

WORK PAPER INDEX

Client: Gavranic O'Hare Super Fund

Period: 30th June 2020

C - CLIENT INFORMATION

N - NOTES ON JOB

F - FINANCIAL REPORT

T – TAX RETURN

W - WORKING PAPER

S - SOURCE DOCUMENTS

P – PRIOR YEAR

C - CLIENT INFORMATION

N – NOTES ON JOB

Fund Name		Gavranic O'Hare SF	
Year Ended		30-Jun-20	
S. No.	Queries/Notes (Connect)	Query Outcome/Answers (MW)	Completed?
	Documents/Information Required:-		
1	BAS Report for 2020 FY to confirm GST items. Currently we have taken GST on property purchase and expenses of property and vehicle.	The lodged BAS provided. We have prepared the GST reconciliation. Net GST refundable is \$22,952.98. Refer to "GST Reconciliation" sheet. The Sep 2019 & Mar 2020 BAS have been amended as per the reconciliation. Copies of the amended BAS is saved in the Queries Folder. OK	
2	Fund Establishment Fee required.	Provided. \$2,173.05 not paid from bank, posted through member non concessional contributions evenly. We have no GST taken on Establishment fee. Refer to screen shot. Noted	
	Queries		
1	Suspense:- Some transactions are currently in suspense account. All receipts with \$600 looks related to investment income. Refer to the "Suspense" sheet.	The \$600 deposits are rental income. All \$600 deposits allocated to rental income and GST taken on it. Noted	
	Notes:-		
1	Classic Lift Australia Payment of \$650 on 18.02.20, which currently in suspense account. It seems to be vehicle expense, but fund name not coming in provided tax invoice. There is one tax invoice of \$3,800 also provided, but fund name not coming and payment also not made from bank account. Refer below screen shots and confirm.	Ignore the \$3,800 invoice. This hasn't come out of the SMSF bank account, nor was it addressed to the SMSF. Record the \$650 payment as an 'In-house asset' Loan to JDN Engineering & Consulting. This loan will be repaid in the 2020/21 year. Done	
2	Vehicle-Clubcart Golf Buggy:- We have recorded \$6000 on 02.12.19 as purchase of Vehicle and 25% depreciation claimed on it. Refer to the "Vehicle" sheet and confirm.	Good. OK	
3	8x5 Custom Trailer single axle:- We have capitalised \$500 on 14.02.20 under vehicle account. Refer to "Trailer Axle" sheet.	Good. OK	
4	Property Capital Improvement:- Payment of \$10,165 (Excl. GST) posted to capital improvement and 2.5% depreciation claimed on it.	Good. OK	



Reviewed by:
Date:

F – FINANCIAL REPORT

Financial statements and reports for the year ended 30 June 2020

Gavranic O'Hare Super Fund

Gavranic O'Hare Super Fund
Operating Statement

For the year ended 30 June 2020



	Note	2020 \$	2019 \$
Income			
Investment Income			
Property Income	6	2,182	0
Contribution Income			
Personal Non Concessional		2,173	0
Transfers In		300,000	0
Total Income		<u>304,355</u>	<u>0</u>
Expenses			
Fund Establishment Fee		2,173	0
Bank Charges		1	0
Depreciation		1,289	0
Property Expenses - Council Rates		2,009	0
Property Expenses - Insurance Premium		618	0
Property Expenses - Land Tax		88	0
Property Expenses - Strata Levy Fees		1,389	0
Property Expenses - Water Rates		2	0
Investment Losses			
Changes in Market Values	7	19,154	0
Total Expenses		<u>26,723</u>	<u>0</u>
Benefits accrued as a result of operations before income tax		<u>277,631</u>	<u>0</u>
Income Tax Expense		0	0
Benefits accrued as a result of operations		<u>277,631</u>	<u>0</u>

The accompanying notes form part of these financial statements.

Refer to compilation report

Gavranic O'Hare Super Fund
Statement of Financial Position

As at 30 June 2020

	Note	2020 \$	2019 \$
Assets			
Investments			
Loans to Associated Entities (In house loans)	2	650	0
Motor Vehicles (at written down value)	3	5,310	0
Real Estate Properties (Australian - Non Residential)	4	219,000	0
Total Investments		<u>224,960</u>	<u>0</u>
Other Assets			
Cash at Bank - NAB 8729		29,718	0
GST Refundable		22,953	0
Total Other Assets		<u>52,671</u>	<u>0</u>
Total Assets		<u>277,631</u>	<u>0</u>
Net assets available to pay benefits		<u>277,631</u>	<u>0</u>
Represented by:			
Liability for accrued benefits allocated to members' accounts			
Gavranic, Daniel - Accumulation		119,618	0
O'Hare, Steven - Accumulation		158,013	0
Total Liability for accrued benefits allocated to members' accounts		<u>277,631</u>	<u>0</u>

The accompanying notes form part of these financial statements.

Refer to compilation report

Notes to the Financial Statements

For the year ended 30 June 2020

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 2020

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. 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).

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.

f. 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: Loans to Associated Entities (In house loans)

	2020	2019
	\$	\$
Loan to JDN Engineering & Consulting	650	0

Notes to the Financial Statements

For the year ended 30 June 2020

	650	0
Note 3: Motor Vehicles (at written down value)		
	2020	2019
	\$	\$
Clubcart Golf Buggy	5,310	0
	5,310	0
Note 4: Real Estate Properties (Australian - Non Residential)		
	2020	2019
	\$	\$
10/3 DOBRA ROAD, YANGEBUP	208,979	0
Property Capital Improvement - 10/3 DOBRA ROAD	10,021	0
	219,000	0
Note 5: Banks and Term Deposits		
	2020	2019
	\$	\$
Banks		
Cash at Bank - NAB 8729	29,718	0
	29,718	0
Note 6: Rental Income		
	2020	2019
	\$	\$
10/3 DOBRA ROAD, YANGEBUP	2,182	0
	2,182	0
Note 7: Changes in Market Values		
Unrealised Movements in Market Value		
	2020	2019
	\$	\$
Real Estate Properties (Australian - Non Residential)		
10/3 DOBRA ROAD, YANGEBUP	(19,154)	0
	(19,154)	0

Notes to the Financial Statements

For the year ended 30 June 2020

Total Unrealised Movement	(19,154)	0
Realised Movements in Market Value		
	2020	2019
	\$	\$
Total Realised Movement	0	0
Changes in Market Values	(19,154)	0

Gavranic O'Hare Super Fund
Gavranic O'Hare Investment Group Pty Ltd ACN: 636032061
Trustees Declaration

The directors of the trustee company have determined that the fund is not a reporting entity and that the 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 2020 present fairly, in all material respects, the financial position of the superannuation fund at 30 June 2020 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 2020.

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) Act 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:

.....
Daniel Gavranic
Gavranic O'Hare Investment Group Pty Ltd
Director

.....
Steven O'Hare
Gavranic O'Hare Investment Group Pty Ltd
Director

Dated this day of

Gavranic O'Hare Super Fund
Statement of Taxable Income

For the year ended 30 June 2020



	2020
	\$
Benefits accrued as a result of operations	277,631.00
Less	
Non Taxable Transfer In	300,000.00
Non Taxable Contributions	2,173.00
	<u>302,173.00</u>
Add	
Decrease in MV of investments	19,154.00
SMSF non deductible expenses	2,173.00
	<u>21,327.00</u>
SMSF Annual Return Rounding	1.00
	<u>3,214.00</u>
Taxable Income or Loss	<u>(3,214.00)</u>
Income Tax on Taxable Income or Loss	0.00
	<u>0.00</u>
CURRENT TAX OR REFUND	<u>0.00</u>
Supervisory Levy	259.00
Supervisory Levy Adjustment for New Funds	259.00
	<u>518.00</u>
AMOUNT DUE OR REFUNDABLE	<u>518.00</u>

Members Statement

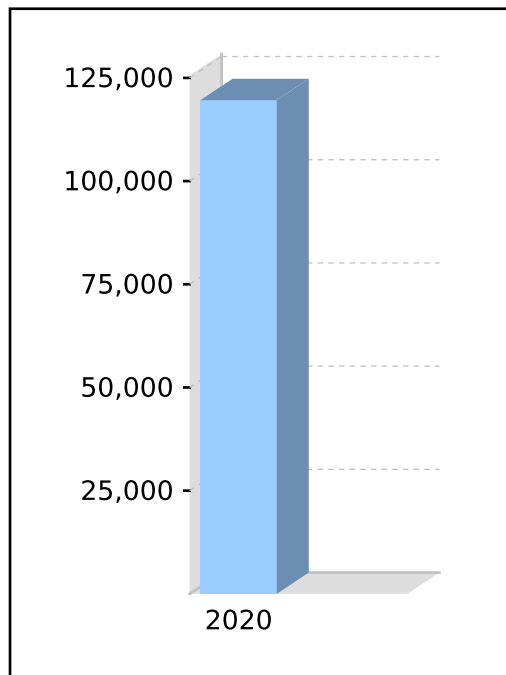
Daniel Gavranic
 17 Rigby Avenue
 SPEARWOOD, Western Australia, 6163, Australia

Your Details

Date of Birth :	30/04/1979	Nominated Beneficiaries	N/A
Age:	41	Vested Benefits	119,618
Tax File Number:	Provided	Total Death Benefit	119,618
Date Joined Fund:	06/09/2019		
Service Period Start Date:	09/09/1996		
Date Left Fund:			
Member Code:	GAVDAN00001A		
Account Start Date	06/09/2019		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	119,618
<u>Preservation Components</u>	
Preserved	119,612
Unrestricted Non Preserved	6
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	1,152
Taxable	118,467
Investment Earnings Rate	-10%



Your Detailed Account Summary

	This Year
Opening balance at 06/09/2019	
<u>Increases to Member account during the period</u>	
Employer Contributions	
Personal Contributions (Concessional)	
Personal Contributions (Non Concessional)	1,087
Government Co-Contributions	
Other Contributions	
Proceeds of Insurance Policies	
Transfers In	130,000
Net Earnings	(11,469)
Internal Transfer In	
<u>Decreases to Member account during the period</u>	
Pensions Paid	
Contributions Tax	
Income Tax	
No TFN Excess Contributions Tax	
Excess Contributions Tax	
Refund Excess Contributions	
Division 293 Tax	
Insurance Policy Premiums Paid	
Management Fees	
Member Expenses	
Benefits Paid/Transfers Out	
Superannuation Surcharge Tax	
Internal Transfer Out	
Closing balance at 30/06/2020	119,618

Members Statement

Steven James O'Hare
 61 Peppermint Gardens
 AUBIN GROVE, Western Australia, 6164, Australia

Your Details

Date of Birth : 16/01/1975
 Age: 45
 Tax File Number: Provided
 Date Joined Fund: 06/09/2019
 Service Period Start Date: 09/12/1992
 Date Left Fund:
 Member Code: O'HSTE00001A
 Account Start Date 06/09/2019
 Account Phase: Accumulation Phase
 Account Description: Accumulation

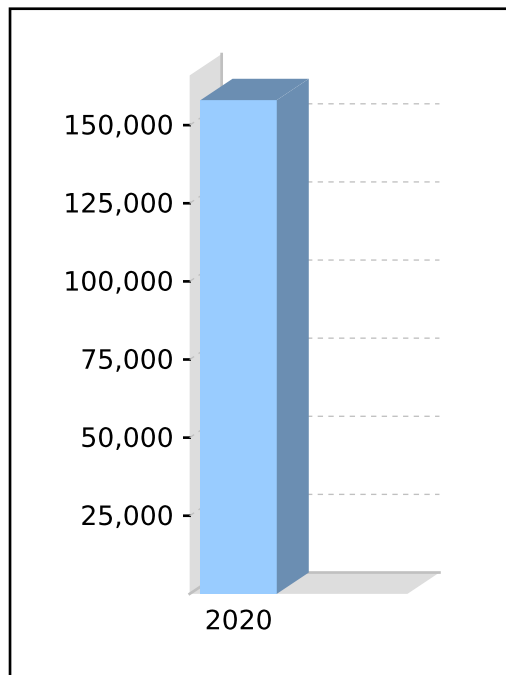
Nominated Beneficiaries N/A
 Vested Benefits 158,013
 Total Death Benefit 158,013

Your Balance

Total Benefits 158,013

Preservation Components
 Preserved 158,013
 Unrestricted Non Preserved
 Restricted Non Preserved

Tax Components
 Tax Free 2,150
 Taxable 155,863
 Investment Earnings Rate -10%



Your Detailed Account Summary

	This Year
Opening balance at 06/09/2019	
<u>Increases to Member account during the period</u>	
Employer Contributions	
Personal Contributions (Concessional)	
Personal Contributions (Non Concessional)	1,087
Government Co-Contributions	
Other Contributions	
Proceeds of Insurance Policies	
Transfers In	170,000
Net Earnings	(13,074)
Internal Transfer In	
<u>Decreases to Member account during the period</u>	
Pensions Paid	
Contributions Tax	
Income Tax	
No TFN Excess Contributions Tax	
Excess Contributions Tax	
Refund Excess Contributions	
Division 293 Tax	
Insurance Policy Premiums Paid	
Management Fees	
Member Expenses	
Benefits Paid/Transfers Out	
Superannuation Surcharge Tax	
Internal Transfer Out	
Closing balance at 30/06/2020	158,013

Gavranic O'Hare Super Fund

Market Movement Report

As at 30 June 2020

Investment	Date	Description	Unrealised				Realised			Total
			Units	Accounting Cost Movement	Market Movement	Depreciation	Balance	Consideration	Accounting Cost Base	
10/3 DOBRA ROAD, YANGEUBUP										
	24/10/2019	Instalment	0.00	219,000.00	0.00	0.00	219,000.00	0.00	0.00	0.00
	24/10/2019	Instalment	0.00	7,444.20	0.00	0.00	226,444.20	0.00	0.00	0.00
	24/10/2019	Instalment	0.00	1,689.58	0.00	0.00	228,133.78	0.00	0.00	0.00
	29/10/2019	Purchase	1.00	5,000.00	0.00	0.00	233,133.78	0.00	0.00	0.00
	29/10/2019	Return Of Capital	0.00	(5,000.00)	0.00	0.00	228,133.78			
	30/06/2020	Revaluation	0.00	0.00	(19,154.29)	0.00	208,979.49	0.00	0.00	0.00
	30/06/2020		1.00	228,133.78	(19,154.29)	0.00	208,979.49	0.00	0.00	0.00
Clubcart Golf Buggy										
	02/12/2019	Revaluation	0.00	0.00	6,000.00	0.00	6,000.00	0.00	0.00	0.00
	14/02/2020	Revaluation	0.00	0.00	454.55	0.00	6,454.55	0.00	0.00	0.00
	30/06/2020	Depreciation	0.00	0.00	0.00	(1,144.12)	5,310.43	0.00	0.00	0.00
	30/06/2020		0.00	0.00	6,454.55	(1,144.12)	5,310.43	0.00	0.00	0.00
Property Capital Improvement - 10/3										
	13/01/2020	Purchase	1.00	10,165.00	0.00	0.00	10,165.00	0.00	0.00	0.00
	30/06/2020	Depreciation	0.00	0.00	0.00	(144.49)	10,020.51	0.00	0.00	0.00
	30/06/2020	Revaluation	0.00	0.00	(135.05)	0.00	9,885.46	0.00	0.00	0.00
	30/06/2020	Revaluation	0.00	0.00	135.05	0.00	10,020.51	0.00	0.00	0.00
	30/06/2020		1.00	10,165.00	0.00	(144.49)	10,020.51	0.00	0.00	0.00
Total Market Movement					(12,699.74)				0.00	(12,699.74)

Gavranic O'Hare Super Fund
Investment Summary Report

As at 30 June 2020

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%
Cash/Bank Accounts								
Cash at Bank - NAB 8729		29,717.790000	29,717.79	29,717.79	29,717.79			11.67 %
			29,717.79		29,717.79		0.00 %	11.67 %
Loans to Associated Entities (In house loans)								
Loan to JDN Engineering & Consulting		650.000000	650.00	650.00	650.00			0.26 %
			650.00		650.00		0.00 %	0.26 %
Motor Vehicles (at written down value)								
Clubcart Golf Buggy		5,310.430000	5,310.43	5,310.43	5,310.43			2.09 %
			5,310.43		5,310.43		0.00 %	2.09 %
Real Estate Properties (Australian - Non Residential)								
77200 10/3 DOBRA ROAD, YANGEBUP	1.00	208,979.490000	208,979.49	228,133.78	228,133.78	(19,154.29)	(8.40) %	82.06 %
Improvement Property Capital Improvement - 10/3 DOBRA ROAD	1.00	10,020.510000	10,020.51	10,165.00	10,165.00	(144.49)	(1.42) %	3.93 %
			219,000.00		238,298.78	(19,298.78)	(8.10) %	85.99 %
			254,678.22		273,977.00	(19,298.78)	(7.04) %	100.00 %

Gavranic O'Hare Super Fund CGT Register Report

As at 30 June 2020

Investment	Transaction Date	Contract Date	CGT Transaction Type	Units	Cost Base	Cost Base Adj Tax Def	Cost Base Adj Tax Free	Reduced Cost Base	Adjusted Cost Base	Net Other Capital Gain	Net Indexed Gain	Gross Discounted Gain	CGT Loss
------------	------------------	---------------	----------------------	-------	-----------	-----------------------	------------------------	-------------------	--------------------	------------------------	------------------	-----------------------	----------

Motor Vehicles (at written down value)

Clubcart Golf Buggy

30/06/2020	30/06/2020	Depreciation											1,144.12
------------	------------	--------------	--	--	--	--	--	--	--	--	--	--	----------

Real Estate Properties (Australian - Non Residential)

10/3 DOBRA ROAD, YANGEBUP

24/10/2019	24/10/2019	Purchase	1.00	219,000.00									
------------	------------	----------	------	------------	--	--	--	--	--	--	--	--	--

24/10/2019	24/10/2019	Instalment		1,689.58									
------------	------------	------------	--	----------	--	--	--	--	--	--	--	--	--

24/10/2019	24/10/2019	Instalment		7,444.20									
------------	------------	------------	--	----------	--	--	--	--	--	--	--	--	--

29/10/2019	24/10/2019	ReturnOfCapit		(5,000.00)									
------------	------------	---------------	--	------------	--	--	--	--	--	--	--	--	--

29/10/2019	24/10/2019	Instalment		5,000.00									
------------	------------	------------	--	----------	--	--	--	--	--	--	--	--	--

Property Capital Improvement - 10/3 DOBRA ROAD

13/01/2020	13/01/2020	Purchase	1.00	10,165.00									
------------	------------	----------	------	-----------	--	--	--	--	--	--	--	--	--



Gavranic O'Hare Super Fund Investment Income Report

As at 30 June 2020

Investment	Total Income	Franked	Unfranked	Interest/ Other	Franking Credits	Foreign Income	Foreign Credits * 1	Assessable Income (Excl. Capital Gains) * 2	TFN Credits	Other Deductions	Distributed Capital Gains	Non-Assessable Payments
Real Estate Properties (Australian - Non Residential)												
77200	10/3 DOBRA ROAD, YANGEBUP							2,181.84				
								2,181.84				
								2,181.84				

Assessable Income (Excl. Capital Gains) **2,181.84**

Net Capital Gain **0.00**

Total Assessable Income 2,181.84

* 1 Includes foreign credits from foreign capital gains.

* 2 Assessable Income in the SMSF Annual Return will be different as capital gains and losses from disposals of assets have not been included.

For a breakdown of Distributed Capital Gains and Non-Assessable Payments refer to Distributions Reconciliation Report.

Unrealised Capital Gains Report

As at 30 June 2020

Investment	Units	Cost	Tax Deferred /Depreciation	CGT Cost Base	Market Value	Projected Profit /(Loss)	Taxable Profit Indexation	Taxable Profit Discounted	Taxable Profit Notional
Real Estate Properties (Australian - Non Residential)									
10/3 DOBRA ROAD, YANGEBUP	1.00	228,133.78	0.00	228,133.78	208,979.4900	(19,154.29)	0.00	0.00	0.00
Property Capital Improvement - 10/3 DOBRA ROAD	1.00	10,165.00	0.00	10,165.00	10,020.5100	(144.49)	0.00	0.00	0.00
		238,298.78	0.00	238,298.78	219,000.0000	(19,298.78)	0.00	0.00	0.00
		238,298.78	0.00	238,298.78	219,000.0000	(19,298.78)	0.00	0.00	0.00

Trial Balance

As at 30 June 2020

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	24200	Contributions			
	24200/GAVDAN00001 A	(Contributions) Gavranic, Daniel - Accumulation			1,086.52
	24200/O'HSTE00001A	(Contributions) O'Hare, Steven - Accumulation			1,086.53
	24700	Changes in Market Values of Investments		19,154.29	
	28000	Property Income			
	28000/77250	10/3 DOBRA ROAD, YANGEBUP			2,181.84
	28500	Transfers In			
	28500/GAVDAN00001 A	(Transfers In) Gavranic, Daniel - Accumulation			130,000.00
	28500/O'HSTE00001A	(Transfers In) O'Hare, Steven - Accumulation			170,000.00
	30101	Fund Establishment Fee		2,173.05	
	31500	Bank Charges		1.45	
	33400	Depreciation			
	33400/Improvement1	Property Capital Improvement - 10/3 DOBRA ROAD		144.49	
	33400/Vehicle1	Clubcart Golf Buggy		1,144.12	
	41960	Property Expenses - Council Rates			
	41960/77250	10/3 DOBRA ROAD, YANGEBUP		2,008.87	
	41980	Property Expenses - Insurance Premium			
	41980/77250	10/3 DOBRA ROAD, YANGEBUP		618.38	
	42020	Property Expenses - Land Tax			
	42020/77250	10/3 DOBRA ROAD, YANGEBUP		88.35	
	42100	Property Expenses - Strata Levy Fees			
	42100/77250	10/3 DOBRA ROAD, YANGEBUP		1,389.12	
	42150	Property Expenses - Water Rates			
	42150/77250	10/3 DOBRA ROAD, YANGEBUP		1.57	
	49000	Profit/Loss Allocation Account		277,631.20	
	52420	Contributions			
	52420/GAVDAN00001 A	(Contributions) Gavranic, Daniel - Accumulation			1,086.52
	52420/O'HSTE00001A	(Contributions) O'Hare, Steven - Accumulation			1,086.53

Gavranic O'Hare Super Fund

Trial Balance

As at 30 June 2020

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	52850	Transfers In			
	52850/GAVDAN00001 A	(Transfers In) Gavranic, Daniel - Accumulation			130,000.00
	52850/O'HSTE00001A	(Transfers In) O'Hare, Steven - Accumulation			170,000.00
	53100	Share of Profit/(Loss)			
	53100/GAVDAN00001 A	(Share of Profit/(Loss)) Gavranic, Daniel - Accumulation		11,468.41	
	53100/O'HSTE00001A	(Share of Profit/(Loss)) O'Hare, Steven - Accumulation		13,073.44	
	60400	Bank Accounts			
	60400/NAB721528729	Cash at Bank - NAB 8729		29,717.79	
	74200	Loans to Associated Entities (In house loans)			
	74200/001	Loan to JDN Engineering & Consulting		650.00	
	75500	Motor Vehicles (at written down value)			
	75500/Vehicle1	Clubcart Golf Buggy		5,310.43	
	77250	Real Estate Properties (Australian - Non Residential)			
	77250/77250	10/3 DOBRA ROAD, YANGETUP	1.0000	208,979.49	
	77250/Improvement1	Property Capital Improvement - 10/3 DOBRA ROAD	1.0000	10,020.51	
	84000	GST Payable/Refundable		22,952.98	
				606,527.94	606,527.94

