unit 2/13 main drive warana			
	payed Depsoit of \$1100		\$1100	
	<u>B. Will</u>			
	start date: 11th feb			

TOTAL INCLUSIVE OF G.S.T. \$1100

Total includes G.S.T. of

Account Number 064420 11137115

Page 2 of 4

Date	Transaction details	Amount	Balance
27 Jan 2023	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_NF8FL48Q	-\$29.00	\$41,128.88
08 Feb 2023	Transfer To Brads Painting NetBank Deposit inv no 32	-\$1,100.00	\$40,028.88
23 Feb 2023	UNITYWATER NetBank BPAY 130393 1000685477 water	-\$249.14	\$39,779.74
24 Feb 2023	SUNSHINE COAST CNCL NetBank BPAY 18259 100875920 Rates to June 23	-\$1,528.01	\$38,251.73
27 Feb 2023	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_NQhfGbjv	-\$29.00	\$38,222.73
28 Feb 2023	Transfer To Grays Pro Painting NetBank inv 0102	-\$1,650.00	\$36,572.73
03 Mar 2023	Transfer To East Coast Garage Doors NetBank Inv 95290	-\$275.00	\$36,297.73
06 Mar 2023	Return No account or incorrect account no East Coast Garage Doors Roller door servic Value Date: 03/03/2023	\$275.00	\$36,572.73
06 Mar 2023	(T) DE Reject Return Fee	-\$2.50	\$36,570.23
13 Mar 2023	Transfer To Grays Pro Painting NetBank INV 0107	-\$3,300.00	\$33,270.23
24 Mar 2023	Transfer To East Coast Garage Do NetBank Inv 95290	-\$275.00	\$32,995.23
27 Mar 2023	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_NbBthXc	-\$29.00	\$32,966.23
03 Apr 2023	Direct Credit 421520 RAY WHITE NCG MAIN DRIVE 2 13	\$226.66	\$33,192.89
27 Apr 2023	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_NmskeiCH	-\$29.00	\$33,163.89
29 May 2023	UNITYWATER NetBank BPAY 130393 1000685477 water Q2	-\$282.75	\$32,881.14
29 May 2023	Direct Credit 421520 RAY WHITE NCG 14072	\$4,360.37	\$37,241.51
29 May 2023	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_Ny5Nj8fY	-\$29.00	\$37,212.51
27 Jun 2023	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_P9kFZaEP	-\$29.00	\$37,183.51

Any pending transactions haven't been included in this list. Proceeds of cheques aren't available until cleared.

RED MINI SUPERFUND
 17 HETHERINGTON DR
 TWIN WATERS QLD Australia 4564

22 September 2023

Dear RED MINI SUPERFUND,

Here's your account information and a list of transactions from 01/07/22-30/06/23.

Account name RED MINI SUPERFUND
BSB 064420
Account number 11137115
Account type Business Trans Acct
Date opened 01/10/2022

Date	Transaction details	Amount	Balance
05 Oct 2022	Transfer from NetBank KW test transfer	\$0.87	\$0.87
19 Oct 2022	Direct Credit 209744 AWARE 532264603653018119	\$260,000.00	\$260,000.87
20 Oct 2022	Transfer To Initiative Group NetBank I020253	-\$3,300.00	\$256,700.87
20 Oct 2022	Transfer to CBA A/c NetBank 13 Main Drive RTO	-\$28,500.00	\$228,200.87
20 Oct 2022	Direct Credit 283813 HOSTPLUS SUPER 700000000905667738	\$381,222.90	\$609,423.77
01 Nov 2022	Transfer to CBA A/c NetBank CIS Build and Pest	-\$803.00	\$608,620.77
08 Nov 2022	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_MmAGjMqD	-\$14.50	\$608,606.27
21 Nov 2022	DEFT INSURANCE NetBank BPAY 20362 40506823259567 Landlord insurance	-\$1,910.80	\$606,695.47
24 Nov 2022	Wdl Branch KAWANA WATERS	-\$569,815.55	\$36,879.92
28 Nov 2022	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_MsEpH7mY	-\$14.50	\$36,865.42
01 Dec 2022	Transaction Fee	-\$3.00	\$36,862.42
06 Dec 2022	Transfer To Ray White Commercial NetBank Inv 2773	-\$740.22	\$36,122.20
22 Dec 2022	DEPOSIT CASH \$0.00 CHEQUE \$5056.18 Branch KAWANA WATERS	\$5,056.18	\$41,178.38
28 Dec 2022	Direct Debit 507156 XEROAUSTRALIAPTY XeroAUINV_N3TKntYg	-\$14.50	\$41,163.88
01 Jan 2023	Transaction Fee	-\$6.00	\$41,157.88

