



SUPERFUND - CLIENT ACCOUNTING CHECKLIST

Client Name: Ryan & Hume Super Fund
 Client Code: RYAN0005 Period Ended: 30 June 2021
 Partner/Manager: JF/MH Accountant: Julie Fuller
DUE DATE: 16/05/2022

GENERAL INDEX	WP Ref	N/A	Completed	Reviewed
Points Carried Forward	1	✓		
Check Engagement Letter for Quote \$	2	✓		
Financial Statements	3		✓	
Depreciation Schedule	4	✓		
Income Tax Return	5		✓	
Members Annual Statements	6		✓	
Client Management Letter	7		✓	
Section 290-170 Notices	8	✓		
Investment Strategy	9	✓		
Minutes	10		✓	
Trial Balance	11		✓	
Review Notes	12	✓		
Query Sheet	13	✓		
Bank Reconciliations	14		✓	
Trust Tax Statements	15	✓		
Dividend Statements	16	✓		
Capital Gains Tax Reports - BGL	17	✓		
End of Period Closing Figures - Cash on Hand, Debtors and Creditors	18		✓	
GST - Complete Worksheet - Note Variances	19		✓	
Other Source Documents	20		✓	
Tax Reconciliation	21		✓	
General Ledger	22		✓	
Create Entries Report	23		✓	
Tax Agent Portal Reports	24		✓	
Market Value of Investments	25		✓	
Actuarial Certificate	26	✓		
Pension Documents	27	✓		
ETP Roll-In Documents	28	✓		
Rental Property Summary	29		✓	
LRBA Documentation	30		✓	
Super Contribution Breakdown Report	31		✓	

ADMIN - To Do:

Scan workpapers	✓	Print letter	✓	
PDF copy to file	✓	Client Records?	Y / N	(please circle which)
Payment Slip?	✓	Email / Post	E / P	(please circle which)

Completed By:	Julie Fuller	Date:	18/11/2021
Reviewed By:		Date:	

Financial statements and reports for the year ended
30 June 2021

Ryan & Hume Super Fund

Ryan & Hume Super Fund
Reports Index

Statement of Financial Position

Detailed Statement of Financial Position

Operating Statement

Detailed Operating Statement

Notes to the Financial Statements

Statement of Taxable Income

Trustees Declaration

Investment Summary with Market Movement

Ryan & Hume Super Fund

Statement of Financial Position

As at 30 June 2021

	Note	2021 \$	2020 \$
Assets			
Investments			
Real Estate Properties (Australian - Non Residential)	2	1,238,277.55	699,139.55
Total Investments		<u>1,238,277.55</u>	<u>699,139.55</u>
Other Assets			
Borrowing Cost		5,668.05	0.00
Sundry Debtors		273.00	0.00
BOQ Superannuation Savings Account		2,625.47	129,539.58
Total Other Assets		<u>8,566.52</u>	<u>129,539.58</u>
Total Assets		<u>1,246,844.07</u>	<u>828,679.13</u>
Less:			
Liabilities			
GST Payable		4,739.42	88.00
Income Tax Payable		8,947.90	4,036.65
PAYG Payable		0.00	4,233.00
Sundry Creditors		3,263.00	4,928.30
Deferred Tax Liability		11,908.93	11,908.93
Rent In Advance		89,800.00	43,818.18
Limited Recourse Borrowing Arrangements		283,668.72	0.00
Total Liabilities		<u>402,327.97</u>	<u>69,013.06</u>
Net assets available to pay benefits		<u>844,516.10</u>	<u>759,666.07</u>
Represented by:			
Liability for accrued benefits allocated to members' accounts	3, 4		
Hume, Bruce - Accumulation		422,272.94	379,752.17
Ryan, Darren - Accumulation		422,243.16	379,913.90
Total Liability for accrued benefits allocated to members' accounts		<u>844,516.10</u>	<u>759,666.07</u>

Ryan & Hume Super Fund

Detailed Statement of Financial Position

As at 30 June 2021

	Note	2021 \$	2020 \$
Assets			
Investments			
Real Estate Properties (Australian - Non Residential)	2		
Fortune St, Geebung		539,138.00	0.00
Incidentals - Endeavour Blvd		24,139.55	24,139.55
Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)		675,000.00	675,000.00
Total Investments		<u>1,238,277.55</u>	<u>699,139.55</u>
Other Assets			
Bank Accounts			
BOQ Superannuation Savings Account		2,625.47	129,539.58
Borrowing Cost		5,668.05	0.00
Sundry Debtors		273.00	0.00
Total Other Assets		<u>8,566.52</u>	<u>129,539.58</u>
Total Assets		<u>1,246,844.07</u>	<u>828,679.13</u>
Less:			
Liabilities			
GST Payable		4,739.42	88.00
Income Tax Payable		8,947.90	4,036.65
Limited Recourse Borrowing Arrangements			
BOQ - LRBA Geebung		283,668.72	0.00
PAYG Payable		0.00	4,233.00
Sundry Creditors		3,263.00	4,928.30
Rent In Advance		89,800.00	43,818.18
Deferred Tax Liability		11,908.93	11,908.93
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Net assets available to pay benefits		<u>844,516.10</u>	<u>759,666.07</u>
Represented By :			
Liability for accrued benefits allocated to members' accounts			
	3, 4		
Hume, Bruce - Accumulation		422,272.94	379,752.17
Ryan, Darren - Accumulation		422,243.16	379,913.90
Total Liability for accrued benefits allocated to members' accounts		<u>844,516.10</u>	<u>759,666.07</u>

Ryan & Hume Super Fund
Operating Statement
For the year ended 30 June 2021

	Note	2021 \$	2020 \$
Income			
Investment Income			
Interest Received		711.35	565.09
Property Income		58,582.44	52,000.00
Contribution Income			
Employer Contributions		50,000.00	63,885.39
Transfers In		0.00	488.44
Total Income		<u>109,293.79</u>	<u>116,938.92</u>
Expenses			
Accountancy Fees		5,120.00	3,175.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		350.00	350.00
ASIC Fees		328.00	321.00
Bank Charges		50.65	5.01
Borrowing Expenses		205.99	0.00
Interest on loans (LRBA)		1,885.42	0.00
Formation Expenses (non-deductible)		0.00	800.00
		<u>8,199.06</u>	<u>4,910.01</u>
Member Payments			
Life Insurance Premiums		1,270.80	1,069.20
Total Expenses		<u>9,469.86</u>	<u>5,979.21</u>
Benefits accrued as a result of operations before income tax		<u>99,823.93</u>	<u>110,959.71</u>
Income Tax Expense	6	14,973.90	28,599.58
Benefits accrued as a result of operations		<u>84,850.03</u>	<u>82,360.13</u>

Ryan & Hume Super Fund

Detailed Operating Statement

For the year ended 30 June 2021

	2021	2020
	\$	\$
Income		
Interest Received		
BOQ Superannuation Savings Account	711.35	565.09
	<u>711.35</u>	<u>565.09</u>
Property Income		
Fortune St, Geebung	6,582.44	0.00
Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	52,000.00	52,000.00
	<u>58,582.44</u>	<u>52,000.00</u>
Contribution Income		
Employer Contributions - Concessional		
Bruce Hume	25,000.00	30,949.39
Darren Ryan	25,000.00	32,936.00
	<u>50,000.00</u>	<u>63,885.39</u>
Transfers In		
Hume, Bruce - Accumulation (Accumulation)	0.00	488.44
	<u>0.00</u>	<u>488.44</u>
Changes in Market Values	<u>0.00</u>	<u>0.00</u>
Total Income	<u>109,293.79</u>	<u>116,938.92</u>
Expenses		
Accountancy Fees	5,120.00	3,175.00
ASIC Fees	328.00	321.00
ATO Supervisory Levy	259.00	259.00
Auditor's Remuneration	350.00	350.00
Bank Charges	50.65	5.01
Borrowing Expenses	205.99	0.00
Formation Expenses (non-deductible)	0.00	800.00
	<u>6,313.64</u>	<u>4,910.01</u>
Interest on loans (LRBA)		
BOQ - LRBA Geebung	1,885.42	0.00
	<u>1,885.42</u>	<u>0.00</u>
Member Payments		
Life Insurance Premiums		
Hume, Bruce - Accumulation (Accumulation)	522.72	455.52
Ryan, Darren - Accumulation (Accumulation)	748.08	613.68
	<u>1,270.80</u>	<u>1,069.20</u>
Total Expenses	<u>9,469.86</u>	<u>5,979.21</u>
Benefits accrued as a result of operations before income tax	<u>99,823.93</u>	<u>110,959.71</u>
Income Tax Expense		
Income Tax Expense	14,973.90	28,599.58
Total Income Tax	<u>14,973.90</u>	<u>28,599.58</u>
Benefits accrued as a result of operations	<u>84,850.03</u>	<u>82,360.13</u>

Notes to the Financial Statements

For the year ended 30 June 2021

Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the Superannuation Fund is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the Fund and the needs of members.

The financial statements have been prepared on a cash basis and are based on historical costs, except for investments which have been measured at market value.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

The financial statements were authorised for issue by the Director(s).

a. Measurement of Investments

The Fund initially recognises:

- (i) an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered to be the date on which control of the future economic benefits attributable to the asset passes to the Fund; and
- (ii) a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the Fund have been measured at market value, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire an asset from a willing seller if the following assumptions were made:

- that the buyer and the seller deal with each other at arm's length in relation to the sale;
- that the sale occurred after proper marketing of the asset; and
- that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market value has been determined as follows:

- (i) shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- (ii) units in managed funds by reference to the unit redemption price at the end of the reporting period;
- (iii) fixed-interest securities by reference to the redemption price at the end of the reporting period;
- (iv) unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- (v) investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustees have determined that the gross values of the Fund's financial liabilities is equivalent to their market values. Any remeasurement changes in the gross values of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

b. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and subject to an insignificant risk of change in value.

c. Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is recognised at the fair value of the consideration received or receivable.

Notes to the Financial Statements

For the year ended 30 June 2021

Interest revenue

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

Dividend revenue

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

Distribution revenue

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distribution and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable at market value.

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if acquired during the period).

Contributions

Contributions and transfers in are recognised when the control and the benefits from the revenue have been attained and are recorded by the Fund, gross of any taxes, in the period to which they relate.

d. Liability for Accrued Benefits

The liability for accrued benefits represents the Fund's present obligation to pay benefits to members and beneficiaries, and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

e. Income Tax

The income tax expense (income) for the year comprises current income tax expense (income) and deferred tax expense (income).

Current tax expense charged to profit or loss is the tax payable on taxable income. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax liability balances during the year as well as unused tax losses.

No deferred income tax is recognised from the initial recognition of an asset or liability where there is no effect on accounting or taxable profit or loss.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, and their measurement also reflects the manner in which the trustees expect to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

f. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Notes to the Financial Statements

For the year ended 30 June 2021

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

g. Critical Accounting Estimates and Judgements

The preparation of financial statements requires the trustees to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

Note 2: Real Estate Properties (Australian - Non Residential)

	2021 \$	2020 \$
Fortune St, Geebung	539,138.00	0.00
Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	675,000.00	675,000.00
Incidentals - Endeavour Blvd	24,139.55	24,139.55
	1,238,277.55	699,139.55

Note 3: Liability for Accrued Benefits

	2021 \$	2020 \$
Liability for accrued benefits at beginning of year	759,666.07	697,305.94
Benefits accrued as a result of operations	84,850.03	82,360.13
Current year member movements	0.00	(20,000.00)
	844,516.10	759,666.07

Note 4: Vested Benefits

Vested benefits are benefits that are not conditional upon continued membership of the fund (or any factor other than resignation from the plan) and include benefits which members were entitled to receive had they terminated their fund membership as at the end of the reporting period.

	2021 \$	2020 \$
Vested Benefits	844,516.10	759,666.07

Note 5: Guaranteed Benefits

No guarantees have been made in respect of any part of the liability for accrued benefits.

Note 6: Income Tax Expense

2021	2020
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Ryan & Hume Super Fund**Notes to the Financial Statements**

For the year ended 30 June 2021

The components of tax expense comprise	\$	\$
Current Tax	14,973.90	16,690.65
Deferred Tax Liability/Asset	0.00	11,908.93
Income Tax Expense	<u>14,973.90</u>	<u>28,599.58</u>

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

Prima facie tax payable on benefits accrued before income tax at 15%	14,973.59	16,643.96
Less:		
Tax effect of:		
Non Taxable Transfer In	0.00	73.27
Tax Adjustment - Other Expenses (L1)	0.00	(120.00)
Add:		
Tax effect of:		
Rounding	0.31	(0.04)
Income Tax on Taxable Income or Loss	14,973.90	16,690.65
Less credits:		
Current Tax or Refund	<u>14,973.90</u>	<u>16,690.65</u>

Ryan & Hume Super Fund
Statement of Taxable Income

For the year ended 30 June 2021

	2021
	\$
Benefits accrued as a result of operations	99,823.93
SMSF Annual Return Rounding	2.07
Taxable Income or Loss	<u>99,826.00</u>
Income Tax on Taxable Income or Loss	14,973.90
CURRENT TAX OR REFUND	<u>14,973.90</u>
Supervisory Levy	259.00
Income Tax Instalments Paid	<u>(6,026.00)</u>
AMOUNT DUE OR REFUNDABLE	<u>9,206.90</u>

Ryan & Hume Super Fund
Trustees Declaration

Ryan & Hume Pty Ltd ACN: 165692151

The directors of the trustee company have determined that the Fund is not a reporting entity and that these special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

The directors of the trustee company declare that:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2021 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2021 and the results of its operations for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- (iii) the operation of the superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2021.

Specifically, the directors of the trustee company declare that:

- in accordance with s120 of the Superannuation Industry (Supervision) Act 1993, no individual trustee has been or is a disqualified person;
- the Fund has satisfactory title to all assets, all assets are unencumbered and free from charge as prescribed by s50 of the Superannuation Industry (Supervision) Act 1993 and reg13.14 of the Superannuation Industry (Supervision) Regulations 1994; and
- to the knowledge of the directors of the trustee company, there have been no events or transactions subsequent to the balance date which could have a material impact on the Fund. Where such events have occurred, the effect of such events has been accounted and noted in the Fund's financial statements.

Signed in accordance with a resolution of the directors of the trustee company by:

.....
Darren Ryan
Ryan & Hume Pty Ltd
Director

.....
Bruce Hume
Ryan & Hume Pty Ltd
Director

Dated this day of

Ryan & Hume Super Fund

Investment Summary with Market Movement

As at 30 June 2021

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised		Realised Movement
						Overall	Current Year	
Cash/Bank Accounts								
BOQ Superannuation Savings Account		2,625.470000	2,625.47	2,625.47	2,625.47			
			2,625.47		2,625.47			
Fixtures and Fittings (at written down value) - Unitised								
Borrowing costs	1.00	0.000000	0.00	0.00	0.00	0.00	0.00	0.00
			0.00		0.00	0.00	0.00	0.00
Real Estate Properties (Australian - Non Residential)								
IP-1 New Fortune St, Geebung	1.00	0.000000	0.00	539,138.00	539,138.00	(539,138.00)	0.00	0.00
Comm pre RYAN0001 Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	1.00	675,000.000000	675,000.00	555,910.68	555,910.68	119,089.32	0.00	0.00
			675,000.00		1,095,048.68	(420,048.68)	0.00	0.00
			677,625.47		1,097,674.15	(420,048.68)	0.00	0.00

Self-managed superannuation fund annual return **2021**

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2021* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2021* (NAT 71606) (the instructions) can assist you to complete this annual return.
- ⊖ The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

S	M	I	T	#		S	T						
---	---	---	---	---	--	---	---	--	--	--	--	--	--
- Place in ALL applicable boxes.

- Postal address for annual returns:

Australian Taxation Office
GPO Box 9845
 [insert the name and postcode
 of your capital city]

For example;

Australian Taxation Office
GPO Box 9845
SYDNEY NSW 2001

Section A: Fund information

1 Tax file number (TFN)

- ❗ The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

- To assist processing, write the fund's TFN at the top of pages 3, 5, 7 and 9.

2 Name of self-managed superannuation fund (SMSF)

3 Australian business number (ABN) (if applicable)

4 Current postal address

Suburb/town

State/territory

Postcode

5 Annual return status

Is this an amendment to the SMSF's 2021 return?

A No Yes

Is this the first required return for a newly registered SMSF?

B No Yes

6 SMSF auditor

Auditor's name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A** Day / Month / YearWas Part A of the audit report qualified? **B** No YesWas Part B of the audit report qualified? **C** No YesIf Part B of the audit report was qualified, have the reported issues been rectified? **D** No Yes**7 Electronic funds transfer (EFT)**

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number

Fund account number

Fund account name

I would like my tax refunds made to this account. **Go to C.****B Financial institution account details for tax refunds**

This account is used for tax refunds. You can provide a tax agent account here.

BSB number

Account number

Account name

C Electronic service address alias

Provide the electronic service address alias (ESA) issued by your SMSF messaging provider. (For example, SMSFdataESAAlias). See instructions for more information.

8 Status of SMSF Australian superannuation fund **A** No Yes Fund benefit structure **B** Code
 Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No Yes

9 Was the fund wound up during the income year?

No Yes **▶** If yes, provide the date on which the fund was wound up Day / Month / Year **▶** Have all tax lodgment and payment obligations been met? No Yes

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label **A**.

No **▶** Go to Section B: Income.

Yes **▶** Exempt current pension income amount **A** \$

Which method did you use to calculate your exempt current pension income?

Segregated assets method **B**

Unsegregated assets method **C** **▶** Was an actuarial certificate obtained? **D** Yes

Did the fund have any other income that was assessable?

E Yes **▶** Go to Section B: Income.

No **▶** Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do **not** complete Section B: Income.)

If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Section B: Income

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the **entire year**, there was **no** other income that was assessable, and you **have not** realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** No Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2021*.

Have you applied an exemption or rollover? **M** No Yes

Code

Net capital gain **A** \$

Gross rent and other leasing and hiring income **B** \$

Gross interest **C** \$

Forestry managed investment scheme income **X** \$

Gross foreign income D1 \$	Net foreign income D \$	Loss <input type="text"/>
-----------------------------------	--------------------------------	---------------------------

Australian franking credits from a New Zealand company **E** \$

Transfers from foreign funds **F** \$

Number

Gross payments where ABN not quoted **H** \$

Gross distribution from partnerships **I** \$

Loss

*Unfranked dividend amount **J** \$

*Franked dividend amount **K** \$

*Dividend franking credit **L** \$

*Gross trust distributions **M** \$

Code

Calculation of assessable contributions Assessable employer contributions R1 \$
plus Assessable personal contributions R2 \$
plus **No-TFN-quoted contributions R3 \$ <i>(an amount must be included even if it is zero)</i>
less Transfer of liability to life insurance company or PST R6 \$

Assessable contributions R \$ <i>(R1 plus R2 plus R3 less R6)</i>

Calculation of non-arm's length income *Net non-arm's length private company dividends U1 \$
plus *Net non-arm's length trust distributions U2 \$
plus *Net other non-arm's length income U3 \$

*Other income S \$	Code <input type="text"/>
*Assessable income due to changed tax status of fund T \$	
Net non-arm's length income U \$ <i>(subject to 45% tax rate) (U1 plus U2 plus U3)</i>	

#This is a mandatory label.
*If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME W \$ <i>(Sum of labels A to U)</i>	Loss <input type="text"/>
---	---------------------------

Exempt current pension income **Y** \$

TOTAL ASSESSABLE INCOME V \$ <i>(W less Y)</i>	Loss <input type="text"/>
--	---------------------------

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

- Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

DEDUCTIONS		NON-DEDUCTIBLE EXPENSES	
Interest expenses within Australia	A1 \$		A2 \$
Interest expenses overseas	B1 \$		B2 \$
Capital works expenditure	D1 \$		D2 \$
Decline in value of depreciating assets	E1 \$		E2 \$
Insurance premiums – members	F1 \$		F2 \$
SMSF auditor fee	H1 \$		H2 \$
Investment expenses	I1 \$		I2 \$
Management and administration expenses	J1 \$		J2 \$
Forestry managed investment scheme expense	U1 \$		U2 \$
Other amounts	L1 \$	Code	L2 \$
Tax losses deducted	M1 \$		

TOTAL DEDUCTIONS
N \$
 (Total **A1** to **M1**)

TOTAL NON-DEDUCTIBLE EXPENSES
Y \$
 (Total **A2** to **L2**)

#TAXABLE INCOME OR LOSS Loss
O \$
 (TOTAL ASSESSABLE INCOME *less*
 TOTAL DEDUCTIONS)

TOTAL SMSF EXPENSES
Z \$
 (N *plus* Y)

#This is a mandatory label.

Section D: Income tax calculation statement

#Important:

Section B label **R3**, Section C label **O** and Section D labels **A, T1, J, T5** and **I** are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2021* on how to complete the calculation statement.

#Taxable income	A \$	<i>(an amount must be included even if it is zero)</i>
#Tax on taxable income	T1 \$	<i>(an amount must be included even if it is zero)</i>
#Tax on no-TFN-quoted contributions	J \$	<i>(an amount must be included even if it is zero)</i>

Gross tax **B \$**

(T1 plus J)

Foreign income tax offset	
C1 \$	
Rebates and tax offsets	Non-refundable non-carry forward tax offsets
C2 \$	C \$
	<i>(C1 plus C2)</i>

SUBTOTAL 1

T2 \$

(B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset	
D1 \$	
Early stage venture capital limited partnership tax offset carried forward from previous year	Non-refundable carry forward tax offsets
D2 \$	D \$
Early stage investor tax offset	<i>(D1 plus D2 plus D3 plus D4)</i>
D3 \$	
Early stage investor tax offset carried forward from previous year	SUBTOTAL 2
D4 \$	T3 \$
	<i>(T2 less D – cannot be less than zero)</i>

Complying fund's franking credits tax offset	
E1 \$	
No-TFN tax offset	
E2 \$	
National rental affordability scheme tax offset	
E3 \$	
Exploration credit tax offset	Refundable tax offsets
E4 \$	E \$
	<i>(E1 plus E2 plus E3 plus E4)</i>

#TAX PAYABLE **T5 \$**

(T3 less E – cannot be less than zero)

Section 102AAM interest charge

G \$

Credit for interest on early payments – amount of interest	
H1 \$	
Credit for tax withheld – foreign resident withholding (excluding capital gains)	
H2 \$	
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	
H3 \$	
Credit for TFN amounts withheld from payments from closely held trusts	
H5 \$	
Credit for interest on no-TFN tax offset	
H6 \$	
Credit for foreign resident capital gains withholding amounts	
H8 \$	
	Eligible credits
	H \$
	<i>(H1 plus H2 plus H3 plus H5 plus H6 plus H8)</i>

#Tax offset refunds (Remainder of refundable tax offsets)	I \$	<i>(unused amount from label E – an amount must be included even if it is zero)</i>
---	-------------	---

PAYG instalments raised

K \$

Supervisory levy

L \$

Supervisory levy adjustment for wound up funds

M \$

Supervisory levy adjustment for new funds

N \$

AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.	S \$	<i>(T5 plus G less H less I less K plus L less M plus N)</i>
---	-------------	--

#This is a mandatory label.

Section E: Losses**14 Losses**

! If total loss is greater than \$100,000, complete and attach a *Losses schedule 2021*.

Tax losses carried forward to later income years **U \$**Net capital losses carried forward to later income years **V \$**

Section F: Member information

MEMBER 1

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Member's TFN

See the Privacy note in the Declaration.

Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

! Refer to instructions for completing these labels.

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date Day / Month / Year

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J \$

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses **O \$**

Loss

Accumulation phase account balance

S1 \$

Inward rollovers and transfers **P \$**

Retirement phase account balance – Non CDBIS

S2 \$

Outward rollovers and transfers **Q \$**

Retirement phase account balance – CDBIS

S3 \$

Lump Sum payments **R1 \$**

Income stream payments **R2 \$**

Code

Code

TRIS Count

CLOSING ACCOUNT BALANCE S \$

(**S1** plus **S2** plus **S3**)

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

Outstanding limited recourse borrowing arrangement amount **Y \$**

MEMBER 2

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Member's TFN

See the Privacy note in the Declaration.

Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

! Refer to instructions for completing these labels.

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date Day / Month / Year

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J \$

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses **O \$**

Loss

Accumulation phase account balance

S1 \$

Inward rollovers and transfers **P \$**

Retirement phase account balance - Non CDBIS

S2 \$

Outward rollovers and transfers **Q \$**

Retirement phase account balance - CDBIS

S3 \$

Lump Sum payments **R1 \$**

Income stream payments **R2 \$**

Code

Code

TRIS Count

CLOSING ACCOUNT BALANCE S \$

(**S1** plus **S2** plus **S3**)

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

Outstanding limited recourse borrowing arrangement amount **Y \$**

OFFICIAL: Sensitive (when completed)

Section H: Assets and liabilities
15 ASSETS

15a Australian managed investments

Listed trusts **A \$**

Unlisted trusts **B \$**

Insurance policy **C \$**

Other managed investments **D \$**

15b Australian direct investments

<p>Limited recourse borrowing arrangements</p> <p>Australian residential real property J1 \$</p> <p>Australian non-residential real property J2 \$</p> <p>Overseas real property J3 \$</p> <p>Australian shares J4 \$</p> <p>Overseas shares J5 \$</p> <p>Other J6 \$</p> <p>Property count J7</p>	<p>Cash and term deposits E \$</p> <p>Debt securities F \$</p> <p style="padding-left: 100px;">Loans G \$</p> <p style="padding-left: 100px;">Listed shares H \$</p> <p style="padding-left: 100px;">Unlisted shares I \$</p> <p style="padding-left: 100px;">Limited recourse borrowing arrangements J \$</p> <p style="padding-left: 100px;">Non-residential real property K \$</p> <p style="padding-left: 150px;">Residential real property L \$</p> <p style="padding-left: 100px;">Collectables and personal use assets M \$</p> <p style="padding-left: 100px;">Other assets O \$</p>
--	--

15c Other investments

Crypto-Currency **N \$**

15d Overseas direct investments

Overseas shares **P \$**

Overseas non-residential real property **Q \$**

Overseas residential real property **R \$**

Overseas managed investments **S \$**

Other overseas assets **T \$**

TOTAL AUSTRALIAN AND OVERSEAS ASSETS U \$ <small>(Sum of labels A to T)</small>

15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year?

A No Yes **) \$**

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** No Yes

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** No Yes

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements	
V1 \$	
Permissible temporary borrowings	
V2 \$	
Other borrowings	
V3 \$	Borrowings V \$
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G) W \$	
	Reserve accounts X \$
	Other liabilities Y \$
TOTAL LIABILITIES Z \$	

Section I: Taxation of financial arrangements**17 Taxation of financial arrangements (TOFA)**

Total TOFA gains **H \$**

Total TOFA losses **I \$**

Section J: Other information**Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2020–21 income year, write **2021**). **A**


If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2021*. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2021* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2021*. **D**

Section K: Declarations

 Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date / /
Day / Month / Year

Preferred trustee or director contact details:

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

 The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2021* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date / /
Day / Month / Year

Tax agent's contact details

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

Ryan & Hume Super Fund

Members Statement

Bruce Hume
 14 Sefton Court
 North Lakes, Queensland, 4509, Australia

Your Details

Date of Birth : Provided
 Age: 47
 Tax File Number: Provided
 Date Joined Fund: 24/09/2013
 Service Period Start Date:
 Date Left Fund:
 Member Code: HUMBRU00001A
 Account Start Date 24/09/2013
 Account Phase: Accumulation Phase
 Account Description: Accumulation

Nominated Beneficiaries N/A
 Vested Benefits 422,272.94
 Total Death Benefit 753,022.94
 Current Salary 0.00
 Previous Salary 0.00
 Disability Benefit 0.00

Your Balance

Total Benefits 422,272.94

Preservation Components

Preserved 422,272.94
 Unrestricted Non Preserved
 Restricted Non Preserved

Tax Components

Tax Free 552.00
 Taxable 421,720.94

Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2020	379,752.17	349,082.20
<u>Increases to Member account during the period</u>		
Employer Contributions	25,000.00	30,949.39
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		488.44
Net Earnings	25,547.36	23,865.66
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	3,750.00	4,642.40
Income Tax	3,753.87	9,535.60
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	522.72	455.52
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		10,000.00
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2021	422,272.94	379,752.17

Ryan & Hume Super Fund
Members Statement

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Darren Ryan
Director

Bruce Hume
Director

Ryan & Hume Super Fund

Members Statement

Darren Ryan
 6 Broders Street
 Bracken Ridge, Queensland, 4017, Australia

Your Details		Nominated Beneficiaries	N/A
Date of Birth :	Provided	Vested Benefits	422,243.16
Age:	51	Total Death Benefit	786,874.16
Tax File Number:	Provided	Current Salary	0.00
Date Joined Fund:	24/09/2013	Previous Salary	0.00
Service Period Start Date:		Disability Benefit	0.00
Date Left Fund:			
Member Code:	RYADAR00001A		
Account Start Date	24/09/2013		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance	
Total Benefits	422,243.16
<u>Preservation Components</u>	
Preserved	422,243.16
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	2,269.74
Taxable	419,973.42

Your Detailed Account Summary		This Year	Last Year
Opening balance at	01/07/2020	379,913.90	348,223.74
<u>Increases to Member account during the period</u>			
Employer Contributions		25,000.00	32,936.00
Personal Contributions (Concessional)			
Personal Contributions (Non Concessional)			
Government Co-Contributions			
Other Contributions			
Proceeds of Insurance Policies			
Transfers In			
Net Earnings		25,547.37	23,789.42
Internal Transfer In			
<u>Decreases to Member account during the period</u>			
Pensions Paid			
Contributions Tax		3,750.00	4,940.40
Income Tax		3,720.03	9,481.18
No TFN Excess Contributions Tax			
Excess Contributions Tax			
Refund Excess Contributions			
Division 293 Tax			
Insurance Policy Premiums Paid		748.08	613.68
Management Fees			
Member Expenses			
Benefits Paid/Transfers Out			10,000.00
Superannuation Surcharge Tax			
Internal Transfer Out			
Closing balance at	30/06/2021	422,243.16	379,913.90

Ryan & Hume Super Fund
Members Statement

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Darren Ryan
Director

Bruce Hume
Director

Memorandum of Resolutions of the Director(s) of

Ryan & Hume Pty Ltd ACN: 165692151

ATF Ryan & Hume Super Fund

FINANCIAL STATEMENTS OF SUPERANNUATION FUND:

It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the trustee(s), the Superannuation Fund is a non-reporting entity and therefore is not required to comply with all Australian Accounting Standards.

It was further resolved that the financial statements and notes to the financial statements of the Superannuation Fund in respect of the year ended 30 June 2021 thereon be adopted.

TRUSTEE'S DECLARATION:

It was resolved that the trustee's declaration of the Superannuation Fund be signed.

ANNUAL RETURN:

Being satisfied that the Fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2021, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office.

INVESTMENT STRATEGY:

The allocation of the Fund's assets and the Fund's investment performance over the financial year were reviewed and found to be within the acceptable ranges outlined in the investment strategy. After considering the risk, rate of return, diversification and liquidity of the investments and the ability of the Fund to discharge its existing liabilities, it was resolved that the investment strategy continues to reflect the purposes and circumstances of the Fund and its members. Accordingly, no changes in the investment strategy were required.

ALLOCATION OF INCOME:

It was resolved that the income of the Fund would be allocated to the members based on their average daily balance (an alternative allocation basis may be percentage of opening balance).

INVESTMENT ACQUISITIONS:

It was resolved to ratify the investment acquisitions throughout the financial year ended 30 June 2021.

INVESTMENT DISPOSALS:

It was resolved to ratify the investment disposals throughout the financial year ended 30 June 2021.

AUDITORS:

It was resolved that

Tony Boys

of

PO Box 3376, Rundle Mall, South Australia 5000

act as auditors of the Fund for the next financial year.

TAX AGENTS:

It was resolved that

Mark G W Herron

act as tax agents of the Fund for the next financial year.

TRUSTEE STATUS:

Each of the trustee(s) confirmed that they are qualified to act as trustee(s) of the Fund and that they are not disqualified persons as defined by s 120 of the SISA.

PAYMENT OF BENEFITS:

The trustee has ensured that any payment of benefits made from the Fund, meets the requirements of the Fund's deed and does not breach the superannuation laws in relation to:

Memorandum of Resolutions of the Director(s) of

Ryan & Hume Pty Ltd ACN: 165692151

ATF Ryan & Hume Super Fund

1. making payments to members; and,
2. breaching the Fund or the member investment strategy.

The trustee has reviewed the payment of the benefit and received advice that the transfer is in accordance with the Deed and the superannuation laws. As such the trustee has resolved to allow the payment of the benefits on behalf of the member.