Current Year Profit/(Loss): 277,631.20

Gavranic O'Hare Super Fund

General Ledger

For The Period 06 September 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Contributions (24200)					
<u>(Contributions) Gavranic, Daniel - Accumulation (GAVDAN00001A)</u>					
24/10/2019				1,086.52	1,086.52 CR
				1,086.52	1,086.52 CR
<u>(Contributions) O'Hare, Steven - Accumulation (O'HSTE00001A)</u>					
24/10/2019				1,086.53	1,086.53 CR
				1,086.53	1,086.53 CR
Changes in Market Values of Investments (24700)					
<u>Changes in Market Values of Investments (24700)</u>					
30/06/2020	Revaluation - 30/06/2020 @ \$208,979.490000 (Net Asset Value) - 1.000000 Units on hand (77200)		19,154.29		19,154.29 DR
			19,154.29		19,154.29 DR
Property Income (28000)					
<u>10/3 DOBRA ROAD, YANGEBUP (77250)</u>					
14/01/2020	Nicoletta Dragicevic Na			545.46	545.46 CR
14/02/2020	Nicoletta Dragicevic Na			545.46	1,090.92 CR
16/03/2020	Nicoletta Dragicevic Na			545.46	1,636.38 CR
17/04/2020	Nicoletta Dragicevic			545.46	2,181.84 CR
				2,181.84	2,181.84 CR
Transfers In (28500)					
<u>(Transfers In) Gavranic, Daniel - Accumulation (GAVDAN00001A)</u>					
18/10/2019	M04316627 BT Wrap 142338			130,000.00	130,000.00 CR
				130,000.00	130,000.00 CR
<u>(Transfers In) O'Hare, Steven - Accumulation (O'HSTE00001A)</u>					
22/10/2019	Gavranic Ohar			140,000.00	140,000.00 CR
02/04/2020	005061043 Australiansuper			30,000.00	170,000.00 CR
				170,000.00	170,000.00 CR
Fund Establishment Fee (30101)					
<u>Fund Establishment Fee (30101)</u>					
24/10/2019			2,173.05		2,173.05 DR
			2,173.05		2,173.05 DR
Bank Charges (31500)					
<u>Bank Charges (31500)</u>					
28/11/2019	NAB Connect Fee Access and Usage		0.80		0.80 DR
29/01/2020	NAB Connect Fee Access and Usage		0.25		1.05 DR
25/02/2020	NAB Connect Fee Access and Usage		0.40		1.45 DR
			1.45		1.45 DR
Depreciation (33400)					
<u>Property Capital Improvement - 10/3 DOBRA ROAD (Improvement1)</u>					
30/06/2020	Depreciation for the period {2020}		144.49		144.49 DR
			144.49		144.49 DR
<u>Clubcart Golf Buggy (Vehicle1)</u>					

Gavranic O'Hare Super Fund

General Ledger

For The Period 06 September 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/06/2020	Depreciation for the period {2020}		1,144.12		1,144.12 DR
			1,144.12		1,144.12 DR
Property Expenses - Council Rates (41960)					
<u>10/3 DOBRA ROAD, YANGEBUP (77250)</u>					
24/10/2019	Settlement Talk Trus Settlement 147735330 [Property Purchase] Price \$240,900, S/duty \$7,444.20, Settlemt agent costs & disbursmt \$1,821.57 (GST \$131.99)		1,500.00		1,500.00 DR
27/05/2020	Internet Bpay City of Cockburn		508.87		2,008.87 DR
			2,008.87		2,008.87 DR
Property Expenses - Insurance Premium (41980)					
<u>10/3 DOBRA ROAD, YANGEBUP (77250)</u>					
17/01/2020	IEKU578893BPIC Elders Insurance		128.13		128.13 DR
18/02/2020	IEKU578893BPIC Elders Insurance [IEKU578893BPIC Elders Insurance]		98.05		226.18 DR
17/03/2020	IEKU578893BPK Elders Insurance		98.05		324.23 DR
17/04/2020	1EKU578893BPK Elders Insurance		98.05		422.28 DR
19/05/2020	1EKU578893BPK Elders Insurance		98.05		520.33 DR
17/06/2020	1EKU578893BPK Elders Insurance		98.05		618.38 DR
			618.38		618.38 DR
Property Expenses - Land Tax (42020)					
<u>10/3 DOBRA ROAD, YANGEBUP (77250)</u>					
24/10/2019	Settlement Talk Trus Settlement 147735330 [Property Purchase] Price \$240,900, S/duty \$7,444.20, Settlemt agent costs & disbursmt \$1,821.57 (GST \$131.99)		88.35		88.35 DR
			88.35		88.35 DR
Property Expenses - Strata Levy Fees (42100)					
<u>10/3 DOBRA ROAD, YANGEBUP (77250)</u>					
24/10/2019	Settlement Talk Trus Settlement 147735330 [Property Purchase] Price \$240,900, S/duty \$7,444.20, Settlemt agent costs & disbursmt \$1,821.57 (GST \$131.99)		211.72		211.72 DR
14/02/2020	Internet Bpay Deft Payments		588.70		800.42 DR
27/05/2020	Internet Bpay Deft Payments		588.70		1,389.12 DR
			1,389.12		1,389.12 DR
Property Expenses - Water Rates (42150)					
<u>10/3 DOBRA ROAD, YANGEBUP (77250)</u>					
24/10/2019	Settlement Talk Trus Settlement 147735330 [Property Purchase] Price \$240,900, S/duty \$7,444.20, Settlemt agent costs & disbursmt \$1,821.57 (GST \$131.99)		1.57		1.57 DR
			1.57		1.57 DR
Profit/Loss Allocation Account (49000)					
<u>Profit/Loss Allocation Account (49000)</u>					
18/10/2019	System Member Journals		130,000.00		130,000.00 DR
22/10/2019	System Member Journals		140,000.00		270,000.00 DR
24/10/2019	System Member Journals		1,086.52		271,086.52 DR

Gavranic O'Hare Super Fund

General Ledger

For The Period 06 September 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
24/10/2019	System Member Journals		1,086.53		272,173.05 DR
02/04/2020	System Member Journals		30,000.00		302,173.05 DR
30/06/2020	Create Entries - Profit/Loss Allocation - 30/06/2020			11,468.41	290,704.64 DR
30/06/2020	Create Entries - Profit/Loss Allocation - 30/06/2020			13,073.44	277,631.20 DR
			302,173.05	24,541.85	277,631.20 DR

Contributions (52420)

(Contributions) Gavranic, Daniel - Accumulation (GAVDAN00001A)

24/10/2019	System Member Journals			1,086.52	1,086.52 CR
				1,086.52	1,086.52 CR

(Contributions) O'Hare, Steven - Accumulation (O'HSTE00001A)

24/10/2019	System Member Journals			1,086.53	1,086.53 CR
				1,086.53	1,086.53 CR

Transfers In (52850)

(Transfers In) Gavranic, Daniel - Accumulation (GAVDAN00001A)

18/10/2019	System Member Journals			130,000.00	130,000.00 CR
				130,000.00	130,000.00 CR

(Transfers In) O'Hare, Steven - Accumulation (O'HSTE00001A)

22/10/2019	System Member Journals			140,000.00	140,000.00 CR
02/04/2020	System Member Journals			30,000.00	170,000.00 CR
				170,000.00	170,000.00 CR

Share of Profit/(Loss) (53100)

(Share of Profit/(Loss)) Gavranic, Daniel - Accumulation (GAVDAN00001A)

30/06/2020	Create Entries - Profit/Loss Allocation - 30/06/2020		11,468.41		11,468.41 DR
			11,468.41		11,468.41 DR

(Share of Profit/(Loss)) O'Hare, Steven - Accumulation (O'HSTE00001A)

30/06/2020	Create Entries - Profit/Loss Allocation - 30/06/2020		13,073.44		13,073.44 DR
			13,073.44		13,073.44 DR

Income Tax (53330)

(Income Tax) Gavranic, Daniel - Accumulation (GAVDAN00001A)

18/10/2019	System Member Journals				0.00 DR
			0.00		0.00 DR

(Income Tax) O'Hare, Steven - Accumulation (O'HSTE00001A)

22/10/2019	System Member Journals				0.00 DR
02/04/2020	System Member Journals				0.00 DR
			0.00		0.00 DR

Bank Accounts (60400)

Cash at Bank - NAB 8729 (NAB721528729)

18/10/2019	M04316627 BT Wrap 142338		130,000.00		130,000.00 DR
22/10/2019	Gavranic Ohar		140,000.00		270,000.00 DR
24/10/2019	Settlement Talk Trus Settlement 147735330 [Property Purchase] Price \$240,900, S/duty \$7,444.20, Settlemt agent costs & disbursmt \$1,821.57 (GST \$131.99)			251,988.58	18,011.42 DR

Gavranic O'Hare Super Fund

General Ledger

For The Period 06 September 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
29/10/2019	Gavranic Ohar Nai Harcourts Metro 147988186		5,000.00		23,011.42 DR
29/10/2019	Deposit 10/3 Dobra			5,000.00	18,011.42 DR
28/11/2019	NAB Connect Fee Access and Usage			0.80	18,010.62 DR
02/12/2019	Internet Transfer Pymt-Id 150125230 Trailer			6,000.00	12,010.62 DR
13/01/2020	Peak Constructions W 152432912 00072 Mezzanine			11,181.50	829.12 DR
14/01/2020	Nicoletta Dragicevic Na		600.00		1,429.12 DR
17/01/2020	IEKU578893BPIC Elders Insurance			140.01	1,289.11 DR
29/01/2020	NAB Connect Fee Access and Usage			0.25	1,288.86 DR
14/02/2020	Nicoletta Dragicevic Na		600.00		1,888.86 DR
14/02/2020	Internet Bpay Deft Payments			588.70	1,300.16 DR
14/02/2020	Internet Transfer trailer			500.00	800.16 DR
18/02/2020	IEKU578893BPIC Elders Insurance [IEKU578893BPIC Elders Insurance]			106.88	693.28 DR
18/02/2020	Classic Lift Au J0446208169 invoice CLA1762			650.00	43.28 DR
25/02/2020	NAB Connect Fee Access and Usage			0.40	42.88 DR
16/03/2020	Nicoletta Dragicevic Na		600.00		642.88 DR
17/03/2020	IEKU578893BPK Elders Insurance			106.88	536.00 DR
02/04/2020	005061043 Australiansuper		30,000.00		30,536.00 DR
17/04/2020	Nicoletta Dragicevic		600.00		31,136.00 DR
17/04/2020	1IEKU578893BPK Elders Insurance			106.88	31,029.12 DR
19/05/2020	1IEKU578893BPK Elders Insurance			106.88	30,922.24 DR
27/05/2020	Internet Bpay City of Cockburn			508.87	30,413.37 DR
27/05/2020	Internet Bpay Deft Payments			588.70	29,824.67 DR
17/06/2020	1IEKU578893BPK Elders Insurance			106.88	29,717.79 DR
			307,400.00	277,682.21	29,717.79 DR
Loans to Associated Entities (In house loans) (74200)					
<u>Loan to JDN Engineering & Consulting (001)</u>					
18/02/2020	Classic Lift Au J0446208169 invoice CLA1762		650.00		650.00 DR
			0.00	650.00	650.00 DR
Motor Vehicles (at written down value) (75500)					
<u>Clubcart Golf Buggy (Vehicle1)</u>					
02/12/2019	Internet Transfer Pymt-Id 150125230 Trailer		6,000.00		6,000.00 DR
14/02/2020	Internet Transfer trailer		454.55		6,454.55 DR
30/06/2020	Depreciation for the period {2020}			1,144.12	5,310.43 DR
			0.00	6,454.55	5,310.43 DR
Real Estate Properties (Australian - Non Residential) (77250)					
<u>10/3 DOBRA ROAD, YANGEBUP (77250)</u>					
24/10/2019	Settlement Talk Trus Settlement 147735330 [Property Purchase] Price \$240,900, S/duty \$7,444.20, Settlement agent costs & disbursemt \$1,821.57 (GST \$131.99)	1.00	219,000.00		219,000.00 DR
24/10/2019	Settlement Talk Trus Settlement 147735330 [Property Purchase] Price	0.00	7,444.20		226,444.20 DR

Gavranic O'Hare Super Fund

General Ledger

For The Period 06 September 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
24/10/2019	Settlemt agent costs & disbursmt \$1,821.57 (GST \$131.99) Settlement Talk Trus Settlement 147735330 [Property Purchase] Price \$240,900, S/duty \$7,444.20, Settlemt agent costs & disbursmt \$1,821.57 (GST \$131.99)	0.00	1,689.58		228,133.78 DR
29/10/2019	Gavranic Ohar Nai Harcourts Metro 147988186	0.00		5,000.00	223,133.78 DR
29/10/2019	Deposit 10/3 Dobra	0.00	5,000.00		228,133.78 DR
30/06/2020	Revaluation - 30/06/2020 @ \$208,979.490000 (Net Asset Value) - 1.000000 Units on hand			19,154.29	208,979.49 DR
		1.00	233,133.78	24,154.29	208,979.49 DR
Property Capital Improvement - 10/3 DOBRA ROAD (Improvement1)					
13/01/2020	Peak Constructions W 152432912 00072 Mezzanine	1.00	10,165.00		10,165.00 DR
30/06/2020	Depreciation for the period {2020}			144.49	10,020.51 DR
		1.00	10,165.00	144.49	10,020.51 DR
GST Payable/Refundable (84000)					
GST Payable/Refundable (84000)					
24/10/2019	Settlement Talk Trus Settlement 147735330 [Property Purchase] Price \$240,900, S/duty \$7,444.20, Settlemt agent costs & disbursmt \$1,821.57 (GST \$131.99)		22,053.16		22,053.16 DR
13/01/2020	Peak Constructions W 152432912 00072 Mezzanine		1,016.50		23,069.66 DR
14/01/2020	Nicoletta Dragicevic Na			54.54	23,015.12 DR
17/01/2020	IEKU578893BPIC Elders Insurance		11.88		23,027.00 DR
14/02/2020	Internet Transfer trailer		45.45		23,072.45 DR
14/02/2020	Nicoletta Dragicevic Na			54.54	23,017.91 DR
18/02/2020	IEKU578893BPIC Elders Insurance [IEKU578893BPIC Elders Insurance]		8.83		23,026.74 DR
16/03/2020	Nicoletta Dragicevic Na			54.54	22,972.20 DR
17/03/2020	IEKU578893BPK Elders Insurance		8.83		22,981.03 DR
17/04/2020	1IEKU578893BPK Elders Insurance		8.83		22,989.86 DR
17/04/2020	Nicoletta Dragicevic			54.54	22,935.32 DR
19/05/2020	1IEKU578893BPK Elders Insurance		8.83		22,944.15 DR
17/06/2020	1IEKU578893BPK Elders Insurance		8.83		22,952.98 DR
			23,171.14	218.16	22,952.98 DR

Total Debits: 934,413.06

Total Credits: 934,413.06

Total Debits: 934,683.16

Total Credits: 934,683.16

T – INCOME TAX RETURN

Signature as prescribed in tax return

Self-managed superannuation fund annual return 2020

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 2020* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2020* (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	H		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)**

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

- ❗ 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.

2 **Name of self-managed superannuation fund (SMSF)**

Gavranic O'Hare Super Fund

3 **Australian business number (ABN)** (if applicable)

4 **Current postal address**

PO Box 1389

Suburb/town

WANGARA

State/territory

WA

Postcode

6947

5 **Annual return status**

Is this an amendment to the SMSF's 2020 return?

A No Yes

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

B No Yes

Signature as prescribed in tax return

Tax File Number

Provided

6 SMSF auditor

Auditor's name

Title: Mr Mrs Miss Ms Other

Family name

Boys

First given name

Anthony

Other given names

William

SMSF Auditor Number

100014140

Auditor's phone number

61410712708

Postal address

PO Box 3376

Suburb/town

RUNDLE MALL

State/territory

SA

Postcode

5000

Date audit was completed

A

19

/

10

/

2020

Was Part A of the audit report qualified?

B

No

Yes

Was Part B of the audit report qualified?

C

No

Yes

If 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

086006

Fund account number

721528729

Fund account name

Gavranic O'Hare Super Fund

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

Signature as prescribed in tax return

Tax File Number

Provided

- 8 Status of SMSF** Australian superannuation fund **A** No Yes Fund benefit structure **B** **A** 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.

Signature as prescribed in tax return

Tax File Number

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 2020*.

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

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

Transfers from foreign funds **F** \$ Number

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

Calculation of assessable contributions
Assessable employer contributions
R1 \$

plus Assessable personal contributions
R2 \$

plus **#No-TFN-quoted contributions**
R3 \$
(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST
R6 \$

Gross distribution from partnerships **I** \$ Loss

*Unfranked dividend amount **J** \$

*Franked dividend amount **K** \$

*Dividend franking credit **L** \$

*Gross trust distributions **M** \$ Code

Assessable contributions
R1 plus R2 plus R3 less R6
R \$

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

*Assessable income due to changed tax status of fund
T \$

Net non-arm's length income
(subject to 45% tax rate)
U1 plus U2 plus U3
U \$

#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** \$ Loss
(Sum of labels A to U)

Exempt current pension income **Y** \$

TOTAL ASSESSABLE INCOME **V** \$ Loss
(W less Y)

Signature as prescribed in tax return

Tax File Number

Provided

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 \$ <input type="text"/>	A2 \$ <input type="text"/>	
Interest expenses overseas	B1 \$ <input type="text"/>	B2 \$ <input type="text"/>	
Capital works expenditure	D1 \$ <input type="text"/>	D2 \$ <input type="text"/>	
Decline in value of depreciating assets	E1 \$ <input type="text" value="1,288"/>	E2 \$ <input type="text"/>	
Insurance premiums – members	F1 \$ <input type="text"/>	F2 \$ <input type="text"/>	
SMSF auditor fee	H1 \$ <input type="text"/>	H2 \$ <input type="text"/>	
Investment expenses	I1 \$ <input type="text" value="4,106"/>	I2 \$ <input type="text"/>	
Management and administration expenses	J1 \$ <input type="text" value="1"/>	J2 \$ <input type="text"/>	
Forestry managed investment scheme expense	U1 \$ <input type="text"/>	U2 \$ <input type="text"/>	
Other amounts	L1 \$ <input type="text"/>	L2 \$ <input type="text" value="2,173"/>	
	<small>Code</small> <input type="checkbox"/>		<small>Code</small> <input type="checkbox"/>
Tax losses deducted	M1 \$ <input type="text"/>		

TOTAL DEDUCTIONS	
N \$	<input type="text" value="5,395"/>
<small>(Total A1 to M1)</small>	

TOTAL NON-DEDUCTIBLE EXPENSES	
Y \$	<input type="text" value="2,173"/>
<small>(Total A2 to L2)</small>	

#TAXABLE INCOME OR LOSS		<small>Loss</small>
O \$	<input type="text" value="3,214"/>	<input type="checkbox"/>
(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)		

TOTAL SMSF EXPENSES	
Z \$	<input type="text" value="7,568"/>
<small>(N plus Y)</small>	

#This is a mandatory label.

Signature as prescribed in tax return

Tax File Number

Provided

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 2020* on how to complete the calculation statement.

#Taxable income	A \$	<input type="text" value="0"/>	(an amount must be included even if it is zero)
#Tax on taxable income	T1 \$	<input type="text" value="0.00"/>	(an amount must be included even if it is zero)
#Tax on no-TFN-quoted contributions	J \$	<input type="text" value="0.00"/>	(an amount must be included even if it is zero)
Gross tax	B \$	<input type="text" value="0.00"/>	(T1 plus J)

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

SUBTOTAL 1

T2 \$

(B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset	D1 \$	<input type="text" value="0.00"/>
Early stage venture capital limited partnership tax offset carried forward from previous year	D2 \$	<input type="text" value="0.00"/>
Early stage investor tax offset	D3 \$	<input type="text" value="0.00"/>
Early stage investor tax offset carried forward from previous year	D4 \$	<input type="text" value="0.00"/>

Non-refundable carry forward tax offsets

D \$

(D1 plus D2 plus D3 plus D4)

SUBTOTAL 2

T3 \$

(T2 less D – cannot be less than zero)

Complying fund's franking credits tax offset	E1 \$	<input type="text"/>	Refundable tax offsets
No-TFN tax offset	E2 \$	<input type="text"/>	
National rental affordability scheme tax offset	E3 \$	<input type="text"/>	
Exploration credit tax offset	E4 \$	<input type="text" value="0.00"/>	
			E \$ <input type="text"/>
			(E1 plus E2 plus E3 plus E4)

#TAX PAYABLE T5 \$

(T3 less E – cannot be less than zero)

Section 102AAM interest charge

G \$

Signature as prescribed in tax return

Tax File Number

Credit for interest on early payments – amount of interest	H1 \$ <input type="text"/>
Credit for tax withheld – foreign resident withholding (excluding capital gains)	H2 \$ <input type="text"/>
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	H3 \$ <input type="text"/>
Credit for TFN amounts withheld from payments from closely held trusts	H5 \$ <input type="text" value="0.00"/>
Credit for interest on no-TFN tax offset	H6 \$ <input type="text"/>
Credit for foreign resident capital gains withholding amounts	H8 \$ <input type="text" value="0.00"/>
Eligible credits	H \$ <input type="text"/>
	<i>(H1 plus H2 plus H3 plus H5 plus H6 plus H8)</i>

#Tax offset refunds (Remainder of refundable tax offsets)	I \$ <input type="text" value="0.00"/>
	<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 \$ <input type="text" value="518.00"/>
	<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 2020.

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

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

Signature as prescribed in tax return

Tax File Number

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

I 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 **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

Accumulation phase account balance **S1** \$

Retirement phase account balance - Non CDBIS **S2** \$

Retirement phase account balance - CDBIS **S3** \$

TRIS Count

Allocated earnings or losses **O** \$

Inward rollovers and transfers **P** \$

Outward rollovers and transfers **Q** \$

Lump Sum payments **R1** \$

Income stream payments **R2** \$

CLOSING ACCOUNT BALANCE S \$ (**S1** plus **S2** plus **S3**)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

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

Signature as prescribed in tax return

Tax File Number

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 \$

I 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

Inward rollovers and transfers **P** \$

Outward rollovers and transfers **Q** \$

Lump Sum payments **R1** \$

Code

Income stream payments **R2** \$

Code

Accumulation phase account balance **S1** \$

Retirement phase account balance - Non CDBIS **S2** \$

Retirement phase account balance - CDBIS **S3** \$

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** \$

Signature as prescribed in tax return

Tax File Number

Provided

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

Cash and term deposits **E** \$

Debt securities **F** \$

Loans **G** \$

Listed shares **H** \$

Unlisted shares **I** \$

Limited recourse borrowing arrangements

Australian residential real property

J1 \$

Australian non-residential real property

J2 \$

Overseas real property

J3 \$

Australian shares

J4 \$

Overseas shares

J5 \$

Other

J6 \$

Property count

J7

Limited recourse borrowing arrangements **J** \$

Non-residential real property **K** \$

Residential real property **L** \$

Collectables and personal use assets **M** \$

Other assets **O** \$

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 \$
(Sum of labels **A** to **T**)

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

\$

Signature as prescribed in tax return

Tax File Number

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 \$ <input type="text"/>	Borrowings V \$ <input type="text"/>
Permissible temporary borrowings	V2 \$ <input type="text"/>	
Other borrowings	V3 \$ <input type="text"/>	
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W \$ <input type="text" value="277,631"/>
Reserve accounts		X \$ <input type="text"/>
Other liabilities		Y \$ <input type="text"/>
TOTAL LIABILITIES		Z \$ <input type="text" value="277,631"/>

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 2019-20 income year, write **2020**). **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 2020*. **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 2020* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2020*. **D**

Signature as prescribed in tax return

Tax File Number

Provided

100017996MS

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 / /

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 2020 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 / /

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

Losses schedule

2020

Companies and trusts that do not join consolidated groups should complete and attach this schedule to their 2020 tax return. Superannuation funds should complete and attach this schedule to their 2020 tax return.

Print neatly in BLOCK LETTERS with a black or blue ballpoint pen only. Print one letter or number in each box. Do not use correction fluid or tape.

Place in all applicable boxes.

Refer to *Losses schedule instructions 2020*, available on our website ato.gov.au for instructions on how to complete this schedule.

Tax file number (TFN)

Provided

Name of entity

Gavranic O'Hare Super Fund

Australian business number

96702927350

Part A – Losses carried forward to the 2020–21 income year – excludes film losses

1 Tax losses carried forward to later income years

Year of loss		
2019–20	B	3,214
2018–19	C	
2017–18	D	
2016–17	E	
2015–16	F	
2014–15 and earlier income years	G	
Total	U	3,214

Transfer the amount at **U** to the **Tax losses carried forward to later income years** label on your tax return.

2 Net capital losses carried forward to later income years

Year of loss		
2019–20	H	
2018–19	I	
2017–18	J	
2016–17	K	
2015–16	L	
2014–15 and earlier income years	M	
Total	V	

Transfer the amount at **V** to the **Net capital losses carried forward to later income years** label on your tax return.

Signature as prescribed in tax return

Tax File Number

Provided

Part B – Ownership and business continuity test – company and listed widely held trust only

Complete item 3 of **Part B** if a loss is being carried forward to later income years and the business continuity test has to be satisfied in relation to that loss.

Do not complete items 1 or 2 of **Part B** if, in the 2019–20 income year, no loss has been claimed as a deduction, applied against a net capital gain or, in the case of companies, losses have not been transferred in or out.

1 Whether continuity of majority ownership test passed

Note: If the entity has deducted, applied, transferred in or transferred out (as applicable) in the 2019–20 income year a loss incurred in any of the listed years, print **X** in the **Yes** or **No** box to indicate whether the entity has satisfied the continuity of majority ownership test in respect of that loss.

