

Properties

Unit 17

Ownership 50 % Nelson Super Fund and Scott Craig Super Fund (also our client)

Unit 18

Originally purchased 50/50 with Scott Craig Super Fund.

Nelson Super Fund purchased balance of property from Scott Craig in 2018

Purchase docs and GLs for property each attached

NELSON SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2010 TO 30/06/2019
FROM ACCOUNT 772/003 TO 772/999 - ENTRIES: ALL
Printed: Wednesday 9 June, 2021 @ 10:07:56

| Date | Ref | Type | Units | Debits | Credits | Balance |
|---|--------|---|--------|---------------------|--------------------|------------|
| | | | | \$ | \$ | \$ |
| 772 <u>Real Estate Properties</u> | | | | | | |
| 772/003 <u>U18 107-113 Heatherdale Rd Ringwood</u> | | | | | | |
| 07/11/2013 | 778001 | Journal - Cash | 1.0000 | 31,875.00 | | 31,875.00 |
| | | Narration: deposit | | | | |
| 16/12/2013* | 778001 | Journal - Cash | | 286,874.99 | | 318,749.99 |
| | | Narration: bal of purch price (less gst) | | | | |
| 16/12/2013* | 778001 | Journal - Cash | | 803.39 | | 319,553.38 |
| | | Narration: legals | | | | |
| 16/12/2013* | 778001 | Journal - Cash | | 17,340.00 | | 336,893.38 |
| | | Narration: stamp duty | | | | |
| 16/12/2013* | 778001 | Journal - Cash | | 1,016.63 | | 337,910.01 |
| | | Narration: transfer fess | | | | |
| 01/07/2014* | 778001 | Journal - Cash | | 69.96 | | 337,979.97 |
| | | Narration: rec gst on factory purchase | | | | |
| 30/06/2015 | 300615 | Closing Journal - Non | | | 34,229.97 | 303,750.00 |
| | | Narration: Market valuation adjustment at 30/06/2015 | | | | |
| 30/06/2017 | 300617 | Closing Journal - Non | | 45,000.00 | | 348,750.00 |
| | | Narration: Market valuation adjustment at 30/06/2017 | | | | |
| 25/07/2017* | 000135 | Bank Statement | | 116,250.00 | | 465,000.00 |
| | | Narration: purchase balance of property | | | | |
| 18/01/2018* | 180118 | Bank Statement | | 3,630.00 | | 468,630.00 |
| | | Narration: legals & s/duty less gst purch bal of U18 | | | | |
| 30/06/2018 | 300618 | Closing Journal - Non | | | 3,630.00 | 465,000.00 |
| | | Narration: Market valuation adjustment at 30/06/2018 | | | | |
| | | | 1.0000 | | | |
| 772/004 <u>U17 107-113 Heatherdale Rd, Ringwood</u> | | | | | | |
| 10/11/2017* | 101117 | Bank Statement | | 1,342.02 | | 1,342.02 |
| | | Narration: legals less gst on purch | | | | |
| 10/11/2017 | 101117 | Bank Statement | 1.0000 | 227,500.00 | | 228,842.02 |
| | | Narration: purchase price 50% | | | | |
| 29/11/2017* | 291117 | Bank Statement | | 11,878.95 | | 240,720.97 |
| | | Narration: Transfer to other Bank NetBank SRO Unit 17 | | | | |
| 30/06/2019 | 300619 | Closing Journal - Non | | | 5,720.97 | 235,000.00 |
| | | Narration: Market valuation adjustment at 30/06/2019 | | | | |
| | | | 1.0000 | | | |
| | | Total Debits: | | \$743,580.94 | | |
| | | Total Credits: | | | \$43,580.94 | |
| | | Current Year Profit/(Loss): | | | | N/A |

Tomlew Pty Ltd
 C/- Ian Riseley & Co
 PO Box 260
 BLACK ROCK VIC 3193

Tax Invoice

A.B.N. 61 006 360 505
 A.C.N. 006 360 505

Invoice #: 00096768
 Date: 9/12/2013
 Shp Via:
 Page: 1

Bill To:

Ship To:

Nelson Superannuation Fund & Scott Craig
 Trustee's Superannuation Fund
 C/- Hibbert & Hodges
 271 The Esplanade
 Lakes Entrance VIC 3909

| Description | Amount | Code |
|---|--------------|------|
| Purchase of Unit 18, 107-113 Heatherdale Road, Ringwood | \$425,000.00 | GST |
| Adjustments on Purchase | \$1,886.14 | GST |

| | | | |
|----------------|-------------------------|----------|---|
| Your Order #: | Customer ABN: | Freight: | \$0.00 GST |
| Shipping Date: | Terms: Net 30 after EOM | GST: | \$42,688.61 |
| COMMENT | CODE | RATE | GST SALE AMOUNT Total Inc GST: \$469,574.75 |
| | GST | 10% | \$42,688.61 \$426,886.14 Amount Applied: \$0.00 |
| | | | Balance Due: \$469,574.75 |

HIBBERT & HODGES LAWYERS

STATEMENT OF ACCOUNT

**Antonia Claire Nelson and Ralph William Craig and Aaron Lachlan Craig and Kristie
Louise Scott purchase from TOMLEW Pty Ltd
Property: 18/107-113 Heatherdale Rd, Ringwood**

Settlement as at 08/11/2013

| | | |
|--|--------------|--------------|
| To: Amount due on settlement (as per attached Statement Adjustment Sheet) | | \$427,217.15 |
| To: Our Memorandum of Costs & Disbursements | | \$1,004.68 |
| To: Land Titles Office (registration of Transfer) | | \$1,177.00 |
| To: State Revenue Office (stamp duty on Transfer) | | \$20,570.00 |
| By: Amount provided by you | \$ 0.00 | |
| | <hr/> | <hr/> |
| | \$449,968.82 | \$449,968.82 |
| | <hr/> | <hr/> |

SETTLEMENT STATEMENT

| | |
|-----------------------------------|---------------------|
| Purchase Price | \$425,000.00 |
| Less Deposit paid | <u>\$42,500.00</u> |
| | \$382,500.00 |
| Plus adjustments | <u>\$1,886.14</u> |
| | \$384,386.14 |
| Plus GST | <u>\$42,688.61</u> |
| | \$427,074.75 |
| Plus - Costs on Licence Agreement | <u>\$250.00</u> |
| Total due to Vendor | \$427,324.75 |
| Less - Discharge of Mortgage Fee | <u>\$107.60</u> |
| Total | <u>\$427,217.15</u> |

CHEQUES

| | |
|------------------------|--------------|
| Maroondah City Council | \$714.00 |
| Yarra Valley Water | \$232.69 |
| Lewis & Weir | \$1,355.50 |
| Tomlew Pty. Ltd. | \$424,914.96 |
| Total cheques | \$427,217.15 |

**ANTONIA CLAIRE NELSON AND RALPH WILLIAM CRAIG AND AARON LACHLAN
CRAIG AND KRISTIE LOUISE SCOTT FROM TOMLEW PTY LTD
PROPERTY: 18/107-113 HEATHERDALE RD, RINGWOOD**

| |
|---------------------------------|
| STATEMENT OF ADJUSTMENTS |
|---------------------------------|

DATE OF SETTLEMENT: 08/11/2013

| | VENDOR | PURCHASER |
|--|---------------|------------------|
| Maroondah City Council - Rates, Charges & Levies | | |
| \$1,431.05 Annually | | |
| Adjusted as Paid to 30/06/2014 | | |
| Purchaser allows 234 days | | 917.44 |
| Yarra Valley Water - Drainage \$25.83 Quarterly | | |
| Adjusted as Paid to 31/12/2013 | | |
| Purchaser allows 53 days | | 14.88 |
| Yarra Valley Water - Parks & Gardens \$68.47 Annually | | |
| Paid to 30/06/2014 | | |
| Purchaser allows 234 days | | 43.90 |
| Yarra Valley Water - Water Service Charge \$71.96 | | |
| Quarterly | | |
| Adjusted as Paid to 31/12/2013 | | |
| Purchaser allows 53 days | | 41.46 |
| Yarra Valley Water - Sewerage Service Charge \$134.90 | | |
| Quarterly | | |
| Adjusted as Paid to 31/12/2013 | | |
| Purchaser allows 53 days | | 77.71 |
| Owners Corp - Owners Corporation Fees \$843.00 | | |
| Annually | | |
| Paid to 30/06/2014 | | |
| Purchaser allows 234 days | | 540.44 |
| Owners Corp Owners Corp Fee Reimbursement to Vendor | | 250.28 |
| Land Tax for year ending 31 December 2013 | | |
| Unimproved Value of Land: \$60,000.00 | | |
| Apportionment for Lot Sold: | | |
| (0/0) X \$60,000.00 = \$60,000.00 | | |
| On a Single Holding basis no Land Tax is payable for 2013 | | |
| LICENSE FEES from 08/11/2013 to 08/11/2013 at \$1.00 | | |
| Monthly | | |
| Purchaser allows 1 days | | 0.03 |
| | \$0.00 | \$1,886.14 |
| Less Vendor's Proportion | | 0.00 |
| PURCHASER TO PAY VENDOR | | \$1,886.14 |