CLOSURE:

Signed as a true record –

.....
Darren Ryan

/ /

.....
Bruce Hume

/ /

Ryan & Hume Super Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	24200	Contributions			
(30,949.39)	24200/HUMBRU00001 A	(Contributions) Hume, Bruce - Accumulation			25,000.00
(32,936.00)	24200/RYADAR00001 A	(Contributions) Ryan, Darren - Accumulation			25,000.00
	25000	Interest Received			
(565.09)	25000/BQL22125705	BOQ Superannuation Savings Account			711.35
	28000	Property Income			
	28000/IP-1 - New Com	Fortune St, Geebung			6,582.44
(52,000.00)	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)			52,000.00
	28500	Transfers In			
(488.44)	28500/HUMBRU00001 A	(Transfers In) Hume, Bruce - Accumulation			
3,175.00	30100	Accountancy Fees		5,120.00	
259.00	30400	ATO Supervisory Levy		259.00	
350.00	30700	Auditor's Remuneration		350.00	
321.00	30800	ASIC Fees		328.00	
5.01	31500	Bank Charges		50.65	
	32800	Borrowing Expenses		205.99	
	37820	Interest on loans (LRBA)			
	37820/01	BOQ - LRBA Geebung		1,885.42	
800.00	38300	Formation Expenses (non-deductible)			
	39000	Life Insurance Premiums			
455.52	39000/HUMBRU00001 A	(Life Insurance Premiums) Hume, Bruce - Accumulation		522.72	
613.68	39000/RYADAR00001 A	(Life Insurance Premiums) Ryan, Darren - Accumulation		748.08	
28,599.58	48500	Income Tax Expense		14,973.90	
82,360.13	49000	Profit/Loss Allocation Account		84,850.03	
	50010	Opening Balance			
(349,082.20)	50010/HUMBRU00001 A	(Opening Balance) Hume, Bruce - Accumulation			379,752.17
(348,223.74)	50010/RYADAR00001 A	(Opening Balance) Ryan, Darren - Accumulation			379,913.90
	52420	Contributions			

Ryan & Hume Super Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits \$	Credits \$
(30,949.39)	52420/HUMBRU00001 A	(Contributions) Hume, Bruce - Accumulation			25,000.00
(32,936.00)	52420/RYADAR00001 A	(Contributions) Ryan, Darren - Accumulation			25,000.00
	52850	Transfers In			
(488.44)	52850/HUMBRU00001 A	(Transfers In) Hume, Bruce - Accumulation			0.00
	53100	Share of Profit/(Loss)			
(23,865.66)	53100/HUMBRU00001 A	(Share of Profit/(Loss)) Hume, Bruce - Accumulation			25,547.36
(23,789.42)	53100/RYADAR00001 A	(Share of Profit/(Loss)) Ryan, Darren - Accumulation			25,547.37
	53330	Income Tax			
9,535.60	53330/HUMBRU00001 A	(Income Tax) Hume, Bruce - Accumulation		3,753.87	
9,481.18	53330/RYADAR00001 A	(Income Tax) Ryan, Darren - Accumulation		3,720.03	
	53800	Contributions Tax			
4,642.40	53800/HUMBRU00001 A	(Contributions Tax) Hume, Bruce - Accumulation		3,750.00	
4,940.40	53800/RYADAR00001 A	(Contributions Tax) Ryan, Darren - Accumulation		3,750.00	
	53920	Life Insurance Premiums			
455.52	53920/HUMBRU00001 A	(Life Insurance Premiums) Hume, Bruce - Accumulation		522.72	
613.68	53920/RYADAR00001 A	(Life Insurance Premiums) Ryan, Darren - Accumulation		748.08	
	54500	Benefits Paid/Transfers Out			
10,000.00	54500/HUMBRU00001 A	(Benefits Paid/Transfers Out) Hume, Bruce - Accumulation			0.00
10,000.00	54500/RYADAR00001 A	(Benefits Paid/Transfers Out) Ryan, Darren - Accumulation			0.00
	60400	Bank Accounts			
129,539.58	60400/BQL22125705	BOQ Superannuation Savings Account		2,625.47	
	66000	Borrowing Cost		5,668.05	
0.00	68000	Sundry Debtors		273.00	
	77250	Real Estate Properties (Australian - Non Residential)			
	77250/IP-1 - New Com	Fortune St, Geebung	1.0000	539,138.00	
675,000.00	77250/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	1.0000	675,000.00	
24,139.55	77250/RYAN0005_INC IDENTALS	Incidentals - Endeavour Blvd		24,139.55	

Ryan & Hume Super Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
(88.00)	84000	GST Payable/Refundable			4,739.42
(4,036.65)	85000	Income Tax Payable/Refundable			8,947.90
	85500	Limited Recourse Borrowing Arrangements			
	85500/01	BOQ - LRBA Geebung			283,668.72
(4,233.00)	86000	PAYG Payable			0.00
(4,928.30)	88000	Sundry Creditors			3,263.00
(43,818.18)	88100	Rent In Advance			89,800.00
(11,908.93)	89000	Deferred Tax Liability/Asset			11,908.93
				<u>1,372,382.56</u>	<u>1,372,382.56</u>

Current Year Profit/(Loss): 99,823.93



Bank Reconciliation - Super Fund

Client Name:	Ryan & Hume Super Fund		
Client Code:	RYAN0005	Period Ended:	30 June 2021
Partner/Manager:	JF/MH	Accountant:	Julie Fuller

Bank: <u>BOQ Super Savings</u>		Account No:	22125705
		BGL Code:	60400/BQL22125705

AS AT

30/06/2021

Balance as per bank statement		\$2,625.47	
add: Outstanding deposits	0.00		
	0.00		
	0.00	0.00	
		2,625.47	

less: Outstanding cheques

	Chq No	Code	Amount	
			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	
			0.00	
Reconciled Balance			0.00	
			\$2,625.47	



Account Details

22125705 Superannuation Savings - Available: \$3,978.47

Account Information

Account Name:
Superannuation Savings

Transactions Search

Date Range The last 3 months
Start Date 21/04/2021 DD/MM/YYYY End Date 20/07/2021 DD/MM/YYYY (DD/MM/YYYY)

Transaction List Matching Search Criteria

Date	Description	Debit	Credit	Balance
15/07/2021	TFR FROM 020220577 IB2-11553821		\$3,465.00	\$3,978.47
05/07/2021	PAY ANYONE TO Herron Accountants 124185 021374214 IB2-02631450	\$2,112.00		\$513.47
30/06/2021	INTEREST		\$0.07	\$2,625.47
29/06/2021	Direct Debit OnePath Life Ltd 1005879047/1pCr8	\$62.34		\$2,625.40
29/06/2021	Direct Debit OnePath Life Ltd 1005692403/1pCr9	\$43.56		\$2,687.74
28/06/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C	\$2,133.35		\$2,731.30
03/06/2021	TFR TO ACCOUNT 023175538 IB2-86799630	\$2,133.35		\$4,864.65
01/06/2021	BPAY TAX OFFICE PAYMENTS IB2-19800659	\$4,270.65		\$6,998.00
31/05/2021	INTEREST		\$0.93	\$11,268.65
31/05/2021	Direct Debit OnePath Life Ltd 1005879047/1oTZ9	\$62.34		\$11,267.72
31/05/2021	Direct Debit OnePath Life Ltd 1005692403/1oTZA	\$43.56		\$11,330.06
19/05/2021	TFR FROM 020220577 IB2-60983175		\$10,424.96	\$11,373.62
06/05/2021	TFR FROM 020220577 IB2-36837338		\$1,000.00	\$948.66
30/04/2021	INTEREST		\$45.05	-\$51.34
29/04/2021	WITHDRAWAL SMSF LOAN FEES	\$5,874.04		-\$96.39
29/04/2021	Direct Debit OnePath Life Ltd 1005879047/1nifg	\$62.34		\$5,777.65
29/04/2021	Direct Debit OnePath Life Ltd 1005692403/1nifh	\$43.56		\$5,839.99
28/04/2021	WITHDRAWAL equity	\$229,042.28		\$5,883.55

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

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

Ryan & Hume Super Fund

Bank Statement Report

For The Period 01 July 2020 to 30 June 2021

Chart Code: 60400 / BQL22125705

Account Name: BOQ Superannuation Savings Account

BSB and Account Number: 124001 22125705

Opening Balance - **Total Debits** + **Total Credits** = **Closing Balance**
 \$ 129,539.58 \$ 320,550.42 \$ 193,636.31 \$ 2,625.47

Data Feed Used

BGL Bank Data Service

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
01/07/2020	Opening Balance			129,539.58	129,539.58	
07/07/2020	TFR FROM 022135579		1,100.00	130,639.58	130,639.58	
10/07/2020	TFR FROM 020220577		50,000.00	180,639.58		
10/07/2020	TFR FROM 022198661		57,200.00	237,839.58	237,839.58	
14/07/2020	TFR FROM 022135579		1,100.00	238,939.58	238,939.58	
21/07/2020	TFR FROM 022135579		1,100.00	240,039.58	240,039.58	
29/07/2020	Direct Debit OnePath Life Lt d 1005692403/1gn3v	43.56		239,996.02		
29/07/2020	Direct Debit OnePath Life Lt d 1005879047/1gn3u	62.34		239,933.68	239,933.68	
31/07/2020	INTEREST PAYMENT SYSTEM GENERATED *		103.93	240,037.61	240,037.61	
07/08/2020	BPAY TAX OFFICE PAYMENTS IB2-33459121	4,565.00		235,472.61	235,472.61	
11/08/2020	BPAY TAX OFFICE PAYMENTS IB2-13712818	977.30		234,495.31		
11/08/2020	TFR TO ACCOUNT 022135579	321.00		234,174.31	234,174.31	
17/08/2020	TFR TO ACCOUNT 022135579	770.00		233,404.31	233,404.31	
31/08/2020	Direct Debit OnePath Life Lt d 1005692403/1hZru	43.56		233,360.75		
31/08/2020	Direct Debit OnePath Life Lt d 1005879047/1hZrt	62.34		233,298.41		
31/08/2020	INTEREST PAYMENT SYSTEM GENERATED *		119.91	233,418.32		
29/09/2020	Direct Debit OnePath Life Lt d 1005692403/1iLRU	43.56		233,374.76		

Ryan & Hume Super Fund
Bank Statement Report

For The Period 01 July 2020 to 30 June 2021

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
29/09/2020	Direct Debit OnePath Life Lt d 1005879047/1iLRT	62.34		233,312.42	233,312.42	
30/09/2020	INTEREST PAYMENT SYSTEM GENERATED *		104.87	233,417.29	233,417.29	
15/10/2020	TFR TO ACCOUNT 020220577	3,355.00		230,062.29	230,062.29	
29/10/2020	Direct Debit OnePath Life Lt d 1005692403/1j8St	43.56		230,018.73		
29/10/2020	Direct Debit OnePath Life Lt d 1005879047/1j8Ss	62.34		229,956.39	229,956.39	
31/10/2020	INTEREST PAYMENT SYSTEM GENERATED *		78.70	230,035.09	230,035.09	
30/11/2020	INTEREST PAYMENT SYSTEM GENERATED *		71.84	230,106.93		
01/12/2020	Direct Debit OnePath Life Lt d 1005692403/1jvDC	43.56		230,063.37		
01/12/2020	Direct Debit OnePath Life Lt d 1005879047/1jvDB	62.34		230,001.03	230,001.03	
07/12/2020	BPAY TAX OFFICE PAYMENTS IB2-31822201	8,224.00		221,777.03	221,777.03	
23/12/2020	PAY ANYONE TO Herron Accountants 124185 021374214	2,475.00		219,302.03	219,302.03	
29/12/2020	Direct Debit OnePath Life Lt d 1005692403/1kfTE	43.56		219,258.47		
29/12/2020	Direct Debit OnePath Life Lt d 1005879047/1kfTD	62.34		219,196.13	219,196.13	
31/12/2020	INTERNET PAY ANYONE FEE	0.65		219,195.48		
31/12/2020	INTEREST PAYMENT SYSTEM GENERATED *		47.34	219,242.82	219,242.82	
11/01/2021	BPAY TAX OFFICE PAYMENTS IB2-52952858	2,753.00		216,489.82	216,489.82	
29/01/2021	Direct Debit OnePath Life Lt d 1005692403/1IRtx	43.56		216,446.26		
29/01/2021	Direct Debit OnePath Life Lt d 1005879047/1IRtw	62.34		216,383.92	216,383.92	
31/01/2021	INTEREST PAYMENT SYSTEM GENERATED *		46.17	216,430.09	216,430.09	
18/02/2021	TFR TO ACCOUNT 022135579	385.00		216,045.09	216,045.09	
19/02/2021	TFR FROM 020220577		70,000.00	286,045.09		

Ryan & Hume Super Fund
Bank Statement Report

For The Period 01 July 2020 to 30 June 2021

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
19/02/2021	TFR TO ACCOUNT 020220577	52,000.00		234,045.09		
19/02/2021	TFR FROM 020220577		1,000.00	235,045.09	235,045.09	
28/02/2021	INTEREST PAYMENT SYSTEM GENERATED *		42.65	235,087.74	235,087.74	
02/03/2021	Direct Debit OnePath Life Lt d 1005692403/1mF3W	43.56		235,044.18		
02/03/2021	Direct Debit OnePath Life Lt d 1005879047/1mF3V	62.34		234,981.84	234,981.84	
30/03/2021	Direct Debit OnePath Life Lt d 1005692403/1mwOp	43.56		234,938.28		
30/03/2021	Direct Debit OnePath Life Lt d 1005879047/1mwOo	62.34		234,875.94	234,875.94	
31/03/2021	INTEREST PAYMENT SYSTEM GENERATED *		49.89	234,925.83	234,925.83	
28/04/2021	WITHDRAWAL equity	229,042.28		5,883.55	5,883.55	
29/04/2021	Direct Debit OnePath Life Lt d 1005692403/1nifh	43.56		5,839.99		
29/04/2021	Direct Debit OnePath Life Lt d 1005879047/1nifg	62.34		5,777.65		
29/04/2021	WITHDRAWAL SMSF LOAN FEES	5,874.04		(96.39)	(96.39)	
30/04/2021	INTEREST PAYMENT SYSTEM GENERATED *		45.05	(51.34)	(51.34)	
06/05/2021	TFR FROM 020220577		1,000.00	948.66	948.66	
19/05/2021	TFR FROM 020220577		10,424.96	11,373.62	11,373.62	
31/05/2021	Direct Debit OnePath Life Lt d 1005692403/1oTZA	43.56		11,330.06		
31/05/2021	Direct Debit OnePath Life Lt d 1005879047/1oTZ9	62.34		11,267.72		
31/05/2021	INTEREST PAYMENT SYSTEM GENERATED *		0.93	11,268.65	11,268.65	
01/06/2021	BPAY TAX OFFICE PAYMENTS IB2-19800659	4,270.65		6,998.00	6,998.00	
03/06/2021	TFR TO ACCOUNT 023175538	2,133.35		4,864.65	4,864.65	
28/06/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C	2,133.35		2,731.30	2,731.30	

Ryan & Hume Super Fund
Bank Statement Report

For The Period 01 July 2020 to 30 June 2021

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
29/06/2021	Direct Debit OnePath Life Lt d 1005692403/1pCr9	43.56		2,687.74		
29/06/2021	Direct Debit OnePath Life Lt d 1005879047/1pCr8	62.34		2,625.40	2,625.40	
30/06/2021	INTEREST PAYMENT SYSTEM GENERATED *		0.07	2,625.47	2,625.47	
30/06/2021	CLOSING BALANCE			2,625.47	2,625.47	
		<u>320,550.42</u>	<u>193,636.31</u>			



End of Period Closing Figures - Super Fund

Client Name: Ryan & Hume Super Fund
Client Code: RYAN0005 Period Ended: 30 June 2021
Partner: JF/MH Accountant: Julie Fuller

Cash on Hand: Nil

Debtors:

\$0.00 665 Accrued Income

273.00 ASIC, overpayment of Ryan & Hume Bare Pty Ltd fee ✓

\$273.00 ✓ 68000 Sundry Debtors

Creditors:

2,112.00 Herron Accountants (refer accounting fees debtors ledger) ✓

1,151.00 Goldriver Jewellers North Lakes Pty Ltd ✓

\$3,263.00 ✓ 88000 Sundry Creditors will be paid back once year end is completed for whole group



Goldriver Jewellers North Lakes Pty Ltd
 53 Endeavour Blvd
 North Lakes QLD 4509

General Ledger [Detail]
 July 2020 To June 2021

	ID No.	Src	Date	Memo	Debit	Credit	Net Activity	Ending Balance
1-1430	Loan - Ryan & Hume Superannuation Fund							
Beginning	\$	596.00						
	EFT	CD	07/08/2020	DM PAY ANYONE TO Herron Accountants 1241	\$495.00			\$1,091.00
	CR000297	CR	11/08/2020	CM TFR FROM 022125705		\$321.00		\$770.00
	CR000299	CR	17/08/2020	CM TFR FROM 022125705		\$770.00		\$0.00
	EFT	CD	11/09/2020	DM BPAY ASIC IB2-35999030	\$55.00			\$55.00 Ryan & Hume Pty Ltd ASIC
	EFT	CD	11/12/2020	DM PAY ANYONE TO Herron Accountants 1241	\$385.00			\$440.00 Paid invoice 25602 dated 4/12/20
	EFT	CD	24/12/2020	DM BPAY ASIC IB2-92033501	\$273.00			\$713.00 Ryan & Hume Bare Pty Ltd ASIC
	EFT	CD	20/01/2021	DM BPAY ASIC IB2-38194178	\$273.00			\$986.00 Ryan & Hume Bare Pty Ltd ASIC fee double paid
	EFT	CD	14/02/2021	DM PAY ANYONE TO Herron Accountants 1241	\$275.00			\$1,261.00 Paid invoice 25790 dated 11/1/21
	CR000315	CR	18/02/2021	CM TFR FROM 022125705		\$385.00		\$876.00 From SF for 25602 invoice
	EFT	CD	28/05/2021	DM PAY ANYONE TO Herron Accountants 1241	\$275.00			\$1,151.00 Coded to Sundry Debtors in AO





Income in Advance

Client Name: Ryan & Hume Super Fund Period Ended: 30 June 2021
 Client Code: RYAN0005 Accountant: Julie Fuller

Rent in Advance account 88100

110/53 Endeavour Boulevard, North Lakes

Rent is charged at \$1,100 per week inc GST. \$1,000 ex GST.

		# Wks
01/07/2017 Opening Balance	0.00 Net of GST	0
Rent Received 2018 year (\$114,200 inc GST)	103,818.18 Net of GST	103.80
	103,818.18	103.80
30/06/2018 Recognise 12 months as income	(52,000.00)	-52.00
30/06/2018 Closing Balance	51,818.18	51.80

01/07/2018 Opening Balance	51,818.18	51.80
No movement in 2019 year as tenant continued to pay weekly rent, therefore rent in advance figure has not changed.		
30/06/2019 Closing Balance	51,818.18	51.80

30/06/2020 Recognise 8 weeks as income	(8,000.00)	43.80
30/06/2020 Closing Balance	43,818.18	

		# Wks
01/07/2020 Opening Balance	43,818.18 Net of GST	43.80
Rent Received 2021 year (\$66,200 inc GST)	60,181.82 Net of GST	60.20
	104,000.00	104.00
30/06/2021 Recognise 12 months as income	(52,000.00)	-52.00
30/06/2021 Closing Balance	52,000.00	52.00



Fortune Street, Geebung

Rent is charged at \$3,465 per month inc GST. \$3,150 ex GST.

		# Mths
01/07/2020 Opening Balance (settled 28/04/2021)	0.00 Net of GST	-
Rent Received 2021 year (\$48,820.68 inc GST)	44,382.44 Net of GST	14.09
	44,382.44	14.09
30/06/2021 Recognise 2 full months & 3 days	(6,582.44)	-2.09
30/06/2021 Closing Balance	37,800.00	12.00



Total Rent in Advance 89,800.00



Workpaper 19

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GST Reconciliation

Name:	Ryan & Hume Super Fund	Period Ended:	30 June 2021
Code:	RYAN0005	Accountant:	Devarshi
		Reviewer:	Julie

(enter debit figures as positive and credit figures as negative)

	GST Collected	GST Collected Adjustments	GST Paid	GST Paid Adjustments	Total GST	
Per BGL360 Balance Sheet	4,739.42	0.00	0.00	0.00	4,739.42	
GST on Debtor/Creditor (if cash basis)	0.00	0.00	0.00	0.00	0.00	
	4,739.42	0.00	0.00	0.00	4,739.42	
June 2021 BAS figures	4,739.00		0.00	0.00	4,739.00	
Variance	0.42	0.00	0.00	0.00	0.42	
Made up of:						
Eg FBT Employee Contribution					0.00	
Rounding	0.42				0.42	
					0.00	
					0.00	
					0.00	
					0.00	
	0.42	0.00	0.00	0.00	0.42	
Check Balances (should be 0)	0.00	0.00	0.00	0.00	0.00	

Workpaper 19



BAS Reconciliation (Quarterly)

Client Name: Ryan & Hume Super Fund
 Client Code: RYAN0005

Period Ended: 30 June 2021
 Accountant: Devarshi
 Reviewer: Julie

BAS RETURNS FOR THE YEAR	Gross Sales	GST on sales	Net Sales	Capital Purchases	Non Cap Purchaes	GST on purchases	Total GST	Gross Wages	PAYG Withholding	Fuel Tax Credits	FBT Instalment	PAYG Instalment	Payable/ Refundable
FIGURES REPORTED ON BAS TO ATO FROM PORTAL													
September Quarter	60,500	5,500	55,000			289	5,211					3,013	8,224
December Quarter			-	-		260	260					3,013	2,753
March Quarter			-	-		25	25					-	25
June Quarter	54,521	4,956	49,565			217	4,739					-	4,739
Totals	115,021	10,456	104,565	-	-	791	9,665	-	-	-	-	6,026	15,691
MYOB FIGURES FOR YEAR													
FIGURES THAT APPEAR IN MYOB OR QUICKBOOKS													
September Quarter	60,500	5,500	55,000			45	5,455					3,013	8,468
December Quarter			-			260	260					3,013	2,753
March Quarter			-			25	25					-	25
June Quarter	54,521	4,956	49,565			217	4,739					-	4,739
Totals	115,021	10,456	104,565	-	-	547	9,909	-	-	-	-	6,026	15,935
VARANCE FOR YEAR													
VARANCES PER BAS													
September Quarter	-	-	-	-	-	244	244	-	-	-	-	-	244
December Quarter	-	-	-	-	-	-	-	-	-	-	-	-	-
March Quarter	-	-	-	-	-	-	-	-	-	-	-	-	-
June Quarter	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals	-	-	-	-	-	244	244	-	-	-	-	-	244
NEW FIGURES ON BAS	54,521	4,956	49,565	-	-	27	4,983	-	-	-	-	-	4,983



NOTES:

GST variance in Sept 2020 BAS is 2020 GST adjustment





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Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Jul 2020 – Sep 2020	44277921016	Cash

Receipt ID	4306373530
Date lodged	07 December 2020
Payment due date	16 December 2020

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$5,500.00	
1B Owed by ATO			\$289.00
G1 Total sales	\$60,500.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$3,013.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 12,054.30 from the 2019 assessment.	\$3,013.00		

Amount owing to ATO

\$8,224.00



BPAY®



Biller code 75556
Ref 552766413547360

Telephone and Internet Banking - BPAY®

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Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Oct 2020 – Dec 2020	45240337157	Cash

Receipt ID	5477355540
Date lodged	11 January 2021
Payment due date	02 March 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$0.00	
1B Owed by ATO			\$260.00
G1 Total sales	\$0.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$3,013.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 12,054.30 from the 2019 assessment.	\$3,013.00		

Amount owing to ATO

\$2,753.00



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Biller code 75556
Ref 552766413547360

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Australian Government
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Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Jan 2021 – Mar 2021	45399443467	Cash

Receipt ID	1848852414
Date lodged	25 May 2021
Payment due date	26 May 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$0.00	
1B Owed by ATO			\$25.00
G1 Total sales	\$0.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$0.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 12,054.30 from the 2019 assessment.	\$3,013.00		
T8 Estimated tax for year	\$6,026.00		
T9 Varied amount payable for quarter	\$0.00		
T4 Reason for variation	Change in investments		

Refund amount

\$25.00



This amount is refundable (it may be offset against any other tax debt).



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Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR RYAN & HUME SUPER FUND	Apr 2021 – Jun 2021	45562350598	Cash

Receipt ID	4014882345
Date lodged	18 August 2021
Payment due date	25 August 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$4,956.00	
1B Owed by ATO			\$217.00
G1 Total sales	\$54,520.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$0.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 16,690.65 from the 0000 assessment.	\$0.00		

Amount owing to ATO

\$4,739.00



BPAY®



Biller code 75556
Ref 552766413547360

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Ryan & Hume Super Fund

Detailed Activity Statement Preparation Report

For The Period 01 July 2020 - 30 June 2021

Description	Reference	Gross(Inc GST)	GST Rate	GST
Income				
Sales				
Property Income				
Fortune St, Geebung				
30/06/2021	Fortune St, Geebung	7,240.68	100%	658.24
30/06/2021	Fortune St, Geebung	41,580.00	100%	3,780.00
		<u>48,820.68</u>		<u>4,438.24</u>
Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)				
07/07/2020 (Valued 05/11/2018)	Unit 110, 53 Endeavour Boulevard, North Lakes	1,100.00	100%	100.00
10/07/2020 (Valued 05/11/2018)	Unit 110, 53 Endeavour Boulevard, North Lakes	57,200.00	100%	5,200.00
14/07/2020 (Valued 05/11/2018)	Unit 110, 53 Endeavour Boulevard, North Lakes	1,100.00	100%	100.00
21/07/2020 (Valued 05/11/2018)	Unit 110, 53 Endeavour Boulevard, North Lakes	1,100.00	100%	100.00
30/06/2021 (Valued 05/11/2018)	Unit 110, 53 Endeavour Boulevard, North Lakes	5,700.00	100%	518.18
		<u>66,200.00</u>		<u>6,018.18</u>
		<u>115,020.68</u>		<u>10,456.42</u>
Total Sales	G1	<u>115,020.68</u>		
Total GST collected on Sales	1A			<u>10,456.42</u>
Expenses				
Capital Purchases				
Real Estate Properties (Australian - Non Residential)				
Fortune St, Geebung				
28/04/2021	Fortune St, Geebung	539,138.00	GST Free	0.00
		<u>539,138.00</u>		<u>0.00</u>
		<u>539,138.00</u>		<u>0.00</u>
Total Capital Purchases	G10	<u>539,138.00</u>		
Non Capital Purchases				
Accountancy Fees				
Accountancy Fees				
07/08/2020	Accountancy Fees	495.00	100%	45.00
11/12/2020	Accountancy Fees	385.00	100%	35.00
23/12/2020	Accountancy Fees	2,090.00	100%	190.00

Description	Reference	Gross(Incl GST)	GST Rate	GST
31/03/2021	Accountancy Fees	275.00	100%	25.00
30/06/2021	Accountancy Fees	275.00	100%	25.00
30/06/2021	Accountancy Fees	2,112.00	100%	192.00
		5,632.00		512.00
		5,632.00		512.00

This GST should not have been claimed until 2022FY when paid to HA. Timing difference only, need to ensure not claimed again in Sept 21 BAS.

Auditor's Remuneration

Auditor's Remuneration

23/12/2020	Auditor's Remuneration	385.00	100%	35.00
		385.00		35.00
		385.00		35.00

Total Non Capital Purchases

G11 6,017.00

Total GST Paid on Purchases

1B 547.00

BAS Summary

Total Sales	G1	115,020.68 ✓	Total GST Collected on Sales	1A	10,456.42 ✓
Total Capital Purchases	G10	539,138.00	Total GST Paid on Purchases	1B	547.00 ✓
Total Non Capital Purchases	G11	6,017.00	GST Payable / (Refundable)		9,909.42

YOUR ONECARE ANNUAL SUMMARY



036 / 00098

Ryan and Hume Pty Ltd
ATF Ryan and Hume Super Fund
7/20 Fortune Street
GEEBUNG QLD 4034

**YOUR NEW MONTHLY
PREMIUM IS**

\$62.34

x 12 mths
= \$748.08



16 June 2020

Dear policy owner,

The anniversary of the start of your OneCare held through super insurance policy is 28 July 2020.

Each year before your policy anniversary we provide an Annual Summary to let you know about any changes to your policy, cover and premium. This information, with a breakdown of how your premium is calculated, is included in the enclosed Policy Schedule.

We have included information about the indexation increase to your cover to help you decide whether or not you wish to accept a higher amount insured. As the amount insured increases with indexation, your premium will usually also increase. See over for details.

NEXT STEPS: STAY PROTECTED 1 2 3

- To ensure your cover continues to meet your needs review your Policy Schedule and the information on the following pages on Indexation.
- If you are happy, you don't need to do anything. The changes will take effect from 28 July 2020.
- Keep your Policy Schedule in a secure place.

WE'RE HERE TO HELP

Thank you for choosing OnePath.

If you have questions or changes, please contact us or your financial adviser, MLC Advice Albany Creek Pty Ltd. For more information visit <http://www.onepath.com.au/covered-online.aspx>

Kind regards
Customer Services Team

YOUR COVER

See the enclosed Policy Schedule

POLICY OWNER(S)

Ryan and Hume Pty Ltd

FUND NAME

Ryan and Hume Super Fund

POLICY NUMBER

1005879047

PAYMENT DUE

28 July 2020

LIFE INSURED

Darren Lee Ryan

QUESTIONS OR CHANGES?



Call us:

133 667 weekdays

8.30am to 6.00pm (AEST)



Email us:

customer.risk@onepath.com.au



Your Financial Adviser:



MLC Advice Albany Creek Pty Ltd

0730541456

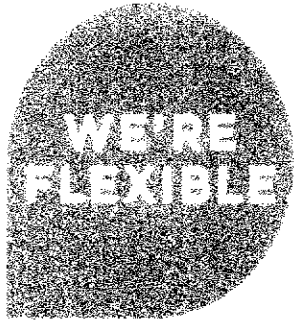
INDEXATION

To help your insurance keep up with the rising cost of living the amount insured increases automatically at each policy anniversary. This is called indexation. This year's increase is 5.0% for Life, TPD, Trauma, Extra Care and Child Cover. These changes will take place on 28 July 2020.

Indexation will affect your premium. As the amount insured increases due to indexation, your premium will usually increase. In some cases your premium may reduce if your increased amount insured moves your cover to a higher discount band.

Below is a summary of your cover and premiums with indexation, and without indexation. You may decline indexation on all or some covers on your policy.

Cover	With Indexation		Without Indexation	
	Amount Insured	Monthly Premium	Amount Insured	Monthly Premium
Darren Lee Ryan				
Life Cover	\$364,651	\$62.34	\$347,287	\$59.76



Accept or decline indexation on your cover by 27 August 2020.

ACCEPT OR DECLINE INDEXATION

Accept or decline indexation

You don't need to do anything. Indexation will automatically increase the amount insured on 28 July 2020.

For more information

Speak to your financial adviser or our Customer Services Team on 133 667, weekdays 8.30am to 6.00pm (AEST) by 27 August 2020.



168FELOC001_R_M01/E-98/S-3301-659

Important Information

OneCare held through super is issued by OnePath Life Limited (ABN 32 009 657 176 AFSL 238341) (OnePath Life). This information is of a general nature and has been prepared without taking account of your objectives, financial situation and needs. You should consider whether the information is appropriate for you having regard to your objectives, financial situation and needs. OnePath recommends you read the enclosed information and the OneCare PDS before deciding whether to continue to hold this product.

OnePath Life Limited
ABN 33 009 657 176 AFSL 238341
onepath.com.au

DATE

16 June 2020

YOUR POLICY SUMMARY

Policy number: 1005879047
Policy owner(s):
Ryan and Hume Pty Ltd
Fund name:
Ryan and Hume Super Fund
Policy start date: 28 July 2016
Policy anniversary date: 28 July

ONECARE POLICY SCHEDULE

	First name	Surname	Date of birth	Gender
Life/lives insured:	Darren Lee	Ryan	25 August 1969	Male
Monthly premium before discount(s)*:				\$68.19
Discount(s) - Multi Cover and Package:				\$5.85
Monthly premium after discount(s)*:				\$62.34
Includes:				
Policy Fee(s)*:				\$8.18

*Includes stamp duty and frequency loading if applicable.

If you pay premiums by instalment (either half yearly or monthly), we levy a frequency loading to cover the cost of administration. If you want to change your method of payment, please call Customer Services on 133 667.