Year of loss2019–20 **A** Yes No 2018–19 **B** Yes No 2017–18 **C** Yes No 2016–17 **D** Yes No 2015–16 **E** Yes No 2014–15 and earlier
income years **F** Yes No **2 Amount of losses deducted/applied for which the continuity of majority ownership test is not passed but the business continuity test is satisfied** – excludes film lossesTax losses **G** Net capital losses **H** **3 Losses carried forward for which the business continuity test must be satisfied before they can be deducted/applied in later years** – excludes film lossesTax losses **I** Net capital losses **J** **4 Do current year loss provisions apply?**

Is the company required to calculate its taxable income or tax loss for the year under Subdivision 165-B or its net capital gain or net capital loss for the year under Subdivision 165-CB of the *Income Tax Assessment Act 1997* (ITAA 1997)?

K Yes No **Part C – Unrealised losses** – company only

Note: These questions relate to the operation of Subdivision 165-CC of ITAA 1997.

Has a changeover time occurred in relation to the company after 1.00pm by legal time in the Australian Capital Territory on 11 November 1999?

L Yes No

If you printed **X** in the **No** box at **L**, do not complete **M**, **N** or **O**.

At the changeover time did the company satisfy the maximum net asset value test under section 152-15 of ITAA 1997?

M Yes No

If you printed **X** in the **No** box at **M**, has the company determined it had an unrealised net loss at the changeover time?

N Yes No

If you printed **X** in the **Yes** box at **N**, what was the amount of unrealised net loss calculated under section 165-115E of ITAA 1997?

O

Signature as prescribed in tax return

Tax File Number

Provided

Part D – Life insurance companies

Complying superannuation class tax losses carried forward to later income years

P

Complying superannuation net capital losses carried forward to later income years

Q

Part E – Controlled foreign company losses

Current year CFC losses

M

CFC losses deducted

N

CFC losses carried forward

O

Part F – Tax losses reconciliation statement

Balance of tax losses brought forward from the prior income year

A

ADD Uplift of tax losses of designated infrastructure project entities

B

SUBTRACT Net forgiven amount of debt

C

ADD Tax loss incurred (if any) during current year

D

ADD Tax loss amount from conversion of excess franking offsets

E

SUBTRACT Net exempt income

F

SUBTRACT Tax losses forgone

G

SUBTRACT Tax losses deducted

H

SUBTRACT Tax losses transferred out under Subdivision 170-A (only for transfers involving a foreign bank branch or a PE of a foreign financial entity)

I

Total tax losses carried forward to later income years

J

Transfer the amount at **J** to the **Tax losses carried forward to later income years** label on your tax return.

Tax File Number

If the schedule is not lodged with the income tax return you are required to sign and date the schedule.

Important

Before making this declaration check to ensure that all the information required has been provided on this form and any attachments to this form, and that the information provided is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the ATO. The income tax law imposes heavy penalties for false or misleading statements.

Privacy

Taxation law authorises the ATO to collect information and disclose it to other government agencies. This includes personal information of the person authorised to sign the declaration. For information about your privacy go to ato.gov.au/privacy

Taxpayer's declaration

I declare that the information on this form is true and correct.

Signature

Date / /

Contact person

Daytime contact number (include area code)

W – WORKING PAPER

O'Hare, Steven								
Concessional Contribution Cap	N/A	N/A	N/A	N/A	N/A	N/A	25,000.00	
Concessional Contribution	N/A	N/A	N/A	N/A	N/A	N/A	0.00	
Unused Concessional Contribution	N/A	N/A	N/A	N/A	N/A	N/A	25,000.00	
Cumulative Carry Forward Unused	N/A	N/A	N/A	N/A	N/A	N/A	0.00	
Maximum Cap Available	N/A	N/A	N/A	N/A	N/A	N/A	25,000.00	25,000.00 Below Cap
Total Super Balance	N/A	N/A	N/A	N/A	N/A	N/A	0.00	

NCC Bring Forward Caps

Member	Bring Forward Cap	2017	2018	2019	2020	Total	Current Position
Gavranic, Daniel	N/A	0.00	0.00	0.00	1,086.52	N/A	Bring Forward Not Triggered
O'Hare, Steven	N/A	0.00	0.00	0.00	1,086.53	N/A	Bring Forward Not Triggered

Gavranic, Daniel

Date	Transaction Description	Ledger Data				SuperStream Data					
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
24/10/2019	Personal - Non-Concessional			1,086.52							
Total - Gavranic, Daniel			0.00	1,086.52	0.00	0.00			0.00	0.00	0.00

O'Hare, Steven

Date	Transaction Description	Ledger Data				SuperStream Data					
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
24/10/2019	Personal - Non-Concessional			1,086.53							
Total - O'Hare, Steven			0.00	1,086.53	0.00	0.00			0.00	0.00	0.00

Total for all members		0.00	2,173.05	0.00	0.00						
------------------------------	--	-------------	-----------------	-------------	-------------	--	--	--	--	--	--

Depreciation Schedule for the period 01 July 2019 to 30 June 2020

Investment	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation ¹	Depreciation			Closing Written Down Value	
			Disposals/ Decrease	Additions/ Increase		Method	Rate	Calculated Depreciation ²		Posted Depreciation ³
Motor Vehicles (at written down value)										
Clubcart Golf Buggy	0.00	0.00		6,454.55	6,454.55	Diminishing Value	25.00 %	1,144.12	1,144.12	5,310.43
	0.00	0.00		6,454.55	6,454.55				1,144.12	5,310.43
Real Estate Properties (Australian - Non Residential)										
Property Capital Improvement - 10/3 DOBRA ROAD	10,165.00	10,165.00		10,165.00	14,886.45	Diminishing Value	2.50 %	254.13	144.49	10,020.51
	10,165.00	10,165.00		10,165.00	14,886.45				144.49	10,020.51
	10,165.00	10,165.00		16,619.55	21,341.00				1,288.61	15,330.94

¹ Amounts have been pro rated based on number of days in the year

² Depreciation calculated as per depreciation method

³ Depreciation amounts posted to the ledger

Fund Name: Gavranic O'Hare Super Fund

Year Ended: 30-Jun-20

Work Paper: Tax Return - Exempt Pension Reconciliation



Actuarial Certificate **Pension** **Accumulation**
100.000%

Income	Gross	Exempt	Assessable
Gross rent	2,181.00	-	2,181.00
Total	2,181.00	-	2,181.00

Expenses	Gross	Exempt	Assessable
Fund Establishment Fee	2,173.00	2,173.00	-
Bank Fee	1.00	-	1.00
Depreciation	1,288.00	-	1,288.00
Investment expenses	4,106.00	-	4,106.00
	7,568.00	2,173.00	5,395.00

Taxable Income - 3,214.00
Tax on Taxable Income (15%) -

Less: Tax Credits

 Franking Credits

 Foreign Tax Credits

 TFN Credits

Net tax payable

 Less: Tax Instalments

 Add: ATO Superlevy adjustment for new funds

 Add: ATO Super Levy

TAX PAYABLE PER TAX RETURN

518.00

S – SOURCE DOCUMENTS

Gavranic O'Hare Super Fund

General Ledger



For The Period 06 September 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Transfers In (28500)					
<u>(Transfers In) Gavranic, Daniel - Accumulation (GAVDAN00001A)</u>					
18/10/2019	M04316627 BT Wrap 142338			130,000.00	130,000.00 CR
				130,000.00	130,000.00 CR
<u>(Transfers In) O'Hare, Steven - Accumulation (O'HSTE00001A)</u>					
22/10/2019	Gavranic Ohar			140,000.00	140,000.00 CR
02/04/2020	005061043 Australiansuper			30,000.00	170,000.00 CR
				170,000.00	170,000.00 CR
Total Debits:			0.00		
Total Credits:				300,000.00	

Rollover Benefits Statement

Section A :- Receiving fund

GAVRANIC O'HARE SUPER FUND
17 RIGBY AVE
SPEAR WOOD WA 6163

THIS FORM DOES NOT HAVE TO BE INCLUDED
IN A TAX RETURN

ORIGINAL

Australian business number (ABN) 96 702 927 350

Unique Superannuation Identifier
(USI)

Member client identifier

Section B :- Member's details

Tax File Number (TFN) 380 682 604

Full Name

Title Mr

Family name Gavranic

First given name Daniel

Other given names

Postal Address

17 RIGBY AVE
SPEAR WOOD WA 6163

Date of birth 30/04/1979

Sex (M/F) M

Daytime Phone No.

Email Address

Section C :- Rollover transaction details

Service period start date 09/09/1996

Tax components:

Tax-free component \$65.00

KiwiSaver tax-free component \$0.00

Taxable component:

Element taxed in the fund \$129,935.00

Element untaxed in the fund \$0.00

TOTAL Tax Components \$130,000.00

Preservation amounts:

Preserved amount \$129,993.93

KiwiSaver preserved amount \$0.00

Restricted non-preserved amount \$0.00

Unrestricted non-preserved amount \$6.07

TOTAL Preservation Amounts \$130,000.00

Investor No: M04316627

Section D :- Non-complying funds

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

\$0.00

Section E :- Transferring fund

Fund ABN

39 827 542 991

Your fund name

SuperWrap Personal Super Plan

Contact Name

Kathy Vincent



Date

17/10/2019

Telephone number

1300 657 010

Email Address

superwrap@investorwrap.com.au


Section F :- Declaration

I declare that the information contained in the statement is true and correct.

Name (BLOCK LETTERS)

KATHY VINCENT

Trustee, director or authorised officer signature



DATE

17/10/2019

OR

AUTHORISED REPRESENTATIVE DECLARATION:

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

I declare that:

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


Name (BLOCK LETTERS)

KATHY VINCENT

DATE

17/10/2019

Authorised representative signature



Tax Agent number

Rollover benefits statement

Section A: Receiving fund

1 Australian business number (ABN)

2 Fund name

3 Postal address

Suburb/town/locality State/territory Postcode
Country if outside Australia

4 (a) Unique Superannuation Identifier (USI)
(b) Member Client Identifier

Section B: Member details

5 Tax file number (TFN)

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

7 Residential address
Street address

Suburb/town/locality State/territory Postcode
Country if outside Australia

8 Date of birth Day/Month/Year

9 Sex Male Female

10 Daytime phone number (include area Code)

11 Email address (if applicable)

Section C: Rollover transaction details

Day/Month/Year

12 Service period start date

09/12/1992

13 Tax components:

Tax-free component

\$ 182.87

KiwiSaver tax-free component

\$ 0.00

Taxable component:

Element taxed in the fund

\$ 29,817.13

Element untaxed in the fund

\$ 0.00

TOTAL Tax components \$ 30,000.00

14 Preservation amounts:

Preserved amount

\$ 30,000.00

KiwiSaver preserved amount

\$ 0.00

Restricted non-preserved amount

\$ 0.00

Unrestricted non-preserved amount

\$ 0.00

TOTAL Preservation amounts \$ 30,000.00

Section D: Non-complying funds

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

\$ 0.00

Section E: Transferring fund

16 Fund's ABN

65 | 714 | 394 | 898

17 Fund's name

AustralianSuper

18 Contact name

AustralianSuper Contact Centre

19 Daytime phone number (include area Code)

1300 300 273

20 Email address (if applicable)

email@australiansuper.com

Section F: Declaration

AUTHORISED REPRESENTATIVE DECLARATION:

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

I declare that:

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

Name

JOE NEKIC

Authorised representative signature

JOE NEKIC

Day / Month / Year

Date

01/04/2020

09 October 2019



000255

The Trustee for Gavranic O'Hare Super Fund
PO Box 1095
BENTLEY DC WA 6983

Dear Sir/Madam

Transferred super account

Member number: S OHare

Enclosed is the *Rollover benefits statement* for Mr Steven OHare who has asked to transfer their AustralianSuper account to The Trustee for Gavranic O'Hare Super Fund.

We're here to help

If you need help or have any questions, please call us on 1300 300 273 from 8am to 8pm AEST/AEDT weekdays or visit our website anytime at australiansuper.com

Sincerely

AustralianSuper

Enclosure/s: , *Rollover benefits statement*

Rollover benefits statement

Section A: Receiving fund

1 Australian business number (ABN)

2 Fund name

3 Postal address

Suburb/town/locality State/territory Postcode
Country if outside Australia

4 (a) Unique Superannuation Identifier (USI)
(b) Member Client Identifier

Section B: Member details

5 Tax file number (TFN)

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

7 Residential address
Street address

Suburb/town/locality State/territory Postcode
Country if outside Australia

8 Date of birth Day/Month/Year

9 Sex Male Female

10 Daytime phone number (include area Code)

11 Email address (if applicable)

Section C: Rollover transaction details

12	Service period start date	Day/Month/Year	09/12/1992
13	Tax components:		
	Tax-free component	\$	880.41
	KiwiSaver tax-free component	\$	0.00
	Taxable component:		
	Element taxed in the fund	\$	139,119.59
	Element untaxed in the fund	\$	0.00
	TOTAL Tax components	\$	140,000.00
14	Preservation amounts:		
	Preserved amount	\$	140,000.00
	KiwiSaver preserved amount	\$	0.00
	Restricted non-preserved amount	\$	0.00
	Unrestricted non-preserved amount	\$	0.00
	TOTAL Preservation amounts	\$	140,000.00

Section D: Non-complying funds

15 Contributions made to a non-complying fund on or after 10 May 2006 \$ 0.00

Section E: Transferring fund

16 Fund's ABN 65 | 714 | 394 | 898

17 Fund's name AustralianSuper

18 Contact name AustralianSuper Contact Centre

19 Daytime phone number (include area Code) 1300 300 273

20 Email address (if applicable) email@australiansuper.com

Section F: Declaration

AUTHORISED REPRESENTATIVE DECLARATION:

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

I declare that:

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

Name

JOE NEKIC

Authorised representative signature

JOE NEKIC

Day / Month / Year

Date

08/10/2019

TAX INVOICE

Gavranic O'Hare Super Fund

Invoice Date

6 Sep 2019

Invoice Number

INV-2739

Reference

GAVRD040

ABN

26 167 776 025

Mora Wealth

Accountants

PO Box 1389

WANGARA DC WA

6983

Description	Quantity	Unit Price	GST	Amount AUD
GAVRANIC O'HARE INVESTMENTS GROUP ATF GAVRANIC O'HARE SUPER FUND	1.00	1,975.50	10%	1,975.50

In relation to setting up the entity, including disbursements to third parties and applications for the entities ABN and TFN were necessary:

Subtotal	1,975.50
TOTAL GST 10%	197.55
TOTAL AUD	2,173.05
Less Amount Paid	2,173.05
AMOUNT DUE AUD	0.00

Due Date: 12 Sep 2019

Direct Transfers can be made online to

Bank: Westpac Bank

BSB: 036-022

Account Number: 243-032

For Credit Card payments

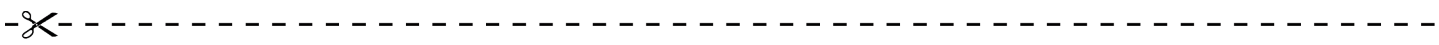
Please provide the following Credit Card information

Card Number _____/_____/_____/_____

Expiry Date: _____ / _____

CCV: _____

Name on Card: _____



PAYMENT ADVICE

To: Mora Wealth Accountants
PO Box 1389
WANGARA DC WA 6983

Customer Gavranic O'Hare Super Fund
Invoice Number INV-2739

Amount Due **0.00**
Due Date 12 Sep 2019

Amount Enclosed _____
Enter the amount you are paying above

RATE CERTIFICATE

Financial Period: 1-July-2019 to 30-Jun-2020
CEO: D.Arndt

9 Coleville Crescent, Spearwood
PO Box 1215 Bibra Lake DC, WA 6965
Telephone: (08) 9411 3444 Facsimile: (08) 9411 3333
Email: rates@cockburn.wa.gov.au
OFFICE HOURS: Monday to Friday 8.30am to 4.30pm

1160329650

6032965

27/05/2020

Gavranic O'Hare Investment Group Pty Ltd
17 Rigby Avenue
SPEARWOOD WA 6163

Issue Date: 27/05/2020
Ward: Central
GRV Valuation: \$11,520
UV Valuation: 0
Late Payment Interest: %
Deferred: \$0.00

ABN27 471 341 209

Description of Rated Land:
10/3 Dobra Road YANGEBUP WA 6164
Lot: 10 SS 76012 Vol: 2969 Fol: 814 Area: 110.000000 m2

Rates and Charges 1-July-2019 to 30-Jun-2020

Description

	Amount
Previous Years Outstanding Rates:	\$0.00
Current Years Rates:	
Administration Charge:	\$0.00
Emergency Service Levy:	\$0.00
Interim Rate:	\$2,002.56
Levy Amount:	\$0.00
Rates Concession:	\$0.00
Instalment Option Costs:	\$0.00
Payments:	\$-1,500.00
Penalty:	\$6.31
State Government Rebate:	\$0.00
Accrued Interest as at 27-May-2020:	\$0.00
Legal Expenses:	\$0.00
UGP Commitment:	\$0.00
Other Land Based Charges:	\$0.00

IMPORTANT INFORMATION

TOTAL BALANCE OUTSTANDING

\$508.87

City of COCKBURN

Property No: **6032965**
Name: Gavranic O'Hare Investment Group Pty Ltd
Property Address: 10/3 Dobra Road YANGEBUP WA 6164

Amount Outstanding **\$508.87**



Direct Debit: Please obtain a form from the Council office or download from the website www.cockburn.wa.gov.au and return it to us.



In Person
Council Office - all payments



Internet Payments
www.cockburn.wa.gov.au



Ref: 1160329650



Billers Code: 16212
Ref: 1160329650



Call 1300 085 035
Mastercard or Visa only



Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

TTF GAVRANIC O'HARE SUPERFUND
17 RIGBY AVENUE
SPEARWOOD WA 6163

Notice Sent Via: Elders Insurance

ELDERS INSURANCE COCKBURN CTRL

ABN: 27 640 714 731

ATTN:NATALIE WYERS

2/20 SIGNAL TERRACE COCKBURN CENTRAL

WA 6164

(P) 0894124600

(F) 0894124655

(E) insurancecockburncentral@elders.com.au

Period of Insurance

From 17/12/2019 To 17/12/2020 at 4pm

This policy schedule indicates the cover you have selected for the period shown. It forms part of and must always be read in conjunction with the policy wording supplied. Please check the policy details as set out below and let us know if any change is necessary.

The Insured

GAVRANIC O'HARE INVESTMENT GRP

TTF GAVRANIC O'HARE SUPERFUND

Total Amount Payable	\$1,315.69
Due Date	17/12/2019

Please do not send any payment. Your monthly instalments will be deducted from your nominated account on the 16th of the month, or next working day.

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

TTF GAVRANIC O'HARE SUPERFUND
17 RIGBY AVENUE
SPEARWOOD WA 6163

Elders Insurance
ELDERS INSURANCE COCKBURN CTRL
ABN: 27 640 714 731
ATTN:NATALIE WYERS
2/20 SIGNAL TERRACE COCKBURN
CENTRAL WA 6164

Period of Insurance

From 17/12/2019 To 17/12/2020 at 4pm

The Insured

GAVRANIC O'HARE INVESTMENT GRP

TTF GAVRANIC O'HARE SUPERFUND

Location Summary

Address

U 10 3 DOBRA RD YANGEBUP WA 6164

Vehicle Summary

Vehicle	Type of Cover	Registration Number
CLUBCART GOLF BUGGY	COMPREHENSIVE	

This document becomes your Policy Schedule and Tax Invoice/Adjustment Note on payment.

Total Premium and Charges

Premium	\$1,060.09	ABN	96 702 927 350
Levies	NIL	Tax Status	Taxable
GST	\$106.01	Tax Percentage	\$100.00%
Stamp Duty	\$116.59		
*Intermediary Service Fee	\$30.00		
*Intermediary Service Fee GST	\$3.00		
Total Premium	\$1,315.69		

Paying your payments by Monthly Instalments

First Instalment	\$140.01
Subsequent Monthly Instalments	\$106.88

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

Important information about Your duty of disclosure appears at the back of this Policy Schedule and on your application. Please read this information carefully.

*Invoiced for and on behalf of Elders Insurance Authorised Representative.

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

Cover Summary

Location U 10 3 DOBRA RD YANGEBUP WA 6164

Business ELECTRICIANS - COMMERCIAL
PROPERTY OWNER - FACTORY/INDUS

Policy Section	Insured	Policy Section	Insured
Property	Yes	Machinery Breakdown	No
Business Interruption	Yes	Electronic Equipment	No
Theft	Yes	Employee Dishonesty	No
Money	No	Tax Audit	No
Glass	Yes	Transit	No
Broadform Liability	Yes	Employment Practices	No
General Property	No	Statutory Liability	No

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

Cover Details

Location U 10 3 DOBRA RD YANGEBUP WA 6164 **Risk Number 1**
Business ELECTRICIANS - COMMERCIAL
Interested Party None Noted

Property Section

Particulars	Total Sum Insured	Excess
Buildings	NIL	NIL
Contents	\$80,000	\$500

Reinstatement / extra cost conditions apply
Earthquake excess as per the policy wording

Business Interruption Section

Particulars	Total Sum Insured	Excess
Gross income Indemnity period 12 months	\$25,000	\$500
Additional increased cost of working	NIL	
Outstanding accounts receivable	As per Policy wording	NIL
Claim preparation costs	As per Policy wording	
Uninsured Working Expenses	NIL	

Premium	Levies	GST	Stamp Duty
\$246.36	NIL	\$24.63	\$27.09

Premium for Property/Business Interruption cover: \$298.08

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

Cover Details

Location U 10 3 DOBRA RD YANGEBUP WA 6164 **Risk Number 2**
Business ELECTRICIANS - COMMERCIAL
Interested Party None Noted

Theft Section

Particulars	Total Sum Insured
Contents	\$10,000
Stock	Not Insured
Theft without forcible entry	\$2,000
Tobacco, cigarettes, cigars	Not Insured
Liquor	Not Insured
Excess \$500	

Glass Section

Particulars	Total Sum Insured
External and internal glass	Replacement value
All additional benefits	As per Policy wording
Excess \$500	

Premium

\$413.73

Levies

NIL

GST

\$41.38

Stamp Duty

\$45.50

Premium for Theft/Money/Glass cover: \$500.61

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

Cover Details

Location U 10 3 DOBRA RD YANGEBUP WA 6164 **Risk Number 3**
Business PROPERTY OWNER - FACTORY/INDUS
Interested Party None Noted

Broadform Liability Section

Particulars	Total Sum Insured	Limit
Limit of liability, any one occurrence		\$5,000,000
Property in Your physical and legal control	\$250,000	
Excess	\$500 for property damage claims only	
	\$0 for personal injury claims	

Property owners liability only

The rating of this section based on having a property value of \$240,000. If there is any change to this, you must notify your Elders Insurance Authorised Representative.

Clauses

B50: PROPERTY OWNERS EXCLUDING TRADE RISKS
The Broadform Liability Section of this Policy does not cover liability in respect of Personal Injury or Property Damage arising out of or in connection with any Business, Profession, Trade or Manufacturing Operations other than as owner of Property specified in the schedule the subject of this indemnity conducted by You.

Premium	Levies	GST	Stamp Duty	
\$250.00	NIL	\$25.00	\$27.50	
		Premium for Broadform Liability cover:		\$302.50

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

Motor Vehicle Section

Risk Number 4

Particulars

Description of Vehicle	CLUBCART GOLF BUGGY
Type of Cover	COMPREHENSIVE
Registration Number	Unregistered
Model Number	-
Year Manufactured	2015
Postcode where vehicle parked at night	6163
No Claim Discount	60%
Finance Type	Fully Owned

Section 1

Sum Insured \$6,000 or Market Value whichever is lesser

Excesses Applicable

	Excess
Standard Excess	\$500
Drivers under 21	\$600
Drivers 21 to under 25	\$400
Drivers with less than 2 yrs driving experience	\$400

Section 2

Third Party Liability: Not Insured

Premium	Levies	GST	Stamp Duty	
\$150.00	NIL	\$15.00	\$16.50	
				Premium for Vehicle cover: \$181.50

This completes your policy.

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

Instalment - Premium Obligations

Where the premium is paid by Instalments:

- You will not be able to claim under this Policy if at the time the claim arises any instalment premium has remained unpaid.
- We may cancel this Policy at any time by giving notice if any instalment of premium has remained unpaid for 1 month or more.

Instalment	Deduction Date	Amount	GST Included	Status
1	16/01/2020	\$140.01	\$11.88	PAID
2	16/02/2020	\$106.88	\$8.83	PAID
3	16/03/2020	\$106.88	\$8.83	PAID
4	16/04/2020	\$106.88	\$8.83	PAID
5	16/05/2020	\$106.88	\$8.83	PAID
6	16/06/2020	\$106.88	\$8.83	UNPAID
7	16/07/2020	\$106.88	\$8.83	UNPAID
8	16/08/2020	\$106.88	\$8.83	UNPAID
9	16/09/2020	\$106.88	\$8.83	UNPAID
10	16/10/2020	\$106.88	\$8.83	UNPAID
11	16/11/2020	\$106.88	\$8.83	UNPAID
12	16/12/2020	\$106.88	\$8.83	UNPAID

Your first instalments have been paid. Your next instalment will be deducted on: 16/06/2020

Total Insurance = \$140.01 + \$106.88 * 5 = \$674.41 - \$56.03 (GST) = \$618.38

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

Important Information

Please carefully read the following important information and contact your Elders Insurance Authorised Representative if you require further assistance or explanation.