Tomlew Pty Ltd
 PO Box 5083
 18/107-113 Heatherdale Road
 RINGWOOD VIC 3134

Tax Invoice

Invoice #: 00096768
 Date: 9/12/2013
 Ship Via:
 Page: 1

A.B.N. 95 152 617 573
 A.C.N. 152 617 573

Bill To:

Ship To:

Nelson Superannuation Fund & Scott Craig
 Trustee's Superannuation Fund
 C/- Hibbert & Hodges
 271 The Esplanade
 Lakes Entrance VIC 3909

| Description | Amount | Code |
|---|--------------|------|
| Purchase of Unit 18, 107-113 Heatherdale Road, Ringwood | \$425,000.00 | GST |
| Adjustments on Purchase | \$1,886.14 | GST |

| | | | |
|----------------|-------------------------|----------|---|
| Your Order #: | Customer ABN: | Freight: | \$0.00 GST |
| Shipping Date: | Terms: Net 30 after EOM | GST: | \$42,688.61 |
| COMMENT | CODE | RATE | GST SALE AMOUNT Total Inc GST: \$489,574.75 |
| | GST | 10% | \$42,688.61 \$426,886.14 Amount Applied: \$0.00 |
| | | | Balance Due: \$489,574.75 |

Transfer of Land

Section 45 Transfer of Land Act 1958

Privacy Collection Statement

The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

1. Land/s

Land Title

Volume 10313 Folio 018

2. Estate and Interest

FEE SIMPLE

3. Transferor/s

Transferor 1

Given Name/s ANTONIA CLAIRE

Family Name NELSON

Transferor 2

Given Name/s RALPH WILLIAM

Family Name CRAIG

Transferor 3

Given Name/s AARON LACHLAN

Family Name CRAIG

Transferor 4

Given Name/s KRISTIE LOUISE

Family Name SCOTT

4. Transferee/s

Transferee 1

Given Name/s ANTONIA CLAIRE

Family Name NELSON

Transferee 2

Given Name/s RALPH WILLIAM

Family Name CRAIG

5. Manner of Holding

JOINT TENANTS

6. Address/es of Transferee/s

Address of Transferee 1

Unit Street No 19

Street Name LOUISA

Street Type PLACE

Locality TEMPLESTOWE

State VIC Postcode 3106

Address of Transferee 2

Unit Street No 15

Street Name LATONA

Street Type AVENUE

Locality KNOXFIELD

State VIC Postcode 3180

7. Directing Party

None

8. Consideration

\$116,250

Unit 18

Clair^e Nelson

From: Elisa Cretella <elisa@rjlegal.net.au>
Sent: Wednesday, 17 January 2018 3:01 PM
To: 'Ms Antonia Claire Nelson (Purchaser)'
Cc: Rami Jurdi; Nada Jurdi
Subject: RE: Titles - likely date they will be available for pickup?

Importance: High

Good afternoon Claire

We received the title for Unit 17 today. Please let me know when you would like to collect it.

The packet for Unit 18 is ready for lodgement now.

In regards to payment can you please transfer the amount of \$1,210.00 for legal fees for both the sale and purchase into our trust account for Unit 18.

NELSON \$720 / 440 SCOTT CRAIG 3 (FUND)

Stamp Duty for Unit 18 has been calculated at \$2,510.00 and LTO Lodgement fees will be approximately \$420.00.

If you could kindly transfer \$4,140.00 into our trust account today as the packet is ready to go that would be great.

Name: RJ Legal Trust Account
BSB: 083054
Account Number: 247240858

Regards

Elisa Cretella
Law Clerk

Suite 1, 57A Buena Vista Drive, Montmorency VIC 3094
Ph: (03) 9431 5312
Fax: (03) 9439 0424
Email: elisa@rjlegal.net.au<mailto:elisa@rjlegal.net.au>
Website: www.rjlegal.net.au<http://www.rjlegal.net.au/>

[https://email19.asia.secureserver.net/download.php?rand=445328&folder=INBOX.Sent_Items&uid=4&part=1.2&nef_part=-1&aEmlPart=0&orig=cid%3Asigimg0%40db327c675d46f56fe4e41227572d27ec&inline=1&filename=sigimg0&type=image%2Fjpeg&encoding=base64&]

From: Claire Nelson [mailto:tops@bigpond.net.au]
Sent: Wednesday, 17 January 2018 11:11 AM
To: Rami Jurdi <rami@rjlegal.net.au<mailto:rami@rjlegal.net.au>>
Cc: Esra Oz <esra@rjlegal.net.au<mailto:esra@rjlegal.net.au>>;
kristie@topscorps.com.au<mailto:kristie@topscorps.com.au>; 'Aaron'
<aaron@topscorps.com.au<mailto:aaron@topscorps.com.au>>
Subject: Titles - likely date they will be available for pickup?