You should keep this Policy Schedule in a secure place, along with your other insurance policy documents, as they will be required when you make a claim. If you lose the Policy Schedule, Policy Terms or any of your other insurance documents you can contact us for a replacement copy. We may charge a fee to cover our costs in issuing a replacement. The amounts insured under this policy are subject to the Policy Schedule, Policy Terms and any other notice issued by us to you. OnePath Life Limited (ABN 33 009 657 176, AFSL 238341) (OnePath Life) is the issuer of the product.



Ryan and Hume Pty Ltd
ATF Ryan and Hume Super Fund
Via: grj@goldriver.com.au

Product name: OneCare
Policy owner(s): Ryan And Hume Pty Ltd
ATF Ryan and Hume Super Fund
Policy number: 1005692403
OnePath reference: 1005692403/FYL

13 July 2021

2020/2021 INSURANCE PREMIUM SUMMARY

Dear policy owner,

Important information for your 2020/2021 tax return.

Thank you for choosing OnePath Life to help protect you and your family.

To help with preparation of your fund's tax return for the year ending 30 June 2021, the following table shows the premium paid on your policy throughout the financial year, and (if applicable) the portion of that premium considered to be for benefits that replace income.

Life insured	Cover type	Total premium paid	Portion of total premium paid for income benefit/s
Mr Bruce Gregory Hume	Life Cover	\$522.72	-



The information contained in this letter does not constitute tax advice. We recommend you seek independent tax advice specific to your personal circumstances, from an accountant or registered tax agent.

Any questions?

If you have any questions or need any further help, please:

- contact your financial adviser, Aspira Advice Solutions Pty Ltd on 0730541456
- call Customer Services on 133 667, weekdays between 8.30am and 6.00pm (AEST)
- email us at customer.risk@onepath.com.au

Yours sincerely,

Jay Tutt
Head of Customer Service & Operations

Client Ledger Report

RYAN0005

Ryan & Hume Super Fund

Number	Date	Detail	Amount	Tax	Net	Cash
24682	04/08/2020	SALINVOICE	495.00	45.00	450.00	0.00
25602	04/12/2020	SALINVOICE	385.00	35.00	350.00	0.00
25662	17/12/2020	SALINVOICE	2,475.00	225.00	2,250.00	0.00
25790	11/01/2021	SALINVOICE	275.00	25.00	250.00	0.00
26726	25/05/2021	SALINVOICE	275.00	25.00	250.00	0.00
27023	29/06/2021	SALINVOICE	2,112.00	192.00	1,920.00	0.00
						See below creditor at 30/6/21
24682	07/08/2020	SALRECEIPT	0.00	0.00	0.00	495.00
25602	11/12/2020	SALRECEIPT	0.00	0.00	0.00	385.00
25662	23/12/2020	SALRECEIPT	0.00	0.00	0.00	2,475.00
25790	14/01/2021	SALRECEIPT	0.00	0.00	0.00	275.00
26726	28/05/2021	SALRECEIPT	0.00	0.00	0.00	275.00
27023	05/07/2021	SALRECEIPT	0.00	0.00	0.00	2,112.00
						Sundry Creditor at 30/6/21
			6,017.00	547.00	5,470.00	6,017.00

Split

Accounting Fees

5,120.00



Audit Fee (incl in invoice 25662)

350.00



5,470.00



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
04 August 2020

ABN.
16 134 060 432

Invoice No.
24682

Client Code
RYAN0005

TAX INVOICE

To our Professional Fees and Charges in attending to the following:-

Business Activity Statement - \$250.00

Review of transactions and reconciliation of GST for the Ryan and Hume Super Fund for the period of 1 April 2020 - 30 June 2020.

Preparation and lodgement of Business Activity Statement for the quarter ended 30 June 2020.

MYOB Connected Ledger disbursements.

Fortune St LRBA Trust - \$200.00

Liaising with Rouse Lawyers and Bank of Queensland in regards to Contract for purchase of Fortune Street property.

Organising signing of documents and provision of same to Rouse Lawyers.

Our Price
Plus: GST
TOTAL DUE

450.00
45.00
\$ 495.00



Remittance Advice - Please return with your payment

Payment required within Fourteen (14) Days from date of Invoice

Invoice Due Date - 18 August 2020

Please forward cheques to:

Herron Accountants
PO Box 504
North Lakes QLD 4509
Ph: 07 3204 4166

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ____ / ____

Name on Card: _____

Signature: _____

Client Code: RYAN0005

Invoice No: 24682

Amount Due: \$ 495.00

Amount Paid: \$ _____



Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
04 December 2020

ABN.
16 134 060 432

Invoice No.
25602

Client Code
RYAN0005

TAX INVOICE

To our Professional Fees and Charges in attending to the following:-

Business Activity Statement

Review of transactions and reconciliation of GST for the Ryan and Hume Super Fund for the period of 1 July 2020 - 30 September 2020.

Preparation and lodgement of Business Activity Statement for the quarter ended 30 September 2020. 250.00

Fortune St LRBA Trust

Preparation of letter of termination of contract due to finance and providing this to Rouse Lawyers so they did not proceed to stamping, settlement. 100.00

Our Price		350.00
Plus: GST		35.00
TOTAL DUE		\$ 385.00



Remittance Advice - Please return with your payment

Payment required within Fourteen (14) Days from date of Invoice

Invoice Due Date - 18 December 2020

Please forward cheques to:

Herron Accountants
PO Box 504
North Lakes QLD 4509
Ph: 07 3204 4166

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ____ / ____

Name on Card: _____

Signature: _____

Client Code: RYAN0005

Invoice No: 25602

Amount Due: \$ 385.00

Amount Paid: \$ _____



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
17 December 2020

ABN.
16 134 060 432

Invoice No.
25662

Client Code
RYAN0005

TAX INVOICE

To our Professional Fees and Charges in attending to the following:-

Annual Administration

Input of data into BGL360.

Analysis of income and expenses, raising year end accounting adjustments including profit and loss adjustments for:

Allocation of contributions received.

Reconciliation of GST for the financial year ended 30 June 2020.

Preparation of Member Benefit Statements for the year ended 30 June 2020.

Preparation of Financial Statements for the Ryan & Hume Super Fund for the year ended 30 June 2020.

Preparation and Electronic Lodgement of the Fund Income Tax Return for the year ended 30 June 2020.

1,900.00



Audit

Audit of the 2020 Financial Statements as performed by Super Audits.

350.00



Our Price
Plus: GST

2,250.00
225.00

TOTAL DUE

\$2,475.00



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
11 January 2021

ABN.
16 134 060 432

Invoice No.
25790

Client Code
RYAN0005

TAX INVOICE

To our Professional Fees and Charges in attending to the following:-

Review of transactions and reconciliation of GST for the Ryan and Hume Super Fund for the period of 1 October 2020 to 31 December 2020.

Preparation and lodgement of Business Activity Statement for the quarter ended 31 December 2020.

Our Price
Plus: GST
TOTAL DUE

250.00
25.00
\$ 275.00



Remittance Advice - Please return with your payment

Payment required within Fourteen (14) Days from date of Invoice

Invoice Due Date - 25 January 2021

Please forward cheques to:

Herron Accountants
PO Box 504
North Lakes QLD 4509
Ph: 07 3204 4166

Credit Card: Mastercard/Visa (Please circle)

Card No:

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Expires: ____ / ____

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Name on Card: _____

Signature: _____

Client Code: RYAN0005

Invoice No: 25790

Amount Due: \$ 275.00

Amount Paid: \$ _____



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
25 May 2021

ABN.
16 134 060 432

Invoice No.
26726

Client Code
RYAN0005

TAX INVOICE

To our Professional Fees and Charges in attending to the following:-

Review of transactions and reconciliation of GST for the Ryan and Hume Super Fund for the period of 1 January 2021 to 31 March 2021.

Preparation and lodgement of Business Activity Statement for the quarter ended 31 March 2021.

Our Price
Plus: GST
TOTAL DUE

	250.00
	25.00
	\$ 275.00



Remittance Advice - Please return with your payment

Payment required within Fourteen (14) Days from date of Invoice

Invoice Due Date - 08 June 2021

Please forward cheques to:

Herron Accountants
PO Box 504
North Lakes QLD 4509
Ph: 07 3204 4166

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Credit Card: Mastercard/Visa (Please circle)

Card No:

Expires: ____ / ____

Name on Card: _____

Signature: _____

Client Code: RYAN0005

Invoice No: 26726

Amount Due: \$ 275.00

Amount Paid: \$ _____



Ryan & Hume Super Fund
Shop 110, North Lakes Central
53 Endeavour Blvd
NORTH LAKES QLD 4509

Invoice Date
29 June 2021
ABN.
16 134 060 432
Invoice No.
27023
Client Code
RYAN0005

TAX INVOICE

To our Professional Fees and Charges in attending to the following:-

Professional services in relation to transfer of shed at Fortune Street, Geebung from individuals to SMSF (via Bare Trust), including but not limited to:

- Review updated contract prepared by Rouse Lawyers and advise of changes.
Issue regarding requirement for OSR purposes to hold a more current valuation. Contact Trent from Raine & Horne to complete valuation.
Review amendment to Trust Deed prepared by Rouse Lawyers and required by bank's lawyer and confirm with Rouse lawyers to proceed. Organising signing of same and return to Rouse Lawyers.
Updating of Commercial Tenancy Agreement to meet bank's lawyers requirements and organising signing of same.
Organise Trust Account authority for funds to be released in relation to settlement monies.
Checking of settlement monies and calculations of same.

Calculation of additional monies that can be deposited superannuation fund so that rents on both properties are paid to 12 months in advance so that funds are available for loan repayments to be made.

Less: 20% discount

2,400.00

(480.00)

Our Price
Plus: GST

1,920.00
192.00

TOTAL DUE

\$2,112.00



Remittance Advice - Please return with your payment

Payment required within Fourteen (14) Days from date of Invoice

Invoice Due Date - 13 July 2021

Please forward cheques to:

Herron Accountants
PO Box 504
North Lakes QLD 4509
Ph: 07 3204 4166

Credit Card: Mastercard/Visa (Please circle)

Card No:

Card number input fields

Expires: ___ / ___

For Direct Deposit:

BSB: 124 001
BoQ Account No: 21374214

Name on Card:

Signature:

Name on Card input line

Signature input line

Client Code: RYAN0005

Invoice No: 27023

Amount Due: \$2,112.00

Amount Paid: \$ _____

TAX INVOICE

Supplier: Super Audits

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

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 15 December 2020

Recipient: Ryan & Hume Super Fund

Address: C/- PO Box 504, NORTH LAKES Qld. 4509

Description of Services

Statutory audit of the Ryan & Hume Super Fund for the financial year ending 30 June 2020.

Fee: \$350.00

GST: \$35.00

Total: \$385.00



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



AUDITING
DUE DILIGENCE
FORENSIC ACCOUNTING

Inquires 1300 300 630

Issue date 07 Sep 20

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: **28754764**

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 165 692 151
FOR RYAN & HUME PTY LTD

REVIEW DATE: **06 September 20**

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
HERRON ACCOUNTANTS UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

2 Principal place of business
UNIT 7 20 FORTUNE STREET GEEBUNG QLD 4034

3 Officeholders

Name: DARREN LEE RYAN
Born: BRISBANE QLD
Date of birth: 25/08/1969
Address: 6 BRODERS STREET BRACKEN RIDGE QLD 4017
Office(s) held: DIRECTOR, APPOINTED 06/09/2013; SECRETARY, APPOINTED 06/09/2013

Name: BRUCE GREGORY HUME
Born: REDCLIFFE QLD
Date of birth: 04/07/1973
Address: 6 KERSHAW CRESCENT MANGO HILL QLD 4509
Office(s) held: DIRECTOR, APPOINTED 06/09/2013; SECRETARY, APPOINTED 06/09/2013

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	4	\$4.00	\$0.00

5 Members

These details continue on the next page

RYAN & HUME PTY LTD ACN 165 692 151

Company statement continued

Name: DARREN LEE RYAN

Address: 6 BRODERS STREET BRACKEN RIDGE QLD 4017

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	Yes	Yes

Name: BRUCE GREGORY HUME

Address: 6 KERSHAW CRESCENT MANGO HILL QLD 4509

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	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: HERRON ACCOUNTANTS

Registered agent number: 5461

Address: PO BOX 504 NORTH LAKES QLD 4509



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices
1300 300 630

RYAN & HUME PTY LTD
HERRON ACCOUNTANTS
PO BOX 504 NORTH LAKES QLD 4509

INVOICE STATEMENT

Issue date 06 Sep 20

RYAN & HUME PTY LTD

ACN 165 692 151

Account No. 22 165692151

Summary

Opening Balance	\$0.00
New items	\$55.00
Payments & credits	\$0.00
TOTAL DUE	\$55.00 ✓

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 06 Nov 20	\$55.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

RYAN & HUME PTY LTD

ACN 165 692 151

Account No: 22 165692151



22 165692151

TOTAL DUE	\$55.00
Immediately	\$0.00
By 06 Nov 20	\$55.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291656921510



*814 129 0002291656921510 37

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2020-09-06	Annual Review - Special Purpose Pty Co	3X5153668480P A	\$55.00
	Outstanding transactions		
2020-09-06	Annual Review - Special Purpose Pty Co	3X5153668480P A	\$55.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6569 2151 037

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

	Bill Code: 17301 Ref: 2291656921510
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	

Inquires 1300 300 630

Issue date 17 Dec 20

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 98764054

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 167 285 627
FOR RYAN & HUME BARE PTY LTD

REVIEW DATE: 17 December 20

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
HERRON ACCOUNTANTS UNIT 1 48 FLINDERS PARADE NORTH LAKES QLD 4509

2 Principal place of business
UNIT 7 20 FORTUNE STREET GEEBUNG QLD 4034

3 Officeholders

Name: DARREN LEE RYAN
Born: BRISBANE QLD
Date of birth: 25/08/1969
Address: 6 BRODERS STREET BRACKEN RIDGE QLD 4017
Office(s) held: DIRECTOR, APPOINTED 17/12/2013; SECRETARY, APPOINTED 17/12/2013

Name: BRUCE GREGORY HUME
Born: REDCLIFFE QLD
Date of birth: 04/07/1973
Address: 6 KERSHAW CRESCENT MANGO HILL QLD 4509
Office(s) held: DIRECTOR, APPOINTED 17/12/2013; SECRETARY, APPOINTED 17/12/2013

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	4	\$4.00	\$4.00

5 Members

These details continue on the next page

RYAN & HUME BARE PTY LTD ACN 167 285 627

Company statement continued

Name: DARREN LEE RYAN

Address: 6 BRODERS STREET BRACKEN RIDGE QLD 4017

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	No	Yes

Name: BRUCE GREGORY HUME

Address: 6 KERSHAW CRESCENT MANGO HILL QLD 4509

Share Class	Total number held	Fully paid	Beneficially held
ORD	2	No	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: HERRON ACCOUNTANTS

Registered agent number: 5461

Address: PO BOX 504 NORTH LAKES QLD 4509



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

RYAN & HUME BARE PTY LTD
HERRON ACCOUNTANTS
PO BOX 504 NORTH LAKES QLD 4509

INVOICE STATEMENT

Issue date 17 Dec 20

RYAN & HUME BARE PTY LTD

ACN 167 285 627

Account No. 22 167285627

Summary

Opening Balance	\$0.00	
New items	\$273.00	
Payments & credits	\$0.00	
TOTAL DUE	\$273.00	✔

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

This was double paid, so Sundry Debtor taken up for \$273 ✔

Please pay

Immediately	\$0.00
By 17 Feb 21	\$273.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

RYAN & HUME BARE PTY LTD

ACN 167 285 627

Account No: 22 167285627



22 167285627

TOTAL DUE	\$273.00
Immediately	\$0.00
By 17 Feb 21	\$273.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2291672856278



*814 129 0002291672856278 97

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2020-12-17	Annual Review - Pty Co	3X5906480480B A	\$273.00
	Outstanding transactions		
2020-12-17	Annual Review - Pty Co	3X5906480480B A	\$273.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6728 5627 897

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

	Bill Code: 17301
	Ref: 2291672856278
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	

Ryan & Hume Super Fund

Tax Reconciliation Report

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
B - Income - Gross rent and other leasing and hiring income				
	07/07/2020	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	1,000.00
	10/07/2020	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	52,000.00
	14/07/2020	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	1,000.00
	21/07/2020	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	1,000.00
	30/09/2020	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	(3,000.00)
	30/06/2021	28000/IP-1 - New Com	Fortune St, Geebung	6,582.44
	30/06/2021	28000/IP-1 - New Com	Fortune St, Geebung	37,800.00
	30/06/2021	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	5,181.82
	30/06/2021	28000/IP-1 - New Com	Fortune St, Geebung	(37,800.00)
	30/06/2021	28000/RYAN0001	Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018)	(5,181.82)
Sub-Total				58,582.44
Ignore Cents				0.44
Total				58,582.00
C - Income - Gross interest				
	31/07/2020	25000/BQL22125705	BOQ Superannuation Savings Account	103.93
	31/08/2020	25000/BQL22125705	BOQ Superannuation Savings Account	119.91
	30/09/2020	25000/BQL22125705	BOQ Superannuation Savings Account	104.87
	31/10/2020	25000/BQL22125705	BOQ Superannuation Savings Account	78.70
	30/11/2020	25000/BQL22125705	BOQ Superannuation Savings Account	71.84
	31/12/2020	25000/BQL22125705	BOQ Superannuation Savings Account	47.34
	31/01/2021	25000/BQL22125705	BOQ Superannuation Savings Account	46.17
	28/02/2021	25000/BQL22125705	BOQ Superannuation Savings Account	42.65
	31/03/2021	25000/BQL22125705	BOQ Superannuation Savings Account	49.89
	30/04/2021	25000/BQL22125705	BOQ Superannuation Savings Account	45.05
	31/05/2021	25000/BQL22125705	BOQ Superannuation Savings Account	0.93
	30/06/2021	25000/BQL22125705	BOQ Superannuation Savings Account	0.07
Sub-Total				711.35
Ignore Cents				0.35
Total				711.00
R1 - Assessable employer contributions				
	10/07/2020	24200/HUMBRU00001A	(Contributions) Hume, Bruce - Accumulation (Accumulation)	25,000.00
	10/07/2020	24200/RYADAR00001A	(Contributions) Ryan, Darren - Accumulation (Accumulation)	25,000.00

Ryan & Hume Super Fund

Tax Reconciliation Report

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
R1 - Assessable employer contributions				
Sub-Total				50,000.00
Ignore Cents				0.00
Total				50,000.00
R - Assessable contributions (R1 plus R2 plus R3 less R6)				
Assessable employer contributions				50,000.00
Sub-Total				50,000.00
Ignore Cents				0.00
Total				50,000.00
W - GROSS INCOME (Sum of labels A to U)				
				109,293.00
Sub-Total				109,293.00
Ignore Cents				0.00
Total				109,293.00
V - TOTAL ASSESSABLE INCOME (W less Y)				
				109,293.00
Sub-Total				109,293.00
Ignore Cents				0.00
Total				109,293.00
A1 - Expenses - Interest expenses within Australia				
	27/05/2021	37820/01	BOQ - LRBA Geebung	928.52
	28/06/2021	37820/01	BOQ - LRBA Geebung	956.90
Sub-Total				1,885.42
Ignore Cents				0.42
Total				1,885.00
F1 - Expenses - Insurance Premiums				
	29/07/2020	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	31/08/2020	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	29/09/2020	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	29/10/2020	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	01/12/2020	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	29/12/2020	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	29/01/2021	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	02/03/2021	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	30/03/2021	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	29/04/2021	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	31/05/2021	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56

Ryan & Hume Super Fund

Tax Reconciliation Report

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
F1 - Expenses - Insurance Premiums				
	29/06/2021	39000/HUMBRU00001A	(Life Insurance Premiums) Hume, Bruce - Accumulation (Accumulatio...	43.56
	29/07/2020	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	31/08/2020	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	29/09/2020	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	29/10/2020	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	01/12/2020	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	29/12/2020	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	29/01/2021	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	02/03/2021	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	30/03/2021	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	29/04/2021	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	31/05/2021	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
	29/06/2021	39000/RYADAR00001A	(Life Insurance Premiums) Ryan, Darren - Accumulation (Accumulati...	62.34
Sub-Total				1,270.80
Ignore Cents				0.80
Total				1,270.00
H1 - Expenses - SMSF auditor fee				
	23/12/2020	30700	Auditor's Remuneration	350.00
Sub-Total				350.00
Ignore Cents				0.00
Total				350.00
I1 - Expenses - Investment expenses				
	30/06/2021	32800	Borrowing Expenses	205.99
Sub-Total				205.99
Ignore Cents				0.99
Total				205.00
J1 - Expenses - Management and administration expenses				
	07/08/2020	30100	Accountancy Fees	450.00
	11/09/2020	30800	ASIC Fees	55.00
	11/12/2020	30100	Accountancy Fees	350.00
	23/12/2020	30100	Accountancy Fees	1,900.00
	24/12/2020	30800	ASIC Fees	273.00
	31/12/2020	31500	Bank Charges	0.65
	31/03/2021	30100	Accountancy Fees	250.00
	27/05/2021	31500	Bank Charges	25.00
	28/06/2021	31500	Bank Charges	25.00

Ryan & Hume Super Fund

Tax Reconciliation Report

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
J1 - Expenses - Management and administration expenses				
	30/06/2021	30100	Accountancy Fees	250.00
	30/06/2021	30100	Accountancy Fees	1,920.00
	01/06/2021	30400	ATO Supervisory Levy	259.00
Sub-Total				5,757.65
Ignore Cents				0.65
Total				5,757.00
L2 - Expenses - Other amounts (Non-deductible)				
	01/06/2021	85000	Income Tax Payable/Refundable	4,011.65
	30/06/2021	85000	Income Tax Payable/Refundable	25.00
Sub-Total				4,036.65
Ignore Cents				0.65
Total				4,036.00
N - TOTAL DEDUCTIONS				
				9,467.00
Sub-Total				9,467.00
Ignore Cents				0.00
Total				9,467.00
Y - TOTAL NON DEDUCTIBLE EXPENSES				
				4,036.00
Sub-Total				4,036.00
Ignore Cents				0.00
Total				4,036.00
O - TAXABLE INCOME OR LOSS				
				99,826.00
Sub-Total				99,826.00
Ignore Cents				0.00
Total				99,826.00
Z - TOTAL SMSF EXPENSES				
				13,503.00
Sub-Total				13,503.00
Ignore Cents				0.00
Total				13,503.00
A - Taxable income				
				99,826.00
Sub-Total				99,826.00
Ignore Cents				0.00
Total				99,826.00
T1 - Tax on taxable income				
				14,973.90

Ryan & Hume Super Fund


Tax Reconciliation Report

For the year ended 30 June 2021

Tax Return Label	Date	Account Code	Account Name	Amount \$
T1 - Tax on taxable income				
Sub-Total				14,973.90
Ignore Cents				0.00
Total				14,973.90
B - Gross Tax				
				14,973.90
Sub-Total				14,973.90
Ignore Cents				0.00
Total				14,973.90
T2 - SUBTOTAL				
				14,973.90
Sub-Total				14,973.90
Ignore Cents				0.00
Total				14,973.90
T3 - SUBTOTAL 2				
				14,973.90
Sub-Total				14,973.90
Ignore Cents				0.00
Total				14,973.90
T5 - TAX PAYABLE				
				14,973.90
Sub-Total				14,973.90
Ignore Cents				0.00
Total				14,973.90
K - PAYG instalments raised				
	07/12/2020	85000	Income Tax Payable/Refundable	3,013.00
	11/01/2021	85000	Income Tax Payable/Refundable	3,013.00
Sub-Total				6,026.00
Ignore Cents				0.00
Total				6,026.00
L - Supervisory levy				
				259.00
Sub-Total				259.00
Ignore Cents				0.00
Total				259.00
S - AMOUNT DUE OR REFUNDABLE				
				9,206.90
Sub-Total				9,206.90
Ignore Cents				0.00
Total				9,206.90

Ryan & Hume Super Fund
Deferred Tax Reconciliation

For The Period 01 July 2020 - 30 June 2021

Investment Code	Investment Name	Revaluation/Tax Deferred	Permanent Difference (Non-Assessable)	Temporary Difference (Assessable)	Temporary Difference (Accumulation Portion)
Deferred Tax Liability (Asset) Summary					
Opening Balance		11,908.93			
Current Year Transactions		0.00			
Total Capital Losses		0.00			
Total Tax Losses		0.00			
Deferred Tax WriteBacks/Adjustment		0.00			
Capital Loss carried forward recouped		0.00			
Tax Loss carried forward recouped		0.00			
Closing Balance		11,908.93			

Ryan & Hume Super Fund
Statement of Taxable Income

For the year ended 30 June 2021


	2021
	\$
Benefits accrued as a result of operations	99,823.93 ✓
SMSF Annual Return Rounding	2.07
Taxable Income or Loss	<u>99,826.00</u>
Income Tax on Taxable Income or Loss	14,973.90
 CURRENT TAX OR REFUND	 <u>14,973.90</u> ✓
Supervisory Levy	259.00
Income Tax Instalments Paid	✓ (6,026.00)
AMOUNT DUE OR REFUNDABLE	<u>9,206.90</u>



Australian Government
Australian Taxation Office

PAYG Instalments report 2021

Tax Agent 79549002
Last Updated 13/11/2021

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
954421854	THE TRUSTEE FOR RYAN & HUME SUPER FUND	3,013.00	3,013.00	0.00	0.00	6,026.00 

Total No of Clients: 1

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Contributions (24200)					
<u>(Contributions) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
10/07/2020	TFR FROM 020220577			25,000.00	25,000.00 CR
				25,000.00	25,000.00 CR
<u>(Contributions) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
10/07/2020	TFR FROM 020220577			25,000.00	25,000.00 CR
				25,000.00	25,000.00 CR
Interest Received (25000)					
<u>BOQ Superannuation Savings Account (BQL22125705)</u>					
31/07/2020	INTEREST PAYMENT SYSTEM GENERATED *			103.93	103.93 CR
31/08/2020	INTEREST PAYMENT SYSTEM GENERATED *			119.91	223.84 CR
30/09/2020	INTEREST PAYMENT SYSTEM GENERATED *			104.87	328.71 CR
31/10/2020	INTEREST PAYMENT SYSTEM GENERATED *			78.70	407.41 CR
30/11/2020	INTEREST PAYMENT SYSTEM GENERATED *			71.84	479.25 CR
31/12/2020	INTEREST PAYMENT SYSTEM GENERATED *			47.34	526.59 CR
31/01/2021	INTEREST PAYMENT SYSTEM GENERATED *			46.17	572.76 CR
28/02/2021	INTEREST PAYMENT SYSTEM GENERATED *			42.65	615.41 CR
31/03/2021	INTEREST PAYMENT SYSTEM GENERATED *			49.89	665.30 CR
30/04/2021	INTEREST PAYMENT SYSTEM GENERATED *			45.05	710.35 CR
31/05/2021	INTEREST PAYMENT SYSTEM GENERATED *			0.93	711.28 CR
30/06/2021	INTEREST PAYMENT SYSTEM GENERATED *			0.07	711.35 CR
				711.35	711.35 CR
Property Income (28000)					
<u>Fortune St. Geebung (IP-1 - New Com)</u>					
30/06/2021	To record rent amounts			6,582.44	6,582.44 CR
30/06/2021	To record rent amounts			37,800.00	44,382.44 CR
30/06/2021	To transfer rent in advance		37,800.00		6,582.44 CR
			37,800.00	44,382.44	6,582.44 CR
<u>Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018) (RYAN0001)</u>					
07/07/2020	TFR FROM 022135579			1,000.00	1,000.00 CR
10/07/2020	TFR FROM 022198661			52,000.00	53,000.00 CR
14/07/2020	TFR FROM 022135579			1,000.00	54,000.00 CR
21/07/2020	TFR FROM 022135579			1,000.00	55,000.00 CR
30/09/2020	BO: To reallocate \$3,000.00 as rent paid in advance		3,000.00		52,000.00 CR
30/06/2021	To record rent amounts			5,181.82	57,181.82 CR
30/06/2021	To transfer rent in advance		5,181.82		52,000.00 CR
			8,181.82	60,181.82	52,000.00 CR
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
07/08/2020	To record Accountancy Fees paid by Goldriver driver Jewellers Pty Ltd		450.00		450.00 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
	through Sundry Creditors.				
11/12/2020	To record Accountancy Fees paid by Goldriver Jewellers North Lakes Pty Ltd.		350.00		800.00 DR
23/12/2020	PAY ANYONE TO Herron Accountants 124185 021374214		1,900.00		2,700.00 DR
31/03/2021	To record accountancy fees paid on 14 January from outside fund's account		250.00		2,950.00 DR
30/06/2021	To record payment of March BAS fees paid by another entity.		250.00		3,200.00 DR
30/06/2021	To Acc fees for invoice 27023 unpaid till year end.		1,920.00		5,120.00 DR
			5,120.00		5,120.00 DR
ATO Supervisory Levy (30400)					
<u>ATO Supervisory Levy (30400)</u>					
01/06/2021	BPAY TAX OFFICE PAYMENTS IB2-19800659		259.00		259.00 DR
			259.00		259.00 DR
Auditor's Remuneration (30700)					
<u>Auditor's Remuneration (30700)</u>					
23/12/2020	PAY ANYONE TO Herron Accountants 124185 021374214		350.00		350.00 DR
			350.00		350.00 DR
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
11/09/2020	ASIC fee for Ryan & Hume Pty Ltd paid by GRJNL		55.00		55.00 DR
24/12/2020	ASIC fee for Ryan & Hume Bare Pty Ltd paid by GRJNL		273.00		328.00 DR
			328.00		328.00 DR
Bank Charges (31500)					
<u>Bank Charges (31500)</u>					
31/12/2020	INTERNET PAY ANYONE FEE		0.65		0.65 DR
27/05/2021	To record interest & service fees for May 2021		25.00		25.65 DR
28/06/2021	To record interest and service fees for the month of June 2021		25.00		50.65 DR
			50.65		50.65 DR
Borrowing Expenses (32800)					
<u>Borrowing Expenses (32800)</u>					
30/06/2021	To record amortization of borrowing cost		205.99		205.99 DR
			205.99		205.99 DR
Interest on loans (LRBA) (37820)					
<u>BOQ - LRBA Geebung (01)</u>					
27/05/2021	To record interest & service fees for May 2021		928.52		928.52 DR
28/06/2021	To record interest and service fees for the month of June 2021		956.90		1,885.42 DR
			1,885.42		1,885.42 DR
Life Insurance Premiums (39000)					
<u>(Life Insurance Premiums) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
29/07/2020	Direct Debit OnePath Life Lt d 1005692403/1gn3v		43.56		43.56 DR
31/08/2020	Direct Debit OnePath Life Lt d 1005692403/1hZru		43.56		87.12 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
29/09/2020	Direct Debit OnePath Life Lt d 1005692403/1iLRU		43.56		130.68 DR
29/10/2020	Direct Debit OnePath Life Lt d 1005692403/1j8St		43.56		174.24 DR
01/12/2020	Direct Debit OnePath Life Lt d 1005692403/1jvDC		43.56		217.80 DR
29/12/2020	Direct Debit OnePath Life Lt d 1005692403/1kfTE		43.56		261.36 DR
29/01/2021	Direct Debit OnePath Life Lt d 1005692403/1IRtx		43.56		304.92 DR
02/03/2021	Direct Debit OnePath Life Lt d 1005692403/1mF3W		43.56		348.48 DR
30/03/2021	Direct Debit OnePath Life Lt d 1005692403/1mwOp		43.56		392.04 DR
29/04/2021	Direct Debit OnePath Life Lt d 1005692403/1nifh		43.56		435.60 DR
31/05/2021	Direct Debit OnePath Life Lt d 1005692403/1oTZA		43.56		479.16 DR
29/06/2021	Direct Debit OnePath Life Lt d 1005692403/1pCr9		43.56		522.72 DR
			522.72		522.72 DR
<u>(Life Insurance Premiums) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
29/07/2020	Direct Debit OnePath Life Lt d 1005879047/1gn3u		62.34		62.34 DR
31/08/2020	Direct Debit OnePath Life Lt d 1005879047/1hZrt		62.34		124.68 DR
29/09/2020	Direct Debit OnePath Life Lt d 1005879047/1iLRT		62.34		187.02 DR
29/10/2020	Direct Debit OnePath Life Lt d 1005879047/1j8Ss		62.34		249.36 DR
01/12/2020	Direct Debit OnePath Life Lt d 1005879047/1jvDB		62.34		311.70 DR
29/12/2020	Direct Debit OnePath Life Lt d 1005879047/1kfTD		62.34		374.04 DR
29/01/2021	Direct Debit OnePath Life Lt d 1005879047/1IRtw		62.34		436.38 DR
02/03/2021	Direct Debit OnePath Life Lt d 1005879047/1mF3V		62.34		498.72 DR
30/03/2021	Direct Debit OnePath Life Lt d 1005879047/1mwOo		62.34		561.06 DR
29/04/2021	Direct Debit OnePath Life Lt d 1005879047/1nifg		62.34		623.40 DR
31/05/2021	Direct Debit OnePath Life Lt d 1005879047/1oTZ9		62.34		685.74 DR
29/06/2021	Direct Debit OnePath Life Lt d 1005879047/1pCr8		62.34		748.08 DR
			748.08		748.08 DR
Income Tax Expense (48500)					
<u>Income Tax Expense (48500)</u>					
30/06/2021	Create Entries - Income Tax Expense - 30/06/2021		14,973.90		14,973.90 DR
			14,973.90		14,973.90 DR
Profit/Loss Allocation Account (49000)					
<u>Profit/Loss Allocation Account (49000)</u>					
10/07/2020	System Member Journals		21,250.00		21,250.00 DR
10/07/2020	System Member Journals		21,250.00		42,500.00 DR
29/07/2020	System Member Journals			52.99	42,447.01 DR
29/07/2020	System Member Journals			37.03	42,409.98 DR
31/08/2020	System Member Journals			52.99	42,356.99 DR
31/08/2020	System Member Journals			37.03	42,319.96 DR
29/09/2020	System Member Journals			52.99	42,266.97 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
29/09/2020	System Member Journals			37.03	42,229.94 DR
29/10/2020	System Member Journals			52.99	42,176.95 DR
29/10/2020	System Member Journals			37.03	42,139.92 DR
01/12/2020	System Member Journals			37.03	42,102.89 DR
01/12/2020	System Member Journals			52.99	42,049.90 DR
29/12/2020	System Member Journals			52.99	41,996.91 DR
29/12/2020	System Member Journals			37.03	41,959.88 DR
29/01/2021	System Member Journals			37.03	41,922.85 DR
29/01/2021	System Member Journals			52.99	41,869.86 DR
02/03/2021	System Member Journals			37.03	41,832.83 DR
02/03/2021	System Member Journals			52.99	41,779.84 DR
30/03/2021	System Member Journals			37.03	41,742.81 DR
30/03/2021	System Member Journals			52.99	41,689.82 DR
29/04/2021	System Member Journals			37.03	41,652.79 DR
29/04/2021	System Member Journals			52.99	41,599.80 DR
31/05/2021	System Member Journals			37.03	41,562.77 DR
31/05/2021	System Member Journals			52.99	41,509.78 DR
29/06/2021	System Member Journals			37.03	41,472.75 DR
29/06/2021	System Member Journals			52.99	41,419.76 DR
30/06/2021	Create Entries - Profit/Loss Allocation - 30/06/2021		25,547.36		66,967.12 DR
30/06/2021	Create Entries - Profit/Loss Allocation - 30/06/2021		25,547.37		92,514.49 DR
30/06/2021	Create Entries - Income Tax Expense Allocation - 30/06/2021			3,832.23	88,682.26 DR
30/06/2021	Create Entries - Income Tax Expense Allocation - 30/06/2021			3,832.23	84,850.03 DR
			93,594.73	8,744.70	84,850.03 DR
Opening Balance (50010)					
<u>(Opening Balance) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2020	Opening Balance				349,082.20 CR
01/07/2020	Close Period Journal			30,669.97	379,752.17 CR
				30,669.97	379,752.17 CR
<u>(Opening Balance) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
01/07/2020	Opening Balance				348,223.74 CR
01/07/2020	Close Period Journal			31,690.16	379,913.90 CR
				31,690.16	379,913.90 CR
Contributions (52420)					
<u>(Contributions) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2020	Opening Balance				30,949.39 CR
01/07/2020	Close Period Journal		30,949.39		0.00 DR
10/07/2020	System Member Journals			25,000.00	25,000.00 CR
				30,949.39	25,000.00 CR
<u>(Contributions) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
01/07/2020	Opening Balance				32,936.00 CR
01/07/2020	Close Period Journal		32,936.00		0.00 DR
10/07/2020	System Member Journals			25,000.00	25,000.00 CR
				32,936.00	25,000.00 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Transfers In (52850)					
<u>(Transfers In) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2020	Opening Balance				488.44 CR
01/07/2020	Close Period Journal		488.44		0.00 DR
			488.44		0.00 DR
Share of Profit/(Loss) (53100)					
<u>(Share of Profit/(Loss)) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2020	Opening Balance				23,865.66 CR
01/07/2020	Close Period Journal		23,865.66		0.00 DR
30/06/2021	Create Entries - Profit/Loss Allocation - 30/06/2021			25,547.36	25,547.36 CR
			23,865.66	25,547.36	25,547.36 CR
<u>(Share of Profit/(Loss)) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
01/07/2020	Opening Balance				23,789.42 CR
01/07/2020	Close Period Journal		23,789.42		0.00 DR
30/06/2021	Create Entries - Profit/Loss Allocation - 30/06/2021			25,547.37	25,547.37 CR
			23,789.42	25,547.37	25,547.37 CR
Income Tax (53330)					
<u>(Income Tax) Hume, Bruce - Accumulation (HUMBRU00001A)</u>					
01/07/2020	Opening Balance				9,535.60 DR
01/07/2020	Close Period Journal			9,535.60	0.00 DR
29/07/2020	System Member Journals			6.53	6.53 CR
31/08/2020	System Member Journals			6.53	13.06 CR
29/09/2020	System Member Journals			6.53	19.59 CR
29/10/2020	System Member Journals			6.53	26.12 CR
01/12/2020	System Member Journals			6.53	32.65 CR
29/12/2020	System Member Journals			6.53	39.18 CR
29/01/2021	System Member Journals			6.53	45.71 CR
02/03/2021	System Member Journals			6.53	52.24 CR
30/03/2021	System Member Journals			6.53	58.77 CR
29/04/2021	System Member Journals			6.53	65.30 CR
31/05/2021	System Member Journals			6.53	71.83 CR
29/06/2021	System Member Journals			6.53	78.36 CR
30/06/2021	Create Entries - Income Tax Expense Allocation - 30/06/2021		3,832.23		3,753.87 DR
			3,832.23	9,613.96	3,753.87 DR
<u>(Income Tax) Ryan, Darren - Accumulation (RYADAR00001A)</u>					
01/07/2020	Opening Balance				9,481.18 DR
01/07/2020	Close Period Journal			9,481.18	0.00 DR
29/07/2020	System Member Journals			9.35	9.35 CR
31/08/2020	System Member Journals			9.35	18.70 CR
29/09/2020	System Member Journals			9.35	28.05 CR
29/10/2020	System Member Journals			9.35	37.40 CR
01/12/2020	System Member Journals			9.35	46.75 CR
29/12/2020	System Member Journals			9.35	56.10 CR
29/01/2021	System Member Journals			9.35	65.45 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
02/03/2021	System Member Journals			9.35	74.80 CR
30/03/2021	System Member Journals			9.35	84.15 CR
29/04/2021	System Member Journals			9.35	93.50 CR
31/05/2021	System Member Journals			9.35	102.85 CR
29/06/2021	System Member Journals			9.35	112.20 CR
30/06/2021	Create Entries - Income Tax Expense Allocation - 30/06/2021		3,832.23		3,720.03 DR
			3,832.23	9,593.38	3,720.03 DR