Who provides this insurance

The Policy is underwritten by QBE Insurance (Australia) Limited ABN 78 003 191 035 AFS Licence No. 239545 ("QBE") of Level 5, 2 Park Street Sydney NSW 2000.

The Policy is issued by Elders Insurance (Underwriting Agency) Pty Limited ABN 56 138 879 026 AFS Licence No. 340965 ("Elders Insurance") of Level 9, 400 King William Street Adelaide SA 5000.

In this Schedule QBE and Elders Insurance is referred to as "we", "us" and "our".

Your duty of disclosure

Before you enter into an insurance contract, you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms.

You have this duty until we agree to insure you.

You have the same duty before you renew, extend, vary or reinstate an insurance contract.

You do not need to tell us anything that:

- reduces the risk we insure you for; or
- is common knowledge; or
- we know or should know as an insurer; or
- we waive your duty to tell us about.

If you do not tell us something

If you do not tell us anything you are required to, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Cooling-off Information

If you want to return your insurance after Your decision to buy it, you may cancel it and receive a full refund. To do this you may notify your Elders Insurance Authorised Representative electronically or in writing within 21 days from the date the policy commenced.

This cooling-off entitlement does not apply if you have made or are entitled to make a claim. Even after the cooling-off period ends, you still have cancellation rights as detailed in the Product Disclosure Statement.

Payment of premium

You must pay your premium on time otherwise your Policy may not operate.

You may choose to pay your premium by instalments. If you do so, you must ensure you pay the instalments on time as we may cancel the Policy if any instalment of premium has remained unpaid for one month from the date on which payment was due.

We will send you a notice giving you details of the action we intend to take and when any cancellation will become effective.

We also may not pay any claim you make under the Policy if your periodic instalment is more than one month overdue.

If you are paying your premium in instalments by direct debit from your credit card or financial institution account you must tell us if those details change. You must do this no later than 7 days before your next instalment is due.

We are entitled to deduct from any amount we pay you under a claim any unpaid premium or instalment of premium.

Business Insurance Policy Schedule

Policy Number EKU578893BPK

Client Number EK102533

Client Name TTF GAVRANIC O'HARE SUPERFUND

Important Information *continued*

Levies

Where applicable, Fire Services Levy (FSL) is applied to each policy according to the respective laws of each state. For NSW policies only, this will include Emergency Services Levy (ESL) effective from 1 July 2009.

Underinsurance

The types of cover listed below contain provisions as to average and underinsurance. This means we require you to insure for the full value or maximum potential risk. If you do not do so, and you are underinsured, we will pay you less in the event of a claim, calculated by a formula in the policy which takes account of the degree of underinsurance.

Cover types containing underinsurance clauses:

- Business Property Cover
- Business Interruption Cover
- Machinery Breakdown Cover
- Electronic Equipment Cover

How to contact us

Should you have any questions about the Policy or require a copy of the Product Disclosure Statement, please contact your Elders Insurance Authorised Representative or Elders Insurance GPO Box 2840 Adelaide SA 5001.

Your 'local' insurance policy

As your local insurance provider, this Policy is designed to meet your unique needs.

With over 100 years experience in the Australian insurance market, Elders Insurance has financial strength, local knowledge and delivers a personalised service.

Your benefits include:

- a dedicated local Elders Insurance Authorised Representative who lives and works in your local community;
- access to a full range of insurance products;
- most claims managed at your local Elders office;
- using local service providers for the replacement of goods when claims are made;
- flexibility with payment methods to free up your cash flow;
- structured Catastrophe Response Team in place prepared for any disaster situation that may occur in your community; and
- access to our free Weather Alert service for your area.

This means if you need local service for any of your insurance needs, we're on hand. Also, if you ever have to make a claim, your local Elders Insurance Authorised Representative will help you.

Register for FREE Weather Alerts in your area via SMS and email:

www.weatheralerts.com.au

Aubin Energy



www.aubinenergy.com.au

TAX INVOICE

Gavranic O'Hare Super Fund

Invoice Date
14 Feb 2020

Invoice Number
INV-0032

Reference
Trailer Purchase

ABN
76 301 364 089

Aubin Energy
61 Peppermint Gdns
AUBIN GROVE WA 6164
AUSTRALIA
0490 940 449

Description	Quantity	Unit Price	GST	Amount AUD
8x5 Custom Trailer single axle	1.00	454.55	10%	454.55
			Subtotal	454.55
			TOTAL GST 10%	45.45
			TOTAL AUD	500.00
			Less Amount Paid	500.00
			AMOUNT DUE AUD	0.00

Due Date: 14 Feb 2020

NAB
BSB 086006
ACCOUNT 816252710

Thank You

PAYMENT ADVICE

Customer Gavranic O'Hare Super Fund
Invoice Number INV-0032
Amount Due **0.00**
Due Date 14 Feb 2020

Amount Enclosed

Enter the amount you are paying above

To: Aubin Energy
61 Peppermint Gdns
AUBIN GROVE WA 6164
AUSTRALIA
0490 940 449



NAB Business Everyday Account
For further information call the
Business Servicing Team on 13 10 12



051/005353

 GAVRANIC O'HARE INVESTMENT GROUP PTY LTD
 17 RIGBY AVE
 SPEARWOOD WA 6163

Account Balance Summary

Opening balance	\$0.00
Total credits	\$275,000.00
Total debits	\$262,989.38
Closing balance	\$12,010.62 Cr

Statement starts 20 September 2019
Statement ends 31 December 2019

Outlet Details

Capital Office
 Ground Floor, 100 St Georges TCE
 Perth WA 6000

Account Details

GAVRANIC O'HARE INVESTMENT GROUP PTY LTD ATF
 GAVRANIC O'HARE SUPER FUND
 BUSINESS EVERYDAY AC
 BSB number 086-006
 Account number 72-152-8729

Transaction Details

Date	Particulars	Debits	Credits	Balance
20 Sep 2019	Account Opened			0.00
11 Oct 2019	Please Note From Today Your Dr Interest Rate Is 16.220%			0.00
18 Oct 2019	M04316627 BT Wrap 142338.....		130,000.00	130,000.00 Cr
22 Oct 2019	Gavranic Ohar		140,000.00	270,000.00 Cr
24 Oct 2019	Settlement Talk Trus 147735330 Settlement.....	251,988.58		18,011.42 Cr
29 Oct 2019	Gavranic Ohar		5,000.00	
	Nai Harcourts Metro 147988186 Deposit 10/3 Dobra.....	5,000.00		18,011.42 Cr
28 Nov 2019	NAB Connect Fee Access and Usage.....	0.80		18,010.62 Cr
2 Dec 2019	Internet Transfer Pymt-Id 150125230 Trailer	6,000.00		12,010.62 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
 For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

*Please check all entries and report any apparent error or possible unauthorised transaction immediately.
 We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
 For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.*

365/58/02/M005353/S008889/1017777



NAB Business Everyday Account
For further information call the
Business Servicing Team on 13 10 12



051/000557

 GAVRANIC O'HARE INVESTMENT GROUP PTY LTD
 17 RIGBY AVE
 SPEARWOOD WA 6163

Account Balance Summary

Opening balance	\$12,010.62	Cr
Total credits	\$600.00	
Total debits	\$11,321.51	
Closing balance	\$1,289.11	Cr

Statement starts 1 January 2020
Statement ends 20 January 2020

Outlet Details

Capital Office
 Ground Floor, 100 St Georges TCE
 Perth WA 6000

Account Details

GAVRANIC O'HARE INVESTMENT GROUP PTY LTD ATF
 GAVRANIC O'HARE SUPER FUND
 BUSINESS EVERYDAY AC
 BSB number 086-006
 Account number 72-152-8729

For Your Information

Be on the lookout for invoice scams. Fraudsters can change bank account details on a legitimate supplier's invoice to an account they control, or make a request by phone/email to update bank account details for a supplier or employee. Always verbally confirm any changes to payment details using a publicly listed phone number before actioning. Learn how to recognise scams and protect your business by visiting nab.com.au/security

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2020	Brought forward			12,010.62 Cr
13 Jan 2020	Peak Constructions W 152432912 00072 Mezzanine	11,181.50		829.12 Cr
14 Jan 2020	Nicoletta Dragicevic Na		600.00	1,429.12 Cr
17 Jan 2020	1EKU578893BPK Elders Insurance 207186	140.01		1,289.11 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

020158/02/IN/000557/S/00625/T001249



NAB Business Everyday Account
For further information call the
Business Servicing Team on 13 10 12



051/003710

GAVRANIC O'HARE INVESTMENT GROUP PTY LTD
17 RIGBY AVE
SPEARWOOD WA 6163

Account Balance Summary

Opening balance	\$1,289.11 Cr
Total credits	\$1,200.00
Total debits	\$1,953.11
Closing balance	\$536.00 Cr

Statement starts 21 January 2020
Statement ends 31 March 2020

Outlet Details

Capital Office
Ground Floor, 100 St Georges TCE
Perth WA 6000

Account Details

GAVRANIC O'HARE INVESTMENT GROUP PTY LTD ATF
GAVRANIC O'HARE SUPER FUND
BUSINESS EVERYDAY AC
BSB number 086-006
Account number 72-152-8729

Transaction Details

Date	Particulars	Debits	Credits	Balance
21 Jan 2020	Brought forward			1,289.11 Cr
29 Jan 2020	NAB Connect Fee Access and Usage.....	0.25		1,288.86 Cr
14 Feb 2020	Nicoletta Dragicevic Na.....		600.00	
	Internet Bpay Deft Payments			
	24180156251979.....	588.70		
	Internet Transfer trailer			
	trailer.....	500.00		800.16 Cr
18 Feb 2020	1EKU578893BPK Elders Insurance			
	207186.....	106.88		
	Classic Lift Au J0446208169			
	invoice CLA1762.....	650.00		43.28 Cr
25 Feb 2020	NAB Connect Fee Access and Usage.....	0.40		42.88 Cr
28 Feb 2020	Please Note From Today Your Dr Interest Rate Is	6.970%		42.88 Cr
13 Mar 2020	Please Note From Today Your Dr Interest Rate Is	6.720%		42.88 Cr
16 Mar 2020	Nicoletta Dragicevic Na.....		600.00	642.88 Cr
17 Mar 2020	1EKU578893BPK Elders Insurance			
	207186.....	106.88		536.00 Cr
30 Mar 2020	Please Note From Today Your Dr Interest Rate Is	6.470%		536.00 Cr

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet.
Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

091/58/02/003710/5005509/7011017



051/005153



GAVRANIC O'HARE INVESTMENT GROUP PTY LTD
17 RIGBY AVE
SPEARWOOD WA 6163

Account Balance Summary

Opening balance	\$536.00	Cr
Total credits	\$30,600.00	
Total debits	\$1,418.21	
Closing balance	\$29,717.79	Cr

Statement starts 1 April 2020
Statement ends 30 June 2020

Outlet Details

Capital Office
Ground Floor, 100 St Georges TCE
Perth WA 6000

Account Details

GAVRANIC O'HARE INVESTMENT GROUP PTY LTD ATF
GAVRANIC O'HARE SUPER FUND
BUSINESS EVERYDAY AC
BSB number 086-006
Account number 72-152-8729

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Apr 2020	Brought forward			536.00 Cr
2 Apr 2020	005061043 Australiansuper 283804.....		30,000.00	30,536.00 Cr
17 Apr 2020	Nicoletta Dragicevic..... 1EKU578893BPK Elders Insurance 207186.....	106.88	600.00	31,029.12 Cr
27 Apr 2020	Please Note From Today Your Dr Interest Rate Is 4.500%			31,029.12 Cr
19 May 2020	1EKU578893BPK Elders Insurance 207186.....	106.88		30,922.24 Cr
27 May 2020	Please Note From Today Your Dr Interest Rate Is 6.470% Internet Bpay City of Cockburn 1160329650.....	508.87		
	Internet Bpay Deft Payments 24180156251979.....	588.70		29,824.67 Cr
17 Jun 2020	1EKU578893BPK Elders Insurance 207186.....	106.88		29,717.79 Cr
	Total Rental Income=\$600*4-\$218.16(GST)=\$2,181.84			

Total Bank Fee=\$0.80+\$0.25+\$0.40=\$1.45

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

182/58/02/M005153/S008377/ID16753



TRANSACTION HISTORY

Account

Business Account #8729
086-006 721528729

Search



Show filter

1 Jul 2019 to 12 Jun 2020

Showing 31 transactions for this financial year

Export as

Spreadsheet (CSV-comma separated values)

Export

<u>Date</u>	<u>Transaction details</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance*</u>
27 May 20	INTERNET BPAY DEFT PAYMENTS 24180156251979 TRANSFER DEBIT	- \$588.70		+ \$29,824.67
27 May 20	INTERNET BPAY City of Cockburn 1160329650 TRANSFER DEBIT	- \$508.87		+ \$30,413.37
27 May 20	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.470%		+ \$0.00	+ \$30,922.24
19 May 20	1EKU578893BPK Elders Insurance Gavranic OHA AUTOMATIC DRAWING	- \$106.88		+ \$30,922.24
27 Apr 20	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 4.500%		+ \$0.00	+ \$31,029.12
17 Apr 20	1EKU578893BPK Elders Insurance Gavranic OHA AUTOMATIC DRAWING	- \$106.88		+ \$31,029.12
17 Apr 20	NICOLETTA DRAGICEVIC TRANSFER CREDIT		+ \$600.00	+ \$31,136.00
02 Apr 20	005061043 AUSTRALIANSUPER THE TRUSTEE FOR INTER-BANK CREDIT		+ \$30,000.00	+ \$30,536.00
30 Mar 20	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.470%		+ \$0.00	+ \$536.00
17 Mar 20	1EKU578893BPK Elders Insurance Gavranic OHA AUTOMATIC DRAWING	- \$106.88		+ \$536.00

<u>Date</u>	<u>Transaction details</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance*</u>
16 Mar 20	NICOLETTA DRAGICEVIC NA TRANSFER CREDIT		+ \$600.00	+ \$642.88
13 Mar 20	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.720%		+ \$0.00	+ \$42.88
28 Feb 20	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.970%		+ \$0.00	+ \$42.88
25 Feb 20	NAB Connect Fee Access and Usage MISCELLANEOUS DEBIT	-\$0.40		+ \$42.88
18 Feb 20	Classic Lift Au J0446208169 invoice CLA1762 TRANSFER DEBIT	-\$650.00		+ \$43.28
18 Feb 20	1EKU578893BPK Elders Insurance Gavranic OHA AUTOMATIC DRAWING	-\$106.88		+ \$693.28
14 Feb 20	INTERNET BPAY DEFT PAYMENTS 24180156251979 TRANSFER DEBIT	-\$588.70		+ \$800.16
14 Feb 20	INTERNET TRANSFER trailer trailer TRANSFER DEBIT	-\$500.00		+ \$1,388.86
14 Feb 20	NICOLETTA DRAGICEVIC NA TRANSFER CREDIT		+ \$600.00	+ \$1,888.86
29 Jan 20	NAB Connect Fee Access and Usage MISCELLANEOUS DEBIT	-\$0.25		+ \$1,288.86
17 Jan 20	1EKU578893BPK Elders Insurance Gavranic OHA AUTOMATIC DRAWING	-\$140.01		+ \$1,289.11
14 Jan 20	NICOLETTA DRAGICEVIC NA TRANSFER CREDIT		+ \$600.00	+ \$1,429.12
13 Jan 20	Peak Constructions W152432912 00072 Mezzanine TRANSFER DEBIT	-\$11,181.50		+ \$829.12
02 Dec 19	Internet Transfer PYMT-ID 150125230 Trailer TRANSFER DEBIT	-\$6,000.00		+ \$12,010.62
28 Nov 19	NAB Connect Fee Access and Usage MISCELLANEOUS DEBIT	-\$0.80		+ \$18,010.62
29 Oct 19	NAI Harcourts Metro 147988186 Deposit 10/3 Dobra TRANSFER DEBIT	-\$5,000.00		+ \$18,011.42

<u>Date</u>	<u>Transaction details</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance*</u>
29 Oct 19	GAVRANIC OHAR TRANSFER CREDIT		+ \$5,000.00	+ \$23,011.42
24 Oct 19	SETTLEMENT TALK TRUS147735330 SETTLEMENT TRANSFER DEBIT	- \$251,988.58		+ \$18,011.42
22 Oct 19	GAVRANIC OHAR TRANSFER CREDIT		+ \$140,000.00	+ \$270,000.00
18 Oct 19	M04316627 BT WRAP D GAVRANIC AND S INTER-BANK CREDIT		+ \$130,000.00	+ \$130,000.00
11 Oct 19	PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 16.220%		+ \$0.00	+ \$0.00

Use the filter to view transactions beyond the displayed dates

Credit balance	+ \$307,400.00
Debit balance	- \$277,575.33
Fees	- \$0.00
Net position	+ \$29,824.67

***Important information**

[Return to top](#)

Fund Name: Gavranic O'Hare Super Fund
Year Ended: 30/06/2020
Work Paper: PROPERTY RECONCILIATION

PROPERTY COST BASE RECONCILIATION

Address: 10/3 DOBRA ROAD, YANGEBUP

Folio#: Lot 10/76012

Contract Date:	24/10/2019	
Settlement Date:	24/10/2019	
Purchase Price		\$ 240,900.00
Add:		
Stamp Duty	7,444.20	
Other Costs	1,821.57	
		9,265.77
PROPERTY COST BASE		\$ 250,165.77

Deductible/Assessable Income Adjustments

Deductible Expenses		
Council rates	1,500.00	
Water rates	1.57	
Land Tax	88.35	
Strata Levy	232.89	
		1,822.81
Total		\$ 251,988.58

CASH PAID:

DATE	DESCRIPTION	AMOUNT
24/10/2019	Settlement Talk Trus Settlement 147735330	251,988.58
29/10/2019	Deposit 10/3 Dobra	- 5,000.00
29/10/2019	Gavranic Ohar Nai Harcounts Metro	5,000.00
Total		\$ 251,988.58

\$ -

24 October 2019

Our ref: 2019/0503

AMENDED STATEMENT

**PURCHASE OF 10/3 DOBRA ROAD, YANGETUP
 GAVRANIC O'HARE INVESTMENT GROUP PTY LTD**

	Debit	Credit
Purchase Price	240,900.00	
* → GST included in Purchase Price \$21,900.00		
Deposit Paid		5,000.00
Transfer Duty on the Contract (General)	7,444.20	
Costs & Disbursements (see attached summary)	1,821.57	
Amount received		251,988.58
ADJUSTMENT OF RATES/TAXES AS AT 25-10-2019		
Water Corp 01-09-2019 to 31-10-2019 Rates \$15.96 Your share 6/ 61 days \$1.57 Balance due	1.57	
City of Cockburn 2019/2020, monies held in trust pending receipt of rates.	1,500.00	+\$508.87=\$2,008.87
Land Tax 2019/2020 S.O.B. \$129.86 Your share 249 days \$88.35 Balance due	88.35	
Strata Levy from 01-09-2019 to 30-11-2019 \$588.70 Your share 36/ 91 Days \$232.89 Balance due	232.89	-21.17(GST)=\$211.72
Balance due to you after settlement	5,000.00	
E & O E	\$256,988.58	\$256,988.58



Winner 2014 Landgate Dorothy Peacock Award for Outstanding Contribution to the Conveyancing Profession
 Nominee 2015, 2014, 2013 Stewart Title Betty Quelch Award for Excellence in the Performance of a Settlement Agency
 Nominee 2012 Dorothy Peacock Award for Outstanding Contribution to the Conveyancing Profession
 Winner 2007 Richard Wild Education Award for Excellence in Conveyancing Studies





Licensee SettlementTalk Pty Ltd
 Trading as SettlementTalk ABN 68 129 129 077
 Real Estate Settlement Agent

72 Cantonment Street
 Fremantle WA 6160
 PO Box 379 Fremantle WA 6959
 Phone: 08 9239 0101
 Facsimile: 08 9239 0102
 Email: info@settlementtalk.com.au

24 October 2019

Our ref: 2019/0503

The Directors
 Gavranic O'Hare Investment Group Pty Ltd
 17 Rigby Avenue
 SPEARWOOD WA 6163

COSTS & DISBURSEMENTS SUMMARY

**PURCHASE OF 10/3 DOBRA ROAD, YANGETUP
 GAVRANIC O'HARE INVESTMENT GROUP PTY LTD**

Description	Price	GST	Total
Costs & Fees			
Settlement Fee	800.00	80.00	880.00
Landgate Registration of the Transfer	224.70	0.00	224.70
Enquiry Fees			
Landgate Enquiry Processing Fee	30.00	3.00	33.00
Water Corporation Rate Enquiry Fee	45.13	4.51	49.64
Council Rate Enquiry Fee	103.00	10.30	113.30
WAPC Clause 42 Certificate	27.00	2.70	29.70
Land Tax Enquiry Fee	50.35	5.04	55.39
Strata Company Enquiry Fee	110.00	0.00	110.00
Disbursements			
Landgate Title Document Search Fee	91.70	9.17	100.87
Postage & Couriers	30.00	3.00	33.00
Company Search	24.00	2.40	26.40
Telephone & Facsimile	5.00	0.50	5.50
Misc. Expenses Photocopying	10.00	1.00	11.00
PEXA/Attendance Fee	103.70	10.37	114.07
Privacy & Compliance Fee	35.00	0.00	35.00
Totals	\$1,689.58	\$131.99	\$1,821.57

TOTAL INCLUDING GST: \$1,821.57

If Tax Invoices are required for disbursements paid on your behalf, please contact this office quoting the above reference number.

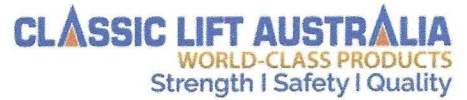


Winner 2014 Landgate Dorothy Peacock Award for Outstanding Contribution to the Conveyancing Profession
 Nominee 2015, 2014, 2013 Stewart Title Betty Quelch Award for Excellence in the Performance of a Settlement Agency
 Nominee 2012 Dorothy Peacock Award for Outstanding Contribution to the Conveyancing Profession
 Winner 2007 Richard Wild Education Award for Excellence in Conveyancing Studies



CLASSIC LIFT AUSTRALIA PTY LTD

ACN 627647303
ABN 87627647303
Tel : 1800 951 022,
sales@classiclift.com.au
sydney-Melbourne-perth-Brisbane-Adelaide



Bill To :
JDN PTY LTD

Ship To :
JDN PTY LTD

Tax Invoice

Invoice No# CLA1762
Date 08/02/2020
Your Ref#
Our Ref#
Credit Terms Cash
Salesperson
Job Code

Tel :

SN#	Product ID	Description	Qty	UM	Unit Price	Amount	GST%
1		rmove car hoist and relocated	1		\$650.00	\$650.00	10

Comments
BANK ACCOUNT
CLASSIC LIFT AUSTRALIA
ANZ; BSB/016353
ACCOUNT NO /468 310 821
1.Classic lift offers one year parts only warranty on all vehicle hoists.

Total Before Tax \$590.91
Total GST \$59.09
Total after tax \$650.00
Amount Paid \$0.00
Balance Due (AUD) \$650.00

PAYMENT
ANZ bank
Account name:classic lift australia
BSB;016353
ACCOUNT;468 310 821

PAYMENT ADVICE

Please detach and send with your payment to

CLASSIC LIFT AUSTRALIA PTY LTD

From : JDN PTY LTD

Amount Paid
Invoice No# CLA1762
Invoice Date 08/02/2020
Balance Due (AUD) \$650.00

CLASSIC LIFT AUSTRALIA PTY LTD

ACN 627647303
ABN 87627647303
Tel : 1800 951 022,
sales@classiclift.com.au
www.classiclift.com.au



Bill To :
JDN PTY LTD

Ship To :
JDN PTY LTD

0438 942 011

steven
Tel :

Tax Invoice

Invoice No# CLA1699
Date 12/11/2019
Your Ref#
Our Ref#
Credit Terms Cash
Salesperson
Job Code

SN#	Product ID	Description	Qty	UM	Unit Price	Amount	GST%
1	classic 4ton	Classic 4tonne clearfloor hoist one year warranty	1		\$3,300.00	\$3,300.00	10
2	power unit	240V Aluminium power unit	1		\$0.00	\$0.00	10
3		delivery and installation	1		\$500.00	\$500.00	10

Comments
BANK ACCOUNT
CLASSIC LIFT AUSTRALIA
ANZ; BSB/016353
ACCOUNT NO /468 310 821
1.Classic lift offers one year parts only warranty on all vehicle hoists.