3380 GST Reconciliation 3380													
Client Name: Red Mini Superfund					Preparer: MA		Date: 16-Oct-23						
Client ABN:					Reviewer: KJ		Date:						
Year Ending: 30 June 2023					Reporting method: Cash		GO TO INDEX						
From Client Accounting data file (Xero / MYOB / QuickBooks)	GST included?	G1 Sales	G3 Sales	G10 Capital purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)
Full financial year	Y	15022				1366	1625						-\$ 260
TOTAL		\$ 15,022	\$ -	\$ -	\$ -	\$ 1,366	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 260
From BAS reported	GST included?	G1 Sales	G3 Sales	G10 Capital Purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)
July													\$ -
August													\$ -
Sept - Quarter	Y	0				0	0						\$ -
October													\$ -
November													\$ -
Dec - Quarter	Y	0				0	528						-\$ 528
January													\$ -
February													\$ -
Mar - Quarter	Y	0				0	575						-\$ 575
April													\$ -
May													\$ -
June - Quarter	Y	0	4587			417	0						\$ 417
TOTAL		\$ -	\$ 4,587	\$ -	\$ -	\$ 417	\$ 1,103	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 686
Variance		15,022.07	-4,587.00	0.00	0.00	948.64	522.44	0.00	0.00	0.00	0.00	0.00	
Reason for discrepancy													
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance Sheet (a/c 3380)		GST											
Dec 22 BAS		-\$	528.00										
Mar 23 BAS		-\$	575.00										
Jun 23 BAS		\$	417.00										
TOTAL		-\$	686.00										
GST Adjustments (a/c 3382)		GST Collected	GST Paid	PAYGW									
Variance		\$ 948.64	\$ 522.44	\$ -									
		\$ -	\$ -	\$ -									
		\$ -	\$ -	\$ -									
		\$ -	\$ -	\$ -									
TOTAL		\$ 948.64	\$ 522.44	\$ -	426.20								
Sales Reconciliation													
Sales per BAS		\$	-										
Less GST per BAS		\$	417.00										
Total		-\$	417.00										
Sales per ITR		\$	13,656.43										
Debtor adjustment													
TOTAL		\$	13,656.43										
Discrepancy		-\$	14,073.43										
BAS's not lodged		-\$	686.00										
Variance			426.20										
Per TB		-\$	259.80										

Red Mini Superfund
ABN: 70 214 779 113
Activity Statement Preparation Report - Detail
For the period 1 July 2022 to 30 June 2023

GST Detail

Description	Return Item	Gross (Inc GST)	GST
<i>Income (GST Collected)</i>			
<i>Sales Detail</i>			
Rental Statement		4,766.66	433.33
Rental Statement		10,255.41	932.31
Total Sales	G1	15,022.07	1,365.64
<i>Export Sales Detail</i>			
Nil			
Export Sales	G2		
<i>Other GST-Free Sales Detail</i>			
Other GST-Free Sales	G3		
Total GST Collect on Sales	1A		1,365.64
 <i>Outgoings (GST Paid)</i>			
<i>Capital Purchases Detail</i>			
painting		3,300.00	300.00
painting		1,650.00	150.00
painting		1,100.00	100.00
Property Purchase Deposit		570,000.00	
building and pest		803.00	73.00
Capital Purchases	G10	576,853.00	623.00

Red Mini Superfund
ABN: 70 214 779 113
Activity Statement Preparation Report - Detail
For the period 1 July 2022 to 30 June 2023

Non-Capital Purchases Detail

Initiative		3,300.00	0.00
xero		14.50	0.00
xero		14.50	0.00
xero		29.00	0.00
xero		14.50	0.00
xero		29.00	0.00
xero		29.00	0.00
xero		29.00	0.00
xero		29.00	0.00
bank fee		3.00	0.00
bank fee		6.00	0.00
bank fee		2.50	0.00
water		282.75	0.00
xero		29.00	0.00
rates		1,528.01	0.00
insurance		1,910.80	161.02
Ray White		740.22	67.29
water		249.14	0.00
Letting Fee		4,290.00	390.00
Agents Management Fee		250.00	22.73
Agents Management Fee		499.99	45.45
east coast garage doors		275.00	25.00
General Investment Expense		1,600.00	0.00
Property Purchase Settlement		(204.69)	0.00
Property Purchase Settlement		(237.04)	0.00
Property Purchase Settlement		(66.88)	0.00
Property Purchase Settlement		18,675.00	0.00
Property Purchase Settlement		3,200.60	290.95
Property Purchase Settlement		127.97	0.00
Property Purchase Settlement		1,738.41	0.00
Property Purchase Settlement		26.00	0.00
Non-Capital Purchases	G11	38,414.28	1,002.44
Total GST Paid on Purchases	1B		1,625.44



Activity statement 004

Date generated	16 October 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

6 results found - from **01 May 2022** to **16 October 2023** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
28 Oct 2022	25 Nov 2022	Original Activity Statement for the period ending 30 Sep 22		\$0.00	\$0.00
5 Jul 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22 - GST		\$528.00	\$528.00 CR
5 Jul 2023	26 May 2023	Original Activity Statement for the period ending 31 Mar 23 - GST		\$575.00	\$1,103.00 CR
19 Jul 2023	24 Jul 2023	Refund	\$1,103.00		\$0.00
18 Aug 2023	25 Aug 2023	Original Activity Statement for the period ending 30 Jun 23 - GST	\$417.00		\$417.00 DR
29 Aug 2023	25 Aug 2023	Payment received		\$417.00	\$0.00