Contributions Tax (53800)

(Contributions Tax) Hume, Bruce - Accumulation (HUMBRU00001A)

01/07/2020	Opening Balance				4,642.40 DR
01/07/2020	Close Period Journal			4,642.40	0.00 DR
10/07/2020	System Member Journals		3,750.00		3,750.00 DR
			3,750.00	4,642.40	3,750.00 DR

(Contributions Tax) Ryan, Darren - Accumulation (RYADAR00001A)

01/07/2020	Opening Balance				4,940.40 DR
01/07/2020	Close Period Journal			4,940.40	0.00 DR
10/07/2020	System Member Journals		3,750.00		3,750.00 DR
			3,750.00	4,940.40	3,750.00 DR

Life Insurance Premiums (53920)

(Life Insurance Premiums) Hume, Bruce - Accumulation (HUMBRU00001A)

01/07/2020	Opening Balance				455.52 DR
01/07/2020	Close Period Journal			455.52	0.00 DR
29/07/2020	System Member Journals		43.56		43.56 DR
31/08/2020	System Member Journals		43.56		87.12 DR
29/09/2020	System Member Journals		43.56		130.68 DR
29/10/2020	System Member Journals		43.56		174.24 DR
01/12/2020	System Member Journals		43.56		217.80 DR
29/12/2020	System Member Journals		43.56		261.36 DR
29/01/2021	System Member Journals		43.56		304.92 DR
02/03/2021	System Member Journals		43.56		348.48 DR
30/03/2021	System Member Journals		43.56		392.04 DR
29/04/2021	System Member Journals		43.56		435.60 DR
31/05/2021	System Member Journals		43.56		479.16 DR
29/06/2021	System Member Journals		43.56		522.72 DR
			522.72	455.52	522.72 DR

(Life Insurance Premiums) Ryan, Darren - Accumulation (RYADAR00001A)

01/07/2020	Opening Balance				613.68 DR
01/07/2020	Close Period Journal			613.68	0.00 DR
29/07/2020	System Member Journals		62.34		62.34 DR
31/08/2020	System Member Journals		62.34		124.68 DR
29/09/2020	System Member Journals		62.34		187.02 DR
29/10/2020	System Member Journals		62.34		249.36 DR
01/12/2020	System Member Journals		62.34		311.70 DR
29/12/2020	System Member Journals		62.34		374.04 DR
29/01/2021	System Member Journals		62.34		436.38 DR
02/03/2021	System Member Journals		62.34		498.72 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/03/2021	System Member Journals		62.34		561.06 DR
29/04/2021	System Member Journals		62.34		623.40 DR
31/05/2021	System Member Journals		62.34		685.74 DR
29/06/2021	System Member Journals		62.34		748.08 DR
			748.08	613.68	748.08 DR

Benefits Paid/Transfers Out (54500)

(Benefits Paid/Transfers Out) Hume, Bruce - Accumulation (HUMBRU00001A)

01/07/2020	Opening Balance				10,000.00 DR
01/07/2020	Close Period Journal			10,000.00	0.00 DR
				10,000.00	0.00 DR

(Benefits Paid/Transfers Out) Ryan, Darren - Accumulation (RYADAR00001A)

01/07/2020	Opening Balance				10,000.00 DR
01/07/2020	Close Period Journal			10,000.00	0.00 DR
				10,000.00	0.00 DR

Bank Accounts (60400)

BOQ Superannuation Savings Account (BQL22125705)

01/07/2020	Opening Balance				129,539.58 DR
07/07/2020	TFR FROM 022135579		1,100.00		130,639.58 DR
10/07/2020	TFR FROM 020220577		50,000.00		180,639.58 DR
10/07/2020	TFR FROM 022198661		57,200.00		237,839.58 DR
14/07/2020	TFR FROM 022135579		1,100.00		238,939.58 DR
21/07/2020	TFR FROM 022135579		1,100.00		240,039.58 DR
29/07/2020	Direct Debit OnePath Life Lt d 1005692403/1gn3v			43.56	239,996.02 DR
29/07/2020	Direct Debit OnePath Life Lt d 1005879047/1gn3u			62.34	239,933.68 DR
31/07/2020	INTEREST PAYMENT SYSTEM GENERATED *		103.93		240,037.61 DR
07/08/2020	BPAY TAX OFFICE PAYMENTS IB2-33459121			4,565.00	235,472.61 DR
11/08/2020	BPAY TAX OFFICE PAYMENTS IB2-13712818			977.30	234,495.31 DR
11/08/2020	TFR TO ACCOUNT 022135579			321.00	234,174.31 DR
17/08/2020	TFR TO ACCOUNT 022135579			770.00	233,404.31 DR
31/08/2020	Direct Debit OnePath Life Lt d 1005692403/1hZru			43.56	233,360.75 DR
31/08/2020	Direct Debit OnePath Life Lt d 1005879047/1hZrt			62.34	233,298.41 DR
31/08/2020	INTEREST PAYMENT SYSTEM GENERATED *		119.91		233,418.32 DR
29/09/2020	Direct Debit OnePath Life Lt d 1005692403/1iLRU			43.56	233,374.76 DR
29/09/2020	Direct Debit OnePath Life Lt d 1005879047/1iLRT			62.34	233,312.42 DR
30/09/2020	INTEREST PAYMENT SYSTEM GENERATED *		104.87		233,417.29 DR
15/10/2020	TFR TO ACCOUNT 020220577			3,355.00	230,062.29 DR
29/10/2020	Direct Debit OnePath Life Lt d 1005692403/1j8St			43.56	230,018.73 DR
29/10/2020	Direct Debit OnePath Life Lt d 1005879047/1j8Ss			62.34	229,956.39 DR
31/10/2020	INTEREST PAYMENT SYSTEM GENERATED *		78.70		230,035.09 DR
30/11/2020	INTEREST PAYMENT SYSTEM GENERATED *		71.84		230,106.93 DR
01/12/2020	Direct Debit OnePath Life Lt d			43.56	230,063.37 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
	1005692403/1jvDC				
01/12/2020	Direct Debit OnePath Life Lt d 1005879047/1jvDB			62.34	230,001.03 DR
07/12/2020	BPAY TAX OFFICE PAYMENTS IB2-31822201			8,224.00	221,777.03 DR
23/12/2020	PAY ANYONE TO Herron Accountants 124185 021374214			2,475.00	219,302.03 DR
29/12/2020	Direct Debit OnePath Life Lt d 1005692403/1kfTE			43.56	219,258.47 DR
29/12/2020	Direct Debit OnePath Life Lt d 1005879047/1kfTD			62.34	219,196.13 DR
31/12/2020	INTERNET PAY ANYONE FEE			0.65	219,195.48 DR
31/12/2020	INTEREST PAYMENT SYSTEM GENERATED *		47.34		219,242.82 DR
11/01/2021	BPAY TAX OFFICE PAYMENTS IB2-52952858			2,753.00	216,489.82 DR
29/01/2021	Direct Debit OnePath Life Lt d 1005692403/1IRtx			43.56	216,446.26 DR
29/01/2021	Direct Debit OnePath Life Lt d 1005879047/1IRtw			62.34	216,383.92 DR
31/01/2021	INTEREST PAYMENT SYSTEM GENERATED *		46.17		216,430.09 DR
18/02/2021	TFR TO ACCOUNT 022135579			385.00	216,045.09 DR
19/02/2021	TFR FROM 020220577		70,000.00		286,045.09 DR
19/02/2021	TFR TO ACCOUNT 020220577			52,000.00	234,045.09 DR
19/02/2021	TFR FROM 020220577		1,000.00		235,045.09 DR
28/02/2021	INTEREST PAYMENT SYSTEM GENERATED *		42.65		235,087.74 DR
02/03/2021	Direct Debit OnePath Life Lt d 1005692403/1mF3W			43.56	235,044.18 DR
02/03/2021	Direct Debit OnePath Life Lt d 1005879047/1mF3V			62.34	234,981.84 DR
30/03/2021	Direct Debit OnePath Life Lt d 1005692403/1mwOp			43.56	234,938.28 DR
30/03/2021	Direct Debit OnePath Life Lt d 1005879047/1mwOo			62.34	234,875.94 DR
31/03/2021	INTEREST PAYMENT SYSTEM GENERATED *		49.89		234,925.83 DR
28/04/2021	WITHDRAWAL equity			229,042.28	5,883.55 DR
29/04/2021	Direct Debit OnePath Life Lt d 1005692403/1nifh			43.56	5,839.99 DR
29/04/2021	Direct Debit OnePath Life Lt d 1005879047/1nifg			62.34	5,777.65 DR
29/04/2021	WITHDRAWAL SMSF LOAN FEES			5,874.04	96.39 CR
30/04/2021	INTEREST PAYMENT SYSTEM GENERATED *		45.05		51.34 CR
06/05/2021	TFR FROM 020220577		1,000.00		948.66 DR
19/05/2021	TFR FROM 020220577		10,424.96		11,373.62 DR
31/05/2021	Direct Debit OnePath Life Lt d 1005692403/1oTZA			43.56	11,330.06 DR
31/05/2021	Direct Debit OnePath Life Lt d 1005879047/1oTZ9			62.34	11,267.72 DR
31/05/2021	INTEREST PAYMENT SYSTEM GENERATED *		0.93		11,268.65 DR
01/06/2021	BPAY TAX OFFICE PAYMENTS IB2-19800659			4,270.65	6,998.00 DR
03/06/2021	TFR TO ACCOUNT 023175538			2,133.35	4,864.65 DR
28/06/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C			2,133.35	2,731.30 DR
29/06/2021	Direct Debit OnePath Life Lt d 1005692403/1pCr9			43.56	2,687.74 DR
29/06/2021	Direct Debit OnePath Life Lt d 1005879047/1pCr8			62.34	2,625.40 DR
30/06/2021	INTEREST PAYMENT SYSTEM		0.07		2,625.47 DR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
	GENERATED *				
			193,636.31	320,550.42	2,625.47 DR
Borrowing Cost (66000)					
<u>Borrowing Cost (66000)</u>					
29/04/2021	WITHDRAWAL SMSF LOAN FEES		5,874.04		5,874.04 DR
30/06/2021	To record amortization of borrowing cost			205.99	5,668.05 DR
			5,874.04	205.99	5,668.05 DR
Sundry Debtors (68000)					
<u>Sundry Debtors (68000)</u>					
20/01/2021	ASIC fee double paid by GRJNL for Ryan & Hume Bare Pty Ltd		273.00		273.00 DR
			273.00		273.00 DR
Real Estate Properties (Australian - Non Residential) (77250)					
<u>Fortune St, Geebung (IP-1 - New Com)</u>					
28/04/2021	To record purchase of Geebung property	1.00	539,138.00		539,138.00 DR
		1.00	539,138.00		539,138.00 DR
<u>Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018) (RYAN0001)</u>					
01/07/2020	Opening Balance	1.00			675,000.00 DR
		1.00			675,000.00 DR
<u>Incidentals - Endeavour Blvd (RYAN0005 . INCIDENTALS)</u>					
01/07/2020	Opening Balance				24,139.55 DR
		0.00			24,139.55 DR
GST Payable/Refundable (84000)					
<u>GST Payable/Refundable (84000)</u>					
01/07/2020	Opening Balance				88.00 CR
07/07/2020	TFR FROM 022135579			100.00	188.00 CR
10/07/2020	TFR FROM 022198661			5,200.00	5,388.00 CR
14/07/2020	TFR FROM 022135579			100.00	5,488.00 CR
21/07/2020	TFR FROM 022135579			100.00	5,588.00 CR
07/08/2020	BPAY TAX OFFICE PAYMENTS IB2-33459121		332.00		5,256.00 CR
07/08/2020	To record Accountancy Fees paid by Goldriver driver Jewellers Pty Ltd through Sundry Creditors.		45.00		5,211.00 CR
07/12/2020	BPAY TAX OFFICE PAYMENTS IB2-31822201		5,211.00		0.00 DR
11/12/2020	To record Accountancy Fees paid by Goldriver Jewellers North Lakes Pty Ltd.		35.00		35.00 DR
23/12/2020	PAY ANYONE TO Herron Accountants 124185 021374214		190.00		225.00 DR
23/12/2020	PAY ANYONE TO Herron Accountants 124185 021374214		35.00		260.00 DR
11/01/2021	BPAY TAX OFFICE PAYMENTS IB2-52952858			260.00	0.00 DR
31/03/2021	To record accountancy fees paid on 14 January from outside fund's account		25.00		25.00 DR
30/06/2021	To record GST credit transfer to ATO ICA			25.00	0.00 DR
30/06/2021	To record payment of March BAS fees paid by another entity.		25.00		25.00 DR
30/06/2021	To Acc fees for invoice 27023 unpaid till year end.		192.00		217.00 DR
30/06/2021	To record rent amounts			4,956.42	4,739.42 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
			6,090.00	10,741.42	4,739.42 CR
Income Tax Payable/Refundable (85000)					
<u>Income Tax Payable/Refundable (85000)</u>					
01/07/2020	Opening Balance				4,036.65 CR
07/12/2020	BPAY TAX OFFICE PAYMENTS IB2-31822201		3,013.00		1,023.65 CR
11/01/2021	BPAY TAX OFFICE PAYMENTS IB2-52952858		3,013.00		1,989.35 DR
01/06/2021	BPAY TAX OFFICE PAYMENTS IB2-19800659		4,011.65		6,001.00 DR
30/06/2021	To record GST credit transfer to ATO ICA		25.00		6,026.00 DR
30/06/2021	Create Entries - Income Tax Expense - 30/06/2021			14,973.90	8,947.90 CR
			10,062.65	14,973.90	8,947.90 CR
Limited Recourse Borrowing Arrangements (85500)					
<u>BOQ - LRBA Geebung (01)</u>					
28/04/2021	To record purchase of Geebung property			286,000.00	286,000.00 CR
27/05/2021	To record interest & service fees for May 2021			953.52	286,953.52 CR
03/06/2021	TFR TO ACCOUNT 023175538		2,133.35		284,820.17 CR
28/06/2021	TRANSFER TO LOAN ACCT TFR: FROM TRAN A/C TO LOAN A/C		2,133.35		282,686.82 CR
28/06/2021	To record interest and service fees for the month of June 2021			981.90	283,668.72 CR
			4,266.70	287,935.42	283,668.72 CR
PAYG Payable (86000)					
<u>PAYG Payable (86000)</u>					
01/07/2020	Opening Balance				4,233.00 CR
07/08/2020	BPAY TAX OFFICE PAYMENTS IB2-33459121		4,233.00		0.00 DR
			4,233.00		0.00 DR
Sundry Creditors (88000)					
<u>Sundry Creditors (88000)</u>					
01/07/2020	Opening Balance				4,928.30 CR
07/08/2020	To record Accountancy Fees paid by Goldriver driver Jewellers Pty Ltd through Sundry Creditors.			495.00	5,423.30 CR
11/08/2020	BPAY TAX OFFICE PAYMENTS IB2-13712818		977.30		4,446.00 CR
11/08/2020	TFR TO ACCOUNT 022135579		321.00		4,125.00 CR
17/08/2020	TFR TO ACCOUNT 022135579		770.00		3,355.00 CR
11/09/2020	ASIC fee for Ryan & Hume Pty Ltd paid by GRJNL			55.00	3,410.00 CR
15/10/2020	TFR TO ACCOUNT 020220577		3,355.00		55.00 CR
11/12/2020	To record Accountancy Fees paid by Goldriver Jewellers North Lakes Pty Ltd.			385.00	440.00 CR
24/12/2020	ASIC fee for Ryan & Hume Bare Pty Ltd paid by GRJNL			273.00	713.00 CR
20/01/2021	ASIC fee double paid by GRJNL for Ryan & Hume Bare Pty Ltd			273.00	986.00 CR
18/02/2021	TFR TO ACCOUNT 022135579		385.00		601.00 CR
19/02/2021	TFR FROM 020220577			1,000.00	1,601.00 CR
19/02/2021	TFR TO ACCOUNT 020220577		52,000.00		50,399.00 DR
19/02/2021	TFR FROM 020220577			70,000.00	19,601.00 CR
31/03/2021	To record accountancy fees paid on 14			275.00	19,876.00 CR

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
	January from outside fund's account				
28/04/2021	WITHDRAWAL equity		229,042.28		209,166.28 DR
28/04/2021	To record purchase of Geebung property			229,042.28	19,876.00 CR
28/04/2021	To record purchase of Geebung property			24,095.72	43,971.72 CR
06/05/2021	TFR FROM 020220577			1,000.00	44,971.72 CR
19/05/2021	TFR FROM 020220577			10,424.96	55,396.68 CR
30/06/2021	To record payment of March BAS fees paid by another entity.			275.00	55,671.68 CR
30/06/2021	To Acc fees for invoice 27023 unpaid till year end.			2,112.00	57,783.68 CR
30/06/2021	To record rent amounts		54,520.68		3,263.00 CR
			341,371.26	339,705.96	3,263.00 CR

Rent In Advance (88100)

Rent In Advance (88100)

01/07/2020	Opening Balance				43,818.18 CR
30/09/2020	BO: To reallocate \$3,000.00 as rent paid in advance			3,000.00	46,818.18 CR
30/06/2021	To transfer rent in advance			37,800.00	84,618.18 CR
30/06/2021	To transfer rent in advance			5,181.82	89,800.00 CR
				45,981.82	89,800.00 CR

Deferred Tax Liability/Asset (89000)

Deferred Tax Liability/Asset (89000)

01/07/2020	Opening Balance				11,908.93 CR
					11,908.93 CR

Total Debits: 1,397,429.44

Total Credits: 1,397,429.44

Ryan & Hume Super Fund

Create Entries Report

For the period 01 July 2020 to 30 June 2021

Create Entries Financial Year Summary 01 July 2020 - 30 June 2021

	Amount
Total Profit	
Income	109,293.79
Less Expense	9,469.86
Total Profit	99,823.93
Tax Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	99,823.93
Less Permanent Differences	0.00
Less Timing Differences	0.00
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	0.00
Less LIC Deductions	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Losses Deducted	0.00
Add SMSF Annual Return Rounding	2.07
Taxable Income	99,826.00
Income Tax on Taxable Income or Loss	14,973.90
Profit/(Loss) Available for Allocation	Amount
Total Available Profit	51,094.73
Franking Credits	0.00
TFN Credits	0.00
Foreign Credits	0.00
FRW Credits	0.00
Total	51,094.73
Income Tax Expense Available for Allocation	Amount
Income Tax on Taxable Income or Loss	14,973.90
Member Specific Income Tax	(7,309.44)
Total Income Tax Expense Allocation	7,664.46

Final Segment 1 from 01 July 2020 to 30 June 2021

Pool Name Unsegregated Pool

Total Profit	Amount
Income	109,293.79
Less Expense	9,469.86
Total Profit	99,823.93

Create Entries Summary	Amount
Fund Tax Rate	15.00 %
Total Profit	99,823.93
Less Permanent Differences	0.00
Less Timing Differences	0.00
Less Exempt Pension Income	0.00
Less Other Non Taxable Income	0.00
Add SMSF Non Deductible Expenses	0.00
Add Other Non Deductible Expenses	0.00
Add Total Franking/Foreign/TFN/FRW Credits	0.00
Less Realised Accounting Capital Gains	0.00
Less Tax Losses Deducted	0.00
Add Taxable Income Adjustment	2.07
Taxable Income	99,826.00
Income Tax on Taxable Income or Loss	14,973.90

Member Weighted Balance Summary	Weighting%	Amount
Bruce Hume(HUMBRU00001A)	50.00	400,237.12
Darren Ryan(RYADAR00001A)	50.00	400,294.93

Profit/(Loss) Available for Allocation	Amount
Total Available Profit	51,094.73
Franking Credits	0.00
TFN Credits	0.00
FRW Credits	0.00
Total	51,094.73

Allocation to Members	Weighting%	Amount
Bruce Hume(HUMBRU00001A)	50.00	25,547.36
Darren Ryan(RYADAR00001A)	50.00	25,547.37

Accumulation Weighted Balance Summary	Weighting%	Amount
Bruce Hume(HUMBRU00001A)	50.00	400,237.12
Darren Ryan(RYADAR00001A)	50.00	400,294.93

Income Tax Expense Available for Allocation	Amount
Income Tax on Taxable Income or Loss	14,973.90
Member Specific Income Tax	(7,309.44)
Total Income Tax Expense Allocation	7,664.46

Allocation to Members	Weighting%	Amount
Bruce Hume(HUMBRU00001A)	50.00	3,832.23

Allocation to Members	Weighting%	Amount
Darren Ryan(RYADAR00001A)	50.00	3,832.23

Calculation of daily member weighted balances

Bruce Hume (HUMBRU00001A)

Member Balance

01/07/2020	50010	Opening Balance	379,752.17	379,752.17
10/07/2020	52420	Contributions	25,000.00	24,383.56
10/07/2020	53800	Contributions Tax	(3,750.00)	(3,657.53)
29/07/2020	53920	Life Insurance Premiums	(43.56)	(40.22)
31/08/2020	53920	Life Insurance Premiums	(43.56)	(36.28)
29/09/2020	53920	Life Insurance Premiums	(43.56)	(32.82)
29/10/2020	53920	Life Insurance Premiums	(43.56)	(29.24)
01/12/2020	53920	Life Insurance Premiums	(43.56)	(25.30)
29/12/2020	53920	Life Insurance Premiums	(43.56)	(21.96)
29/01/2021	53920	Life Insurance Premiums	(43.56)	(18.26)
02/03/2021	53920	Life Insurance Premiums	(43.56)	(14.44)
30/03/2021	53920	Life Insurance Premiums	(43.56)	(11.10)
29/04/2021	53920	Life Insurance Premiums	(43.56)	(7.52)
31/05/2021	53920	Life Insurance Premiums	(43.56)	(3.70)
29/06/2021	53920	Life Insurance Premiums	(43.56)	(0.24)
Total Amount (Weighted)				400,237.12

Darren Ryan (RYADAR00001A)

Member Balance

01/07/2020	50010	Opening Balance	379,913.90	379,913.90
10/07/2020	52420	Contributions	25,000.00	24,383.56
10/07/2020	53800	Contributions Tax	(3,750.00)	(3,657.53)
29/07/2020	53920	Life Insurance Premiums	(62.34)	(57.56)
31/08/2020	53920	Life Insurance Premiums	(62.34)	(51.92)
29/09/2020	53920	Life Insurance Premiums	(62.34)	(46.97)
29/10/2020	53920	Life Insurance Premiums	(62.34)	(41.84)
01/12/2020	53920	Life Insurance Premiums	(62.34)	(36.21)
29/12/2020	53920	Life Insurance Premiums	(62.34)	(31.43)
29/01/2021	53920	Life Insurance Premiums	(62.34)	(26.13)
02/03/2021	53920	Life Insurance Premiums	(62.34)	(20.67)
30/03/2021	53920	Life Insurance Premiums	(62.34)	(15.88)
29/04/2021	53920	Life Insurance Premiums	(62.34)	(10.76)
31/05/2021	53920	Life Insurance Premiums	(62.34)	(5.29)
29/06/2021	53920	Life Insurance Premiums	(62.34)	(0.34)
Total Amount (Weighted)				400,294.93

Calculation of Net Capital Gains

Capital gains from Unsegregated Pool	0.00
Capital gains from Unsegregated Pool - Collectables	0.00
Capital Gain Adjustment from prior segments	0.00
Realised Notional gains	0.00
Carried forward losses from prior years	0.00
Current year capital losses from Unsegregated Pool	0.00
Current year capital losses from Unsegregated Pool - Collectables	0.00
Total CGT Discount Applied	0.00
Capital Gain /(Losses carried forward)	0.00
CGT allocated in prior segments	0.00
Allocations of Net Capital Gains to Pools	
Capital Gain Proportion - Unsegregated Pool (0/0)=100.00%	0.00

Foreign Tax Offset Calculations

Segment 01 July 2020 to 30 June 2021

Claimable FTO - Unsegregated Pool	0.00
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Claimable FTO	0.00
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Total Claimable Foreign Credits for the Year	0.00
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Foreign Tax Offset (Label C1)	0.00
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Applied/Claimed FTO	0.00
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Allocations of Foreign Tax Offset to Members

Bruce Hume(HUMBRU00001A) - 100.00 %	0.00
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Darren Ryan(RYADAR00001A) - 0.00 %	0.00
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Total Foreign Tax Offset Allocated to Members	0.00
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Calculation of Outstanding Limited Recourse Borrowing Arrangements

Unsegregated

Total Net Assets (Sum of member closing balances Label S)	844,516.10
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Total Outstanding LRBA Balance	283,668.72
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Allocation of LRBA asset to members

Bruce Hume - $283668.72 * 422272.94/844516.10$	141,839.36
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Darren Ryan - $283668.72 * 422243.16/844516.10$	141,829.36
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Australian Government
Australian Taxation Office

Agent HERRON ACCOUNTANTS
Client THE TRUSTEE FOR RYAN &
HUME SUPER FUND
ABN 55 276 641 354
TFN 954 421 854

Income tax 552

Date generated	18/11/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

8 results found - from **01 July 2020** to **18 November 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
21 Jun 2021	21 Jun 2021	General interest charge			\$0.00
21 Jun 2021	18 Jun 2021	Payment received		\$4,270.65	\$0.00
26 May 2021	26 May 2021	General interest charge			\$4,270.65 DR
25 May 2021	25 May 2021	Credit transfer received from Integrated Client Account		\$25.00	\$4,270.65 DR
20 Apr 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$4,295.65		\$4,295.65 DR
12 Aug 2020	12 Aug 2020	General interest charge			\$0.00
12 Aug 2020	11 Aug 2020	Payment received		\$977.30	\$0.00
1 Jul 2020	1 Jul 2020	General interest charge			\$977.30 DR





Activity statement 001

Date generated	18/11/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

14 results found - from **01 July 2020** to **18 November 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
17 Nov 2021	16 Nov 2021	Payment received		\$5,692.00	\$0.00
16 Nov 2021	25 Nov 2021	Original Activity Statement for the period ending 30 Sep 21	\$5,692.00		\$5,692.00 DR
16 Nov 2021	25 Nov 2021	- GST	\$1,520.00		
16 Nov 2021	25 Nov 2021	- PAYG Instalments	\$4,172.00		
18 Aug 2021	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21 - GST	\$4,739.00		\$0.00
29 Jul 2021	28 Jul 2021	Payment received		\$4,739.00	\$4,739.00 CR
25 May 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21 - GST		\$25.00	\$0.00
25 May 2021	25 May 2021	Credit transferred to Income Tax Account	\$25.00		\$25.00 DR
12 Jan 2021	11 Jan 2021	Payment received		\$2,753.00	\$0.00
11 Jan 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20	\$2,753.00		\$2,753.00 DR
11 Jan 2021	2 Mar 2021	- PAYG Instalments	\$3,013.00		
11 Jan 2021	11 Jan 2021	- GST		\$260.00	



Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
11 Dec 2020	11 Dec 2020	General interest charge			\$0.00
11 Dec 2020	7 Dec 2020	Payment received		\$8,224.00	\$0.00
7 Dec 2020	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20	\$8,224.00		\$8,224.00 DR
7 Dec 2020	25 Nov 2020	- GST	\$5,211.00		
7 Dec 2020	25 Nov 2020	- PAYG Instalments	\$3,013.00		
21 Aug 2020	25 Aug 2020	Original Activity Statement for the period ending 30 Jun 20	\$4,565.00		\$0.00
21 Aug 2020	25 Aug 2020	- GST	\$332.00		
21 Aug 2020	25 Aug 2020	- PAYG Instalments	\$4,233.00		
21 Aug 2020	11 Mar 2020	General interest charge			\$4,565.00 CR
10 Aug 2020	7 Aug 2020	Payment received		\$4,565.00	\$4,565.00 CR

5th November 2018 Will obtain new valuation next year

CPRM Property Group (QLD) Pty Ltd

ABN 99 616 531 705

Level 1, North Lakes Central

Suite 213/53 Endeavour Boulevard

PO Box 667

North Lakes QLD 4509

T 07 3482 0100

F 07 3491 9633

E reception@cprmql.com.au

W cprmql.com.au

Ryan and Hume Super Fund
110 Endeavour Blvd
North Lakes, Qld 4509

Dear Bruce,

RE: MARKET APPRAISAL
PROPERTY: 110/53 Endeavour Boulevard North Lakes QLD 4509

Thank you for your enquiry as to the current market estimate for the property situated at 110/53 Endeavour Boulevard, North Lakes QLD 4509.