Total Before Tax \$3,454.55
Total GST \$345.45
Total after tax \$3,800.00
Amount Paid \$0.00
Balance Due (AUD) \$3,800.00

PAYMENT
ANZ bank
Account name:classic lift australia
BSB;016353
ACCOUNT;468 310 821

PAYMENT ADVICE

Please detach and send with your payment to

CLASSIC LIFT AUSTRALIA PTY LTD

From : JDN PTY LTD

Amount Paid
Invoice No# CLA1699
Invoice Date 12/11/2019
Balance Due (AUD) \$3,800.00

contract for sale of land or strata title by offer and acceptance (commercial)



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2018
FOR USE BY REIWA MEMBERS
00000575817



NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person signs the Contract
WARNING - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required.
WARNING - If the Purchase Price is \$750,000 or more, Withholding Tax **may** apply to this Contract (see 2018 General Condition 3.7).
WARNING - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or an attached GST Annexure.

To: **GATTS (WA) PTY LTD (TC71129) trading as NAI HARCOURTS METRO**

Street: **10a, 2 Lancaster Street**

Suburb: **Spearwood** State: **WA** Postcode: **6163**

ABN: **18 604 624 357 ACN 604 624 357** Email: **enquiries.metro@naiharcourts.com.au**

Phone: **08 6167 6060** Mobile: _____ Fax: **08 6167 6080**

As Agent for the Seller / ~~Buyer~~

THE BUYER

Name: **GAURANIC O'HARE INVESTMENTS GROUP PTY LTD AT GAURANIC O'HARE** *SUPER FUND*

Address: **17 RIGBY AVENUE SPEARWOOD WA 6163**

EMAIL: The Buyer consents to Notices being served at: **DGAURANIC@GAVLEC.COM.AU**

OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels set out in the Schedule ("the Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

SCHEDULE

The Property at:
 Address: **UNIT 10 / 3 DOBRA ROAD**

Suburb: **JANKEBUP** State: **WA** Postcode: **6163**

Lot **10** Deposited/Survey/Strata/Diagram/Plan **76012** Whole / Part Vol **2969** Folio **814**

A deposit of \$ **5000.00** of which \$ **NIL** is paid now and \$ **5000** to be paid within **3** days of acceptance to be held by **NAI HARCOURTS METRO TRUST ACCOUNT** ("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price **\$219,000 + GST**

Settlement Date **TO BE ON OR BEFORE 30 MAR FROM CONTRACT DATE**

Property Chattels including _____

Property Valuation **N/A** \$219,000.00

Less: Property Improvements = \$10,020.51

Net Property Valuation = \$208,979.49

GST is **APPLICABLE** to this Contract. See Special Conditions or attached GST Annexure which forms part of this Contract) OR GST is **NOT** applicable to this Contract

FINANCE CLAUSE IS APPLICABLE

LENDER _____
 (NB. If blank, can be any Lender)

LATEST TIME: 4pm on: _____

AMOUNT OF LOAN: _____

SIGNATURE OF BUYER _____

FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if Finance Clause IS NOT applicable

[Signature]

SPECIAL CONDITIONS

• THE BUYER IS AWARE THAT NO SEWER IS AVAILABLE/CONNECTION TO THE PROPERTY AND AS A RESULT THE WATER CORPORATION HAS IMPOSED A RESTRICTIVE COVENANT RESTRICTING THE NUMBER OF STAFF ALLOWED AT EACH UNIT (AS PER ANNEXURE "A")

IT SHOULD BE NOTED THAT IF AND WHEN THE SEWER IS AVAILABLE IN THE FUTURE, EACH UNIT OWNER ACKNOWLEDGES THAT IT WILL BE THEIR RESPONSIBILITY TO MAKE ENQUIRIES RE CONNECTION TO THE SEWER.

ANNEXURE "B" ATTACHED FORMS PART OF THIS OFFER.

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

contract for sale of land or strata title by offer and acceptance (commercial)



CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the "Finance Clause is not Applicable" box in the Schedule, or if no information is completed in the "Finance Clause is Applicable" box in the Schedule, then this Clause 1 does not apply to the Contract.
If any information is completed in or the Buyer signs the "Finance Clause is Applicable" box in the Schedule then this Clause 1 applies to the Contract.

1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

- (a) The Buyer must:
- (1) immediately after the Contract Date make a Finance Application to the Lender using, if required by the Lender, the Property as security; and
 - (2) use all best endeavours in good faith to obtain Finance Approval.
- (b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end under Clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.
- (c) The Buyer must immediately give to the Seller or Seller Agent:
- (1) an Approval Notice if the Buyer obtains Finance Approval; or
 - (2) a Non Approval Notice if the Finance Application is rejected; at any time while the Contract is in force and effect.

1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

- (a) written Finance Approval has not been obtained or the Finance Application has been rejected; and
- (b) the Buyer gives a Non Approval Notice to the Seller or Seller Agent.

1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time:

- (a) the Buyer has not given an Approval Notice to the Seller or Seller Agent; and
 - (b) the Buyer has not given a Non Approval Notice to the Seller or Seller Agent;
- then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non-Approval Notice to the Seller or Seller Agent.

1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

- (a) Finance Approval has been obtained; and
 - (b) the Buyer has given an Approval Notice to the Seller or Seller Agent;
- then this Clause 1 is satisfied and this Contract is in full force and effect.

1.5 Notice Not Given by Latest Time: Seller's Right to Terminate

If by the Latest Time the Buyer has not given an Approval Notice or a Non Approval Notice to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

1.6 Buyer Must Keep Seller Informed: Evidence

- (a) If requested in writing by the Seller or Seller Agent the Buyer must:
- (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
 - (2) provide evidence in writing of the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and
 - (3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.
- (b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender the information referred to in Clause 1.6(a).

1.7 Right To Terminate

If a Party has the right to terminate under this Clause 1, then:

- (a) termination must be effected by written Notice to the other Party;
- (b) Clauses 23 and 24 of the 2018 General Conditions do not apply to the right to terminate;
- (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
- (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this Clause is deemed satisfied.

1.9 Definitions

In this Clause:

Amount of Loan means either the amount referred to in the Schedule or any lesser amount of finance referred to in the Finance Application. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

Approval Notice means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Finance Application means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract.

Finance Approval means:

- (a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and
- (b) for the Amount of Loan; and
- (c) which is unconditional or subject to terms and conditions:
 - (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
 - (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
 - (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
 - (i) an acceptable valuation of any property;
 - (ii) attaining a particular loan to value ratio;
 - (iii) the sale of another property; or
 - (iv) the obtaining of mortgage insurance; and has in fact been satisfied.

Latest Time means:

- (a) the time and date referred to in the Schedule; or
- (b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date.

Lender means:

- (a) the lender nominated in the Schedule; or
- (b) if no lender is nominated in the Schedule, any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

Non Approval Notice means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained.

2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.
3. The 2018 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
4. The parties consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.

BUYER [If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.]

Signature 	Date 27/8/19	Signature	Date
Signature 	Date 27/8/19	Signature	Date

THE SELLER ACCEPTS the Buyer's offer

Name: YANGCHUP STRATA STORAGE PTY LTD AT FITE YANGCHUP STRATA
Address: 11 T-1 DE MAN STREET NORTH STORERIE TRUST.

EMAIL: The Seller consents to Notices being served at: FRANMILL

[If a corporation, then the Seller executes this Contract pursuant to the Corporations Act.]

Signature 	Date 11/9/19	Signature	Date
Signature	Date	Signature	Date

RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:

1. This offer and acceptance
2. Form 28 and its attachments (if a strata lot)
3. 2018 General Conditions
- 4.

Signature 	Signature
---------------	---------------

RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:

1. This offer and acceptance
2. 2018 General Conditions
- 3.

Signature 	Signature
---------------	---------------

CONVEYANCER The Parties appoint their Representative below to act on their behalf and consent to Notices being served on that Representative's email address.

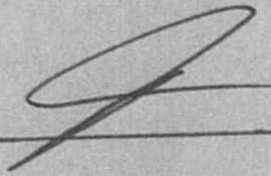
	BUYER'S REPRESENTATIVE	SELLER'S REPRESENTATIVE
Name	<u>STBA</u>	<u>ENVVOY SETTLEMENTS</u>
Signature		

The copyright of this Contract by Offer and Acceptance is the property of the Real Estate Institute of Western Australia (Inc.) ("REIWA") and neither the form nor any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any manner whatsoever in any other document without the consent of the REIWA.

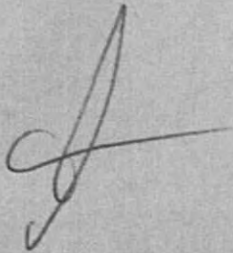
Special Conditions – Annexure B

Purchase should be conditional on the purchaser, being a self-managed superannuation fund, being given a complying superannuation fund status by the Australian Taxation Office within a month of the application.

Buyers




Date: 12/9/19



Date: 12/9/19

Seller



Date: 11/9/19

GST ANNEXURE

This annexure is a special condition to the Contract for the Sale of Land or Strata Title by Offer and Acceptance for the property at:

UNIT 10/3 DOBRA ROAD YANGGOLUP

The Seller represents that the Seller will be registered for GST at Settlement Only one choice is to be selected and signed. The other three (3) choices should be deleted.

Choice 1 Full GST (GST Included in the Purchase Price)

- (a) The Seller and Buyer agree that the Purchase Price is inclusive of GST.
- (b) The Seller will at Settlement provide a Tax Invoice to the Buyer.

Seller

Buyer

Choice 2 Going Concern

- (a) The Seller and Buyer agree that the sale of the Property in this Contract is the supply of a Going Concern and is GST free.
- (b) The Seller agrees that it will carry on and conduct the enterprise as a Going Concern until the date that Settlement of this Contract actually occurs.
- (c) The Seller agrees to supply at Settlement all the things required for the continued operation of the enterprise as a Going Concern.
- (d) The Seller and the Buyer agree that the supply is GST-free and the Purchase Price is exclusive of GST.
- (e) If for any reason this sale is not accepted by the Commissioner of Taxation as GST-free, for the supply of a going concern then:
 - (i) the Buyer agrees to pay to the Seller, the amount of the GST, within 30 days after the Seller's liability for GST on this sale is confirmed by the Commissioner of Taxation;
 - (ii) the Seller will give to the Buyer, a Tax Invoice.
- (f) The Buyer represents that at Settlement the Buyer will be registered for GST.

Further for the purposes of Stamp Duty assessment the Seller and Buyer state:

- 1) To the best of our knowledge and belief, GST is not payable on the transaction the subject of the instrument.
- 2) A ruling has not been obtained or sought from the Australian Taxation Office on the transaction.
- 3) The basis on which it is claimed that no GST is payable is that the transaction meets the requirements of a going concern under the GST Act and GST Ruling 2002/5 in that the Seller supplies to the Buyer all of the things that are necessary for the continued operation of an enterprise; and the Seller carries on, or will carry on, the enterprise until the day of the supply (whether or not as part of a larger enterprise carried on by the supplier).
- 4) The Buyer and the Seller declare that the conditions or requirements specified in the GST Act have been or will be met.

Seller

Buyer

Choice 3 Margin Scheme

- (a) The Buyer and Seller agree that the Margin Scheme applies to this transaction.
- (b) The Seller's GST liability on the sale of the Property has been calculated using the Margin Scheme.
- (c) The Buyer will not receive a Tax Invoice.

Seller

Buyer

Choice 4 Full GST (GST payable in addition to the Purchase Price)

- (a) GST applies to this transaction and clause 18.3 of the 2011 General Conditions apply to this Contract. The Seller and Buyer agree that the Purchase Price does not include GST. The Buyer must pay GST on the Purchase Price to the Seller at Settlement.

Seller

Buyer

FORM 28
DISCLOSURE STATEMENT

**SALE OF STRATA TITLED LOT OR
PROPOSED STRATA TITLED LOT**

Section 69 Strata Titles Act 1985

FOR SELLER'S INFORMATION

1. The information incorporated in this statement -
 - must be given to a prospective buyer of a strata titled lot before the prospective buyer makes an offer to purchase, accepts an offer to sell or enters into a contract to purchase the strata titled lot;
 - and
 - may be given in the form of this statement or may be incorporated in the contract of sale of the strata titled lot.
2. This statement applies to the sale of a lot on a strata plan or a survey-strata plan.
3. If certain changes occur in relation to the strata company, the strata/survey-strata plan or the common property (as set out in section 69C(3) of the *Strata Titles Act 1985* and mentioned in Form 29), before settlement, you must give notice in writing of those changes to the prospective buyer as soon as you become aware of those changes.
4. Failure to give this statement or incorporate the information in the contract of sale or failure to notify of any changes may give the prospective buyer the right to terminate the contract. Exercise of this right by the prospective buyer is restricted if this statement or notification of any changes was given at any time before settlement.

Parts 1 and 3 must be completed in every sale of a strata titled lot or proposed strata titled lot.

Part 2 must be completed where the strata titled lot or proposed strata titled lot is being sold by the original proprietor, in any of the cases listed in Part 2.

FOR BUYER'S INFORMATION

1. The land to which this statement relates, and any ensuing contract of sale, is part of a strata titled scheme which is governed by the *Strata Titles Act 1985*.
2. You should read the information incorporated in this statement as it -
 - identifies the lot which you are proposing to purchase; and
 - sets out what your rights and obligations will be in relation to the lot if you purchase the lot.
3. You may have a right to terminate the contract to purchase the lot if -
 - before entering into the contract, you were not given this statement or the information in this statement was not incorporated into the contract; or
 - certain changes occur in relation to the strata company, the strata/survey-strata plan or the common property (as set out in section 69C(3) of the *Strata Titles Act 1985* and mentioned in Form 29) before settlement and you have not been given notice in writing of those changes.
4. Your right to terminate the contract is restricted if this statement or notification of any changes was given at any time before settlement.
5. If you are uncertain as to any of these matters you should obtain independent advice from a lawyer or other expert before signing any offer to purchase, accepting an offer to sell or entering into a contract to purchase the lot.

sale of strata titled lot or proposed strata titled lot



APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (R.E.I.W.A.) COPYRIGHT © REIWA 2012 FOR USE BY REIWA MEMBERS



PART 1 - COMPULSORY DISCLOSURE OF INFORMATION BY EVERY SELLER

Particulars of buyer and strata company

Description of lot to be sold: lot 10 on *strata/survey-strata plan no 76012
Street address of lot UNIT 10/3 DOBBA ROAD JANGERUP WA 6162
Name of prospective buyer(s) GAVRANIC O'HARE INVESTMENT GROUP PTY LTD
+ GAVRANIC O'HARE SUPER FUND
Buyer's address 17 RIGBY AVENUE ~~LA~~ SPURWOOD
Name of Scheme (Building) DOBBA COMMUNITY STRATA UNIT 6162
*Address of strata company/name and address of agent (for obtaining section 43 certificate or inspection of records of strata company)
M M J REAL ESTATE
6/12 ST GEORGE TEE PERTH WA 6000
Contact person (if known) _____ Telephone 9325 5810
(*Delete whichever is inapplicable)

Information in relation to Lot, Strata/Survey-strata scheme

The following documents must be attached to this statement:

1. A copy of Form 29 entitled "Buying and Selling a Strata Titled Lot". The standard by-laws are set out in or attached to Form 29.
See Attachment No 1.
2. A copy of the registered or the proposed strata/survey-strata plan with the lot to be purchased clearly identified and drawing attention to any information on the plan which relates especially to the lot.
See Attachment 2.
3. A statement of the unit entitlement or proposed unit entitlement of all lots in the scheme or proposed scheme and the aggregate or proposed aggregate unit entitlement. This statement may be -
 - included in the attached copy of the registered or proposed strata/survey-strata plan- see Attachment No. 2; or
 - a separate statement - see Attachment No. 3.
4. A copy of all non-standard strata company by-laws -
 - in the case of an existing scheme, that have been recorded on the strata/survey-strata plan or have been passed by the strata company within the previous three months and not yet recorded on the strata/survey-strata plan; or
 - in the case of a proposed scheme, that are proposed to apply to the scheme, including, where applicable, a Schedule 2A Management Statement.

See Attachment No

PART 2 - DISCLOSURE BY ORIGINAL PROPRIETOR WHEN STRATA LOT SOLD FOR FIRST TIME

Part 2 must be completed only where the original proprietor is the seller and -

- *the strata titled lot being purchased is on a strata/survey-strata plan that has not been registered; or*
- *if the first annual general meeting of the strata company has not been held by the original proprietor; or*
- *if the original proprietor is the owner of 50% or more of the lots in the strata/survey-strata scheme; or*
- *if the original proprietor has 50% or more of the aggregate unit entitlement in the strata/survey-strata scheme.*

Additional information in relation to strata/survey-strata scheme

1. Agreements for provision of amenities, management or other services

Have either of the strata company or the original proprietor entered into, or propose to enter into, any management agreement, service or maintenance agreement or other agreement for the provision of any amenity or service to the strata company or to any part of the common property or any lot?

YES NO

If yes -

- give details of the terms and conditions of every such agreement, the consideration for it and the estimated costs to the proprietor of the lot.

OR:

- attach copies of the agreements - see Attachment No

2. Pecuniary interest in agreements:

Does the original proprietor have any direct or indirect pecuniary interest, other than as a proprietor of a lot, in any of the agreements referred to in question 1?

YES NO

If yes -

- give details of the pecuniary interest(s).

OR:

- attach details - see Attachment No

3. Estimated strata company receipts and expenditure

Attach a copy of the estimated receipts and expenditure of the strata company for the 12 month period from the later of -

- the day of registration of the strata/survey-strata plan; or
- the day of the last Annual General Meeting or, if none has been held during the 15 months preceding the date of the contract, from the settlement date stated in the contract.

See Attachment No

sale of strata titled lot or proposed strata titled lot

4. Administrative Fund of the strata company

Is there an administrative fund or proposed administrative fund?

YES NO

If yes, the contribution or proposed contribution for the Lot, under section 36(1) of the *Strata Titles Act 1985*, is

\$ per annum, which is payable -

AS PER PROPOSED BUDGETS
ATTACHED

annually

by half-yearly instalments of \$

by quarterly instalments of \$

otherwise (please specify)

5. Reserve fund of the strata company

Is there a reserve fund or a proposed reserve fund?

YES NO

If yes, the amount of the contribution or proposed contribution for the Lot, under section 36(2) of the *Strata Titles Act 1985*, is

\$ per annum, which is payable:

annually

by half-yearly instalments of \$

by quarterly instalments of \$

otherwise (please specify)

6. Proposed lease, licence, exclusive use or special privilege:

Have either of the strata company or the original proprietor granted or propose to grant any lease, licence, right of exclusive use or special privilege over the common property or any part of it to the buyer or any other person?

YES NO

If yes -

- give details of each lease, licence, right of exclusive use or special privilege, or proposed lease, licence, right of exclusive use or special privilege.

OR

- attach copies of each lease, licence, right of exclusive use or special privilege or proposed lease, licence, right of exclusive use or special privilege.

See Attachment No.

PART 3 - ACKNOWLEDGEMENT OF RECEIPT OF NOTIFIABLE INFORMATION

Statement by Seller(s)

Name(s) YANGERUP STRATA STORAGE AT/UD ATF THE YANGERUP STRATA STORAGE TRUST.

Address(es) 7 ORION ROAD JANDAKOT WA 6164

- * the Seller(s), hereby certify that the notifiable information in relation to the Strata lot as described in Part 1 of this form, as required by section 69 of the Strata Titles Act 1985, has been given to -
* the prospective buyer(s); or
* the listing agent to provide it to the prospective buyer(s), before the offer or contract to purchase this property was signed by the buyer.
* authorise the prospective buyer(s) to inspect the records of the strata company.

Seller(s) signature(s) [Signature]
Date 11/9/19

Acknowledgement by prospective buyer(s)

the prospective buyer(s) described in Part 1 of this form, acknowledge that have received notifiable information in respect of the lot described in Part 1 of this form and understand that the disclosure given by the seller(s) or by the selling agent is not an offer or a contract to purchase a strata titled lot, but only provides information to .

Prospective buyer(s) signature(s) [Signatures]
Date 27/8/19

Statement by selling agent

I, Tony Romano (name of agent), of NAL Harcourts Property Plus (name of firm),

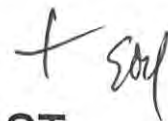
as selling agent, hereby certify that the notifiable information for this property, as provided by the seller, has been given to the prospective buyer(s).

Selling agent's signature [Signature]
Date 27/8/19

buying and selling a strata titled lot



FORM 29
Strata Titles Act 1985
Section 69A(f)



BUYING AND SELLING A STRATA TITLED LOT

This information applies to lots in a strata scheme and a survey-strata scheme.

If you are uncertain about any matter mentioned below you should obtain independent advice from a lawyer or other expert **BEFORE** signing an offer to purchase or sell or entering into a contract to purchase a strata titled lot.

If you intend **BUYING A STRATA TITLED LOT**, you should note that as owner of the lot you will be subject to the following obligations and restrictions.

1. You will be buying the strata titled lot AND a share in the common property in the strata titled scheme.
The lot number on the strata or survey-strata plan may not correspond with the unit/apartment number used for postal purposes.
2. The strata titled scheme consists of all the lots and the common property which are shown on the strata or survey-strata plan.

On a strata plan, the common property may comprise parts of a building or buildings (eg. walls, floors, roof) in which the lots may be situated and any land not part of a lot.

On a survey-strata plan, the common property is those lots shown as "CP lots" on the plan and will include any building which is situated on a common property lot.

3. As an owner of a strata titled lot, you will be a member of the strata company and entitled to participate in its management.

A strata company automatically comes into existence on registration of the strata or survey-strata plan.

4. Your right to deal with the lot and to use the common property is restricted because it is subject to the *Strata Titles Act 1985 as amended, the by-laws of the strata company, any resolutions which the strata company may have passed, and management by the strata company.*

A copy of the standard by-laws for strata companies which is contained in the Strata Titles Act 1985, is printed at the end of or is attached to this brochure.

The standard by-laws may be repealed, changed or added to by the strata company.

The standard by-laws may be changed by a Management Statement registered at the same time the strata or survey-strata plan is registered.

Later changes to the by-laws by the strata company will be recorded in its records and must be registered on the strata or survey-strata plan within 3 months.

Restrictions on the use of the lot may also be shown on the strata or survey-strata plan.

The strata company may have passed resolutions which affect the lots and common property, e.g. approving a plan of re-subdivision or a transfer or lease of common property. These resolutions are recorded in the minutes of meetings of the strata company.

buying and selling a strata titled lot



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA
CORPORATE & REIWA 2017
FOR USE BY REIWA MEMBERS

MIHarcourts
COMMERCIAL REAL ESTATE SERVICES, AUSTRALIA

Handwritten initials/signature

5. You will be liable to pay a strata levy to the strata company for administrative expenses, including maintenance, upkeep and repair of buildings forming part of or on the common property, and insurance of the common property, unless you are in a scheme of 2 to 5 lots which may be exempt from these requirements.

Your contribution will be calculated in proportion to the unit entitlement of the lot to the aggregate unit entitlement of all the lots on the strata or survey-strata plan, unless the strata company has passed a by-law to change the basis on which the contributions are proportioned.

The unit entitlement is found on the strata or survey-strata plan.

You may also be liable to contribute to a reserve fund for contingent expenses, which will be calculated in proportion to the unit entitlement of the lot.

The amount of contributions to a strata levy and reserve fund can be obtained in a certificate from the strata company. The strata company will also be able to advise of any outstanding contributions owing by the seller and of any contributions which have been approved but are not yet due.

6. Except in certain circumstances, you will not be able to build on the lot or make any alterations to (including removal of) a building on the lot without the approval of the strata company.

BEFORE ENTERING INTO A CONTRACT or an offer to purchase or sell a strata titled lot, the seller must provide to the buyer a completed and signed Disclosure Statement (Form 28 in the Strata Titles General Regulations 1996).

Alternatively, the information required to be included in the Disclosure Statement may be incorporated into the contract.

The Disclosure Statement (or contract) must have attached to it -

- a copy of the registered or proposed strata or survey-strata plan, which clearly identifies the lot being sold and any information which relates specifically to the lot;
- a copy of this document ("Buying and Selling a Strata Titled Lot") (including the standard by-laws);
- a copy of all non standard by-laws of the strata company, including any which have been passed by the strata company but not yet registered or any by-laws which are proposed to apply to the scheme.
- the unit entitlement of all the lots in the scheme.

If the seller is the original proprietor of the lot, then the additional information which is listed in Part 2 of the Disclosure Statement must also be given.