Property Description: Lot 110 on SP 258327
Building Area: 80m² (Ground Floor Retail Tenancy)

The current net rental income of the property is currently **\$52,000** per annum plus GST, which equates to a net rental rate of \$650m² plus GST plus outgoings.

It is our opinion that the property has a current market estimate between **\$650,000** (excluding GST) to **\$700,000** (excluding GST) \$675,000 

The estimated sale price is derived from a selling net yield between 7.5% to 8.0%
In this market appraisal, we have taken into account figures supplied to us by the owner regarding rental income.

In accordance with our normal policy in these matters, we recommend that you verify the above estimate prior to making any financial decisions.

Yours Faithfully,
CPRM Property Group



Robert Rey
Principal / Managing Director
Mobile: 0418 774 343
Email: robert.rey@cprmql.com.au

DISCLAIMER: Subject to the provisions of the Trade Practices Act 1974 and subject to any other non-excludable statutory provisions, CPRM Property Group (Qld) Pty Ltd for themselves and for the Vendors of this property for whom they act notice that: (I) all information given in relation to this property whether contained in this document or given orally, is given without responsibility; (II) intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary; (III) no person in the employment of CPRM Property Group (Qld) Pty Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Workpaper 25

HerronAccountants

www.herronaccountants.com.au • P 07 3204 4166



Asset Costbase Summary

Client Name: Ryan & Hume Super Fund Period Ended: 30 June 2021
Client Code: RYAN0005 Accountant: Julie Fuller

Property Sold: 7/20 Fortune Street, Geebung QLD 4034

Contract Purchase Date: 03/03/2021 ✓
Settlement Date: 28/04/2021 ✓

Purchase Price 520,000.00 ✓

Add:

Stamp Duty	16,625.00 ✓	
Mortgage Release Fees	350.00 ✓	see BOQ loan doc
Registration Fees	1,825.00 ✓	
Other Fees	338.00 ✓	
		19,138.00

Less:

Amount applicable to Chattels		
Previously claimed Building Write Off		0.00

Cost Base 539,138.00

Contract Sell Date: 00/01/1900
Settlement Date: 00/01/1900

Sale Price

Less:

Legal Costs		
Commissions		
Release Fee		
Advertising		
Other Costs		0.00

Net Sale Proceeds 0.00

Gross Capital Gain / (Loss) -539,138.00

Capital Gain Discount (if held for > 12 months) 0.00

Nat Capital Gain / (Loss) (\$539,138.00)



Contract for Commercial Lots in a Community Titles Scheme

Seventh Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Commercial Lots in a Community Titles Scheme in Queensland.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date: 3 MARCH 2021

AGENT

NAME:	WITHOUT THE INTERVENTION OF AN AGENT			
ABN:			LICENCE NO:	
ADDRESS:				
SUBURB:			STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	

PARTIES

SELLER

NAME:	BRUCE GREGORY HUME		ABN:	
ADDRESS:				
SUBURB:			STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	

NAME:	DARREN LEE RYAN		ABN:	
ADDRESS:				
SUBURB:			STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	

SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:				
REF:			CONTACT:	
ADDRESS:				
SUBURB:			STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	

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

BUYER

NAME:	RYAN & HUME BARE PTY LTD A.C.N. 167 285 627ATF FORTUNE STREET LRBA TRUST		ABN:	
ADDRESS:				
SUBURB:		STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:	

NAME:			ABN:	
ADDRESS:				
SUBURB:		STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:	

BUYER'S SOLICITOR

■ or any other solicitor notified to the Seller

NAME:	ROUSE LAWYERS			
REF:	10969	CONTACT:		
ADDRESS:	LEVEL 2, 22 WANDOO STREET			
SUBURB:	FORTITUDE VALLEY	STATE:	QLD	POSTCODE: 4006
PHONE:	MOBILE:	FAX:	EMAIL:	
07 3648 9900			Mahoney.smith@rouselawyers.com.au	

PROPERTY

Lot:	ADDRESS:	7/20 FORTUNE STREET		
	SUBURB:	GEEBUNG	STATE:	QLD
			POSTCODE:	4034
Description:	LOT:	LOT 7	On:	<input checked="" type="checkbox"/> BUP <input type="checkbox"/> GTP <input type="checkbox"/> SP
				104590
	SCHEME:	Community Titles Scheme: 15868		
TITLE REFERENCE:	50133922			
Local Government:	BRISBANE CITY COUNCIL			
Present Use:	COMMERCIAL			
Excluded Fixtures:				
Included Chattels:				

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

PRICE

see market appraisal, shows between \$512,000 & \$532,650

Purchase Price:	\$ 520,000.00		
Deposit:	\$ 10,000.00	Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below: Within 5 working days of the Contract Date.	
Deposit Holder:	\$	Balance Deposit (if any) payable on:	
	Deposit Holder's Trust Account	BANK: NAB	BSB: 084 209 ACCOUNT NO: 830 046 446

Default Interest Rate: % If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE

Finance Amount:	\$ Sufficient to Complete	■ Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and Clause 3 does not apply.	
Financier:	Any bank or financial institution	Finance Date:	90 days from contract date

BUILDING AND/OR PEST INSPECTION DATE

Inspection Date: N/A If 'Inspection Date' is not completed, the contract is not subject to an inspection report and clause 4 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? No Yes, listed below

■ **WARNING TO SELLER:** You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

ADDITIONAL BODY CORPORATE INFORMATION

Interest Schedule Lot Entitlement of Lot:	20
Aggregate Interest Schedule Lot Entitlement:	183
Contribution Schedule Lot Entitlement of Lot:	20
Aggregate Contribution Schedule Lot Entitlement:	183

INSURANCE POLICIES

Insurer:	QUS VIA AIG	Policy No:	
Building:	\$2,370,238.00		
Public liability:	\$30,000,000.00		
Other:	Common Contents, Fidelity Guarantee, Loss of Rent/Temp Accom, Machinery Breakdown, Office Bearers Liability, Voluntary workers, Workers compensation (WorkCover Queensland)		

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

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with Section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Lot:
(select whichever is applicable)

- is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or
- is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

■ **WARNING:** Failure to comply with s83 *Neighbourhood Disputes (Dividing Fences and Trees Act) 2011* by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

GST TABLE

GOODS AND SERVICES TAX – WARNING

Marking the GST items in the GST Table may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about completion of the GST items and not rely on the Agent to complete the GST items.

Notes to completion:

- A. Only 1 box in the selected item must be marked.
- B. If the Yes box in item GST1 is marked:
- items GST2 and GST3 must not be marked;
 - despite any markings of items GST2 and GST3, clauses 11.4, 11.5 and 11.6 do not apply.
- C. If the Yes box in item GST2 is marked:
- items GST1 and GST3 must not be marked;
 - despite any marking of items GST1 and GST3, clauses 11.4, 11.5 and 11.7 do not apply.

GST1 Going Concern:

Is this a sale of a Going Concern? Yes
If Yes, clause 11.7 (If the Supply is a Going Concern) applies.
Otherwise clause 11.7 (If the Supply is a Going Concern) does not apply.

If the Yes box is marked, do not complete items GST2 and GST3.

■ **WARNING:** There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this item.

GST2 Margin Scheme:

Is the Margin Scheme to apply to the sale of the Property? Yes
If Yes, clause 11.6 (Margin Scheme) applies.
Otherwise clause 11.6 (Margin Scheme) does not apply.
The Seller must not apply the Margin Scheme to the Supply of the Property if clause 11.6 does not apply.

■ If the Yes box is marked, do not complete items GST1 and GST3

GST3 Inclusive or Exclusive Purchase Price:

Does the Purchase Price include GST?

Mark 1 box only

Yes

If Yes, clause 11.4 (Purchase Price includes GST) applies.

No

If No, clause 11.5 (Purchase Price Does Not Include GST) applies

If neither box is marked or if both boxes are marked, clause 11.4 (Purchase Price Includes GST) applies.

■ Do not complete Item GST3 if Item GST1 (Going Concern) or Item GST2 (Margin Scheme) are marked Yes

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

Buyer Warranty

Is the Buyer registered for GST and acquiring the Lot for a creditable purpose?
(select whichever is applicable)

Yes

No

■ **WARNING:** the Buyer warrants in clause 2.4(6) that this information is true and correct.

[Note: If the Buyer selects [No] the Seller may be required to give a notice under section 14-255 of the Withholding Law prior to settlement.]

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

COMMERCIAL TENANCY SCHEDULE*

*Attach further Schedule if insufficient space.

LEASE 1

Name of Tenant:	Goldriver Jewellers Pty Ltd		
Use:	Warehouse/shed		
Location/Tenancy No:	Whole of the lot		
Area of Tenancy (m ² approx.):	Whole of the lot		
Current Rent per Annum:	\$ 30,000	<input type="checkbox"/> inclusive of outgoings	<input checked="" type="checkbox"/> exclusive of outgoings
Current Commencement Date:	Holding over month to month		
Current Term:	Month to Month		
Remaining Options:	Option 1	Term	N/A years
	Option 2	Term	_____ years
	Option 3	Term	_____ years
Tenant Car Park:	No.:	Rate	\$ _____ <input type="checkbox"/> Per annum <input type="checkbox"/> Per month

LEASE 2

Name of Tenant:	Not applicable		
Use:	_____		
Location/Tenancy No:	_____		
Area of Tenancy (m ² approx.):	_____		
Current Rent per Annum:	\$ _____	<input type="checkbox"/> inclusive of outgoings	<input type="checkbox"/> exclusive of outgoings
Current Commencement Date:	_____		
Current Term:	_____		
Remaining Options:	Option 1	Term	_____ years
	Option 2	Term	_____ years
	Option 3	Term	_____ years
Tenant Car Park:	No.:	Rate	\$ _____ <input type="checkbox"/> Per annum <input type="checkbox"/> Per month

SERVICE AGREEMENT SCHEDULE*

*Attach further Schedule if insufficient space.

CONTRACT 1

Contractor:	N/a		
Service Performed:	_____		
Cost:	\$ _____	<input type="checkbox"/> Per annum	<input type="checkbox"/> Per quarter <input type="checkbox"/> Per month

CONTRACT 2

Contractor:	N/a		
Service Performed:	_____		
Cost:	\$ _____	<input type="checkbox"/> Per annum	<input type="checkbox"/> Per quarter <input type="checkbox"/> Per month

CONTRACT 3

Contractor:	N/a		
Service Performed:	_____		
Cost:	\$ _____	<input type="checkbox"/> Per annum	<input type="checkbox"/> Per quarter <input type="checkbox"/> Per month

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

SELLER'S DISCLOSURE

WARNING: *The Seller is taken to have knowledge of significant Body Corporate matters that may affect the Buyer, where the Seller ought reasonably to be aware of those matters.*

[Section 223(4) *Body Corporate and Community Management Act 1997*]

The Seller gives notice to the Buyer of the following matters:

(a) LATENT OR PATENT DEFECTS IN COMMON PROPERTY OR BODY CORPORATE ASSETS

Nil

[Sections 223(2)(a) and 223(2)(b) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

b) ACTUAL CONTINGENT OR EXPECTED LIABILITIES OF BODY CORPORATE

Nil

[Sections 223(2)(c) and 223(2)(d) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

(c) CIRCUMSTANCES IN RELATION TO AFFAIRS OF THE BODY CORPORATE

[Sections 223(3) *Body Corporate and Community Management Act 1997*] Annex details of disclosure made by the Seller (if any).

(d) EXCEPTIONS TO STATEMENTS IN CLAUSE 7.4(2)

Annex details of disclosure made by the Seller (if any).

(e) PROPOSED BODY CORPORATE RESOLUTIONS (CLAUSE 8.4)

Annex details of disclosure made by the Seller (if any).

SPECIAL CONDITIONS

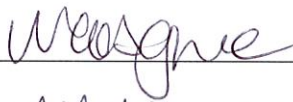
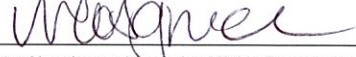
SETTLEMENT

Settlement Date:	120 DAYS FROM DATE OF CONTRACT	■ or the next Business Day if that is not a Business Day in the Place for Settlement.
Place for Settlement:	BRISBANE	■ If Brisbane is inserted, this is a reference to Brisbane CBD.

SIGNATURES

BUYER:  _____
BUYER:  _____

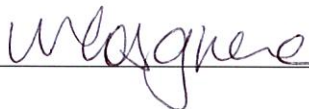
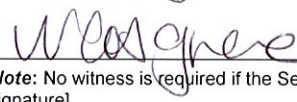
By placing my signature above I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

WITNESS:  _____
WITNESS:  _____

[Note: No witness is required if the Buyer signs using an Electronic Signature]

SELLER:  _____
SELLER:  _____

By placing my signature above I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

WITNESS:  _____
WITNESS:  _____

[Note: No witness is required if the Seller signs using an Electronic Signature]

DEPOSIT HOLDER: _____

■ Who acknowledges having received the Initial Deposit and agrees to hold that amount and any Balance Deposit when received as Deposit Holder for the parties as provided in the Contract.

TERMS OF CONTRACT

FOR COMMERCIAL LOTS IN A COMMUNITY TITLES SCHEME

1. DEFINITIONS

1.1 In this contract:

- (1) terms in **bold** in the Reference Schedule and the Disclosure Statement have the meanings shown opposite them unless the context requires otherwise; and
- (a) **"ATO"** means the Australian Taxation Office;
- (b) **"ATO Clearance Certificate"** means a certificate issued under section 14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
- (c) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer, adjusted under clause 2.5;
- (d) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959* (Cth).
- (e) **"Body Corporate"** means the body corporate of the Scheme;
- (f) **"Body Corporate Debt"** has the meaning in the Regulation Module but excludes the Body Corporate Levies for the period which includes the Settlement Date;
- (g) **"Body Corporate Levies"** means regular periodic contributions levied on the owner of the Lot (including, if applicable, levied under an exclusive use by-law) excluding any Special Contribution;
- (h) **"Bond"** includes any security for payment of rent or other monies or performance of any obligation pursuant to any Lease;
- (i) **"Building"** means any building that forms part of the Lot or in which the Lot is situated;
- (j) **"Business Day"** means a day other than:
- (i) a Saturday or Sunday;
- (ii) a public holiday in the Place for Settlement; and
- (iii) a day in the period 27 to 31 December (inclusive);
- (k) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
- (l) **"Commercial Tenancies"** means the tenancies referred to in the Commercial Tenancies Schedule and any additional tenancies granted by the Seller with the Buyer's consent under clause 10.6(1)(a);
- (m) **"Commercial Tenancy Documents"** means all agreements, deeds of covenant and other documents relating to the Commercial Tenancies;
- (n) **"Contract Date"** or **"Date of Contract"** means the date inserted in the Reference Schedule;
- (o) **"Contractor"** means any party performing services under a Service Agreement;
- (p) **"Court"** includes any tribunal established under statute;
- (q) **"Disclosure Statement"** means the statement under section 206 (existing lot) or section 213 (proposed lot) of the *Body Corporate and Community Management Act 1997*;
- (r) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (s) **"Encumbrances"** includes:
- (i) unregistered encumbrances
- (ii) statutory encumbrances; and
- (iii) Security Interests.
- (t) **"Essential Term"** includes, in the case of breach by:
- (i) the Buyer: clauses 2.1, 2.4(1), 2.4(5), 5.1 and 6.1; and
- (ii) the Seller: clauses 2.4(5), 5.1, 5.3(1)(a) – (d), 5.3(1)(e)(ii) & (iii), 5.7 and 6.1;
- but nothing in this definition precludes a Court from finding other terms to be essential;
- (u) **"Exclusive Use Areas"** means parts of the common property for the Scheme allocated to the Lot under an exclusive use by-law;
- (v) **"Financial Institution"** means a Bank, building society or credit union;
- (w) **"GST"** means the goods and services tax under the *GST Act*;
- (x) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act* and includes other GST related legislation;
- (y) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;
- (z) **"Improvements"** means fixed structures in the Lot (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (aa) **"ITAA"** means the *Income Tax Assessment Act 1936* ("**1936 Act**") and the *Income Tax Assessment Act 1997* ("**1997 Act**"), or if a specific provision is referred to, the Act which contains the provision; however if a specific provision of the 1936 Act is referred to which has been replaced by a provision of the 1997 Act, the reference must be taken to be the replacement provision;
- (bb) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
- (cc) **"Land"** means the scheme land for the Scheme;
- (dd) **"Outgoings"** means:
- (i) rates or charges on the Lot by any competent authority (for example, council rates, water rates, fire service levies);
- (ii) land tax; and
- (iii) Body Corporate Levies;
- (ee) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009* (Cth);
- (ff) **"Property"** means:
- (i) the Lot;
- (ii) the right to any Exclusive Use Areas;
- (iii) the Improvements;

- (iv) the Included Chattels;
- (gg) "Regulation Module" means the regulation module for the Scheme;
- (hh) "Rent" means any periodic amount, including outgoings, payable under the Tenancies;
- (ii) "Reserved Items" means the Excluded Fixtures and all chattels in the Lot and Exclusive Use Areas other than the Included Chattels;
- (jj) "Scheme" means the community titles scheme containing the Lot;
- (kk) "Security Interests" means all security interests registered on the PPSR over Included Chattels and Improvements;
- (ll) "Service Agreement" means any agreement between the Seller and another party in connection with services performed for the benefit of the Property and set out in the Service Agreement Schedule;
- (mm) "Service Agreement Documents" means the Service Agreements and all other documents relating to the Service Agreements;
- (nn) "Site Value" means
 - (i) In the case of non-rural land, site value under the *Land Valuation Act 2010* or
 - (ii) In the case of rural land, the unimproved value of the land under the *Land Valuation Act 2010*.
- (oo) "Special Contribution" means an amount levied by the Body Corporate under the Regulation Module for a liability for which no provision or inadequate provision has been made in the budget of the Body Corporate;
- (pp) "Tenant" means a tenant under the Commercial Tenancies;
- (qq) "Transfer Documents" means:
 - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (rr) "Transport Infrastructure" has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (ss) "Withholding Law" means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

1.2 Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this contract unless the context indicates otherwise.

2. PURCHASE PRICE

2.1 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.2 Investment of Deposit

- (1) If:
 - (a) the Deposit Holder is instructed by either the Seller or the Buyer; and

- (b) is lawful to do so;
- the Deposit Holder must:
- (c) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (d) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).
- (2) If there is income from the investment of the Deposit in respect of any financial year to which no beneficiary is presently entitled for the purpose of Division 6 of Part 111 of ITAA as at 30 June of that financial year:
 - (a) the parties must pay to the Deposit Holder the tax assessed to it in respect of that income (other than tax in the nature of a penalty for late lodgement ("Penalty") which the Deposit Holder must bear itself) and all expenses of the Deposit Holder in connection with the preparation and lodgement of the tax return, payment of the tax, and furnishing to the parties the information and copy documents they reasonably require;
 - (b) if the tax (other than Penalty) and the Deposit Holder's expenses are not paid to the Deposit Holder on demand, it may deduct them from the Deposit and income;
 - (c) if tax is not assessed on the income when the Deposit and income are due to be paid to the party entitled, the Deposit Holder may deduct and retain its estimate of the assessment; and
 - (d) as between the parties, the tax must be paid by the party receiving the income on which the tax is assessed and the Deposit Holder's expenses.

2.3 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer; and
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.4 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by Bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, reference to a "Bank cheque" in clause 2.4:
 - (a) includes a cheque drawn by a building society or credit union on itself;
 - (b) does not include a cheque drawn by a building society or credit union on a Bank;

and the Seller is not obliged to accept a cheque referred to in clause 2.4(2)(b) on the Settlement Date.
- (3) If both of the following apply:
 - (a) the sale is not an excluded transaction under s14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or
 - (ii) a variation notice under s14-235 of the Withholding Law which remains current at the

Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.4(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
 - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.4(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Lot and Improvements; and
 - (b) no later than 2 Business Days prior to the Settlement Date, the Seller gives the Buyer a valuation of the Lot and Improvements prepared by a registered valuer,
- in which case the market value of the Lot and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount;
 - (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.5 Adjustments to Balance Purchase Price

- (1) The Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date. The Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.5(3), 2.5(4), 2.5(5), 2.5(6), 2.5(7), 2.5(15), and 2.5(18), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority or the Body Corporate advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Lot at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the interest schedule lot entitlement of the Lot to the aggregate interest schedule lot entitlement of the Scheme; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) Land tax must be adjusted:
 - (a) on the assessment that the Office of State Revenue would issue for the land tax year current at the Settlement Date if the Seller was one natural person resident in Queensland and the Lot was the Seller's only land; or
 - (b) based on the assumptions in clause 2.5(4)(a), if there is no separate Site Value for the Lot, on a notional Site Value equal to:

Site Value of the Land	x	Interest schedule lot entitlement of Lot
		Aggregate interest schedule lot entitlement
- (5) If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Lot on payment of a specified amount, then the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Office of State Revenue. If an amount is deducted under this clause, then land tax will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).
- (6) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (7) If any Outgoings are assessed but unpaid at the Settlement Date, then the Buyer may deduct the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority or the Body Corporate, as appropriate. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).

- (8) Arrears of Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
- (9) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (10) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (11) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.5(8), 2.5(9), 2.5(10) and 2.5(11).
- (12) Payments under clause 2.5(11) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (13) The Seller is liable for:
 - (a) any Special Contribution for which a levy notice has been issued on or before the Contract Date; and
 - (b) any other Body Corporate Debt (including any penalty or recovery cost resulting from non-payment of a Body Corporate Debt) owing in respect of the Lot at settlement.

The Buyer is liable for any Special Contribution levied after the Contract Date.

- (14) If an amount payable by the Seller under clause 2.5(13) is unpaid at the Settlement Date, the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Body Corporate.
- (15) For the purposes of clause 2.5(13), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.
- (16) The cost of Bank cheques payable at settlement:
 - (a) to the Seller or its mortgagee are the responsibility of the Buyer; and
 - (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller.
- (17) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (18) Upon written request by the Buyer, the Seller will, prior to Settlement, give the Buyer a written statement, supported by reasonable evidence, of –
 - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.5.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
 - (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
 - (2) the finance condition has been either satisfied or waived by the Buyer.

- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. BUILDING AND PEST INSPECTION REPORTS

- 4.1 This contract is conditional on the Buyer obtaining a written building report and a written pest report (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- 4.2 The Buyer must give notice to the Seller that:
 - (1) a satisfactory report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (2) clause 4.1 has been either satisfied or waived by the Buyer.
- 4.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2.

5. SETTLEMENT

5.1 Time and Date

- (1) Settlement must occur between 9am and 4pm AEST on the Settlement Date.
- (2) If the parties do not agree on where settlement is to occur, it must take place in the Place for Settlement at the office of a solicitor or Financial Institution nominated by the Seller, or, if the Seller does not make a nomination, at the land registry office in or nearest to the Place for Settlement.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer's Solicitor and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Office of State Revenue nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - (a) any instrument of title for the Lot required to register the transfer to the Buyer; and
 - (b) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (c) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (d) if requested by the Buyer not less than 2 clear Business Days before the Settlement Date, the Keys; and
 - (e) if there are Commercial Tenancies or Service Agreements:
 - (i) the Seller's copy of any Commercial Tenancy Documents or Service Agreement Documents;

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

- (ii) a notice to each Tenant and Contractor advising of the sale and assignment of rights under this contract in the form required by law (if applicable); and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond.
- (2) If the Keys are not delivered at Settlement under clause 5.3 (1)(d), the Seller must deliver the Keys to the Buyer. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer, the benefit of all:

- (1) covenants by the Tenant under the Commercial Tenancies;
- (2) guarantees and Bonds supporting the Commercial Tenancies;
- (3) the Seller's rights under the Service Agreements;
- (4) manufacturer's warranties for the Included Chattels; and
- (5) builders' warranties on the improvements,

to the extent that they are assignable and the Buyer accepts the assignment. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Bonds

On settlement, the Seller will:

- (1) allow as a deduction from the Balance Purchase Price any Bond received by the Seller from any Tenant and held by the Seller;
- (2) transfer control to the Buyer over any trust account or fund held on trust for Tenants as Bond; and
- (3) assign to the Buyer, Bank guarantees held in respect of any Tenant as a Bond. If any Bank guarantee is not assignable, the Seller will enforce the guarantee at the written direction and expense of the Buyer for the Buyer's benefit.

5.6 Indemnity

The Buyer indemnifies the Seller in respect of claims by Tenants for the return of Bonds held or controlled by the Seller before settlement which are dealt with under clause 5.5. of this contract.

5.7 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Lot and Exclusive Use Areas except for the Tenancies. Title to the Included Chattels passes at settlement.

5.8 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.8(2) or 5.8(3).

6. TIME

6.1 Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Suspension of Time

- (1) This clause 6.2 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a

Delay Event but does not apply where the inability is attributable to:

- (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
 - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.
- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.2(4) has been given or not, either party may give the other party a Notice to Settle.
- (6) A Notice to Settle must be in writing and state:
- (a) that the Suspension Period has ended;
 - (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date; and
 - (c) that time is of the essence.
- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.2:
- (a) "Affected Party" means a party referred to in clause 6.2(1);
 - (b) "Delay Event" means:
 - (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency;
 - (c) "Government Agency" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
 - (d) "Settlement Obligations" means, in the case of the Buyer, its obligations under clauses 2.4(1) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (e) and 5.7;
 - (e) "Suspension Period" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Lot is sold subject to the *Body Corporate and Community Management Act 1997* and the by-laws of the Body Corporate.

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances, Tenancies, statutory easements implied

by part 6A of the *Land Title Act 1994* and interests registered on the common property for the Scheme.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

7.4 Seller's Warranties

- (1) The Seller warrants that, except as disclosed in this contract, at settlement:
 - (a) it will be the registered owner of an estate in fee simple in the Lot and will own the Improvements and Included Chattels;
 - (b) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (c) there will be no unsatisfied judgment, order (except for an order referred to in clause 7.6(1)(b)) or writ affecting the Property.
- (2) The Seller warrants that, except as disclosed in this contract, at the Contract Date and at settlement there are no current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property.
- (3) The Seller warrants that, except as disclosed in this contract, at the Contract Date:
 - (a) there is no unregistered lease, easement or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate assets;
 - (b) there is no proposal to record a new community management statement for the Scheme and it has not received a notice of a meeting of the Body Corporate to be held after the Contract Date or notice of any proposed resolution or a decision of the Body Corporate to consent to the recording of a new community management statement for the Scheme;
 - (c) all Body Corporate consents to improvements made to common property and which benefit the Lot, or the registered owner of the Lot, are in force; and
 - (d) the Additional Body Corporate Information is correct (if completed).
- (4) If the Seller breaches a warranty in clause 7.4(1) or clause 7.4(2), the Buyer may terminate this contract by notice to the Seller.
- (5) If:
 - (a) the Seller breaches a warranty in clause 7.4(3); or
 - (b) the Additional Body Corporate Information is not completed;and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given within 14 days after the Contract Date but may not claim damages or compensation.
- (6) Clauses 7.4(4) and 7.4(5) do not restrict any statutory rights the Buyer may have which cannot be excluded by this contract.
- (7) (a) The Seller warrants that, except as disclosed in this contract or a notice given by the Seller to the Buyer under the *Environmental Protection Act 1994* ("EPA"), at the Contract Date:
 - (i) there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of notifiable activity being conducted on the Land; and
 - (ii) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.

- (b) If the Seller breaches a warranty in clause 7.4(7), the Buyer may:
 - (i) terminate this contract by notice in writing to the Seller given no later than 2 Business Days before the Settlement Date; or
 - (ii) complete this contract and claim compensation, but only if the Buyer claims it in writing before the Settlement Date.
- (8) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Lot.
- (2) If there is:
 - (a) an error in the boundaries or area of the Lot;
 - (b) an encroachment by structures onto or from the Lot; or
 - (c) a mistake or omission in describing the Lot or the Seller's title to it;which is:
 - (d) immaterial; or
 - (e) material, but the Buyer elects to complete this contract;the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.
- (3) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(2).
- (4) If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- (1) Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("**Work or Expenditure**") must be fully complied with:
 - (a) if issued before the Contract Date, by the Seller before the Settlement Date;
 - (b) if issued on or after the Contract Date, by the Buyer.
- (2) If any Work or Expenditure that is the Seller's responsibility under clause 7.6(1)(a) is not done before the Settlement Date, the Buyer is entitled to claim the reasonable cost of work done by the Buyer in accordance with the notice or order referred to in clause 7.6(1) from the Seller after settlement as a debt.
- (3) Any Work or Expenditure that is the Buyer's responsibility under clause 7.6(1)(b), which is required to be done before the Settlement Date, must be done by the Seller unless the Buyer directs the Seller not to and indemnifies the Seller against any liability for not carrying out the work. If the Seller does the work, or spends the money, the reasonable cost of that Work or Expenditure must be added to the Balance Purchase Price.
- (4) The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under section 246AG of the *Building Act 1975* that affects the Property. The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under sections 247 or 248 of the *Building Act 1975* or sections 167 or 168 of the *Planning Act 2016* that affects the Property or Land.
- (5) Clause 7.6(1) does not apply to orders disclosed under section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;

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

- (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
- (c) access or any service to the Land passes unlawfully through other land;
- (d) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
- (e) there is an outstanding condition of a development approval attaching to the Lot under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(c);
- (f) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
- (g) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*; or
- (h) there is a charge against the Lot under s104 of the *Foreign Acquisitions and Takeovers Act 1975*,

and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given on or before settlement.

- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- (3) The Seller authorises the Buyer to:
 - (a) inspect records held by any authority, including Security Interests on the PPSR, relating to the Property or the Lot; and
 - (b) apply for a certificate of currency of the Body Corporate's insurance from any insurer.

7.8 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of construction of any dividing fence between the Lot and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- (1) once to read any meter;
- (2) for inspections under clause 4;
- (3) once to inspect the Property before settlement; and
- (4) once to value the Property before settlement.

8.3 Seller's Obligations After Contract Date

- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Commercial Tenancies that may significantly alter them or result in later expense for the Buyer.
- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer to perform.

8.4 Body Corporate Meetings

- (1) The Seller must promptly give the Buyer a copy of:
 - (a) any notice it receives of a proposed meeting of the Body Corporate to be held after the Contract Date; and
 - (b) resolutions passed at that meeting and prior to settlement.
- (2) The Buyer may terminate this contract by notice in writing to the Seller given before settlement if it is materially prejudiced by:
 - (a) any resolution of the Body Corporate passed after the Contract Date, other than a resolution, details of which are disclosed to the Buyer in this contract; or
 - (b) where the Scheme is a subsidiary scheme, any resolution of a body corporate of a higher scheme.
- (3) In clause 8.4(2) a resolution includes a decision of the Body Corporate Committee to consent to recording a new community management statement.
- (4) If the Buyer is not given a copy of the resolutions before settlement, it may sue the Seller for damages.

8.5 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR.

8.6 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

8.7 Seller's Obligations After Contract Date

- (1) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (2) After the Contract Date, the Seller must not without the prior written consent of the Buyer, give any notice, seek or consent to any order or make an agreement that affects the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

Without limiting any other right or remedy of the parties including those under this contract, or any right at law or in equity, if the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.3 If Buyer Affirms

If the buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

- (1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:
 - (a) any deficiency in price on a resale; and
 - (b) its expenses connected with any repossession, any failed attempt to resell, and the resale;
 provided the resale settles within 2 years of termination of this contract.
- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. COMMERCIAL TENANCIES

10.1 Seller's Statement

- (1) Within a reasonable time after written request by the Buyer, the Seller must give the Buyer:
 - (a) a statement of Outgoings which cannot be discovered by search; and
 - (b) a notice under section 262A(4AH) of ITAA (if applicable to the Property).
- (2) The Seller must update the statement if the Seller becomes aware that it has become inaccurate in a material respect.
- (3) The Seller warrants that the statement and notice will be accurate at the Settlement Date.

10.2 Commercial Tenancies and Service Agreements

The Seller states that details of all Commercial Tenancies and Service Agreements affecting the Property are disclosed in the Commercial Tenancy Schedule and Service Agreement Schedule respectively.

10.3 Commercial Tenancy Warranties

The Seller warrants that, except as disclosed in this contract, the following are correct at the Contract Date:

- (1) details of the Commercial Tenancies set out in the Commercial Tenancy Schedule;
- (2) each of the Commercial Tenancies is valid and subsisting;
- (3) no Tenant is in arrears with the payment of any Rent or other money payable under any Commercial Tenancy;
- (4) there is no subsisting breach of a provision of any Tenancy Document;
- (5) there is no notice or correspondence between the Seller and any Tenant relating to Rent review or the exercise of an option for renewal;
- (6) for each Commercial Tenancy, the relevant Commercial Tenancy Documents constitute the entire agreement between the Seller and each Tenant and there is no written, oral or other agreement between the Seller and any Tenant varying the terms of a Commercial Tenancy or granting any additional option for renewal of the term of any Commercial Tenancy;
- (7) no Tenant received any incentive or inducement to enter into its initial or current Commercial Tenancy;
- (8) there is no pending litigation or arbitration between the Seller and any Tenant arising out of any of the Commercial Tenancies; and
- (9) if any Commercial Tenancy is a retail shop lease within the meaning of the *Retail Shop Leases Act 1994*:
 - (a) as far as the Seller is aware the Seller has complied with the *Retail Shop Leases Act 1994* in relation to the Commercial Tenancy;
 - (b) there is no existing or renewed retail tenancy dispute in relation to a Commercial Tenancy;
 - (c) there are no mediation agreements, proceedings or orders in existence under the *Retail Shop Leases Act 1994* in respect of a Commercial Tenancy;
 - (d) no Tenant has notified the Seller requesting a right to renew any Commercial Tenancy for a further period; and
 - (e) no Tenant has made a claim against the Seller for compensation for loss or damage suffered by the Tenant under sections 43, 46G or 46K of the *Retail Shop Leases Act 1994* and there are no circumstances existing to the Seller's knowledge which might give rise to a claim for compensation.

10.4 Inaccuracies

The Buyer may terminate this contract by notice in writing to the Seller if a warranty contained in clause 10.3 is inaccurate and the Buyer is materially prejudiced by that inaccuracy.

10.5 Commercial Tenancy Documents

- (1) The Seller must produce to the Buyer's Solicitor within 7 days after the Contract Date copies of all Commercial Tenancy Documents and Service Agreements.
- (2) If the Seller does not deliver the Commercial Tenancy Documents when required under clause 10.5(1), the Buyer may terminate this contract by notice to the Seller given no later than 14 days after the Contract Date.
- (3) If the Buyer is not satisfied with the terms of the Commercial Tenancies, it may terminate this contract by notice to the Seller given no later than 7 days after the Buyer's receipt of the Commercial Tenancy Documents.
- (4) If no notice is given under this clause 10.5, the Buyer will be treated as having accepted the Commercial Tenancies and all matters referred to in the Commercial Tenancy Documents.

10.6 Dealings with Commercial Tenancies

- (1) Unless it would breach a provision of, or waive or prejudice the Seller's rights under, a Commercial Tenancy, the Seller must not, after the Contract Date:
 - (a) deal with the Property or any of the Commercial Tenancies without the Buyer's consent (which must not be unreasonably withheld);
 - (b) accept a surrender of any Commercial Tenancy;
 - (c) consent to a transfer of any Commercial Tenancy;
 - (d) terminate any Commercial Tenancy;
 - (e) consent to any request by a Tenant;
 - (f) grant or agree to grant a new Commercial Tenancy of any part of the Property or an extension of a Commercial Tenancy other than where a Tenant validly exercises an option in a Commercial Tenancy; or
 - (g) initiate or negotiate a Rent review or respond to any Rent review notice from a Tenant.
- (2) If any Tenant seeks the Seller's consent under a Commercial Tenancy before settlement:
 - (a) the Seller must inform the Buyer and give the Buyer a copy of any written material received from the Tenant;
 - (b) the Buyer must co-operate with the Seller in dealing with the application;
 - (c) the Buyer must inform the Seller whether it agrees to the Seller giving consent and any conditions which should be imposed by the Seller;
 - (d) the Buyer must not withhold or delay its agreement to the Seller giving consent except on reasonable grounds which must be indicated in writing to the Seller; and
 - (e) the Seller must not give its consent to any Tenant without having first obtained the Buyer's agreement to do so in accordance with this clause.
- (3) If any Tenant defaults in the payment of Rent, the Seller must promptly inform the Buyer in writing. The Buyer may require the Seller to do either or both of the following actions at the Seller's expense:
 - (a) serve on the Tenant a notice of breach of covenant if required by law;
 - (b) terminate the Commercial Tenancy by physical re-entry (subject to the provisions of the Commercial Tenancy).
- (4) The Seller must give the Buyer copies of any documents relating to the Commercial Tenancies that come within the control or possession of the Seller between the Contract Date and settlement.

10.7 Service Agreements

- (1) The Seller:
 - (a) may terminate any Service Agreement which is not capable of assignment (subject to the provisions of the relevant Service Agreement); and
 - (b) indemnifies the Buyer against claims under the Service Agreements prior to the Settlement Date.
- (2) The Buyer:
 - (a) assumes the obligations of the Seller under those Service Agreements which are assigned until their termination; and
 - (b) indemnifies the Seller against claims under Service Agreements after the Settlement Date.
- (3) If:
 - (a) the Seller cannot terminate a Service Agreement; or
 - (b) the Seller's rights under a Service Agreement cannot be assigned or are not effectively assigned to the Buyer;

the Seller must enforce that Service Agreement at the direction of the Buyer for the Buyer's benefit.

11. GOODS AND SERVICES TAX

11.1 Definitions

Words and phrases defined in the GST Act have the same meaning in this contract unless the context indicates otherwise.

11.2 GST Table

The GST Table and the notes in it are part of this clause 11.

11.3 Taxable Supply

This clause 11 applies where the transaction is:

- (1) a Taxable Supply; or
- (2) not a Taxable Supply because it is the Supply of a Going Concern.

11.4 Purchase Price Includes GST

If this clause 11.4 applies, the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.

11.5 Purchase Price Does Not Include GST

If this clause 11.5 applies, the Purchase Price does not include the Seller's liability for GST on the Supply of the Property. The Buyer must on the Settlement Date pay to the Seller in addition to the Purchase Price an amount equivalent to the amount payable by the Seller as GST on the Supply of the Property.

11.6 Margin Scheme

Warning The Seller is warranting that the Margin Scheme can apply. If in doubt about using the Margin Scheme you should seek professional advice.

If this clause 11.6 applies:

- (1) the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.
- (2) the Seller:
 - (a) must apply the Margin Scheme to the Supply of the Property; and
 - (b) warrants that the Margin Scheme is able to be applied;
- (3) if the Seller breaches clause 11.6(2)(a) or its warranty under clause 11.6(2)(b) then:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;

- (b) if the Buyer does not terminate this contract under clause 11.6(3)(a) or does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable for the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
- (c) the Buyer is entitled to compensation from the Seller if there is a breach of clause 11.6(2).

11.7 If the Supply is a Going Concern

Warning The parties are providing certain warranties under this clause. If there is doubt about whether there is a Supply of a Going Concern you should seek professional advice.

If this clause 11.7 applies:

- (1) the Purchase Price does not include any amount for GST;
- (2) the parties agree the Supply of the Property is a Supply (or part of a Supply) of a Going Concern;
- (3) the Seller warrants that:
 - (a) between the Contract Date and the Settlement Date the Seller will carry on the Enterprise; and
 - (b) the Property (together with any other things that must be provided by the Seller to the Buyer at the Settlement Date under a related agreement for the same Supply) is all of the things necessary for the continued operation of the Enterprise;
- (4) the Buyer warrants that at the Settlement Date it is Registered or Required to be Registered under the *GST Act*;
- (5) If either of the warranties in clause 11.7(3) is breached:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
 - (b) if the Buyer does not terminate this contract then, at the Settlement Date, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property;
 - (c) if the Buyer does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
 - (d) the Buyer is entitled to compensation from the Seller if there is a breach of the warranty;
- (6) if the warranty in clause 11.7(4) is not correct the Buyer must pay to the Seller an amount equal to the GST payable in respect of the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand;
- (7) if for any reason other than a breach of a warranty by the Seller or the Buyer this transaction is not a Supply of a Going Concern, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand.

11.8 Adjustments

Where this contract requires an adjustment or apportionment of Outgoings or Rent and profits of the Property, that adjustment or apportionment must be made on the amount of the Outgoing, Rent or profit exclusive of GST.

11.9 Tax Invoice

Where GST is payable on the Supply of the Property, the Seller must give to the Buyer a Tax Invoice at the Settlement Date.

11.10 No Merger

To avoid doubt, the clauses in this clause 11 do not merge on settlement.

11.11 Remedies

The remedies provided in clauses 11.6(3), 11.7(5) and 11.7(6) are in addition to any other remedies available to the aggrieved party.

12. GENERAL

12.1 Agent

The Agent is appointed as the Seller's agent to introduce a buyer.

12.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975*.

12.3 Duty

The Buyer must pay all duty on this contract.

12.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
 - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 12.4(5), a notice given after this contract is entered into in accordance with clause 12.4(3) will be treated as given:
 - (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
 - (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 12.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 12.4(3)(c) and clause 13.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

12.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.

12.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

12.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

12.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

12.9 Interpretation

(1) Plurals and Genders

Reference to:

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

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

(3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

(4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

(5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

12.10 Counterparts

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

13. Electronic Settlement

13.1 Application of Clause

- (1) Clause 13 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 13.1(1).
- (3) Clause 13 (except clause 13.5(3)) ceases to apply if either party gives notice under clause 13.5 that settlement will not be an Electronic Settlement.

13.2 Completion of Electronic Workspace

- (1) The parties must:
 - (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and

- (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
 - (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.
- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days prior to Settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 13.2(4)(a);
 - (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

13.3 Electronic Settlement

- (1) Clauses 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.4(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.4(3)(c),(e) and (f); and
 - (b) clause 2.4(5)(d) and (e),(as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.
- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d), and (e) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(d)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or

the other party's Financial Institution has not done something in the Electronic Workspace.

- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

13.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Office of State Revenue, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

13.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 13.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or
 - (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.
- (3) If clause 13.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

13.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

13.7 Definitions for clause 13

In clause 13:

"Digitally Sign" and "Digital Signature" have the meaning in the ECNL.

"ECNL" means the Electronic Conveyancing National Law (Queensland).

"Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.

"Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.

"Electronic Settlement" means settlement facilitated by an ELNO System.

"Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"ELNO" has the meaning in the ECNL.

"ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Office of State Revenue, Land Registry or a Financial Institution involved in the transaction.

14. ELECTRONIC CONTRACT AND DISCLOSURE

14.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

14.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

5 March 2021

Darren Lee Ryan & Bruce Gregory Hume
7/20 Fortune Street
GEEBUNG Q 4034

RE: Sale Appraisal - 7/20 Fortune Street, Geebung

Dear Darren & Bruce,

Thank you for the opportunity of providing our opinion as to a realistic sale appraisal for the property at the above-mentioned address.

Real Property Description: L7 BUP104590
Area: 201sqm (approx.) (including Mezzanine)
Zoning: Industry

As per the information available the facility is 201sqm (approx.) internally. Based on recent, immediate area transactions and our extensive knowledge of the local market we believe that the achievable sale price would be in the range of \$2,550/sqm - \$2,650/sqm + GST equating in a sale price in the range of **\$512,000- \$532,650 + GST**.

Address	Date	Sale price	Sqm	\$/sqm	Comments
1/10 Prosperity Place, Geebung	09/2020	\$390,000	160 sqm	\$2,437/sqm	Smaller size property in similar location.
4/344 Bilsen Road, Geebung	09/2020	\$390,000	136 sqm	\$2,867/sqm	Smaller size property, similar location with newer construction
12/129 Robinson Road, Geebung	03/2021	\$460,000	195 sqm	\$2,358/sqm	Similar size property building with less quality construction.

The above comments are based on our considerable experience as commercial real estate agents and is an opinion only that is not to be used for any other purpose other than the private advice of the Addressee. We accept no responsibility whatsoever for any errors or omissions contained herein.

Should you wish us to prepare a marketing submission for the sale of this property please do not hesitate to ask.

Kind Regards,
Raine & Horne Commercial Brisbane North



Trent Bruce
Managing Director
Licence 3047254
0423 591 528
tbruce@rhcommercial.com

Raine & Horne Commercial Brisbane North

337 Gympie Road, Kedron Q 4031 | PO Box 166, Kedron Q 4031 T: 07 3352 8900 F: 07 3352 8999 E: info@rhcommercial.com W: www.rhcommercial.com
THIS BUSINESS IS INDEPENDENTLY OWNED AND OPERATED BY THE PROPRIETOR TONEONE PTY LTD ABN 46 088 014 199 & TONETWO PTY LTD ABN 99 125 932 578

Duty Imprint

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

Print one-sided only

Client No.: 3974765	Duties Act 2001
Transaction No.: 521-185-826	
Duty Paid \$16,625.00	<input type="checkbox"/> Exempt
UTI \$	
Date: 15/4/21	Signed: [Signature]

1. Interest being transferred (if shares show as a fraction)
FEE SIMPLE

Lodger (Name, address, E-mail & phone number) Lodger Code

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000)

2. Lot on Plan Description	Title Reference
LOT 7 ON BUP 104590	50133922

3. Transferor
DARREN LEE RYAN & BRUCE GREGORY HUME

4. Consideration
\$520,000.00

5. Transferee	Given names	Surname/Company name and number	(include tenancy if more than one)
		RYAN & HUME BARE PTY LTD	AS TRUSTEE
		A.C.N. 167 285 627	

6. Transfer/Execution The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6(h) on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6(h) on the Form 24 is based on information supplied by the Transferee.

NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

[Signature]
Nicole Cosgrove JP(Qual) #124045
Witnessing Officer (signature, full name & qualification)

03/03/2021
Execution Date

[Signature]
Transferor's Signature

[Signature]
Nicole Cosgrove JP(Qual) #124045
Witnessing Officer (signature, full name & qualification)

03/03/2021
Execution Date

[Signature]
Transferor's Signature
Ryan + Hume Bare Pty Ltd
A.C.N. 167 285 627

[Signature]
Nicole Cosgrove JP(Qual) #124045
Witnessing Officer (signature, full name & qualification)

03/03/2021
Execution Date

[Signature]
*Transferee's or Solicitor's Signature
Director

[Signature]
Nicole Cosgrove JP(Qual) #124045
Witnessing Officer (signature, full name & qualification)

03/03/2021
Execution Date

[Signature]
*Transferee's or Solicitor's Signature
Director

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

(This form must accompany **Titles Registry Form 1 – Transfer** when lodged in the Titles Registry)*Foreign Ownership of Land Register Act 1988, Duties Act 2001, Land Valuation Act 2010, Land Tax Act 2010, Local Government Act 2009, Water Act 2000, Electrical Safety Act 2002, Fire and Emergency Services Act 1990, South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, Taxation Administration Act 2001***PART A – Transferee to complete**

Title reference [50133922] Page 1 of 2

Electronic version – for completion before printing one-sided only.

Where insufficient space in an item, use Form 20
(Enlarged Panel).**Mark appropriate [] with 'X'**Refer to guide for completion for further information and details
about the purpose of the collection of information.**Official use only****1. Transferee**(a) Given names & surname
or Company & ACN/ABN(b) Date of birth
(dd/mm/yyyy)(c) Residential or business address
after possession

RYAN & HUME BARE PTY LTD A.C.N. 167 285 627

Unit 7/20 Fortune Street Geebung Q 4034

(d) Contact details after possession

(i) Phone number - 0418 750 750

(ii) Postal address (include only one address even if multiple owners) - As above [X] OR complete address below

(iii) Email address – bruce.hume73@gmail.com

(e) Name of trust - **N/A** [] OR complete - Fortune Street LRBA Trust

(f) Is transferee a foreign person / corporation?

N/A []**NO** [X]**YES** []➤ Attach completed Form 25
(Foreign Ownership Information)**Note:** The definition of a foreign person or corporation is
defined in the *Foreign Ownership of Land Register Act 1988*.
Refer to guide for completion for more information.**(N/A if only for a
Water Allocation)**

(g) Does transferee ordinarily reside in Australia?

N/A []**NO** []**YES** [X]**(N/A if only for a
Water Allocation)****2. Transaction**

(a) Date of possession (dd/mm/yyyy) – / /

➤ The date of possession is the actual date the transferee has legal control
or ownership of the property. Usually, this is the date of settlement, or the
date as agreed to by both parties.

(b) Date of settlement (dd/mm/yyyy) – / /

➤ The date of settlement must be completed even where it is the same as
the date of possession.**This form is comprised of two Parts -**

- Part A – Transferee to complete
- Part B – Transferor to complete

**BOTH parts must be submitted
with the Form 1 Transfer.**

(This form must accompany **Titles Registry Form 1 – Transfer** when lodged in the Titles Registry)

PART B – Transferor to complete

Title reference [50133299] Page 2 of 2

Electronic version – for completion before printing one-sided only.
Where insufficient space in an item, use Form 20 (Enlarged Panel).

Mark appropriate [] with 'X'
Refer to guide for completion for further information and details about the purpose of the collection of information.

3. Transferor's residential or business address after settlement

Unit 7, 20 Fortune Street, Geebung QLD 4034

4. Details of sale price (Sale price must include GST if applicable)

(a) Property excluding water allocation		(b) Water allocation - N/A [X] OR complete below	
Cash	\$520,000.00	Cash	\$
Vendor terms	\$	Vendor terms	\$
Assumption of liabilities	\$	Assumption of liabilities	\$
	\$		\$
Other (specify above)		Other (specify above)	
Total \$520,000.00		Total \$	

5. Property details

(a) Land / Water allocation description		(b) Property address (leave blank for water allocations)			
Lot	Plan type & no.	Street no.	Street name	Suburb/Town/Locality	Postcode
7	BUP104590	7/20	Fortune Street	Geebung	4034

(c) Property transferred includes:		(d) Current land use:		(e) Water allocation - N/A [X] OR complete below	
Plant & machinery	[]	Vacant land	[]	(i) Is water allocation unsupplemented?	
Livestock	[]	Dwelling	[]	NO [] YES [] > complete (ii) below	
Crops	[]	Multi-unit	[]	(ii) Reference number of the water allocation	
Existing right	[]	Flats	[]	dealing certificate - unsupplemented	
Movable chattels	[]	Guest house / Private hotel	[]		
Water licence	[]	Farming	[]		
Interim water allocation	[]	Industrial	[]		
Other:	[]	Commercial	[X]		
		Other:	[]		

(f) Safety switch		
(i) Is an electrical safety switch installed?	N/A [X] NO [] YES []	
(ii) Has transferee been informed in writing about its existence?	N/A [X] NO [] YES []	
(g) Smoke alarm		
(i) Is a compliant smoke alarm/s installed?	N/A [X] NO [] YES []	
(ii) Has transferee been informed in writing about its existence?	N/A [X] NO [] YES []	

6. Transaction information

(a) Is there an agreement in writing for the transfer of dutiable property?	NO [] YES [X]	> If Yes, complete (b) below
(b) If Yes, provide the date of the written agreement (dd/mm/yyyy) -	/ /	(leave blank if No above)
(c) Were any transferees related to or associated with any transferors at the date of the dutiable transaction?	NO [] YES [X]	> If Yes, complete (d) below
(d) If Yes above, state the degree of relationship / association and supply evidence of value to Office of State Revenue -	Transferors are directors & shareholders of the Transferee trustee	> See guide for completion
(e) Is the consideration less than the unencumbered value of the property included in this transaction?	NO [X] YES []	> See guide for completion
(f) Is this transaction part of an arrangement that includes other dutiable transactions?	NO [X] YES []	> See guide for completion
(g) Is GST payable on this transaction? See guide for completion	NO [X] YES []	> If Yes, complete (h) below
(h) If GST is payable, is the transaction under the margin scheme?	NO [] YES []	
(i) Is any transferor a non-Australian entity?	NO [X] YES []	> See guide for completion

Julie Fuller

From: Mahoney Smith <msmith@rouselawyers.com.au>
Sent: 11 May 2021 4:54 PM
To: Julie Fuller
Cc: Victoria Foley
Subject: RE: Ryan & Hume / settlement figures
Attachments: 10969_ Transfer of Unit 7_20 Fortune Street, Geebung (Property).pdf

Hi Julie,

BOQ had available funds of \$512,879.28 for settlement.

Amount paid at settlement from BOQ funds was as follows:

Payable to	Amount
Bank of Queensland Limited (payout amount)	\$350.00
Darren and Lucy Ryan	\$256,264.64
Bruce Hume	\$256,264.64

Any balance amount I assume was taken as bank fees and registration fees. Registration fees should have been:

Transfer: \$1,435.00
Release of Mortgage: \$195.00
New Mortgage: \$195.00



Other amounts paid in the transaction:

Transfer Duty \$16,625.00
Rouse Fees (Total) \$8,237.49
Balance in Trust \$1,842.00 (to be refunded)

Does this assist?

Can you please advise where you would like me to return the trust funds. We can EFT or send a cheque.

I am out of the office tomorrow but available for a call on Thursday.

Kind regards

Mahoney Smith
Special Counsel
T +61 7 3648 9900
E msmith@rouselawyers.com.au

Rouse Lawyers, Brisbane
Level 2, 22 Wandoo Street, Fortitude Valley QLD 4006
Locked Bag 22, Fortitude Valley 4006
www.rouselawyers.com.au



Julie Fuller

From: Victoria Foley <vfoley@rouselawyers.com.au>
Sent: 28 April 2021 3:31 PM
To: Julie Fuller
Cc: Mahoney Smith
Subject: RE: Hume & Ryan sale to Ryan & Hume Pty Ltd ACN 165 692 151 as trustee [TGLAW-Legal.FID3392899]

Hi Julie,

I confirm that settlement has been effected today as at 3:15pm.

Kind regards

Victoria Foley
Paralegal
T +61 7 3648 9900
E vfoley@rouselawyers.com.au

Rouse Lawyers, Brisbane
Level 2, 22 Wandoo Street, Fortitude Valley QLD 4006
Locked Bag 22, Fortitude Valley 4006
www.rouselawyers.com.au



WARNING: Please DO NOT act on any communication from the writer that asks you to transfer or deposit money without first telephoning Rouse Lawyers to confirm the authenticity of the request for money and the account details provided.



Liability limited by a scheme approved under Professional Standards Legislation

From: Julie Fuller
Sent: Wednesday, 28 April 2021 1:11 PM
To: Victoria Foley
Subject: RE: Hume & Ryan sale to Ryan & Hume Pty Ltd ACN 165 692 151 as trustee [TGLAW-Legal.FID3392899]

Thanks for the update Victoria.

Julie Fuller
CLIENT MANAGER

Ryan & Hume Super Fund


General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
Unit 110, 53 Endeavour Boulevard, North Lakes (Valued 05/11/2018) (RYAN0001)					
07/07/2020	TFR FROM 022135579			1,000.00	1,000.00 CR
10/07/2020	TFR FROM 022198661			52,000.00	53,000.00 CR
14/07/2020	TFR FROM 022135579			1,000.00	54,000.00 CR
21/07/2020	TFR FROM 022135579			1,000.00	55,000.00 CR
30/09/2020	BO: To reallocate \$3,000.00 as rent paid in advance		3,000.00		52,000.00 CR
30/06/2021	To record rent amounts			5,181.82	57,181.82 CR
30/06/2021	To transfer rent in advance		5,181.82		52,000.00 CR
			8,181.82	60,181.82 ✓	52,000.00 CR ✓
Total Debits:			8,181.82		
Total Credits:				60,181.82	

General Ledger [Detail]

July 2020 To June 2021

ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
6-2075		Rent						
Beginning Balance:		\$0.00						
EFT	CD	07/07/2020	DM TFR TO ACCOUNT 02	\$1,000.00				\$1,000.00
EFT	CD	10/07/2020	DM TFR TO ACCOUNT 02	\$52,000.00	rent in advance			\$53,000.00
EFT	CD	14/07/2020	DM TFR TO ACCOUNT 02	\$1,000.00				\$54,000.00
EFT	CD	21/07/2020	DM TFR TO ACCOUNT 02	\$1,000.00				\$55,000.00
HA	GJ	28/04/2021	To take rent to being 12m	\$5,181.82				\$60,181.82 
Total :				\$60,181.82		\$0.00	\$60,181.82	\$60,181.82
Grand Total :				\$60,181.82		\$0.00		

Dealing Number



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1. Lessor	Lodger (Name, address, E-mail & phone number)	Lodger Code
RYAN & HUME BARE PTY LTD ACN 165 592 151		

2. Lot on Plan Description	Title Reference
LOT 110 ON SP 258327 STANLEY MORETON BAY	50936110

3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		GOLD RIVER JEWELLERS NORTH LAKES PTY LTD	

4. Interest being leased
FEE SIMPLE

5. Description of premises being leased
The whole of the lane

6. Term of lease	7. Rental/Consideration
Commencement date/event: 20 / 02 / 2017 Expiry date: 20 / 02 / 2020 and/or Event: #Options: 2 x 3 years #Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	\$52,000.00 per annum exclusive of GST plus all outgoings.

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:- *the attached schedule; *the attached schedule and document no. ;
* document no. ; *Option in registered Lease no. has not been exercised.
* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature
full name
qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

01/03/2018
Execution Date

RYAN & HUME BARE PTY LTD ACN 165 592 151

DIRECTOR

.....
DIRECTOR Lessor's Signature

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

.....signature
full name
qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

01/03/2018
Execution Date

GOLD RIVER JEWELLERS NORTH LAKES PTY LTD



DIRECTOR

.....
DIRECTOR Lessee's Signature

Ryan & Hume Super Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>Fortune St. Geebung (IP-1 - New Com)</u>					
30/06/2021	To record rent amounts			6,582.44 	6,582.44 CR
30/06/2021	To record rent amounts			37,800.00 	44,382.44 CR
30/06/2021	To transfer rent in advance		37,800.00		6,582.44 CR
			37,800.00	44,382.44	6,582.44 CR

Total Debits: 37,800.00

Total Credits: 44,382.44

General Ledger [Detail]

July 2020 To June 2021

ABN: 30 069 491 005

Email: grj@goldriver.com.au

ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
6-1227			Rent					
Beginning Balance:				\$0.00				
EFT	CD	10/07/2020	DM PAY ANYONE TO Bruce	\$18,900.00			previous owner rent	\$18,900.00
EFT	CD	10/07/2020	DM PAY ANYONE TO Dan	\$18,900.00			previous owner rent	\$37,800.00
HA	GJ	28/04/2021	To record transactions on	\$6,582.44				\$44,382.44
HA	GJ	28/04/2021	To record transactions on	\$37,800.00				\$82,182.44
HA	GJ	28/04/2021	To record settlement adj		\$6,610.68		previous owner rent	\$75,571.76
Total :				\$82,182.44	\$6,610.68		\$75,571.76	\$75,571.76
Grand Total :				\$82,182.44	\$6,610.68			

Rent per Commercial Tenancy Agreement

\$37,800 + GST

commencing on 28/04/2021

3,150.00 per month excl GST

April	310.68	inc GST	3 days
May	3,465.00	inc GST	
June	<u>3,465.00</u>	inc GST	
	7,240.68		

12mths 41,580.00 inc GST

Rent paid to Darren & Bruce

July to March - 9 mths at \$3,150 per month 28,350.00

01/04/2021 to 27/04/2021 - 27 days 2,839.32

To include as expense in GR & income DR/BH 31,189.32

Included in Bruce & Darren ITR

Rent paid to SF

April, May & June per above (net of GST) 6,582.44

per P&L of SF

12 months paid in advance 37,800.00

included as Rent in Advance on B/S

44,382.44

Claim of rent in GR

75,571.76



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 definition 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

REFERENCE SCHEDULE

1. LESSOR:

NAME: RYAN & HUME BARE PTY LTD ATF FORTUNE STREET LRBA TRUST

ADDRESS:		C/- PO BOX 504	
SUBURB:		NORTH LAKES	STATE: QLD POSTCODE: 4509
PHONE:	MOBILE:	FAX:	EMAIL:
	0418 758 750		

ABN:
 ACN: 167 285 627

2. TENANT:

NAME: GOLDRIVER JEWELLERS PTY LTD

ADDRESS:		C/- PO BOX 504	
SUBURB:		NORTH LAKES	STATE: QLD POSTCODE: 4509
PHONE:	MOBILE:	FAX:	EMAIL:
	0418 750 206		

ABN: 30 069 491 005
ACN: 069 491 005

3. GUARANTOR:

NAME: Not applicable

ADDRESS:		N/A	
SUBURB:			
PHONE:	MOBILE:	FAX:	EMAIL:

ABN:
 ACN:

4. PREMISES:

Annex a plan if available

LEVEL OR TENANCY NO			
ADDRESS:	7/20 FORTUNE STREET		
SUBURB:	GEEBUNG	STATE:	QLD POSTCODE: 4034
Description: Lot:	7	RP/SP:	BUP 104590

5. TERM:

The Term of the Agreement is: 2 Months Years

Commencing on: 28/04/2021 and ending on: 27/04/2023
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: 1 YEAR

Final date for exercise of option: 21/04/2023
DATE (dd/mm/yyyy)

7. RENT:

\$ \$37,800.00 + GST per month year Select applicable box

INITIALS

8. RENT REVIEW:

Refer to clause 3.3

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

Review Date	Type of Review
ANNUALLY	<input checked="" type="checkbox"/> Index review <input type="checkbox"/> Fixed increase – amount of increase: _____ %

9. PERMITTED USE:

Warehouse, shed and Office

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) Percentage of Outgoings:

100% of Outgoings attributable to Lot 7

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:

\$ Not applicable

12. LESSOR'S AGENT:

NAME: Not applicable

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

ACN:

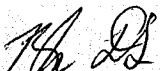
LICENCE NUMBER:

INITIALS

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.

Not applicable

Handwritten initials in black ink, appearing to be 'M.D.' or similar, written over a dotted background.

AGREEMENT MADE

DATE:

28/04/2021

EXECUTED as an Agreement.