The buyer may have the **RIGHT TO TERMINATE A CONTRACT** to purchase a strata titled lot if -

- (i) a signed and completed Disclosure Statement was not provided by the seller before the buyer entered into the contract or the information required to be included in the Disclosure Statement was not included in the contract; or
- (ii) certain changes occur in relation to the strata company, the strata or survey-strata plan or the common property (as set out in section 69C(3) of the Strata Titles Act 1985) before settlement and the seller has not given notice in writing to the buyer of those changes.

The buyer's right to terminate the contract is restricted if the Disclosure Statement or notification of any changes was given after entering into the contract but before settlement.

The **STANDARD BY-LAWS** contained in the **STRATA TITLES ACT 1985** are *

(*Delete whichever is not applicable)

WESTERN



AUSTRALIA

REGISTER NUMBER 10/SP76012	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

VOLUME **2969** FOLIO **814**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 10 ON SURVEY-STRATA PLAN 76012
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

YANGEBUP STRATA STORAGE PTY LTD OF CARE OF PARSONS GROUP 7 ORION ROAD JANDAKOT WA 6164
(AF O164851) REGISTERED 26/7/2019

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
2. *N683854 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 31/7/2017.
3. *EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR PARTY WALL PURPOSES - SEE SURVEY-STRATA PLAN 76012
4. *EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR PARTY WALL PURPOSES - SEE SURVEY-STRATA PLAN 76012
5. *O164853 RESTRICTIVE COVENANT TO CITY OF COCKBURN REGISTERED 26/7/2019.
6. *O164852 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 26/7/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP76012
PREVIOUS TITLE: 2514-683
PROPERTY STREET ADDRESS: UNIT 10, 3 DOBRA RD, YANGEBUP.
LOCAL GOVERNMENT AUTHORITY: CITY OF COCKBURN

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 10/SP76012

VOLUME/FOLIO: 2969-814

PAGE 2

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
 N683854

SURVEY-STRATA PLAN

76012

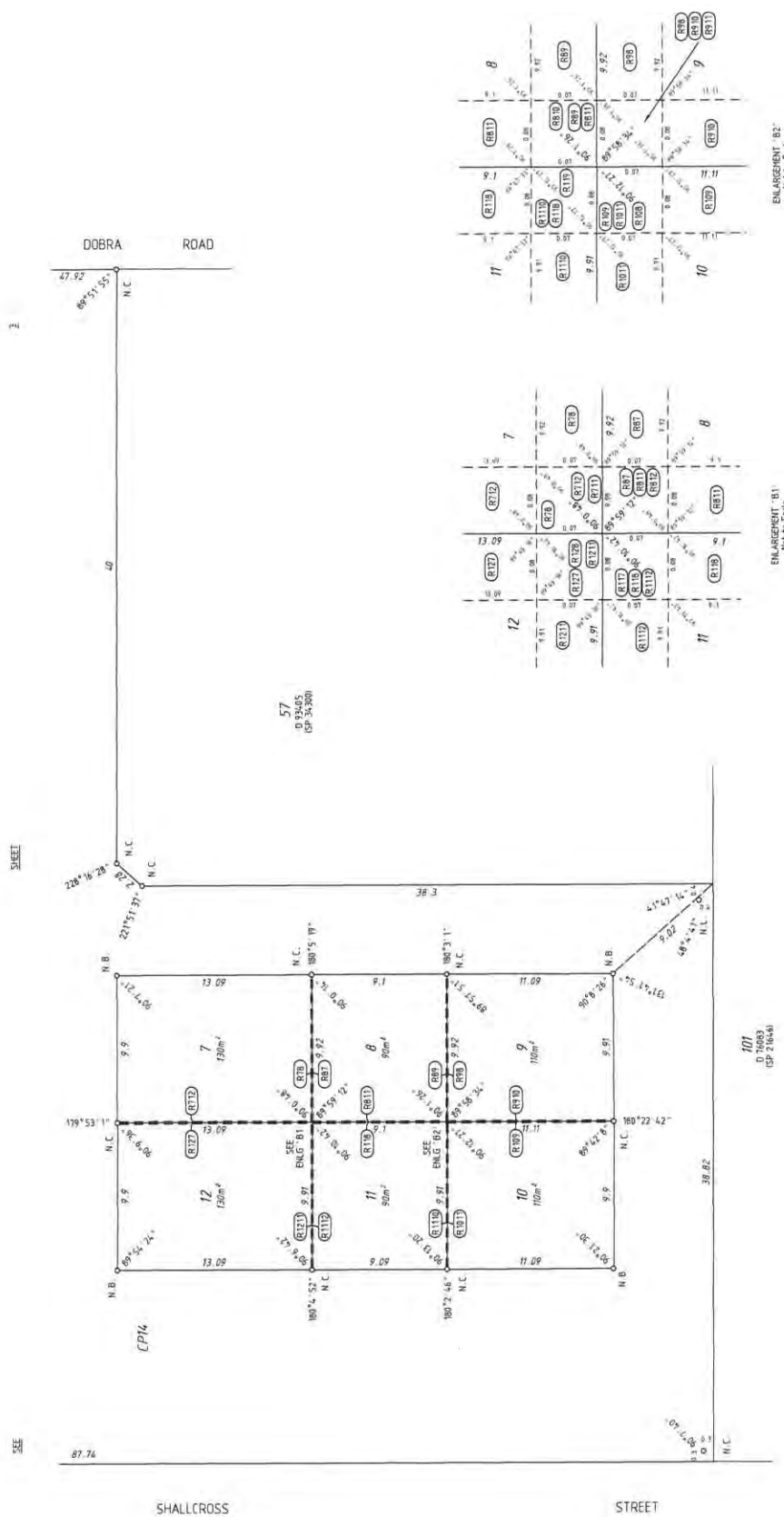
SHEET 02 OF 04 SHEETS



MNG Ref: 34 1996sp-0021

N.C. - MAIL IN CONCRETE
 N.B. - MAIL IN BITUMEN
 N.L. - MAIL IN LIMESTONE WALL

FOR INTERESTS AND NOTIFICATIONS
 SEE SHEET 4.



ENLARGEMENT 'B1'
 Not To Scale

ENLARGEMENT 'B2'
 Not To Scale

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

SURVEY-STRATA PLAN

76012

SHEET 03 OF 04 SHEETS

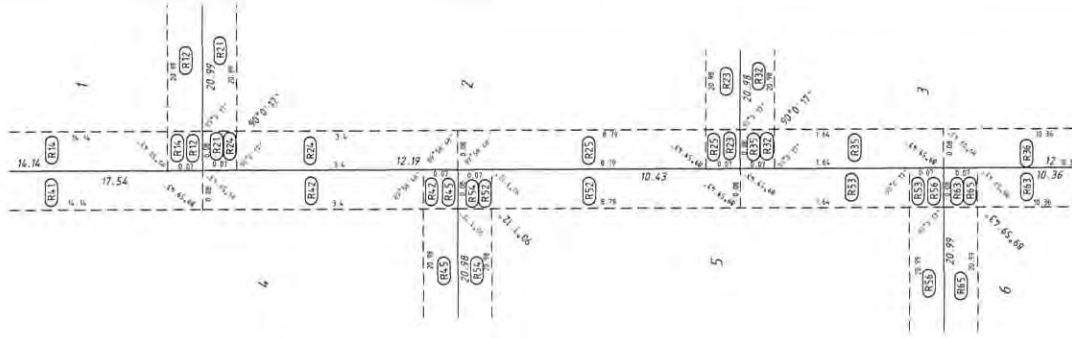
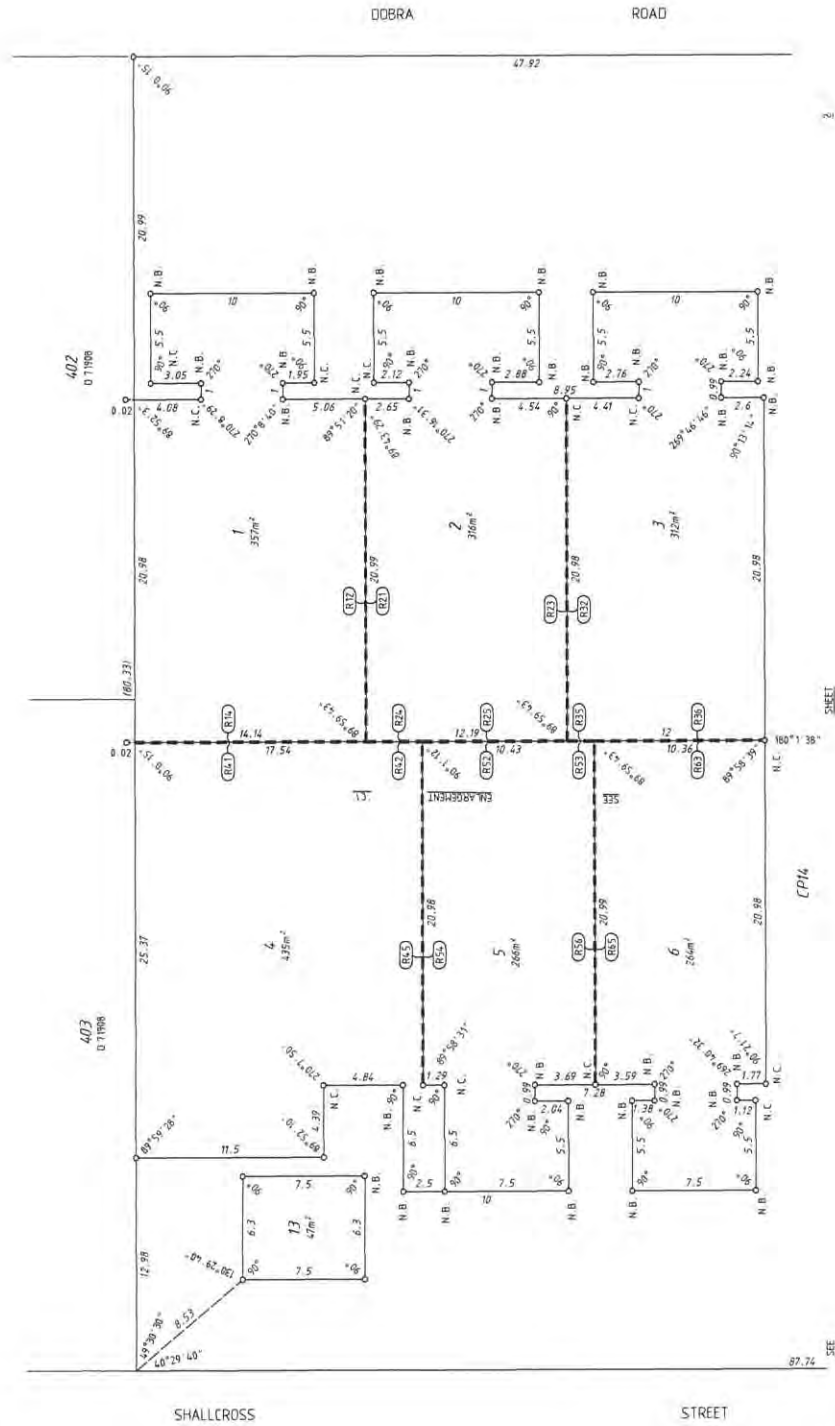


MNG Ref: 34-1996sp-0021

FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 4.



N.C. = NAIL IN CONCRETE
N.B. = NAIL IN BITUMEN



ENLARGEMENT 'CT'
Not To Scale.

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FORM 3

SURVEY-STRATA PLAN No. 76012							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	107						
2	100						
3	100						
4	143						
5	95						
6	95						
7	68						
8	48						
9	58						
10	58						
11	48						
12	68						
13	12						
14	0						
				Aggregate	1,000		

DESCRIPTION OF PARCEL

12 concrete tilt and iron construction survey-strata titled warehouses, a single survey-strata titled telecommunication tower and common property allotment situated at 5 Dobra Road, Yangebup, WA, 6164 and legally known as Lot 55 on Diagram 86571.

**CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA**

I, **Michael Scott**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

07-Jul-2017
Date

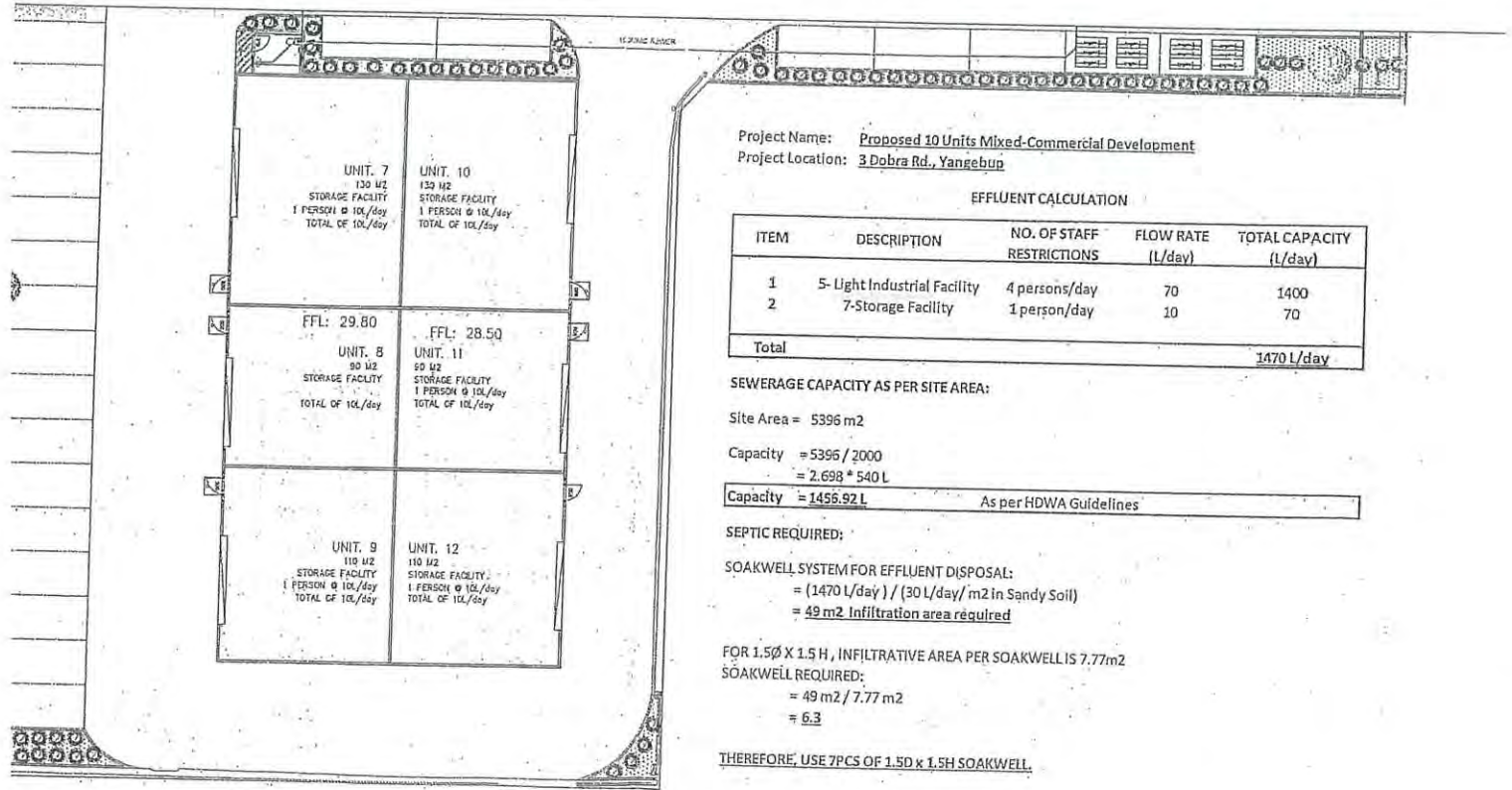


Digitally signed by
Michael Scott
Date: 2017.07.07
13:32:54 +08'00'
Signed

Survey Strata Plan 76012

Lot	Certificate of Title	Lot Status	Part Lot
1	2969/805	Registered	
2	2969/806	Registered	
3	2969/807	Registered	
4	2969/808	Registered	
5	2969/809	Registered	
6	2969/810	Registered	
7	2969/811	Registered	
8	2969/812	Registered	
9	2969/813	Registered	
10	2969/814	Registered	
11	2969/815	Registered	
12	2969/816	Registered	
13	2969/817	Registered	
14	N/A	Registered	

ANNEXURE A



HYDRAULIC/ENVIRONMENTAL PLAN



City of Cockburn

Health Services

Telephone: (08) 9411 3339

Facsimile: (08) 9411 3416

E-mail: HealthTeam@cockburn.wa.gov.au

Proposed Budget
The Owners of 3 Dobra Road, Yangebup
Administrative Fund



LEVY BREAKDOWN		
1	107	\$5,885.00
2	100	\$5,500.00
3	100	\$5,500.00
4	143	\$7,865.00
5	95	\$5,225.00
6	95	\$5,225.00
7	68	\$3,740.00
8	48	\$2,640.00
9	58	\$3,190.00
10	58	\$3,190.00
11	48	\$2,640.00
12	68	\$3,740.00
13	12	\$660.00
14	0	\$0.00
	1000	\$55,000.00

Proposed Budget
The Owners of 3 Dobra Road, Yangebup
Administrative Fund



Revenue		
Levies Due--Admin		\$55,000.00
Total revenue		\$55,000.00
Expenses	Notes	
Admin - Management Fees - Discounted	15 x Commercial @ 500 per lot, 1 x Telco (inclusive)	\$7,500.00
Admin - Meter Reading	Energy Tec Meter Readings (if required)	\$2,500.00
Insurance--Premiums	Based on \$2,500,000 build	\$9,000.00
Maint Bldg--Cleaning	Common Area Cleaning x 1 day per week @ 3 hours	\$7,800.00
Maint Bldg--Fire Equipment R&M	Fire Hoses, Reels, Doors, Lighting	\$2,500.00
Maint Bldg--General Repairs inc. Light	Annual Spend	\$2,500.00
Maint Bldg--Gates & Doors	Inclduing Roller Door and Key Lock Access (if applic.)	\$1,500.00
Maint Bldg--Signs & Notice Boards	Internal Signage (if applic.)	\$2,000.00
Maint Grounds--Lawns & Gardening	Based on \$400 per month	\$4,800.00
Utility--Electricity	Common Area Usage including lights and retic, plus connection	\$2,000.00
Utility--Rubbish Removal	3 x weekly rubbish collection	\$10,000.00
Utility--Water Usage & Sewerage	Annual Water Usage & Swerage Costs inc backflow test	\$2,500.00
Total Expenses		\$54,600.00
Closing Balance		\$400.00
<i>Total Units of Entitlement</i>		<i>1000</i>
<i>Levy Contribution per Unit entitlement</i>		<i>\$55.00</i>

*Denotes items may not be required. Reduce Budget by \$6000.00.

Form 25

Strata Titles Act 1985
Section 5C(1)

SURVEY-STRATA PLAN No. 76012
MANAGEMENT STATEMENT

The Trust Company Limited of Level 15, 20 Bond Street, Sydney, New South Wales.

3 Dobra Road Yangebup, Western Australia being the whole of the land comprised in Certificate of Title Volume 2514 Folio 683.

This management statement lodged or to be lodged with a survey-strata plan in respect of the above land sets out the bylaws of the strata company or amendments to the bylaws contained in Schedule 1 and/or Schedule 2 of the *Strata Titles Act 1985* that are to have effect upon registration of the survey-strata plan.

1. The Schedule 1 bylaws and the Schedule 2 bylaws are amended, repealed, or added to as follows —

FORM 3

SURVEY-STRATA PLAN No. 76012							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	107						
2	100						
3	100						
4	143						
5	95						
6	95						
7	68						
8	48						
9	58						
10	58						
11	48						
12	68						
13	12						
14	0						
				Aggregate	1,000		

DESCRIPTION OF PARCEL

12 concrete tilt and iron construction survey-strata titled warehouses, a single survey-strata titled telecommunication tower and common property allotment situated at 5 Dobra Road, Yangebup, WA, 6164 and legally known as Lot 55 on Diagram 86571 .

**CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA**

I, **Michael Scott**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

07-Jul-2017
Date



Digitally signed by
Michael Scott
Date: 2017.07.07
13:32:54 +08'00'
Signed

Contents

Schedule 1 Bylaws	1
1 Definitions and interpretation	1
2 Duties of Proprietor, occupiers, etc.....	2
3 Constitution of the Council	3
4 Election of Council	4
5 Chairman, secretary and treasurer of Council	5
6 Chairman, secretary and treasurer of the Strata Company	6
7 Meetings of Council	6
8 Powers and duties of secretary of the Strata Company	7
9 Powers and duties of treasurer of the Strata Company	7
10 General meetings of the Strata Company	7
11 Proceedings at general meetings	8
12 Restriction on moving motion or nominating candidate	9
13 Votes of Proprietors	9
14 A proxy need not be a Proprietor	9
15 Common seal	9
16 Transfer of Lot 16 to Common Property	10
Schedule 2 Bylaws	11
1 Use of Premises	11
2 Repair and Maintenance of Premises	11
3 Alterations to Lot	11
4 Exclusive use	12
5 Individual air conditioning systems	12
6 Behaviour	13
7 Vehicles	14
8 Responsibility for Proprietor's Invitees	14
9 Blockage of drainage pipes	14
10 Proprietor to advise of defects	14
11 Damage to Common Property	15
12 Instructing contractors by Proprietors	15
13 Garbage disposal	15
14 Signs	15
15 Antenna	15
16 Guard dogs	16
17 Temporary building	16
18 Storage of inflammable liquids	16
19 Floor loading	16

20	Car Bays	16
21	Rules	16
22	Penalty for breach of Bylaws	17
23	Strata Company management	17
24	Insurance rates	18
25	Recovery of costs by Strata Company	18
26	Levies	19
27	Security and fire safety	19
28	Smoking	20
29	Movement of equipment and storage materials over Common Property	20
30	Unauthorised works to Common Property	20
31	WAPC approval	20

Schedule 1 Bylaws

1 Definitions and interpretation

- 1.1 The following words have these meanings in the Schedule 1 and Schedule 2 Bylaws unless the contrary intention appears:
- (1) **Act** means the *Strata Titles Act 1985*;
 - (2) **Bylaws** means the bylaws adopted by the Strata Company from time to time;
 - (3) **Common Property** has the same meaning as in the Act;
 - (4) **Council** means the Council of the Strata Company established pursuant to the Bylaws;
 - (5) **Fixtures and Fittings** means any Fixtures and Fittings in or about a lot;
 - (6) **Insured Risk** means fire, lightning, explosion, aircraft (including articles dropped from aircraft) riots, civil commotion, malicious persons, earthquakes, storm, tempest, floor, bursting and overflowing of water pipes, tanks and other apparatus and impact by road vehicles and such other risks as the Strata Company may from time to time insure against;
 - (7) **Land** means all the Land comprised in the strata plan;
 - (8) **Local Authority** means the local authority as may from time to time have jurisdiction over the Scheme;
 - (9) **Lot or lot** means a strata lot formed upon registration of the strata plan;
 - (10) **Original Proprietor** means the registered Proprietor of the Land before the Scheme was constituted by registration of the Survey Strata Plan;
 - (11) **Proprietor** means the Proprietor from time to time of a lot and the Proprietors successors in title, personal representatives, permitted assigns and transferees or registered mortgagee in possession;
 - (12) **Proprietor's Invitees** means each of the Proprietor's agents, contractors, tenants, lessees, licensees, invitees and those persons who at any time are under the control of and in or upon a lot or the Common Property with the consent (express or implied) of a Proprietor;
 - (13) **Premises** means the Proprietor's lot together with the Fixtures and Fittings and that portion of the Common Property which is exclusive use property;
 - (14) **Rules** means the rules adopted by the Strata Company from time to time pursuant to Bylaw 21 of Schedule 1 Bylaws;
 - (15) **Schedule 1 Bylaws** means the Schedule 1 Bylaws 1 to 15 inclusive;
 - (16) **Schedule 2 Bylaws** means the Schedule 2 Bylaws 1 to 16 inclusive
 - (17) **Scheme** means the strata Scheme constituted upon registration of the Survey Strata Plan;

- (18) **Specified Use** means the use of Lot 16 for a telecommunications tower;
- (19) **Strata Company** means the Strata Company constituted by the registration of the strata plan;
- (20) **Strata Company Manager** means the person who is appointed from time to time as Strata Company Manager pursuant to Bylaw 23 of Schedule 2 Bylaws;
- (21) **Survey Strata Plan** means the Survey Strata Plan and any subdivision thereof registered from time to time in respect of the Land; and

1.2 Interpretation

In the Schedule 1 and Schedule 2 Bylaws:

- (1) Reference to any statute or statutory provision includes a reference to:
 - (a) that statute or statutory provision as from time to time amended, extended, re-enacted or consolidated; and
 - (b) all statutory instruments or orders made pursuant to it.
- (2) Words denoting the singular number shall include the plural and vice versa.
- (3) Words denoting any gender include all genders and words denoting persons shall include firms and corporations and vice versa.
- (4) Headings are inserted for convenience only and shall not affect the construction or interpretation of the Schedule 1 and Schedule 2 Bylaws.