(dd/mm/yyyy):

EXECUTION BY LESSOR

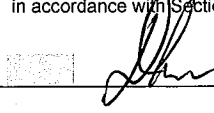
LESSOR 1

Executed by:

RYAN & HUME BARE PTY LTD A.C.N. 167 285 627 ATF FORTUNE STREET LRBA TRUST

in accordance with Section 127 of the Corporations Act 2001 (Cth)

Director/Secretary



Director



DARREN LEE RYAN

BRUCE GREGORY HUME

Name of Director/Secretary (BLOCK LETTERS)

Name of Director (BLOCK LETTERS)

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

SIGNED by:

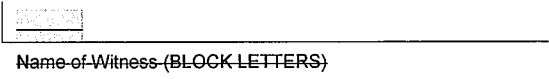


the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated _____

registered no _____ in the presence of:



Signature of Witness



Name of Witness (BLOCK LETTERS)

OR

SIGNED by:



AS LESSOR in the presence of:

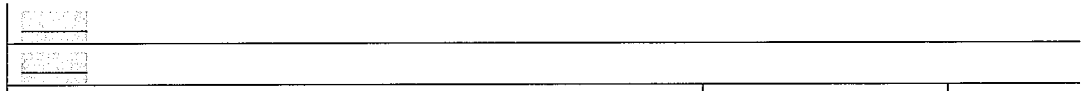


Signature of Witness



Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:




SUBURB:



STATE:




POSTCODE:



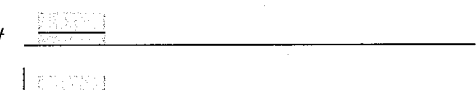
LESSOR 2

Executed by:



in accordance with Section 127 of the Corporations Act 2001 (Cth)

Director/Secretary



Name of Director/Secretary (BLOCK LETTERS)

Director



Name of Director (BLOCK LETTERS)

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

SIGNED by:



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:



Signature of Witness



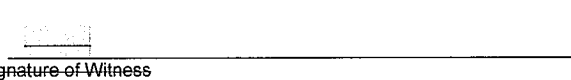
Name of Witness (BLOCK LETTERS)

OR

SIGNED by:



AS LESSOR in the presence of:

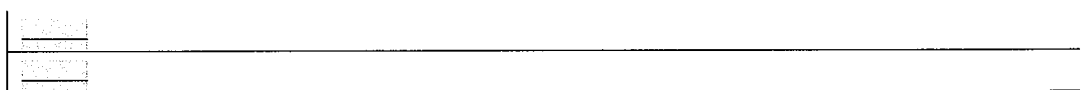


Signature of Witness

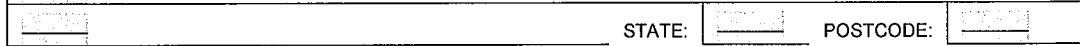


Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:



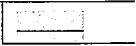
SUBURB:



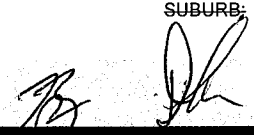
STATE:



POSTCODE:



INITIALS



EXECUTION BY THE GUARANTOR

SIGNED by _____

AS GUARANTOR in the presence of:

Name of Guarantor (BLOCK LETTERS)

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

_____ STATE: _____ POSTCODE: _____

SIGNED by _____

AS GUARANTOR in the presence of:

Name of Guarantor (BLOCK LETTERS)

Signature of Witness

Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS:

SUBURB:

_____ STATE: _____ POSTCODE: _____

INITIALS



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 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:

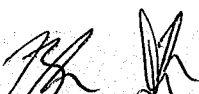
- (1) the Tenant does so as a monthly Tenant on the same basis as at the last day of the Term; and
- (2) either party may terminate the monthly tenancy by giving to the other one (1) months' notice expiring on any day.

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.

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.
- (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.
- 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) months' notice ending on any day of the month. At the end of that months' 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 affect 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.

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 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.



Write Off Borrowing Costs

Client Name: Ryan & Hume Super Fund Period Ended: 30 June 2021
 Client Code: RYAN0005 Accountant: Julie Fuller

Borrowing Costs to be written off over 5 years or the term of the loan, whichever, is the shorter

Loan purpose **BOQ Loan for Geebung**

Date loan commenced **28/04/2021** No of Years **5**

End of First Financial Year **30/06/2021**

Date Costs Incurred

<u>Application Fee</u>	2,145.00	
<u>Company Search</u>	31.44	
<u>Land Title Search</u>	35.10	
<u>Solicitor's Fee</u>	2,562.50	
<u>Valuation Fee</u>	1,100.00	
	5,874.04	

Year	Amount to Write Off	Balance	
2021	205.99	5,668.05	
2022	1,174.81	4,493.24	
2023	1,174.81	3,318.43	
2024	1,174.81	2,143.62	
2025	1,174.81	968.81	
2026	968.81	0.00	



Bank of Queensland Limited

ABN 32 009 656 740

Level 6, 100 Skyring Terrace, Newstead QLD 4006

Facility Details

These details, together with our *General Conditions* and each *Schedule* comprise the *facility agreement* between you and us. Further terms and conditions which may be relevant to the use of your account may be found in the Business Lending Supplementary Terms and Conditions, the Business Banking Guide to Fees and Charges and the Electronic Banking Terms and Conditions, each as amended from time to time.

This *facility agreement* is made on ____/____/____

PARTIES:

Customer: RYAN & HUME PTY LTD as trustee for
RYAN & HUME SUPER FUND
ACN: 165 692 151
Trust ABN: 55 276 641 354
Address: Herron Accountants
Unit 1, 48 Flinders Parade
North Lakes, Queensland, 4509

Bank: Bank of Queensland Limited
ABN: 32 009 656 740
Address: Level 6, 100 Skyring Terrace
Newstead QLD 4006

PARTICULARS OF FACILITY AGREEMENT

Documents comprising this facility agreement

This *facility agreement* is made up of the following documents:

- these *Facility Details*; the *General Conditions*;
- *business term loan facility schedule*.

Each *facility* is more specifically described in its *Schedule*.

If you wish to access a *facility* you must comply with the requirements of this *facility agreement*.

Security

The following *security* has been or is to be taken by us:

- First Registered Mortgage provided by RYAN & HUME BARE PTY LTD ACN 167 285 627 as bare trustee for FORTUNE STREET LRBA TRUST over the property situated at 7/20 Fortune Street, Geebung, Queensland, 4034, more particularly described as Lot 7 on BUP 104590, contained in Certificate of Title Reference 50133922.
- Guarantee and Indemnity provided by DARREN LEE RYAN in the amount of \$286,000.00.
- Guarantee and Indemnity provided by BRUCE GREGORY HUME in the amount of \$286,000.00.

- Guarantee and Indemnity provided by RYAN & HUME BARE PTY LTD ACN 167 285 627 as bare trustee for FORTUNE STREET LRBA TRUST limited to the property situated at 7/20 Fortune Street, Geebung, Queensland, 4034, more particularly described as Lot 7 on BUP 104590, contained in Certificate of Title Reference 50133922.
- Charge provided by the Customer over the beneficial interest in the property situated at RYAN & HUME PTY LTD ACN 165 692 151 as trustee for RYAN & HUME SUPER FUND ABN 55 276 641 354.

Fees and charges that are payable by the facility establishment date

You must pay the following fees and charges by the *facility establishment date*:

Bank charges (payable to us)

Amount of credit fee/charge

- Application fee - payable for your application and establishment of your *facility* and not refundable even if the *facility* does not proceed (1) \$2,145.00

part of \$5674.04 withdrawal \$1414.01 bank all 29/11/21

Government and other charges (payable to third parties)

Amount of credit fee/charge

- Company search fee (ASIC) - payable for company searches required by us (1) \$31.44
- Land title search fee (QLD) - payable for title searches required by us (1) \$35.10
- Mortgage lodgement fee (QLD) - payable for mortgage registration (including mortgage transfers) \$195.00
- Release of mortgage fee (QLD) - payable for lodgement of releases of mortgages from existing mortgagees \$195.00
- Transfer lodgement fee (QLD) - payable for registration of transfers of title \$1,453.00
- Solicitors fee - payable in circumstances where we engage a solicitor (1) \$2,562.50
- Valuation fee - payable in respect of fees incurred in valuing any *security property* over which we require a valuation (1) \$1,100.00

part of settlement draw

In addition you must pay any other government and third party fees and charges payable in connection with your *facility* or *security*. We need not make the *facility* available to you if any fees or charges are unpaid.

Fees and charges that are payable after the facility establishment date

You must pay the fees and charges described in the Schedule for each *facility* after the *facility establishment date*.

Fees and charges that may become payable

The following additional fees and charges may become payable during the *term* of the *facility*:

Bank charges (payable to us)	Amount of credit fee/charge
▪ Additional security fee - payable if more than one <i>security</i> is required by us	\$150.00
▪ Audit certificate fee - payable when you, your accountant or auditor request a certificate relating to your <i>facility account</i>	\$30.00
▪ Bank cheque fee - payable whenever you request us to issue more than four cheques on each drawdown of your <i>facility</i>	\$10.00 per cheque in excess of 4 bank cheques requested
▪ <i>Break costs</i> - payable if a <i>break cost event</i> occurs in respect of your <i>business term loan</i> and we make a loss from re-arranging our funding as a result	The amount we calculate for <i>break costs</i> (see the " <i>Break costs</i> " clause in the <i>General Conditions</i>).
▪ Break costs administration fee - payable if a <i>break cost event</i> occurs on your <i>business term loan</i> and we calculate whether <i>break costs</i> apply	\$50.00
▪ Certificate of balance or interest paid fee - payable when you request a certificate of the amount of credit outstanding or interest paid by you	\$10.00
▪ PPS information/certificate of other records fee - payable whenever you request us, or we are required by another secured party or interested party, to certify, obtain or provide anything relating to your <i>facility</i>	\$60.00
▪ Consent fee - payable whenever we give consent (following a request from you) to a change in <i>security</i>	\$300.00
▪ Consent service fee - payable whenever consent is required from another party to lodge a <i>security</i>	This amount varies depending on the party providing consent
▪ Default fee - payable on a <i>repayment date</i> if during the preceding month there is any amount overdue for payment	\$30.00
▪ Document variation fee - payable whenever you request a variation of <i>facility</i> documentation prior to settlement of your <i>facility</i>	\$200.00 per set of <i>facility</i> documents
▪ Production fee - payable if the certificate of title or any <i>security</i> is required to be produced to another financial institution	\$150.00
▪ Security release fee - payable when we agree (at your request) to discharge a <i>security</i>	\$320.00

▪ Security substitution fee - payable if we agree to substitution of a <i>security</i> for another <i>security</i>	\$300.00
▪ Special answer fee - payable whenever a special answer is requested for a cheque deposited to your <i>facility account</i>	\$15.00
▪ Switching fee - payable whenever we agree to your request to switch your <i>business term loan facility type</i> or <i>repayment type</i>	\$300.00
▪ Transaction list fee - payable whenever you request a list of transactions prior to the issue of a statement	\$2.00 per list
▪ PPS amending financing statement fee – payable if we amend a financing statement registered on the PPS register for an undefined duration	\$140.00
▪ PPS amending financing statement fee – payable if we amend a financing statement registered on the PPS register for a duration of 7 years or less	\$8.00
▪ PPS amending financing statement fee – payable if we amend a financing statement registered on the PPS register for a duration of more than 7 years but less than 25 years.	\$40.00
▪ PPS amending financing statement fee – payable if we amend a financing statement registered on the PPS register to correct a minor error (where the amendment does not impact on end date, result in additional grantors or add a new type of collateral).	\$4.00
▪ PPS search fee – payable when we search the PPS register.	\$4.90
▪ PPS information request fee – payable when we obtain copies of documentation from other secured parties	This amount varies depending upon the party providing the consent
▪ PPS search results fee – payable if we request the reissue of a search certificate or a pdf of search results.	\$4.90
▪ PPS search results fee – payable if we request issue of search results in hard copy form or in electronic media.	\$29.50
▪ PPS reports fee – payable if we request the issue of a copy of a verification statement.	\$4.90
▪ PPS registration fee – payable when we register a security interest required by us as <i>security</i> for an undefined duration.	\$140.00

- PPS registration fee – payable when we register a security interest required by us as *security* for a duration of more than 7 years and less than 25 years. \$40.00
- PPS registration fee – payable when we register a security interest required by us as *security* for a duration of 7 years or less. \$8.00
- PPS attachment fee – payable if we attach a document to a financing statement to be registered on the PPS register. \$4.00
- PPS transfer fee – payable for a transfer of a registration on the PPS register. \$0.00
- Company and PPSR search fee – payable for company searches including search on the PPS register by us \$15.72

In addition you must pay any government and third party fees and charges payable in connection with your *facility* or *security*. We need not make the *facility* available to you if any fees or charges are unpaid.

**Specific
Conditions for
loans to Self-
Managed
Superannuation
Funds**

The following Specific Conditions apply to this facility.

1. Additional Definitions

In these Specific Conditions:

Property Trustee means RYAN & HUME BARE PTY LTD ACN 167 285 627 as bare trustee for FORTUNE STREET LRBA TRUST.

Guarantors means DARREN LEE RYAN, BRUCE GREGORY HUME and the Property Trustee.

Purchased Property means 7/20 Fortune Street, Geebung, Queensland, 4034, more particularly described as Lot 7 on BUP 104590, contained in Certificate of Title Reference 50133922.

Superannuation Fund means RYAN & HUME SUPER FUND ABN 55 276 641 354.

Superannuation Trustee means RYAN & HUME PTY LTD ACN 165 692 151, the trustee of the Superannuation Fund.

2. Background

This facility is made in accordance with the provisions of section 67A of the *Superannuation Industry (Supervision) Act 1993 (Cth) (SIS Act)* which permits a regulated superannuation fund to borrow money provided:

- (a) the borrowed funds are used to purchase an asset (in this case the Purchased Property);
- (b) the Purchased Property is held on trust for the Superannuation Trustee as trustee of the Superannuation Fund by another entity (in this case the Property Trustee);
- (c) the Superannuation Trustee has the right to acquire legal ownership of the Purchased Property on behalf of the Superannuation Fund by making payments;
- (d) the lender's rights against the Superannuation Trustee in respect of a default:
 - (i) are limited to all amounts payable by the Superannuation Trustee under this facility; and
 - (ii) can only be enforced against the Superannuation Trustee (in its capacity as trustee of the Superannuation Fund) in respect of the Purchased Property.

3. Security

Despite any other provision of this agreement, the following stands as security for this facility:

- (a) a Charge of the beneficial interest in the Purchased Property given by the Superannuation Trustee as trustee of the Superannuation Fund;
- (b) a Mortgage of the legal interest in the Purchased Property by Property Trustee (**Mortgage**);

- (c) a Guarantee by the members of the Superannuation Fund and the Property Trustee; and
- (d) any other security granted to Bank of Queensland Limited to secure repayment of the facility.

4. Redraw

Despite any other conditions of this Agreement, redraw is not available on this facility.

5. Charge of beneficial interest

The Superannuation Trustee as trustee of the Superannuation Fund hereby charges to the Bank its beneficial interest in the Purchased Property to secure payment of the facility limit and all other amounts due in respect of the facility (the "Debt"). This charge constitutes a fixed and specific charge over the Purchased Property. All the terms of the Mortgage granted by the Property Trustee apply to this charge as if set out in full in this agreement and as if the Superannuation Trustee was the mortgagor and the Bank was the mortgagee.

6. Limited recourse

- (a) Despite any other condition of this agreement, this agreement relates solely to money payable in respect of the loan made to the Superannuation Trustee as trustee of the Superannuation Fund under this agreement (including interest and all costs and charges associated with that loan) and the Bank's rights against the Superannuation Trustee are limited to all amounts payable by the Superannuation Trustee under this agreement..
- (b) Despite any other condition of this agreement or any other document, the Bank's rights against the Superannuation Trustee in respect of a default can only be enforced against the Superannuation Trustee (in its capacity as trustee of the Superannuation Fund) in respect of the Purchased Property, and the Bank has no recourse against any other property of the Superannuation Fund other than the Purchased Property for payment of any money owing under this agreement. .
- (c) Subject to sub-clause (d), the Bank or a Guarantor must not take any step pursuant to the rights conferred by this agreement to:
 - (i) have an administrator appointed to the Superannuation Fund or the Superannuation Trustee;
 - (ii) have a receiver, receiver and manager, trustee, other controller (as defined in the Corporations Act), liquidator, provisional liquidator or similar official appointed to the Superannuation Fund or the Superannuation Trustee, other than a receiver of all or part of the Purchased Property only;
 - (iii) have the Superannuation Trustee wound up, or prove in any winding up of the Superannuation Trustee;
 - (iv) carry out any distress or execution on any property of the Superannuation Fund other than the Purchased Property;
 - (v) exercise any:
 - (A) right of set-off;

(B) right to combine or consolidate accounts; or

(C) banker's lien,

against the Superannuation Trustee, other than in respect of the Purchased Property;

(vi) make any other claim or institute any proceedings of any kind as against the Superannuation Trustee (in its capacity as trustee of the Superannuation Fund) other than in respect of the Purchased Property.

(d) The other provisions of this clause do not affect the Bank's rights to::

(i) enforce this agreement over the Purchased Property in accordance with the terms of this agreement and the registered mortgage over the Purchased Property;

(ii) for the sole purpose of enforcing its rights against the Purchased Property, proceed against the Property Trustee or the Superannuation Trustee to the extent necessary to enforce its rights against the Purchased Property or to obtain the benefit of the recourse to the Property Trustee or the Superannuation Trustee in respect of the Purchased Property; or

(iii) enforce any rights it may have under any other security granted to the Bank to secure repayment of the facility.

7. Own enquiries

The Bank makes no warranty or representation in relation to the structure under which the Property Trustee and the Superannuation Trustee has acquired the Purchased Property. The Superannuation Trustee acknowledges that it has made its own enquiries in relation to the structure and has no claim whatsoever against the Bank in relation to any aspect of the structure. For example, the Superannuation Trustee has no claim against the Bank if the entry of the structure, this agreement, or the transaction reflected by this document makes the Superannuation Fund non-complying with any law or regulation or results in adverse taxation consequences for the Superannuation Fund. The Bank can enforce this agreement in full despite any such non compliance.

8. Warranties and Representations by Superannuation Trustee

The Superannuation Trustee warrants and represents that:

(i) it applies for the amount to be borrowed under this facility wholly for the acquisition of the Purchased Property;

(ii) it is acquiring the Purchased Property for commercial or investment purposes;

(iii) it is the trustee of the Superannuation Fund, and enters into this agreement in that capacity;

(iv) the Purchased Property is or will be held by the Property Trustee on a bare trust for the Superannuation Trustee as trustee of the Superannuation Fund; and

- (v) the terms of the bare trust on which the Purchased Property will be held (and any other arrangements between the Superannuation Trustee and the Property Trustee) otherwise comply with the requirements of section 67A of SIS Act.

9. Acknowledgement by Superannuation Trustee

The Superannuation Trustee acknowledges that that the Bank may review or authorise the review of the Superannuation Fund Trust Deed or the Trust Deed of the bare trust on which the Purchased Property will be held. Despite any reviews the Bank may conduct in respect of this transaction, the Bank makes no representation that the Superannuation Fund Trust Deed or the Superannuation Fund itself complies with the SIS Act.

Special conditions

Conditions precedent

As well as the things set out in the *General Conditions*, the following conditions must be met, in a form and substance satisfactory to us, or waived by us in writing, before we will allow you to use the *facility* (or any part of it):

1. We are to be provided with a copy of the notice of compliance issued to the Superannuation Fund by the Australian Taxation Office.
2. Subject to conditions and guidelines of the SIS Act (1993), the external Solicitors acting for us will provide us with external advice and prepare the necessary loan documentation for this transaction. The cost of this legal preparation work will be paid by you. We will provide the borrower with a fixed quote or an estimate of the external Solicitors' fees before they are engaged.

Our panel Solicitors must be satisfied that the structure of the proposed transaction is acceptable to us and that the trust deeds establishing the Superannuation Fund and the bare trust on which the Purchased Property will be held contain the requisite powers to enable the Superannuation Fund and Property Trustee to enter into the proposed transaction.
3. We are to be provided evidence of comprehensive insurance in respect of the Purchased Property prior to settlement. The policy is to note BOQ's interest as mortgagee and provide an adequate "sum insured" that covers the reinstatement or replacement of all buildings and be to BOQ's satisfaction.
4. We are to be provided a copy of the signed Lease document in respect of the Purchased Property prior to settlement.
5. We are to be provided with any requested valuations, by a valuer approved by us, of the Purchased Property, which must be satisfactory to us in all respects. You must pay the costs of the valuation.
6. The trustee/s of the Superannuation Fund must provide a Certificate of Financial Advice or, where the financial planner/accountant refuses to provide a Certificate of Financial Advice, a Statutory Declaration from the trustee attesting to having received independent financial advice from a financial planner/accountant, with the Certificate or Statutory Declaration to be in a form acceptable to us.

Conditions subsequent

Other terms which also apply to this *facility agreement* are set out here.

1. You must advise us immediately of any events that may have the potential to cause a material adverse effect to the Superannuation Fund's ability to make payments, including but not limited to:
 - A change in the investment strategy that is likely to adversely impact the Superannuation Fund's risk profile;
 - Any new transactions including acquisitions or disposals of the Superannuation Fund's assets equivalent in value to more than 15% of the Superannuation Fund's total assets;
 - Any membership changes of the Superannuation Fund that may impact Superannuation Fund's repayment capacity;
 - if the Purchased Property is vacant for more than 8 weeks.

Meaning of terms

Defined terms which are used in these *Facility Details* and the *Schedules* have the same meaning as in the *General Conditions*.

Bank of Queensland Limited

ABN 32 009 656 740

Level 6, 100 Skyring Terrace, Newstead QLD 4006

Business Term Loan Facility Schedule

FACILITY					
Facility type	Variable business term loan				
Facility limit	\$286,000.00				
Purpose of facility	To assist with the purchase of a commercial investment property situated at 7/20 Fortune Street, Geebung, Queensland, 4034.				
Term	<p>The <i>term</i> of the <i>facility</i> is 180 months from the <i>facility establishment date</i>.</p> <p>This <i>business term loan</i> is subject to annual review and review upon a <i>change of credit</i> and the terms may change following either such review in accordance with the <i>General Conditions</i>.</p>				
Annual percentage rate	<p>The <i>annual percentage rate</i> is our "Term Other Security Base Rate" less a <i>margin</i> of 2.82%. Currently the <i>annual percentage rate</i> is 4.95% per annum.</p> <p>The <i>annual percentage rate</i> may change at any time.</p> <p>You will retain the <i>margin</i>, which is part of your <i>annual percentage rate</i> for the <i>term</i> of your <i>facility</i> provided your <i>facility</i> remains a <i>variable business term loan</i> product. If, during the <i>term</i> of your <i>facility</i>, you switch your <i>facility</i> to another product that is not a standard <i>variable business term loan</i> product, the <i>margin</i> will cease to apply from the date that the <i>facility</i> is switched to this different product.</p>				
Repayments	<p>You must make <i>principal and interest repayments</i> of \$2,254.23 each month. Your <i>repayments</i> have been calculated based on the current <i>annual percentage rate</i> and may change if the <i>annual percentage rate</i> changes.</p> <p>Your first <i>repayment</i> is due one month after the <i>facility establishment date</i>. Subsequent <i>repayments</i> are then to be made every month on the same date.</p>				
Fees and charges that are payable after the facility establishment date	<p>You must pay the following fees and charges after the <i>facility establishment date</i>:</p> <table border="0"><thead><tr><th>Bank charges (payable to us)</th><th>Amount of credit fee/charge</th></tr></thead><tbody><tr><td>▪ Loan service fee – payable on your <i>business term loan</i> each month on your <i>repayment date</i></td><td>\$25.00 per month</td></tr></tbody></table> <p>Other fees and charges, including fees and charges that are payable by the <i>facility establishment date</i>, are stipulated in the <i>Facility Details</i>, the <i>General Conditions</i> and the Business Banking Guide to Fees and Charges.</p>	Bank charges (payable to us)	Amount of credit fee/charge	▪ Loan service fee – payable on your <i>business term loan</i> each month on your <i>repayment date</i>	\$25.00 per month
Bank charges (payable to us)	Amount of credit fee/charge				
▪ Loan service fee – payable on your <i>business term loan</i> each month on your <i>repayment date</i>	\$25.00 per month				

Request notice

The attached *request notice* forms part of this Schedule.

Business Term Loan

Request Notice

To: Bank of Queensland Limited
Level 6, 100 Skyring Terrace
Newstead Qld 4006
_____ Branch / Business Banking Manager

Loan Account Number: _____
Facility Agreement between: RYAN & HUME PTY LTD ACN 165 692 151 as trustee for RYAN & HUME
SUPER FUND ABN 55 276 641 354 and Bank of Queensland Limited ABN 32 009 656 740 dated ____ /
____ / ____ ("facility agreement").

We refer to the *business term loan* under the *facility agreement*.

We give you notice that we wish to:

Use business transaction account number _____ as my/our *nominated account*
(Note: A *nominated account* must be an account held with Bank of Queensland in the borrower's name)

Make a drawing under the *facility*:

(a) the proposed drawing is the total draw.

(b) the proposed amount is \$ _____

(c) the proposed *drawdown date* is ____ / ____ / ____

(d) disburse proceeds via:

credit my/our Bank of Queensland account number _____

credit account in name of _____

Bank: _____

BSB: _____

Account Number: _____ (please note standard processing times apply)

Reduce the *facility limit* by \$ _____ to \$ _____ on ____ / ____ / ____

Make an election to continue with a *fixed business term loan*

1 year or 2 years or 3 years or 4 years or 5 years

Switch *facility type* to:

Variable business term loan

Fixed business term loan with a *fixed rate period* of:

1 year or 2 years or 3 years or 4 years or 5 years

Switch *repayment type* to (*Variable business term loans* only):

- Principal and interest repayment type*
- Interest only repayment type with an interest only period of:*
 - 1 year or 2 years or 3 years or 4 years or 5 years

We understand that:

- (a) any change to the loan type may incur a switching fee, *break cost* and/or a break cost administration fee. These fees are described in the *General Conditions*;
- (b) each representation and warranty contained in the *facility agreement* is taken to be repeated upon presentation of this *request notice*; and
- (c) any request made under this *request notice* is subject to your approval.

A term which has a defined meaning in the *facility agreement* has the same meaning when used in this *request notice*.

Yours faithfully

Signature of *authorised officer*

Name of *authorised officer*

Date: ____ / ____ / ____

Signature of *authorised officer*

Name of *authorised officer*

Date: ____ / ____ / ____

Bank Use

- Signature/s verified Request Approved/Declined

I certify that customer's request is within existing terms and conditions of this Business Term Loan.

Account Manager name

Account Manager Signature

Branch / BSB

____ / ____ / ____

Date

Loan Centre Use

/ / Received / / Actioned

Issue Variation Agreement
(if applicable)

Charge Switching Fee

Input changes

Charge Break Costs / Admin Fees

Preparer name

Authoriser name

Preparer signature

Authoriser signature

OTHER REQUIREMENTS, DECLARATIONS AND ACKNOWLEDGMENTS

To agree to this *facility agreement*, you must sign and date two copies of this document and return one copy to us by no later than 4.00pm on 31 March 2021.

By signing this *facility agreement* you:

- 1 agree to be bound by the terms of this *facility agreement*;
- 2 declare that all the information you have given us is accurate and not misleading and that you are aware that we are relying on it;
- 3 acknowledge that before signing this *facility agreement* you received and read a copy of:
 - each document comprising this *facility agreement* including the *General Conditions*;
 - each *security* (if any) stipulated in this *facility agreement*;
 - Business Lending Supplementary Terms and Conditions;
 - Business Banking Guide to Fees and Charges; and
 - Electronic Banking Terms and Conditions;
- 4 acknowledge that you fully understand the nature and effect of this *facility agreement* and the consequences of entering into it;
- 5 acknowledge that you were given the opportunity to seek independent legal advice and that we recommended that you obtain such advice;
- 6 declare that you do not sign this acceptance as trustee, unless you have told us in writing;
- 7 consent to us giving to any existing guarantor or prospective new guarantor:
 - a copy of the *facility agreement* or any *security* (whether signed or unsigned);
 - a copy of any notice to or from us;
 - a copy of your account or other account statements;
 - a copy of any final letter of offer;
 - any relevant credit report from a credit reporting body;
 - any current related credit insurance contract; and
 - any other information the prospective guarantor requests and we consider is reasonable;
- 8 agree to notify us promptly in writing if you change your address; and
- 9 declare that you have power to enter into this *facility agreement* and any *security* which you have provided..

Executed as an agreement

Bank Execution

Signed on behalf of Bank of Queensland Limited



by:

Greg Pink

General Manager, Business and Corporate Banking

Date:

Customer Execution

EXECUTED by **RYAN & HUME PTY LTD ACN
165 692 151** as trustee for **RYAN & HUME
SUPER FUND ABN 55 276 641 354:**

.....
Signature of director

.....
Name of director (block letters)

.....
Signature of director/secretary

.....
Name of director/secretary (block letters)

Lodger Details

Lodger Code
 Name
 Address
 Lodger Box
 Phone
 Email
 Reference ACS:KAD:4794011

For Office Use Only

**THE BACK OF THIS FORM
 MUST NOT BE USED**

MORTGAGE

Jurisdiction QUEENSLAND

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or interest being mortgaged

FEE SIMPLE

Land Title Reference	Part Land Affected?	Land Description
50133922		LOT 7 ON BUILDING UNIT PLAN 104590

Mortgagor

Name	RYAN & HUME BARE PTY LTD
ACN	167285627
Capacity	AS TRUSTEE

Mortgagee

Name	BANK OF QUEENSLAND LIMITED
ACN	009656740
Australian Credit Licence	244616

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

- (a) Document Reference 719468209
 (b) Additional terms and conditions

The mortgagor acknowledges and agrees:

1. the terms and conditions in the memorandum of common provisions document referenced in clause (a) above (the MCP) are incorporated in and form part of this mortgage;
2. giving this mortgage and incurring obligations and giving rights under this mortgage for valuable consideration received from the mortgagee; and
3. this mortgage is security for:
 - (i) the total amount owing defined in the MCP that the mortgagor owes under this mortgage or an agreement covered by this mortgage with the mortgagee to provide financial accommodation (Agreement);
 - (ii) the mortgagor's obligations to the mortgagee under any guarantee and indemnity the mortgagor provides in respect of an Agreement.

4. despite any other provision of this mortgage, the mortgagor's liability to repay under this mortgage may be discharged from, and the mortgagee's recourse is limited to, only the land specified in this mortgage (Property) and the total amount available to the mortgagee as a result of a realisation of the Property.

5. subject to paragraph 6, nothing in paragraph 4 above limits the mortgagee in:

- (i) exercising its rights or powers under this mortgage in relation to the Property;
- (ii) obtaining an injunction or other order to restrain any breach of this mortgage; or
- (iii) obtaining declaratory relief.

6. in exercising any right, power or remedy under this mortgage, neither the mortgagee nor any receiver, receiver and manager, agent or attorney appointed under this mortgage shall incur, or have the authority to incur, any liability on the mortgagor's behalf or for the mortgagor's account except a liability which is itself subject to the limitation in paragraph 4.

7. the mortgagee will not, in relation to any liability for which the mortgagor is not liable under paragraph 4:

- (i) obtain a judgment for the payment of money or damages by the mortgagor;
- (ii) issue a statutory demand notice under the Corporations Act 2001 (or any analogous provision under any other law) against the mortgagor;
- (iii) apply for the winding up of the mortgagor or the mortgagor's bankruptcy;
- (iv) levy or enforce any distress or other execution to, on or against any of the mortgagor's assets other than the Property;
- (v) apply for the appointment by a court of a receiver to any of the mortgagor's assets other than the Property;
- (vi) exercise or seek to exercise any set-off or counterclaim against the mortgagor; or
- (vii) take proceedings for any of the above and the mortgagee waive its rights in respect of those applications and proceedings.

8. despite any other provision of this mortgage, this mortgage only secures obligations under the documents specified in paragraph 3 for the financing of the acquisition of the Property (or any 'replacement asset' under applicable laws for self-managed superannuation funds) or the refinancing by the mortgagee of the cost of the acquisition of the Property.

Mortgagor Execution

Executed on behalf of RYAN & HUME BARE PTY LTD

Signer Name DARREN LEE RYAN
 Signer Organisation RYAN & HUME BARE PTY LTD
 ACN 167 285 627
 Signer Role DIRECTOR/SECRETARY

Signature _____

Execution Date _____

Executed on behalf of RYAN & HUME BARE PTY LTD

Signer Name BRUCE GREGORY HUME
 Signer Organisation RYAN & HUME BARE PTY LTD
 ACN 167 285 627
 Signer Role DIRECTOR/SECRETARY

Signature _____

Execution Date _____

Mortgagee Execution

Executed on behalf of BANK OF QUEENSLAND
LIMITED

Signer Name ARMANDO SCENNA

Signer Organisation THOMSON GEER

Signer Role AUSTRALIAN LEGAL
PRACTITIONER

Signature _____

Execution Date _____



Bank of Queensland Limited
ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead QLD 4006

Mortgage Side Deed

Dated

Parties

1. **Bank of Queensland Limited** ABN 32 009 656 740 of Level 6, 100 Skyring Terrace, Newstead, QLD 4006 (**Mortgagee**).
2. **RYAN & HUME BARE PTY LTD ACN 167 285 627** as bare trustee for FORTUNE STREET LRBA TRUST of Herron Accountants, Unit 1, 48 Flinders Parade, North Lakes, Queensland, 4509 (**Mortgagor**).
3. **RYAN & HUME PTY LTD ACN 165 692 151** as trustee for RYAN & HUME SUPER FUND ABN 55 276 641 354 of Herron Accountants, Unit 1, 48 Flinders Parade, North Lakes, Queensland, 4509 (**Superannuation Trustee**).