1.3 Severability

If any Schedule 1 or Schedule 2 Bylaw is invalid or unenforceable, then the remaining Schedule 1 and Schedule 2 Bylaws shall be valid and enforceable.

1.4 Application

The Schedule 1 and Schedule 2 Bylaws:

- (1) apply in respect of the Common Property and all lots; and
- (2) bind a Proprietor's Invitees.

2 Duties of Proprietor, occupiers, etc

2.1 A Proprietor shall:

- (1) forthwith carry out all work that may be ordered by any competent public authority or local government in respect of his lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his lot;
- (2) repair and maintain his lot, and keep it in a state of good repair, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.

2.2 A Proprietor shall:

- (1) notify the Strata Company forthwith upon any change of ownership, including in the notice an address of the Proprietor for service of notices and other documents under the Act; and
- (2) if required in writing by the Strata Company, notify the Strata Company of any mortgage or other dealing in connection with his lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.

2.3 A Proprietor, of a lot shall:

- (1) use and enjoy the Common Property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other Proprietors, or of their visitors;
- (2) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to any Proprietor of another lot (whether a Proprietor or not);
- (3) take all reasonable steps to ensure that his visitors do not behave in a manner likely to interfere with the peaceful enjoyment of the Proprietor, of another lot or of any person lawfully using Common Property; and
- (4) take all reasonable steps to ensure that his visitors comply with the Bylaws of the Strata Company relating to the parking of motor vehicles.

3 Constitution of the Council

3.1 The powers and duties of the Strata Company shall, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the Council of the Strata Company and a meeting of the Council at which a quorum is present shall be competent to exercise all or any of the authorities, functions or powers of the Council.

3.2 Until the inaugural meeting of the Strata Company, the original Proprietor of all the lots shall constitute the Council. So long as the original Proprietor is the Proprietor of a lot it may nominate one person to be a member of the Council without the necessity of the nominee requiring to nominate for election each year. When the original Proprietor no longer is the Proprietor of a lot its nominee shall resign and this Bylaw shall no longer apply.

3.3 The Council shall consist of not less than 3 nor more than 7 Proprietors as is determined by the Strata Company.

3.4 The members of the Council shall be elected at each annual general meeting of the Strata Company.

3.5 In determining the number of Proprietors for the purposes of this Bylaw, co-proprietors of a lot or more than one lot shall be deemed to be one Proprietor and a person who owns more than one lot shall also be deemed to be one Proprietor.

3.6 If there are co-proprietors of a lot, one only of the co-proprietors shall be eligible to be, or to be elected, a member of the Council and the co-proprietor who is so eligible shall be nominated by his co-proprietors, but, if the co-proprietors fail to agree on a nominee, the co-proprietor who owns the largest share of the lot shall be the nominee or if there is no co-proprietor who owns the largest share of the lot, the co-proprietor whose name appears first in the certificate of title for the lot shall be the nominee.

3.7 On an election of members of the Council, a Proprietor shall have one vote in respect of each lot owned by him.

- 3.8 The Strata Company may by special resolution remove any member of the Council before the expiration of his term of office.
- 3.9 A member of the Council vacates his office as a member of the Council:
- (1) if he dies or ceases to be a Proprietor or a co-proprietor of a lot;
 - (2) upon receipt by the Strata Company of notice in writing of his resignation from the office of member;
 - (3) at the conclusion of an annual general meeting of the Strata Company at which an election of members of the Council takes place and at which he is not elected or re-elected; or
 - (4) where he is removed from office under Bylaw 3.8 of Schedule 1.
- 3.10 Any casual vacancy on the Council may be filled by the remaining members of the Council, except that in a case where a casual vacancy arises because of the removal from office of a member under Schedule 1 Bylaw 3.8, the Strata Company may resolve that the casual vacancy shall be filled by the Strata Company at a general meeting.
- 3.11 Except where the original Proprietor constitutes the Council, a quorum of the Council shall be 2 where the Council consists of 3 or 4 members 3, where it consists of 5 or 6 members and 4, where it consists of 7 members.
- 3.12 The continuing members of the Council may act notwithstanding any vacancy in the Council, but so long as the number of members is reduced below the number fixed by these Bylaws as the quorum of the Council, the continuing members or member of the Council may act for the purpose of increasing the number of members of the Council or convening a general meeting of the Strata Company, but for no other purpose.
- 3.13 All acts done in good faith by the Council shall, notwithstanding that it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the Council, be as valid as if that member had been duly appointed or had duly continued in office.

4 Election of Council

- 4.1 The procedure for nomination and election of members of a Council shall be in accordance with the following rules:
- (1) the meeting shall determine, in accordance with the requirements of Bylaw 3.3 of Schedule 1 the number of persons of whom the Council shall consist; and
 - (2) the chairman shall call upon those persons entitled to nominate candidates to nominate candidates for election to the Council.
- 4.2 A nomination is ineffective unless supported by the consent of the nominee to his nomination, given:
- (1) in writing, and furnished to the chairman at the meeting; or
 - (2) orally by nominee who is present at the meeting.
- 4.3 When no further nominations are forthcoming, the chairman:

- (1) where the number of candidates equals the number of members of the Council determined in accordance with the requirements of Bylaw 3.3 of Schedule 1, shall declare those candidates to be elected as members of the Council; or
 - (2) where the number of candidates exceeds the number of members of the Council as so determined, shall direct that a ballot be held.
- 4.4 If a ballot is to be held, the chairman shall:
- (1) announce the names of the candidates; and
 - (2) cause to be furnished to each person present and entitled to vote a blank paper in respect of each lot in respect of which he is entitled to vote for use as a ballot-paper.
- 4.5 A person who is entitled to vote shall complete a valid ballot paper by:
- (1) writing thereon the names of candidates, equal in number to the number of members of the Council so that no name is repeated;
 - (2) indicating thereon the number of each lot in respect of which his vote is cast and whether he so votes as Proprietor or first mortgagee of each such lot or as proxy of the Proprietor or first mortgagee;
 - (3) signing the ballot-paper; and
 - (4) returning it to the chairman.
- 4.6 The chairman, or a person appointed by him, shall count the votes recorded on valid ballot-papers in favour of each candidate.
- 4.7 Subject to Bylaw 4.8 of Schedule 1, candidates, being equal in number to the number of members of the Council determined in accordance with Bylaw 3.3 of Schedule 1, who receive the highest numbers of votes shall be declared elected to the Council.
- 4.8 Where the number of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in Bylaw 4.7 of Schedule 1:
- (1) that number equals the number of votes recorded in favour of any other candidate; or
 - (2) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected, as between those candidates, the election shall be decided by a show of hands of those present and entitled to vote.

5 Chairman, secretary and treasurer of Council

- 5.1 The members of a Council shall, at the first meeting of the Council after they assume office as such members, appoint a chairman, a secretary and a treasurer of the Council.
- 5.2 A person:
- (1) shall not be appointed to an office referred to in Bylaw 5.1 of Schedule 1 unless he is a member of the Council; and
 - (2) may be appointed to one or more of those offices.

- 5.3 A person appointed to an office referred to in Bylaw 5.1 of Schedule 1 shall hold office until:
- (1) he ceases to be a member of the Council;
 - (2) receipt by the Strata Company of notice in writing of his resignation from that office; or
 - (3) another person is appointed by the Council to hold that office,
- whichever happens first.
- 5.4 The chairman shall preside at all meetings of the Council at which he is present and, if he is absent from any meeting, the members of the Council present at that meeting shall appoint one of their number to preside at that meeting during the absence of the chairman.
- 6 Chairman, secretary and treasurer of the Strata Company**
- 6.1 Subject to Bylaw 6.2 of Schedule 1 the chairman, secretary and treasurer of the Council are also respectively the chairman, secretary and treasurer of the Strata Company.
- 6.2 A Strata Company may, at a general meeting, authorise a person who is not a Proprietor to act as the chairman of the Strata Company for the purposes of that meeting.
- 6.3 A person appointed under Bylaw 6.2 of Schedule 1 may act until the end of the meeting of which he was appointed to act.
- 7 Meetings of Council**
- 7.1 At meetings of the Council, all matters shall be determined by a simple majority vote.
- 7.2 The Council may meet together for the conduct of business and adjourn and:
- (1) otherwise regulate its meetings as it thinks fit, but the Council shall meet when any member of the Council gives to the other members not less than 7 days' notice of a meeting proposed by him, specifying in the notice the reason for calling the meeting;
 - (2) subject to any restriction imposed or direction given at a general meeting of the Strata Company, delegate to one or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.
- 7.3 A member of a Council may appoint a Proprietor, or an individual authorised under section 45 of the Act by a corporation which is a Proprietor, to act in his place as a member of the Council at any meeting of the Council and any Proprietor or individual so appointed shall, when so acting, be deemed to be a member of the Council.
- 7.4 A Proprietor or individual may be appointed under Bylaw 7.3 of Schedule 1 whether or not he is a member of the Council.
- 7.5 If a person appointed under Bylaw 7.3 of Schedule 1 is a member of the Council he may, at any meeting of the Council, separately vote in his capacity as a member and on behalf of the member in whose place he has been appointed to act.
- 7.6 The Council shall keep minutes of its proceedings.

8 Powers and duties of secretary of the Strata Company

The powers and duties of the secretary of a Strata Company include:

- (1) the preparation and distribution of minutes of meetings of the Strata Company and the submission of a motion for confirmation of the minutes of any meeting of the Strata Company at the next such meeting;
- (2) the giving on behalf of the Strata Company and of the Council of the notices required to be given under the Act;
- (3) the supply of information on behalf of the Strata Company in accordance with section 43 (1)(a) and (b) of the Act;
- (4) the answering of communications addressed to the Strata Company;
- (5) the calling of nominations of candidates for election as members of the Council; and
- (6) subject to sections 49 and 103 of the Act the convening of meetings of the Strata Company and of the Council.

9 Powers and duties of treasurer of the Strata Company

The powers and duties of the treasurer of a Strata Company include:

- (1) the notifying of Proprietors of any contributions levied pursuant to the Act;
- (2) the receipt, acknowledgment and banking of and the accounting for any money paid to the Strata Company;
- (3) the preparation of any certificate applied for under section 43 of the Act; and
- (4) the keeping of the books of account referred to in section 35(1)(f) of the Act and the preparation of the statement of accounts referred to in section 35(1)(g) of the Act.

10 General meetings of the Strata Company

- 10.1 General meetings of the Strata Company shall be held once in each year and so that not more than 15 months shall elapse between the date of one annual general meeting and that of the next.
- 10.2 All general meetings other than the annual general meeting shall be called extraordinary general meetings.
- 10.3 The Council may whenever it thinks fit and shall upon a requisition in writing made by Proprietors entitled to a quarter or more of the aggregate unit entitlement of the lots convene an extraordinary general meeting.
- 10.4 If the Council does not within 21 days after the date of the making of a requisition under Schedule 1 proceed to convene an extraordinary general meeting, the requisitionists, or any of them representing more than one-quarter of the aggregate unit entitlement of all of them, may themselves, in the same manner as nearly as possible as that in which meetings are to be convened by the Council, convene an extraordinary general meeting, but any meeting so convened shall not be held after the expiration of 3 months from the date on which the requisition was made.

- 10.5 Not less than 14 days' notice of every general meeting specifying the place, the date and the hour of meeting and in case of special business the general nature of that business, shall be given to all Proprietors and registered first mortgagees who have notified their interests to the Strata Company, but accidental omission to give the notice to any Proprietor or to any registered first mortgagee or non-receipt of the notice by any Proprietor or by any registered first mortgagee does not invalidate any proceedings at any such meeting.
- 10.6 If a Proprietor gives notice in writing to the secretary of an item of business that the Proprietor requires to be included on the agenda for the next general meeting of the Strata Company, the secretary shall include that item on the agenda accordingly and shall give notice of that item as an item of special business in accordance with Bylaw 10.5 of Schedule 1.

11 Proceedings at general meetings

- 11.1 All business shall be deemed special that is transacted at an annual general meeting, with the exception of the consideration of accounts and election of members to the Council, or at an extraordinary general meeting.
- 11.2 Except as otherwise provided in these Bylaws, no business may be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.
- 11.3 One-half of the persons entitled to vote present in person or by duly appointed proxy constitutes a quorum.
- 11.4 If within half an hour from the time appointed for a general meeting a quorum is not present, the meeting, if convened upon the requisition of Proprietors, shall proceed and those persons entitled to vote and present constitute a quorum.
- 11.5 Bylaws 11.3 and 11.4 of Schedule 1 do not apply to a general meeting of a Strata Company referred to in Section 50B.
- 11.6 The chairman, may with the consent of the meeting, adjourn any general meeting from time to time and from place to place but no business may be transacted at an adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
- 11.7 All resolutions must be proposed by a Proprietor or his or her duly appointed proxy and seconded by another Proprietor or his or her duly appointed proxy.
- 11.8 Except where otherwise required by or under the Act, resolutions may be passed at a general meeting by a simple majority vote.
- 11.9 At any general meeting a resolution by the vote of the meeting shall be decided on a show of hands unless a poll is demanded by any Proprietor present in person or by proxy.
- 11.10 Unless a poll be so demanded a declaration by the chairman that a resolution has on the show of hands been carried is conclusive evidence of the fact without proof of the number or proportion of votes recorded in favour of or against such resolution.
- 11.11 A demand for a poll may be withdrawn.
- 11.12 A poll if demanded shall be taken in such manner as the chairman thinks fit and the result of the poll shall be deemed to be the resolution of the meeting at which such poll was demanded.

- 11.13 In the case of equality in the votes whether on a show of hands or on a poll, the question is determined in the negative.

12 Restriction on moving motion or nominating candidate

A person is not entitled to move a motion at a general meeting or to nominate a candidate for election as a member of the Council unless the person is entitled to vote on the motion or at the election.

13 Votes of Proprietors

- 13.1 On a show of hands each Proprietor has one vote.
- 13.2 On a poll the Proprietors have the same number of votes as the unit entitlements of their respective lots.
- 13.3 On a show of hands or on a poll votes may be given either personally or by duly appointed proxy.
- 13.4 An instrument appointing a proxy shall be in writing under the hand of the appointee or his attorney and may be either general or for a particular meeting.

14 A proxy need not be a Proprietor

- 14.1 Except in cases where by or under the Act a unanimous resolution or resolution without dissent is required, no Proprietor is entitled to vote at any general meeting unless all contributions payable in respect of his lot have been duly paid and any other moneys recoverable under the Act by the Strata Company from him at the date of the notice given to Proprietors of the meeting have been duly paid before the commencement of the meeting.
- 14.2 Co-Proprietors may vote by proxy jointly appointed by them and in the absence of such a proxy are not entitled to vote on a show of hands, except when the unanimous resolution of Proprietors is required by the Act.
- 14.3 On any poll each co-proprietor is entitled to such part of the vote applicable to a lot as is proportionate to his interest in the lot.
- 14.4 The joint proxy (if any) on a poll has a vote proportionate to the interests in the lot of such of the joint Proprietors as do not vote personally or by individual proxy.

15 Common seal

- 15.1 The common seal of the Strata Company shall at no time be used except by authority of the Council previously given and in the presence of the members of the Council or at least 2 members of the Council, who shall sign every instrument to which the seal is affixed, but where there is only one member of the Strata Company his signature shall be sufficient for the purpose of this Bylaw.
- 15.2 The Council shall make provision for the safe custody of the common seal.

16 Transfer of Lot 16 to Common Property

- 16.1 In the event that Lot 16 is not used for the Specified Use, the Proprietor of Lot 16 may (but is not obliged to) transfer Lot 16 to the Strata Company to merge it with the Common Property.
- 16.2 If requested by the Proprietor of Lot 16, the Strata Company will:
- (1) do all things required of it under section 10 of the Act in order to enable the transfer referred to in Bylaw 16.1 to be registered, including to:
 - (a) convene a meeting (having provided sufficient notice to each Proprietor and if applicable, each mortgagee of any Lot) to obtain a resolution without dissent to the transfer referred to in Bylaw 16.1;
 - (b) if a resolution without dissent has been obtained, provide a certificate under the seal of the Strata Company certifying that the Strata Company has, by resolution without dissent, consented to the transfer referred to in Bylaw 16.1; and
 - (c) subject to the Proprietor of Lot 16 complying with Bylaw 16.3, affix the seal of the Strata Company to a transfer in registrable form effecting the conversion of Lot 16 into Common Property; and
 - (2) do all other things required of it by the Proprietor of Lot 16 (acting reasonably) in order to enable the transfer referred to in Bylaw 16.1 to be registered.
- 16.3 The Proprietor of Lot 16 must, at its own cost:
- (1) obtain a certificate from the local government (or any other public or statutory authority as may be applicable) consenting to the conversion effected by the transfer; and
 - (2) ensure that any mortgage, lease, charge, caveat or other interest registered against Lot 16 is released, discharged, surrendered, withdrawn or otherwise disposed of prior to execution of the transfer referred to in Bylaw 16.1.
- 16.4 If requested by the Proprietor of Lot 16, each Proprietor will do all things required of it by the Proprietor of Lot 16 (acting reasonably) in order to enable the transfer referred to in Bylaw 16.1 to be registered, including using its best endeavours to obtain the consent (to the extent such consent relates to that Proprietor's Lot) of any third party necessary to comply with the Act or to enable the transfer to be registered.

Schedule 2 Bylaws

1 Use of Premises

Subject to this Schedule 2 Bylaw 1 a Proprietor of a commercial industrial lot may only use his lot as permitted by the relevant authorities:

- (1) shall be allowed to conduct a business from his lot if permitted by the relevant authorities;
- (2) no Proprietor shall allow occupancy rights in respect of his lot; and
- (3) no inflammable or smelly liquids or materials shall be stored on the lot.

2 Repair and Maintenance of Premises

A Proprietor shall at the Proprietor's cost:

- (1) maintain his Premises in a good state of repair and condition;
- (2) maintain his Premises in a clean and condition free from all vermin and insects; and
- (3) replace in a timely fashion all those parts of his Premises which are beyond repair or which may become a nuisance or a hazard.

3 Alterations to Lot

3.1 A Proprietor shall not commence any structural alterations building or associated works of any kind to his lot before he has:

- (1) obtained all the necessary approvals and permits of the local authority;
- (2) obtained the consent of the Strata Company if the structural alterations are prescribed improvements within the meaning of section 7 of the Act;
- (3) given to the Strata Company at least 14 days written notice of the proposed structural alterations and the date that work is to commence and true and complete copies of all relevant plans and specifications in respect thereto and the approvals and permits obtained from the local authority pursuant to Schedule 2 Bylaw 3.1(1); and
- (4) indemnified the Strata Company in respect of any cost expense or liability that may be incurred by the Strata Company consequent upon the Proprietor undertaking the structural alterations building or associated works which indemnity shall be in writing in a form reasonably required by the Strata Company and prepared and stamped at the cost of the Proprietor.

3.2 In causing or allowing any structural alterations building or associated works of any kind to be carried out on his lot, a Proprietor shall ensure:

- (1) that all tradesman's vehicles are parked, stored or kept within that part of the Proprietors lot intended for use as a car parking bay;
- (2) that no refuse, rubbish, trash or building material, are stored on or within any part of the Common Property;

- (3) that no security door or gate within the Scheme remains open while the works are carried out;
- (4) that any Common Property damaged as a result of conducting the works is cleaned and restored to the same state and condition as it was prior to the works commencing;
- (5) that access to or egress from the Proprietor's lot by all tradesmen bringing materials to the lot for the purpose of carrying out the works is pre-arranged with the caretaker or, in the absence of the caretaker, the strata manager, or a member of the Council; and
- (6) that all works are carried out in an enclosed environment so as to prevent the escape of dust, debris and other materials from the lot.

4 Exclusive use

- 4.1 In this Bylaw "exclusive use property" means every portion of Common Property comprising that portion of the Common Property required for an air conditioning system approved by the Strata Company in accordance with Schedule 2 Bylaw 5.
- 4.2 The Strata Company grants to each Proprietor who signs a written consent in a form reasonably required by the Strata Company exclusive use of the exclusive use property relevant to the Proprietor's lot.
- 4.3 The Strata Company may withdraw the exclusive use rights or any part thereof described in this Bylaw 4 of this Schedule 2 Bylaw if, 7 days after service of a written notice from the Strata Company a Proprietor fails to maintain and repair or replace the exclusive use property in accordance with Bylaw 2 of this Schedule 2 or fails to remove an air conditioning system in accordance with Bylaw 5 of this Schedule 2.
- 4.4 Should a Proprietor fail to comply with a notice served by the Strata Company pursuant to Bylaw 4.3 of this Schedule 2 then the Strata Company may at the Proprietor's cost enter the Proprietor's lot or his Premises for the purpose of maintaining and repairing or replacing the Proprietor's exclusive use property.

5 Individual air conditioning systems

- 5.1 No Proprietor shall affix any air conditioning system without the prior written approval of the Council which approval can be withheld if, in the sole opinion of the Council, the proposed air conditioning system is or is likely to be either:
 - (1) so noisy as to cause a disturbance to adjoining Proprietors; or
 - (2) of such a size and colour as not to be in harmony with the external appearance of the Scheme.
- 5.2 Without prejudice to the generality of Schedule 2 Bylaw 5.1 in the event of the air conditioning system or any part thereof becoming unsafe or deteriorating, the Proprietor shall within 7 days of service of a written notice from the Strata Company either:
 - (1) remove the air conditioning system and reinstate and restore any Common Property to the same state and condition as existed at the time the air conditioning system was installed; or
 - (2) subject to complying with Bylaws 4 and 5 of this Schedule 2 replace the air conditioning system.

5.3 Should a Proprietor:

- (1) fail to repair and maintain the air conditioning system pursuant to Bylaw 2; or
- (2) fail to remove the air conditioning system after receiving written notice from the Strata Company pursuant to Bylaw 4.3 of this Schedule 2 then the Strata Company may enter the Proprietor's lot or his Premises and;
- (3) repair and maintain the air conditioning system at the cost of the Proprietor; or
- (4) remove the air conditioning system and reinstate and restore the Common Property at the cost of the Proprietor and withdraw the exclusive use rights granted to a Proprietor over that portion of the Common Property required for the air conditioning system granted pursuant to this Schedule 2 Bylaw 5.

6 Behaviour

6.1 A Proprietor shall not:

- (1) use his Premises or any part of the Common Property for any purpose which may be a breach of the Bylaws, the regulations or Bylaws of the local authority or any other governmental regulation or law;
- (2) use his Premises for any purpose that may be illegal or immoral or injure the reputation of the Scheme;
- (3) obstruct the lawful use of the Common Property (other than his exclusive use property) by any person or permit to be done anything whereby any obstruction, restriction or hindrance may be caused to the entrances, exits, access roads, pathways, of any lot or any part of the Common Property (other than his exclusive use property) to any person lawfully using the same;
- (4) deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of any other person lawfully using the Common Property;
- (5) make undue noise in or about his Premises or the Common Property that disturbs any other person or that contravenes the regulations, or Bylaws of the local authority or any other governmental regulation or law;
- (6) permit any child of whom he has control to play upon Common Property or use the facilities unless accompanied by an adult person exercising effective control;
- (7) use language or behave in a manner likely to cause offence or embarrassment to any person lawfully using Common Property;
- (8) be inadequately or inappropriately clothed when upon Common Property;
- (9) ride bicycles, skateboards or rollerblades or like equipment on any portion of the Common Property;
- (10) without the written consent of the Strata Company, maintain within his Premises anything visible from outside his Premises which is not in keeping with the amenity or reputation of the Scheme; and
- (11) allow the escape of water from the Proprietor's lot in or on any adjacent lot.

7 Vehicles

7.1 Neither a Proprietor nor a Proprietor's Invitee shall:

- (1) drive or control any vehicle at a speed in excess of ten (10) kilometres per hour within the Scheme;
- (2) conduct repairs on or restoration to any vehicle, on any portion of the Common Property.
- (3) use a designated parking bay for any purpose other than parking one motor vehicle;
- (4) park or stand any vehicle upon those portions of the Common Property not allocated for that purpose, except with the prior written approval of the Strata Company,
- (5) use any part of the Common Property for the parking or standing of a caravan, camper van, trailer, marine craft or commercial vehicle; or
- (6) park or leave any vehicle in such a position where it is likely to be a nuisance or obstruct access or egress to any car parking area, or any part of the Common Property.

8 Responsibility for Proprietor's Invitees

8.1 A Proprietor shall:

- (1) take reasonable steps to ensure that the Proprietor's Invitees observe and comply with the Bylaws and the rules and if the Proprietor is unable to ensure such compliance then the Proprietor upon written notice from the Strata Company must take reasonable steps to have the Proprietor's Invitees leave the Scheme; and
- (2) compensate the Strata Company for any damage, loss, expense or claim occasioned by the Strata Company and caused or contributed to by the Proprietor's Invitees.