Background

The Mortgagor on or about the date of this deed is granting to the Mortgagee a mortgage of the Purchased Property (**Mortgage**).

Operative provisions

1. Defined meanings

Words used in this document and the rules of interpretation that apply are set out and explained in the definitions and interpretation clause at the back of this document.

2. Provisions deemed incorporated in the Mortgage

The provisions in the Schedule are agreed by the parties to be incorporated in the Mortgage as if set out in the Mortgage in full.

3. Definitions and interpretation

3.1 Definitions

In this document:

Facility Agreement means the Facility Agreement made between the Superannuation Trustee and the Mortgagee on or about the date of the Mortgage in respect of a loan to purchase the Purchased Property.

Mortgagee Notice means a notice given by the Mortgagee to the Property Trustee directing the Property Trustee to take action being an action which the Mortgagee is entitled to take under its Mortgage.

Property Trustee means RYAN & HUME BARE PTY LTD ACN 167 285 627 as bare trustee for FORTUNE STREET LRBA TRUST.

Purchased Property means 7/20 Fortune Street, Geebung, Queensland, 4034, more particularly described as Lot 7 on BUP 104590, contained in Certificate of Title Reference 50133922.

Superannuation Fund means RYAN & HUME SUPER FUND ABN 55 276 641 354.

Superannuation Trustee means RYAN & HUME PTY LTD ACN 165 692 151, as trustee of the Superannuation Fund.

3.2 Interpretation

In this document unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words denoting any gender include all genders;
- (c) reference to a person includes any other entity recognised by law and vice versa;
- (d) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally;
- (e) an agreement, representation or warranty on the part of two or more persons is for the benefit of them jointly and severally;

Schedule

1. Background

The Mortgage is granted in accordance with the provisions of section 67A of the SIS Act which permits a regulated superannuation fund to borrow money provided:

- (a) the borrowed funds are used to purchase an asset (in this case the Purchased Property);
- (b) the Purchased Property is held on trust for the Superannuation Trustee as trustee of the Superannuation Fund by another entity (in this case the Property Trustee);
- (c) the Superannuation Trustee has the right to acquire legal ownership of the Purchased Property on behalf of the Superannuation Fund by making payments;
- (d) the Mortgagee's rights against the Superannuation Trustee in respect of a default:
 - (i) are limited to all amounts payable by the Superannuation Trustee under this facility; and
 - (ii) can only be enforced against the Superannuation Trustee (in its capacity as trustee of the Superannuation Fund) in respect of the Purchased Property.

Accordingly the following provisions apply to the Mortgage.

2. What the Mortgage secures

Despite any other provision of the Mortgage:

- (a) the Superannuation Trustee directs the Mortgagor to give a guarantee in respect of the Superannuation Trustee's obligations to the Mortgagee under the Facility Agreement and to grant the Mortgage;
- (b) the Mortgagor grants the Mortgage at the direction of the Superannuation Trustee;

- (c) the Mortgagee enters into the Mortgage at the request of the Superannuation Trustee; and
- (d) the Mortgage only secures money owing by the Superannuation Trustee in its capacity as trustee of the Superannuation Fund pursuant to the Facility Agreement.

3. Limited Recourse

Despite any other provision of any document, the Facility Agreement, the *Memorandum of Common Provisions* or any right conferred or implied by law or statute, the Mortgagee's recourse or right of contribution against the Property Trustee or the Superannuation Trustee in respect of any payment, cost, expense or anything else arising from or relating to the Mortgage:

- (a) is limited to recourse against the Purchased Property; and
- (b) is limited as provided in the Facility Agreement

4. Dealing with the Purchased Property

- (a) The Mortgagee may direct the Mortgagor to deal with the Purchased Property as directed by a Mortgagee in a Mortgagee Notice.
- (b) The Mortgagee may only make directions consistent with its interest as creditor secured by the Purchased Property being directions reasonably necessary to:
 - (i) recover the money due to it;
 - (ii) preserve the Purchased Property; or
 - (iii) take any action that the Mortgagee is authorised to take under the Mortgage.
- (c) The Mortgagor is only obliged to deal with the Purchased Property in a lawful way and in accordance with usual commercial and conveyancing practice.

5. Own enquiries

The Mortgagee makes no warranty or representation in relation to the structure under which the Property Trustee and the Superannuation Trustee has acquired the Purchased Property. The Superannuation Trustee and the Property Trustee each acknowledges that it has no claim whatsoever against the Mortgagee in relation to any aspect of the structure. The Mortgagee can enforce this document in full despite any non compliance of the structure with any law or regulation.

Executed as a deed.

Signed on behalf of Bank of Queensland Limited



by:
Greg Pink
General Manager, Business and Corporate Banking

Date:

EXECUTED by **RYAN & HUME PTY LTD ACN 165 692 151** as trustee for RYAN & HUME SUPER FUND ABN 55 276 641 354:

.....
Signature of director

.....
Name of director (block letters)

.....
Signature of director/secretary

.....
Name of director/secretary (block letters)

EXECUTED by **RYAN & HUME BARE PTY LTD ACN 167 285 627** as bare trustee for FORTUNE STREET LRBA TRUST:

.....
Signature of director

.....
Name of director (block letters)

.....
Signature of director/secretary

.....
Name of director/secretary (block letters)



Bank of Queensland Limited
ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead QLD 4006

Guarantor's Indemnity Waiver

Dated

Parties

RYAN & HUME PTY LTD ACN 165 692 151 as trustee for **RYAN & HUME SUPER FUND** ABN 55 276 641 354 of Herron Accountants, Unit 1, 48 Flinders Parade, North Lakes, Queensland, 4509 (**Borrower**).

RYAN & HUME BARE PTY LTD ACN 167 285 627 as bare trustee for **FORTUNE STREET LRBA TRUST** of Herron Accountants, Unit 1, 48 Flinders Parade, North Lakes, Queensland, 4509 (**Property Trustee**).

DARREN LEE RYAN of 6 Broders Street, Bracken Ridge, Queensland, 4017, **BRUCE GREGORY HUME** of 6 Kershaw Crescent, Mango Hill, Queensland, 4509 and the **Property Trustee (Guarantor)**.

Background

Bank of Queensland Limited ABN 32 009 656 740 (**Lender**) has made or will make a loan to the Borrower (**Loan**).

The security for repayment of the Loan includes a mortgage (**Mortgage**) granted by the Property Trustee over the property located at 7/20 Fortune Street, Geebung, Queensland, 4034, more particularly described as Lot 7 on BUP 104590, contained in Certificate of Title Reference 50133922 (**Purchased Property**).

The Guarantor has guaranteed and indemnified or intends to guarantee and indemnify the Lender in respect of the Loan.

The Guarantor has agreed to limit its right to indemnity against the Borrower to the Purchased Property.

Operative provisions

1. Limited Recourse

Despite any other provision of any document or any right conferred by law or statute, the Guarantor's rights against the Borrower in respect of any payment, cost, expense or anything else arising from or relating to this guarantee are limited to the Purchased Property. For example, if the Guarantor pays any money to the Lender in response to a demand for payment by the Lender, the Guarantor will not be entitled to claim that amount from the Borrower other than by recourse to the Purchased Property.

2. Contribution by Guarantor

Despite any other provision of any document or any right conferred by law or statute, if under the guarantee and indemnity given by the Guarantor, the Guarantor makes any payment (in cash or in kind – for example as a result of any security provided by the Guarantor being sold by the mortgagee), the Property Trustee will not transfer the Purchased Property to the Borrower unless and until the Guarantor has been repaid the amount of that payment. (This clause is inserted to

ensure that by making any payment under a guarantee, the Guarantor is not deemed to have made a contribution to the superannuation fund).

3. Interpretation

In this document unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words denoting any gender include all genders;
- (c) reference to a person includes any other entity recognised by law and vice versa;
- (d) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally;
- (e) an agreement, representation or warranty on the part of two or more persons is for the benefit of them jointly and severally;

Executed as a deed.

SIGNED SEALED AND DELIVERED by **DARREN LEE RYAN** in the presence of:

Witness

DARREN LEE RYAN

Print name

Print address

SIGNED SEALED AND DELIVERED by **BRUCE GREGORY HUME** in the presence of:

Witness

BRUCE GREGORY HUME

Print name

Print address

**EXECUTED by RYAN & HUME PTY LTD ACN
165 692 151 as trustee for RYAN & HUME
SUPER FUND ABN 55 276 641 354:**

.....
Signature of director

.....
Name of director (block letters)

.....
Signature of director/secretary

.....
Name of director/secretary (block letters)

**EXECUTED by RYAN & HUME BARE PTY
LTD ACN 167 285 627 as bare trustee for
FORTUNE STREET LRBA TRUST:**

.....
Signature of director

.....
Name of director (block letters)

.....
Signature of director/secretary

.....
Name of director/secretary (block letters)



Bank of Queensland Limited
ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead QLD 4006

Unregulated Guarantee and Indemnity Schedule

IMPORTANT NOTICE

- Before you sign this *guarantee and indemnity* we recommend that you obtain legal and financial advice from independent lawyers and accountants (or other financial advisers) on the effect of this *guarantee and indemnity*
- There are financial risks involved in entering into this *guarantee and indemnity*
- You can refuse to enter into this *guarantee and indemnity*
- You have the right to limit your liability in accordance with the Banking Code of Practice and as allowed by law
- You can request information from us about the transaction(s) or facility(s) related to this *guarantee and indemnity*
- This *guarantee and indemnity* may cover liability under a future credit contract or a variation of an existing credit contract to the extent the future credit contract or variation (together with all other existing credit contracts secured by this *guarantee and indemnity*) is within a limit previously agreed by you. If you are an individual we may require you to agree for this to apply to a future credit contract
- This Schedule does not contain all of the terms and conditions of this *guarantee and indemnity*. Further terms and conditions are in the General Conditions

Guarantor 1: DARREN LEE RYAN
Address: 6 Broders Street
Bracken Ridge, Queensland, 4017

Guarantor 2: BRUCE GREGORY HUME
Address: 6 Kershaw Crescent
Mango Hill, Queensland, 4509

Bank (we/us): Bank of Queensland Limited
ABN: 32 009 656 740
Address: Level 6, 100 Skyring Terrace
Newstead QLD 4006

SCHEDULE

Debtor(s)	Debtor 1: RYAN & HUME PTY LTD ACN 165 692 151 as trustee for RYAN & HUME SUPER FUND ABN 55 276 641 354 Address: Herron Accountants, Unit 1, 48 Flinders Parade, North Lakes, Queensland, 4509
Guaranteed agreement	The Facility Agreement between the <i>debtor</i> and us on or about the date of this <i>guarantee and indemnity</i> as amended from time to time.

<p>Maximum amount</p> <p><i>The maximum amount we can require you to pay under this guarantee and indemnity</i></p>	<p>The maximum amount for each guarantor is \$286,000.00 plus any interest, fees and charges on the guaranteed agreement plus amounts payable under the "Enforcement expenses" clause in the General Conditions.</p>
<p>Special conditions</p>	<p>1. ADDITIONAL DEFINITIONS</p> <p>Property Trustee means RYAN & HUME BARE PTY LTD ACN 167 285 627 as bare trustee for FORTUNE STREET LRBA TRUST;</p> <p>Superannuation Fund means RYAN & HUME SUPER FUND ABN 55 276 641 354;</p> <p>Superannuation Trustee means RYAN & HUME PTY LTD ACN 165 692 151 as trustee of the Superannuation Fund;</p> <p>Purchased Property means 7/20 Fortune Street, Geebung, Queensland, 4034, more particularly described as Lot 7 on BUP 104590, contained in Certificate of Title Reference 50133922.</p> <p>2. NO INDEMNITY</p> <p>Despite any other provision of this <i>guarantee and indemnity</i> or any right conferred or implied by law or statute, the <i>guarantor's</i> rights against the <i>debtor</i> in respect of any payment, cost, expense or anything else arising from or relating to this <i>guarantee and indemnity</i> are limited to the <i>Purchased Property</i> (except for any right of a member of the Superannuation Fund to damages against the Superannuation Trustee for a breach by the Superannuation Trustee of its duties as trustee). For example, if the <i>guarantor</i> pays any money to us in response to a demand for payment by us, the <i>guarantor</i> will not be entitled to claim that amount from the <i>debtor</i> other than by recourse to the <i>Purchased Property</i>.</p> <p>3. OWN ENQUIRIES</p> <p>We make no warranty or representation in relation to the structure under which the <i>Property Trustee</i> and the <i>Superannuation Fund</i> has acquired the <i>Purchased Property</i>. The <i>guarantor</i> acknowledges that it has made its own enquiries in relation to the structure and has no claim whatsoever against us in relation to any aspect of the structure. For example, the <i>guarantor</i> has no claim against us if the entry of the structure, this <i>guarantee and indemnity</i>, or the transaction reflected by this <i>guarantee and indemnity</i> makes the <i>Superannuation Fund</i> non-complying with any law or regulation. We can enforce this <i>guarantee and indemnity</i> in full despite any such non compliance.</p>
<p>Security</p>	<p>The following security has been or is to be taken by us:</p> <p>N/A.</p>

Credit provider

Bank of Queensland Limited ABN 32 009 656 740, its successors and assigns.

ACCEPTANCE BY GUARANTOR

By signing this *guarantee and indemnity* you:

- 1 request us to enter into the *guaranteed agreement* or not to immediately enforce the *guaranteed agreement* and you agree to be bound by the terms of this *guarantee and indemnity* in consideration of us doing so;
- 2 acknowledge and accept that each mortgage and other security you have given or will give under "*Security*" extends to this *guarantee and indemnity* and that this *guarantee and indemnity* is therefore an agreement covered by each of those mortgages and other securities;
- 3 understand that the mortgaged or secured property will be at risk if you default under this *guarantee and indemnity*;
- 4 acknowledge that before signing this *guarantee and indemnity* you received and read a copy of the *guaranteed agreement* made or to be made between the *debtor* and us and each mortgage and other security given or to be given by you;
- 5 acknowledge that you fully understand the nature and effect of this *guarantee and indemnity* and the consequences of entering into it;
- 6 acknowledge that you were given the opportunity to seek independent legal advice and that we recommended that you obtain such advice;
- 7 declare that you do not sign this acceptance as trustee, unless you have told us in writing; and
- 8 agree to notify us promptly in writing if you change your address.

Warning: If the debtor is under 18 years old, the courts might not let you sue the debtor if you have to pay amounts under this *guarantee and indemnity* (ie you may not be entitled to an indemnity against the debtor).

EXECUTED as a deed.

IMPORTANT

BEFORE YOU SIGN

- READ THIS GUARANTEE DOCUMENT AND THE CREDIT CONTRACT DOCUMENT.

- You should also read the information statement: "THINGS YOU SHOULD KNOW ABOUT GUARANTEES."
- You should obtain independent legal advice.

- You should also consider obtaining independent financial advice.
- You should make your own inquiries about the credit worthiness, financial position and honesty of the *debtor*.

THINGS YOU MUST KNOW

- Understand that, by signing this guarantee, you may become personally responsible instead of, or as well as, the *debtor* to pay the amounts which the *debtor* owes and the reasonable expenses of the credit provider in enforcing the guarantee.
- If the *debtor* does not pay you must pay. This could mean you lose everything you own including your home.
- You may be able to withdraw from this guarantee or limit your liability. Ask your legal adviser about this before you sign this guarantee.
- You are not bound by a change to the credit contract, or by a new credit contract, that increases your liabilities under the guarantee unless you have agreed in writing and have been given written particulars of the change or a copy of the new credit contract document. This does not apply to liability within the limit agreed by you in writing in the circumstances set out in "Important notice" on the cover of this schedule.

SIGNED, SEALED AND DELIVERED by **DARREN LEE RYAN**

SIGNED, SEALED AND DELIVERED by **BRUCE GREGORY HUME**

.....
I witnessed the above guarantor sign this document

.....
I witnessed the above guarantor sign this document

.....
Signature of witness

.....
Signature of witness

.....
Name of witness (please print)

.....
Name of witness (please print)

.....
Residential address of witness (please print)

.....
Residential address of witness (please print)

.....
Date signed

.....
Date signed



Bank of Queensland Limited
ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead QLD 4006

Unregulated Guarantee and Indemnity Schedule

IMPORTANT NOTICE

- Before you sign this *guarantee and indemnity* we recommend that you obtain legal and financial advice from independent lawyers and accountants (or other financial advisers) on the effect of this *guarantee and indemnity*
- There are financial risks involved in entering into this *guarantee and indemnity*
- You can refuse to enter into this *guarantee and indemnity*
- You have the right to limit your liability in accordance with the Banking Code of Practice and as allowed by law
- You can request information from us about the transaction(s) or facility(s) related to this *guarantee and indemnity*
- This *guarantee and indemnity* may cover liability under a future credit contract or a variation of an existing credit contract to the extent the future credit contract or variation (together with with all other existing credit contracts secured by this *guarantee and indemnity*) is within a limit previously agreed by you. If you are an individual we may require you to agree for this to apply to a future credit contract
- This Schedule does not contain all of the terms and conditions of this *guarantee and indemnity*. Further terms and conditions are in the General Conditions

Guarantor: RYAN & HUME BARE PTY LTD
as bare trustee for FORTUNE STREET
LRBA TRUST
ACN 167 285 627
Address: Herron Accountants, Unit 1, 48 Flinders Parade
North Lakes, Queensland, 4509

Bank (we/us): Bank of Queensland Limited
ABN: 32 009 656 740
Address: Level 6, 100 Skyring Terrace
Newstead QLD 4006

SCHEDULE

Debtor(s)	Debtor 1: RYAN & HUME PTY LTD ACN 165 692 151 as trustee for RYAN & HUME SUPER FUND ABN 55 276 641 354 Address: Herron Accountants, Unit 1, 48 Flinders Parade, North Lakes, Queensland, 4509
Guaranteed agreement	The Facility Agreement between the <i>debtor</i> and us on or about the date of this <i>guarantee and indemnity</i> as amended from time to time.

Maximum amount

The maximum amount we can require you to pay under this guarantee and indemnity

The *maximum amount* for each guarantor is the value, at the time of any enforcement or recovery, of those assets that are the subject of the *securities* set out below.

**Special
conditions**

1. ADDITIONAL DEFINITIONS

Property Trustee means RYAN & HUME BARE PTY LTD ACN 167 285 627 as bare trustee for FORTUNE STREET LRBA TRUST;

Superannuation Fund means RYAN & HUME SUPER FUND ABN 55 276 641 354;

Superannuation Trustee means RYAN & HUME PTY LTD ACN 165 692 151 as trustee of the Superannuation Fund.

Purchased Property means 7/20 Fortune Street, Geebung, Queensland, 4034, more particularly described as Lot 7 on BUP 104590, contained in Certificate of Title Reference 50133922.

2. LIMITATION OF LIABILITY

Despite any other provision of this *guarantee and indemnity* or of the mortgage granted by the *guarantor* over the Purchased Property:

- a) the *guarantor's* liability under this *guarantee and indemnity* is limited to the liability of the Superannuation Trustee under the *guaranteed agreement* made between the Superannuation Trustee and us on or about the date of this *guarantee and indemnity* in respect of a loan to purchase the Purchased Property ;
- b) this *guarantee and indemnity* can only be enforced against the *guarantor* in respect of the *purchased property*, and we have no recourse against the *guarantor* under this *guarantee and indemnity* other than by exercising its rights against the Purchased Property.

3. NO INDEMNITY

Despite any other provision of this *guarantee and indemnity* or any right conferred or implied by law or statute, the *guarantor's* rights against the *debtor* in respect of any payment, cost, expense or anything else arising from or relating to this *guarantee and indemnity* are limited to the *purchased property*. For example, if the *guarantor* pays any money to us in response to a demand for payment by us, the *guarantor* will not be entitled to claim that amount from the debtor other than by recourse to the *purchased property*.

4. OWN ENQUIRIES

We make no warranty or representation in relation to the structure under which the *property trustee* and the *superannuation fund* has acquired the *purchased property*. The *guarantor* acknowledges that it has made its own enquiries in relation to the structure and has no claim whatsoever against us in relation to any aspect of the structure. For example, the *guarantor* has no claim against us if the entry of the structure, this *guarantee and indemnity*, or the transaction reflected by this *guarantee and indemnity* makes the superannuation fund non-complying with any law or regulation. We can enforce this *guarantee and indemnity* in full despite any such non compliance.

Security	The following <i>security</i> has been or is to be taken by us: <ul style="list-style-type: none"><li data-bbox="400 421 1375 488">▪ First Registered Mortgage provided by the <i>Property Trustee</i> over the <i>Purchased Property</i>.
Credit provider	Bank of Queensland Limited ABN 32 009 656 740, its successors and assigns.

ACCEPTANCE BY GUARANTOR

By signing this *guarantee and indemnity* you:

- 1 request us to enter into the *guaranteed agreement* or not to immediately enforce the *guaranteed agreement* and you agree to be bound by the terms of this *guarantee and indemnity* in consideration of us doing so;
- 2 acknowledge and accept that each mortgage and other security you have given or will give under "*Security*" extends to this *guarantee and indemnity* and that this *guarantee and indemnity* is therefore an agreement covered by each of those mortgages and other securities;
- 3 understand that the mortgaged or secured property will be at risk if you default under this *guarantee and indemnity*;
- 4 acknowledge that before signing this *guarantee and indemnity* you received and read a copy of the *guaranteed agreement* made or to be made between the *debtor* and us and each mortgage and other security given or to be given by you;
- 5 acknowledge that you fully understand the nature and effect of this *guarantee and indemnity* and the consequences of entering into it;
- 6 acknowledge that you were given the opportunity to seek independent legal advice and that we recommended that you obtain such advice;
- 7 declare that you do not sign this acceptance as trustee, unless you have told us in writing; and
- 8 agree to notify us promptly in writing if you change your address.

Warning: If the debtor is under 18 years old, the courts might not let you sue the debtor if you have to pay amounts under this *guarantee and indemnity* (ie you may not be entitled to an indemnity against the debtor).

EXECUTED as a deed.

DATED: _____

**EXECUTED by RYAN & HUME BARE PTY
LTD ACN 167 285 627 as bare trustee for
FORTUNE STREET LRBA TRUST :**

.....
Signature of director

.....
Signature of director/secretary

.....
Name of director (block letters)

.....
Name of director/secretary (block letters)



Bank Loan Reconciliation

Client Name: Ryan & Hume Super Fund Period Ended: 30 June 2021
 Client Code: RYAN0005 Accountant: Julie Fuller

Bank BOQ Term Loan Account No *5538

Balance per bank statement 283,668.72 ✓

Balance per MYOB 283,668.72 ✓

Variance 0.00

Interest paid for the year

Month	Interest	Bank Charges
July		
August		
September		
October		
November		
December		
January		
February		
March		
April		
May	928.52	25
June	956.90	25
	1,885.42	50.00
	✓	✓



Transaction Update

Bank of Queensland Limited
ABN 32 009 656 740
Level 6, 100 Skyring Terrace, Newstead Qld 4006
GPO BOX 898, Brisbane QLD 4001
Tel +61 7 3212 3333
Fax +61 7 3212 3399
AFSL and ACL No. 244616

BUS TERM LOAN RES SECURITY
Account Number: 23175538

Printed: 20/07/2021
Pages: 1

RYAN & HUME PTY LTD ATF
RYAN & HUME PTY SUPER FUND
6 BRODERS STREET
BRACKEN RIDGE QLD 4017

Transactions
From: 28/04/2021
To: 20/07/2021

Date	Description	Debit	Credit	Balance
28/04/2021	Opening Balance			\$0.00
28/04/2021	Pending Disb	\$286,000.00		-\$286,000.00
27/05/2021	Capitalisation Bch-33100481 Effective Date: 28/05/2021	\$928.52		-\$286,928.52
28/05/2021	Loan Service Fee Bch-65548481	\$25.00		-\$286,953.52
03/06/2021	Tfr From 022125705 Tfr From 022125705 lb2-86799630		\$2,133.35	-\$284,820.17
27/06/2021	Capitalisation Bch-74699610 Effective Date: 28/06/2021	\$956.90		-\$285,777.07
28/06/2021	Transfer Transfer Bch-97122901		\$2,133.35	-\$283,643.72
28/06/2021	Loan Service Fee Bch-22219701	\$25.00		-\$283,668.72

NOTE: THIS IS NOT A STATEMENT OF ACCOUNT, YOUR FORMAL STATEMENT WILL BE MAILED WHEN DUE OR CAN BE ORDERED IF REQUIRED.

Ryan & Hume Super Fund

Contributions Breakdown Report

For The Period 01 July 2020 - 30 June 2021

Summary

Member	D.O.B	Age (at 30/06/2020)	Total Super Balance (at 30/06/2020) *1	Concessional	Non-Concessional	Other	Reserves	Total
Hume, Bruce	Provided	46	379,752.17	25,000.00	0.00	0.00	0.00	25,000.00
Ryan, Darren	Provided	50	379,913.90	25,000.00	0.00	0.00	0.00	25,000.00
All Members				50,000.00	0.00	0.00	0.00	50,000.00

*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Hume, Bruce	Concessional	25,000.00	25,000.00	At Limit
	Non-Concessional	0.00	100,000.00	100,000.00 Below Cap
Ryan, Darren	Concessional	25,000.00	25,000.00	At Limit
	Non-Concessional	0.00	100,000.00	100,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2016	2017	2018	2019	2020	2021	Current Position
Hume, Bruce							
Concessional Contribution Cap	30,000.00	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	
Concessional Contribution	24,256.00	27,590.50	21,054.62	19,050.61	30,949.39	25,000.00	
Unused Concessional Contribution	0.00	0.00	0.00	5,949.39	0.00	0.00	
Cumulative Carry Forward Unused	N/A	N/A	N/A	0.00	5,949.39	0.00	
Maximum Cap Available	30,000.00	30,000.00	25,000.00	25,000.00	30,949.39	25,000.00	At Limit
Total Super Balance	0.00	0.00	223,371.38	314,027.34	349,082.20	379,752.17	

Ryan, Darren

Concessional Contribution Cap	30,000.00	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	
Concessional Contribution	24,256.00	27,590.50	19,817.00	17,064.00	32,936.00	25,000.00	
Unused Concessional Contribution	0.00	0.00	0.00	7,936.00	0.00	0.00	
Cumulative Carry Forward Unused	N/A	N/A	N/A	0.00	7,936.00	0.00	
Maximum Cap Available	30,000.00	30,000.00	25,000.00	25,000.00	32,936.00	25,000.00	At Limit
Total Super Balance	0.00	0.00	225,013.84	314,970.88	348,223.74	379,913.90	

NCC Bring Forward Caps

Member	Bring Forward Cap	2018	2019	2020	2021	Total	Current Position
Hume, Bruce	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Ryan, Darren	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Hume, Bruce

Date	Transaction Description	Ledger Data				SuperStream Data					
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
10/07/2020	TFR FROM 020220577	Employer	25,000.00								
Total - Hume, Bruce			25,000.00	0.00	0.00	0.00			0.00	0.00	0.00

Ryan, Darren

Date	Transaction Description	Ledger Data				SuperStream Data					
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
10/07/2020	TFR FROM 020220577	Employer	25,000.00								
Total - Ryan, Darren			25,000.00	0.00	0.00	0.00			0.00	0.00	0.00

Total for All Members

50,000.00	0.00	0.00	0.00
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General Ledger [Detail]

July 2020 To June 2021

ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
6-2025 Super - associated persons								
Beginning Balance: \$0.00								
EFT	CD	10/07/2020	DM TFR TO ACCOUNT 02	\$25,000.00				\$25,000.00
					Darren			
				Total :	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00
				Grand Total :	\$25,000.00	\$0.00		



Split of \$25,000:

RESC	\$22,831.05 - see Payment Summary for Darren Ryan
SG	\$2,168.95 - 9.5% of RESC
Total	\$25,000.00

General Ledger [Detail]

July 2020 To June 2021

ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
6-4800			Superannuat -associated person					
Beginning Balance: \$0.00								
GJ000032	GJ	30/09/2020	To remove from Bruce's l	\$25,000.00				\$25,000.00
			Total :	\$25,000.00	\$0.00		\$25,000.00	\$25,000.00
			Grand Total :	\$25,000.00	\$0.00			

Split of \$25,000:
RESC \$22,831.05 - see Payment Summary for Darren Ryan
SG \$2,168.95 - 9.5% of RESC
Total \$25,000.00





Deed of Amendment of Superannuation Trust Deed for a Self-Managed Fund

Ryan & Hume Pty Ltd
Trustee

rouselawyers.com.au

Level 2, 22 Wandoo Street
Fortitude Valley Qld 4006

Locked Bag 22
Fortitude Valley BC Qld 4006

T 07 3648 9900

F 07 3648 9911

E admin@rouselawyers.com.au

Deed of Amendment of Superannuation Trust Deed for a Self-Managed Fund

made on 25 March 2021.

Parties

Ryan & Hume Pty Ltd ACN 165 692 151 (Trustee)

Background

- A. The Principal established the Fund.
- B. The Trust Deed of the Fund has been amended by the Amending Deed(s).
- C. The Trustee may vary the Trust Deed.

Operative provisions

1. Definitions

In this Deed, the following terms shall have the following meanings unless the context otherwise requires:

- 1.1 **Amending Deeds** means the deeds contained in Schedule 2 to this Deed.
- 1.2 **Deed** means this document which is executed and delivered as a deed.
- 1.3 **Deed Date** means the date inserted at the top of this page or (if no date) then the date upon which the last of the parties to this Deed executed and delivered this Deed to the other parties.
- 1.4 **Effective Date** means the Deed Date.
- 1.5 **Fund** means the Ryan & Hume Super Fund.
- 1.6 **Principal** means Bruce Gregory Hume.
- 1.7 **Trust Deed** means the deed contained in Schedule 1 to this Deed.
- 1.8 **Trustee** means the trustee or trustees of the Fund from time to time and, where there is more than one Trustee, means each of them severally and all of them jointly.

2. Operative Terms

- 2.1 Subject to clauses 190 to 192 of the Trust Deed, clause 189 of the Trust Deed empowers the Trustee to vary the Trust Deed.
- 2.2 The variation of the Trust Deed, as contemplated by clause 2.3 of this Deed, is not limited by the operation of clauses 190 to 192 of the Trust Deed.
- 2.3 The Trustee varies clause 189 of the Trust Deed on and from the Effective Date by:
 - (a) removing the first sentence of clause 189 which reads "Subject to clauses 190 to 192, the trustee may vary this deed either prospectively or retrospectively.";
 - (b) replacing the first sentence of clause 189 by inserting the following sentence "Subject to clauses 190 to 192, the trustee may vary this deed prospectively.";

2.4 The Trustee warrants that the Amending Deeds constitute the entirety of amendments made to the Trust Deed and that the Deed is a copy of the original Deed.

3. Governing Jurisdiction

3.1 This document is governed by and is to be construed in accordance with the laws of Queensland.

Executed as a deed

Signed sealed and delivered by RYAN & HUME PTY LTD ACN 165 692 151 as Trustee in accordance with section 127(1) of the *Corporations Act 2001* (Cth):




Signature

Director – Bruce Gregory Hume

05/3/2021

Date

Signed sealed and delivered by RYAN & HUME PTY LTD ACN 165 692 151 as Trustee in accordance with section 127(1) of the *Corporations Act 2001* (Cth):



Signature

Director – Darren Lee Ryan

05/3/2021

Date

Schedule 1 Trust Deed

Schedule 2 Amending Deeds

Ryan & Hume Pty Ltd as trustee for the Ryan & Hume Super Fund ("Fund")

Circular Resolution of Trustee

As trustee of the Fund, the following resolutions are recorded:

Resolutions

It is noted that:

1. The trustee adopts the tabled Deed of Amendment of Superannuation Trust Deed for a Self-Managed Fund ("**Deed of Amendment**") made on 25 March 2021.
2. The trustee executes the Deed of Amendment.

Closure

There is no further business to be conducted.

Signed as a true and accurate record.



Bruce Gregory Hume -
Director

Date: 25/3/2021



Darren Lee Ryan -
Director

Date: 25/3/2021