9 Blockage of drainage pipes

9.1 The toilets and other water apparatus including waste pipes and drains shall not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein.

9.2 Any cost incurred by the Strata Company in repairing any damage or blockage resulting to such toilets, water apparatus, waste pipes and drains caused by a breach of Bylaw 9.1 of Schedule 2 shall be borne by the Proprietor whether the same is caused by his own actions or those of the Proprietors Invitees.

10 Proprietor to advise of defects

10.1 A Proprietor shall give the caretaker or, in the absence of the caretaker, the Strata Company Manager prompt notice of any accident to or defect in or want of repair in respect to the supply of sewer, water, gas, electricity, telephone or any other service situated within his lot or Premises or the Common Property which comes to his knowledge.

10.2 The Strata Company shall have authority to enter upon any Premises at all reasonable times by its agents or contractors, having regard to the urgency involved, to carry out such repairs or renovations to Common Property as may be necessary.

11 Damage to Common Property

Should any damage be caused to any part of the Common Property by any Proprietor or Proprietor's Invitees then the Proprietor shall be responsible for the cost to the Strata Company of making good such damage.

12 Instructing contractors by Proprietors

12.1 Neither a Proprietor nor a Proprietor's Invitee shall instruct any contractor or workmen employed by the Strata Company unless authorised to do so by the caretaker or in the absence of the caretaker the Strata Company Manager.

12.2 If a Proprietor or Proprietor's Invitees instructs a contractor or workmen without authorisation the Proprietor shall be responsible for the payment to the strata, company any additional cost or expenses to the Strata Company arising from that instruction and shall be further responsible for the cost of removing or altering any work performed by the contractor or workmen pursuant to that instruction.

13 Garbage disposal

A Proprietor shall:

- (1) maintain on his lot or on such part of the Common Property as may be designated by the Strata Company for that purpose, in a clean and dry condition and adequately covered, a receptacle for garbage;
- (2) ensure that before garbage is placed in the receptacle that it is securely wrapped or in the case of tins, bottles and other containers is completely drained;
- (3) comply with all local authority Bylaws regulations and ordinances relating to the disposal of garbage; and
- (4) ensure that the health, hygiene and comfort of other Proprietors is not adversely affected by the disposal of his garbage.

14 Signs

14.1 No sign or billboard of any kind shall be displayed within public view on any portion of a lot without the prior written consent of the appropriate authorities.

- (1) signage on all other lots is limited to signage on personal access doors only;
- (2) size and design of each sign to be approved by the Strata Company;
- (3) such approval of each sign shall not be unreasonably withheld provided the signage reflects the business or usage of the lot; and
- (4) nothing in this Bylaw shall prevent the original Proprietor from displaying "For Sale" signs within the Scheme so long as the original Proprietor is the Proprietor of a lot within the Scheme.

15 Antenna

All television, radio other electronic antenna or devices of similar type shall only be erected, constructed, placed or permitted to remain within the lot so as not to be seen externally.

16 Guard dogs

A guard dog may be kept within the confines of the lot subject to all relevant authority and Strata Company approvals, absolutely at the discretion of the Strata Company. Approval must be obtained in writing from the Strata Company. The animal/s must be removed if instructed in writing by the Strata Company, Council of owners or the appointed strata managers.

17 Temporary building

- 17.1 No temporary outbuilding, shed or other building or improvement of any kind shall be placed upon any part of the Scheme, except with the prior written approval of the Strata Company.
- 17.2 No garage, trailer, camper, motor home or recreational vehicle shall be used as a temporary or permanent residence within the Scheme.

18 Storage of inflammable liquids

Neither a Proprietor nor a Proprietor's Invitee shall, except with the approval in writing of the Strata Company, use or store upon the lot or the Premises or the Common Property any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

19 Floor loading

Neither a Proprietor nor a Proprietor's Invitee shall do any act or thing which may result in excessive stress or floor loading to any part of a lot or the Premises.

20 Car Bays

A Proprietor shall not:

- (1) erect any form of structure within or on the boundary of any part of his lot intended for use as a car bay which may prevent access to contiguous car bays; or
- (2) grant any lease, licence or other occupancy right to any person who is not a lot Proprietor in respect of any portion of his or her lot used as a car bay or storage area.

21 Rules

- 21.1 The Strata Company may from time to time make, withdraw or amend rules for the use and management of the Common Property including but not limited to the management of control of:
- (1) the affixing of external aerials;
 - (2) visitors' vehicle parking;
 - (3) security;
 - (4) use of stairways and passageways;
 - (5) approval for keeping pets;

- (6) rubbish collection;
- (7) advertising and signs; and
- (8) charges relating to the security system and security keys.

21.2 A Proprietor and a Proprietor's Invitees will comply at all times with the rules.

22 Penalty for breach of Bylaws

Any person who breaches any Schedule 1 or Schedule 2 Bylaws is, subject to section 42A(2) of the Act, liable to pay a penalty of \$400.00 or such other amount as is prescribed by the Act from time to time.

23 Strata Company management

- 23.1 The Strata Company may appoint from time to time a Strata Company Manager upon such terms and conditions as are usual for such appointment.
- 23.2 Unless otherwise provided in the Bylaws the Strata Company may delegate all of the Strata Company's power, authorities, duties and functions to the Strata Company Manager (to the extent that the same are capable of being delegated).
- 23.3 In addition to those conferred at a General Meeting of the Strata Company, the Strata Company Manager shall have the following powers, authorities, duties and functions:
- (1) to arrange as required by the Strata Company normal day to day maintenance, repair and replacement of any personal property vested in the Strata Company, but excluding any special attendance at the Land and Common Property for this purpose;
 - (2) to view the improvements within the Scheme on at least 1 occasion in each year;
 - (3) arrange and attend the annual general meeting during any yearly period;
 - (4) act upon request by, or in the absence of, the chairman:
 - (a) as Chairman of any meeting of the Strata Company; or
 - (b) its Council if so agreed by all the members of the Council present at the meeting;
 - (c) to ensure that insurances are effected and promptly renewed in accordance with Act and make all necessary insurance claims;
 - (5) as agent for the Strata Company to engage or employ contractors the caretaker and any employees authorised by the Strata Company to be employed, and to keep any wage, income tax or other records required by any law from time to time in respect of any caretaker, employees or contractors of the Strata Company and complete and submit any returns in respect thereof;
 - (6) to arrange for the preparation and submission of income tax returns on behalf of the Strata Company and accept appointment as the public officer of the Strata Company;
 - (7) to disburse monies in accordance with the Act and the terms of the Bylaws;
 - (8) to maintain the records of the Strata Company required by law;

- (9) to prepare as necessary budgets and reports and keep all records necessary to facilitate such preparation;
- (10) to provide, so far as is reasonable, any assistance to the Strata Company and the members of its Council;
- (11) to take possession of and care for the records and documents of the Strata Company;
- (12) implement credit control procedures in respect of maintenance contributions and advise regarding recovery;
- (13) have custody of the common seal and attest its affixation for the purpose of exercising or performing any of the powers, authorities, duties or functions conferred or imposed by a Schedule 1 or Schedule 2 Bylaw;
- (14) generally implements the decisions of the Strata Company and its Council;
- (15) to make applications and submissions to the State Administrative Tribunal and the local authority on behalf of the Strata Company;
- (16) to attend on behalf of the Strata Company and to the extent permitted by law to represent the Strata Company at any hearing conducted by a State Administrative Tribunal or any tribunal or court;
- (17) to instruct Solicitors, attend conferences and generally supervise legal proceedings involving the Strata Company;
- (18) to arrange other than normal day to day maintenance, repair and replacement of the property vested in the Strata Company;
- (19) to liaise with architects, engineers, surveyors, builders and the like in relation to any work carried out; and
- (20) arrange for Strata Company insurance an amount as required by the Council of owners, whereby it may receive a fee as agent for the insurance company.

24 Insurance rates

- 24.1 Nothing shall be done or kept on a lot or within the Scheme which will increase the rate of insurance on any property insured by the Strata Company without the approval of the Council nor shall anything be done or kept on a lot or within the Scheme which would result in the cancellation of insurance on any property insured by the Strata Company or which would be in violation of any law.
- 24.2 If by reason of any machine, appliance or other thing brought upon or installed upon a lot or the Scheme by any Proprietor the amount of any insurance premium is increased then the amount of such increase shall be paid by and apportioned between those Proprietors having possession or control or the use or benefit of any such machines appliances or things.

25 Recovery of costs by Strata Company

- 25.1 If the Proprietor of a lot refuses or fails to pay to the Strata Company any amount due for levies (applicable under section 36(1) or section 36(2) of the Act) or any other amount due, the Strata Company may take such lawful action as it deems necessary to recover that amount from the Proprietor (including proceedings in any Court of competent jurisdiction) and all costs incurred in taking such action including, but not limited to:

- (1) Strata Company Manager's costs, pursuant to the strata management contract or as otherwise determined by the Strata Company;
 - (2) legal costs on an indemnity basis; and
 - (3) debt recovery agency's costs, are an administrative expense of the Strata Company and become a debt due and payable by the Proprietor to the Strata Company, and shall be recoverable by the Strata Company when recovering due levies.
- 25.2 It shall be competent for the Strata Company in proceedings commenced in any Court of competent jurisdiction to recover due levies, to claim in such proceedings all costs incurred in taking such action including costs incurred up to entry of judgment.
- 25.3 The quantum of legal costs incurred in taking action to recover due levies, shall be the costs payable by the Strata Company to its solicitors. The Strata Company shall within three days of receiving an invoice for legal fees forward by pre-paid post to the Proprietor in respect of whom the legal fees have been incurred a copy of that invoice. Upon receipt of that or upon the date when the invoice would have been received in the normal course of mail the Proprietor shall make payment to the Strata Company.
- 25.4 A certificate from the solicitors retained by the Strata Company, stating the amount of costs incurred in prosecuting an action to recover due levies from a Proprietor, shall be conclusive evidence of the amount due and payable by the Proprietor for which amount judgment may be entered against the Proprietor in any Court of competent jurisdiction.
- 25.5 Simple interest at the prescribed rate shall be payable by the Proprietor to the Strata Company on costs incurred by the Strata Company in taking action (including proceedings in any Court of competent jurisdiction) to recover due levies. Such interest shall commence and be payable from the date a copy of the invoice would have been received in the mail as required by Bylaw 25.3 and shall cease to be payable upon payment of all costs and interest accrued thereon. Interest upon interest shall not be charged or accrue.
- 25.6 In the event that the Strata Company does not receive payment of costs incurred when payment of due levies is received from a Proprietor and judgment for those costs has not been obtained from a Court of competent jurisdiction then those costs and simple interest thereon at the prescribed rate, being an administrative expense of the Strata Company shall be levied in accordance with section 36(1)(c)(ii) of the Act on the Proprietor in respect of whom the cost was incurred, and if unpaid shall be recoverable as an unpaid levy in accordance with this Bylaw.

26 Levies

The Strata Company shall prepare separate levy contributions to recover administrative expenses in respect of the said lots as per their unit entitlements.

27 Security and fire safety

- 27.1 A Proprietor must not do or permit anything to be done which may prejudice the security or safety of the Building or the Common Property and, in particular, must ensure that all fire and security doors are kept locked or secure or in an operational state when not in immediate use.
- 27.2 A Proprietor or Proprietor's Invitees shall not:
- (1) interfere with any safety equipment;
 - (2) obstruct any fire escape or fire stair well; or

- (3) use any fire safety equipment except in the case of an emergency and then only in accordance with the purpose for which the fire safety equipment is designed.

28 Smoking

- 28.1 No Proprietor or Proprietor's Invitee shall smoke in any area or building comprising Common Property.
- 28.2 Any Proprietor who breaches this Bylaw or permits a breach of that Bylaw will indemnify the Strata Company from any claim by any authority or the fire brigade.

29 Movement of equipment and storage materials over Common Property

The movement of equipment and storage materials shall be carried out in manner not to impede the ingress or egress of other lot owners to and from their lots.

30 Unauthorised works to Common Property

The Strata Company will not be liable for any works or expenditure carried out by a Proprietor without first obtaining approval for such works or expenditure from the Strata Company or its agent in writing. Any such works deemed not suitable shall be removed or returned to its original condition at the cost of the Proprietor who implemented the said works or expenses.

31 WAPC approval

- 31.1 Development or redevelopment on the Survey Strata Lots is to comply with a development approval issued by the local government.
- 31.2 Amendment to or repeal of the above provision cannot be effected without agreement from the Western Australian Planning Commission ('WAPC').

DATED THIS DAY OF 2017.

SIGNATURE OF APPLICANT

in the presence of

Witness

Name

Address

Occupation

(TO BE SIGNED BY EACH APPLICANT)

SIGNED BY PERSONS HAVING REGISTERED INTERESTS AND CAVEATORS (IF ANY)

ENCUMBRANCE Document & No

SIGNATURE

in the presence of

Witness

Name

Address

Occupation

(Additional signatures as required)

Aubin Energy



www.aubinenergy.com.au

TAX INVOICE

Gavranic O'Hare Super Fund

Invoice Date
14 Feb 2020

Invoice Number
INV-0032

Reference
Trailer Purchase

ABN
76 301 364 089

Aubin Energy
61 Peppermint Gdns
AUBIN GROVE WA 6164
AUSTRALIA
0490 940 449

Description	Quantity	Unit Price	GST	Amount AUD
8x5 Custom Trailer single axle	1.00	454.55	10%	454.55
			Subtotal	454.55
			TOTAL GST 10%	45.45
			TOTAL AUD	500.00
			Less Amount Paid	500.00
			AMOUNT DUE AUD	0.00

Due Date: 14 Feb 2020

NAB
BSB 086006
ACCOUNT 816252710

Thank You

PAYMENT ADVICE

Customer Gavranic O'Hare Super Fund
Invoice Number INV-0032

Amount Due **0.00**
Due Date 14 Feb 2020

Amount Enclosed

Enter the amount you are paying above

To: Aubin Energy
61 Peppermint Gdns
AUBIN GROVE WA 6164
AUSTRALIA
0490 940 449

Mr Trevor Oliver T/As - CADDYSHACK GOLF CARS

INV # GAVOH0212

0499 978 745

ABN 41 159 072 016

Date – 2/12/2019

Customer – Gavranic OHare Super Fund

PO # Site Vehicle

Items

x 1 Site Vehicle \$6000 (no GST applicable)

Description - Club Car 4 Wheel Buggy, Battery Operated c/w 2 x Toolboxes and 1 x Rear Weather Hood (Including 12 month warranty T&C's apply)

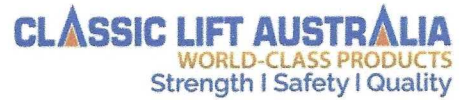
Payment Due -

PAID

Thank You for Your Custom !

CLASSIC LIFT AUSTRALIA PTY LTD

ACN 627647303
ABN 87627647303
Tel : 1800 951 022,
sales@classiclift.com.au
sydney-Melbourne-perth-Brisbane-Adelaide



Bill To :
JDN PTY LTD

Ship To :
JDN PTY LTD

Tax Invoice

Invoice No# CLA1762
Date 08/02/2020
Your Ref#
Our Ref#
Credit Terms Cash
Salesperson
Job Code

Tel :

SN#	Product ID	Description	Qty	UM	Unit Price	Amount	GST%
1		rmove car hoist and relocated	1		\$650.00	\$650.00	10

Comments
BANK ACCOUNT
CLASSIC LIFT AUSTRALIA
ANZ; BSB/016353
ACCOUNT NO /468 310 821
1.Classic lift offers one year parts only warranty on all vehicle hoists.

Total Before Tax \$590.91
Total GST \$59.09
Total after tax \$650.00
Amount Paid \$0.00
Balance Due (AUD) \$650.00

PAYMENT
ANZ bank
Account name:classic lift australia
BSB;016353
ACCOUNT;468 310 821

PAYMENT ADVICE

Please detach and send with your payment to

CLASSIC LIFT AUSTRALIA PTY LTD

From : JDN PTY LTD

Amount Paid
Invoice No# CLA1762
Invoice Date 08/02/2020
Balance Due (AUD) \$650.00

Fund Name: Gavranic O'Hare Super Fund
Year Ended: 30/06/2020
Work Paper: GST Reconciliation



QTR	SALES G1	CAPITAL EXPENSES G10	NON-CAPITAL EXP G11	GST COLLECTED 1A	GST PAID 1B
1					
2					\$22,053.00
3	\$2,400.00			\$218.00	\$1,092.00
4					\$26.00
	2400	0	0	218	23171
PER GST SUMMARY REPORT	2400	266,347.27	3,506.09	218.16	23,171.14
VARIANCE	0	266347.27	3506.09	0.16	0.14

Opening Balance	\$0.00
Less:- GST reported in June'19 BAS	\$0.00
Opening variance	\$0.00
GST Collected (1A)	(\$218.16)
GST Paid (1B)	\$23,171.14
GST Instalment for Sept'19 to Mar'20	\$0.00
Net GST Refundable	\$22,952.98 As per GL

Activity Statement Preparation Report

For The Period 06 September 2019 - 30 June 2020

Description	Reference	Gross(Inc GST)	GST
Income			
Sales			
10/3 DOBRA ROAD, YANGEBUP		600.00	54.54
		600.00	54.54
		600.00	54.54
		600.00	54.54
Total Sales	G1	<u>2,400.00</u>	
Total GST collected on Sales	1A		<u>218.16</u>
Expenses			
Capital Purchases			
10/3 DOBRA ROAD, YANGEBUP		240,900.00	21,900.00
		7,444.20	0.00
		1,821.57	131.99
		5,000.00	0.00
Property Capital Improvement - 10/3 DOBRA ROAD		11,181.50	1,016.50
Total Capital Purchases	G10	<u>266,347.27</u>	
Non Capital Purchases			
Clubcart Golf Buggy		500.00	45.45
10/3 DOBRA ROAD, YANGEBUP		1,500.00	
		508.87	0.00
10/3 DOBRA ROAD, YANGEBUP		140.01	11.88
		106.88	8.83
		106.88	8.83
		106.88	8.83
		106.88	8.83
		106.88	8.83
10/3 DOBRA ROAD, YANGEBUP		88.35	
10/3 DOBRA ROAD, YANGEBUP		232.89	21.17
10/3 DOBRA ROAD, YANGEBUP		1.57	
Total Non Capital Purchases	G11	<u>3,506.09</u>	
Total GST Paid on Purchases	1B		<u>23,171.14</u>



Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR GAVRANIC O'HARE SUPER FUND	Jul 2019 – Sep 2019	44423768934	Cash

Receipt ID	1970238560
Date lodged	15 October 2020
Payment due date	25 November 2019

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			\$0.00
G1 Total sales	\$0.00		
Does this include GST?	Yes		

Total amount to pay

\$197.00 DR

You need to pay **\$197.00 immediately** for this activity statement to minimise possible interest charges.

Breakdown of this activity statement lodgment

Previously processed amount for this period	\$197.00 CR
Additional GST (net) reported from this lodgment	\$197.00 DR
Activity statement result	\$0.00

Your new activity statement account balance

Account balance before lodgment	\$0.00
Total of additional amounts reported from this lodgment	\$197.00 DR
Account balance after lodgment	\$197.00 DR

as at 3:58 PM AEDT 15 October 2020

Account balances may:

Include amounts that are either

- > not yet due and payable
- > under an existing payment plan
- > under dispute.

Not include amounts that are either

- > related to **outstanding** activity statements
- > interest and penalties including any general interest charges accrued due to outstanding amounts not yet applied
- > from payments **submitted but not yet processed**
- > relating to credits held in other accounts, such as GST property credits.

BPAY®



Biller code 75556

Ref 4967029273506760

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see www.bpay.com.au

Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.

Payment reference number
4967029273506760



*171 4967029273506760



Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR GAVRANIC O'HARE SUPER FUND	Oct 2019 – Dec 2019	43098807368	Cash

Receipt ID	6907664594
Date lodged	18 September 2020
Payment due date	28 February 2020

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			\$22,053.00
G1 Total sales	\$0.00		
Does this include GST?	Yes		

Total amount available

\$22,250.00 CR

We will refund the credit from this activity statement to your nominated bank account.

You will have \$197.00 credit remaining on your account. You can leave this to pay future tax bills or request a refund.

If you owe other tax debts or obligations, this may be used to offset them.

Breakdown of this activity statement lodgment

GST	\$22,053.00 CR
Activity statement result	\$22,053.00 CR

Your new activity statement account balance

Account balance before lodgment	\$197.00 CR
Activity statement result	\$22,053.00 CR
Account balance after lodgment	\$22,250.00 CR

as at 3:54 PM AEST 18 September 2020

Account balances may:

Include amounts that are either

- > not yet due and payable
- > under an existing payment plan
- > under dispute.

Not include amounts that are either

- > related to **outstanding** activity statements
- > interest and penalties including any general interest charges accrued due to outstanding amounts not yet applied
- > from payments **submitted but not yet processed**
- > relating to credits held in other accounts, such as GST property credits.

Refunds:

- > may be used to offset any other tax debts or obligations you owe
- > are usually issued **within 12-business days**.

BPAY®



Biller code 75556

Ref 4967029273506760

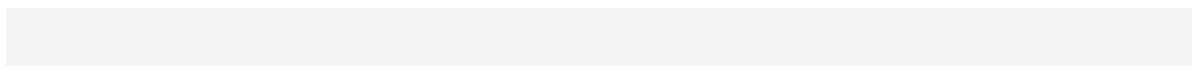
Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see www.bpay.com.au

Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.



Payment reference number

4967029273506760



*171 4967029273506760



Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR GAVRANIC O'HARE SUPER FUND	Jan 2020 – Mar 2020	44423769836	Cash

Receipt ID	3485630064
Date lodged	15 October 2020
Payment due date	26 May 2020

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$218.00	
1B Owed by ATO			\$1,092.00
G1 Total sales	\$2,400.00		
Does this include GST?	Yes		

Total amount to pay

\$415.00 DR

You need to pay \$415.00 immediately for this activity statement and your existing account balance to minimise possible interest charges.

Breakdown of this activity statement lodgment

Previously processed amount for this period	\$1,092.00 CR
Additional GST (net) reported from this lodgment	\$218.00 DR
Activity statement result	\$874.00 CR

Your new activity statement account balance

Account balance before lodgment	\$197.00 DR
Total of additional amounts reported from this lodgment	\$218.00 DR
Account balance after lodgment	\$415.00 DR as at 4:00 PM AEDT 15 October 2020

Account balances may:

Include amounts that are either

- > not yet due and payable
- > under an existing payment plan
- > under dispute.

Not include amounts that are either

- > related to **outstanding** activity statements
- > interest and penalties including any general interest charges accrued due to outstanding amounts not yet applied
- > from payments **submitted but not yet processed**
- > relating to credits held in other accounts, such as GST property credits.

BPAY®



Biller code 75556
Ref 4967029273506760

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see www.bpay.com.au

Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.

Payment reference number
4967029273506760



*171 4967029273506760



Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR GAVRANIC O'HARE SUPER FUND	Apr 2020 – Jun 2020	44193234811	Cash

Receipt ID	1997709585
Date lodged	18 September 2020
Payment due date	25 August 2020

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			\$26.00
G1 Total sales	\$0.00		
Does this include GST?	Yes		

Total amount available

\$22,276.00 CR

We will refund the credit from this activity statement to your nominated bank account.

You will have \$22,250.00 credit remaining on your account. You can leave this to pay future tax bills or request a refund.

If you owe other tax debts or obligations, this may be used to offset them.

Breakdown of this activity statement lodgment

GST \$26.00 CR

Activity statement result \$26.00 CR

Your new activity statement account balance

Account balance before lodgment \$22,250.00 CR

Activity statement result \$26.00 CR

Account balance after lodgment \$22,276.00 CR

as at 3:59 PM AEST 18 September 2020

Account balances may:

Include amounts that are either

- > not yet due and payable
- > under an existing payment plan
- > under dispute.

Not include amounts that are either

- > related to **outstanding** activity statements
- > interest and penalties including any general interest charges accrued due to outstanding amounts not yet applied
- > from payments **submitted but not yet processed**
- > relating to credits held in other accounts, such as GST property credits.

Refunds:

- > may be used to offset any other tax debts or obligations you owe
- > are usually issued **within 12-business days**.

BPAY®



Biller code 75556

Ref 4967029273506760

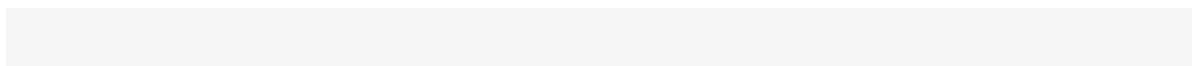
Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see www.bpay.com.au

Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.



Payment reference number

4967029273506760



*171 4967029273506760