772/004
①
60%.

NELSON SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2017 TO 30/06/2018
FROM ACCOUNT 772/004 TO 772/004 - ENTRIES: ALL

Printed: Wednesday 17 April, 2019 @ 15:01:03

| Date | Ref | Type | Units | Debits \$ | Credits \$ | Balance \$ |
|--|--------|---|--------------|--------------|---------------|---------------|
| <u>772</u> <u>Real Estate Properties</u> | | | | | | |
| <u>772/004</u> <u>U17 107-113 Heatherdale Rd, Ringwood</u> | | | | | | |
| 10/11/2017* | 101117 | Bank Statement | | 1,342.02 | | 1,342.02 |
| | | Narration: legals less gst on purch | | | | |
| 10/11/2017 | 101117 | Bank Statement | 1.0000 | 227,500.00 | | 228,842.02 |
| | | Narration: purchase price 50% | | | | |
| 29/11/2017* | 291117 | Bank Statement | | 11,878.95 | | 240,720.97 |
| | | Narration: Transfer to other Bank NetBank SRO Unit 17 | | | | |
| | | | 1.0000 | | | |
| | | Total Debits: | \$240,720.97 | | | |
| | | Total Credits: | | | | |
| | | Current Year Profit/(Loss): | N/A | | | |

EAGER AND PARTNERS
CAPITAL GAINS TAX SUMMARY
(REAL PROPERTY)

772/00f
 (2)

CLIENT NAME Nelson Super Fund **YEAR ENDED** 2019
PREPARED BY AN **DATE PREPARED** 17.4.19

ASSET ADDRESS Unit 17 Nelsons 50%

| | Date | \$ | \$ | \$ | \$ |
|-------------------------------|------------|------------------|----------------------------------|------------------|----------------------------------|
| Proceeds | | | | | |
| Contract Price | XX/XX/20XX | 0.00 | | 0.00 | |
| Net Proceeds | | | 0.00 | | 0.00 |
| Cost Base | | | | | |
| Contract Purchase Price | 10/11/2017 | 455,000.00 | | 227,500.00 | |
| Capital Allowances Recouped | | 0.00 | | 0.00 | |
| Improvements | | 0.00 | | 0.00 | |
| Acquisition Costs | | | | | |
| Legal/Conveyancing Costs | | 2,684.03 | | 1,342.02 | |
| Stamp Duty | | 22,370.00 | | 11,185.00 | |
| Title fees | | 1,550.00 | | 775.00 | |
| Registration fees | | -162.10 | | -81.05 | 11,878.95 |
| | | <u>26,441.93</u> | | <u>13,220.97</u> | |
| Selling Costs | | | | | |
| Real Estate | | 0.00 | | 0.00 | |
| Legal/Conveyancing Costs | | 0.00 | | 0.00 | |
| Other (Detail) | | 0.00 | | 0.00 | |
| | | <u>0.00</u> | | <u>0.00</u> | |
| Holding Costs | | | | | |
| Borrowing Expenses | | 0.00 | | 0.00 | |
| Interest Paid | | 0.00 | | 0.00 | |
| Land Tax | | 0.00 | | 0.00 | |
| Rates - council, water, etc | | 0.00 | | 0.00 | |
| Other (Detail) | | 0.00 | | 0.00 | |
| | | <u>0.00</u> | | <u>0.00</u> | |
| Sale of P & E @ WDV | | 0.00 | | 0.00 | |
| Total Cost Base | | | <u>481,441.93</u> | | <u>240,720.97</u> |
| Gross Capital Gain | | | <u>-481,441.93</u> | | <u>-240,720.97</u> |
| General Discount - 50% | | | -240,720.97 | | -120,360.48 |
| Net Capital Gain | | | <u><u>-240,720.97</u></u> | | <u><u>-120,360.48</u></u> |

772/007
③

**ANTONIA CLAIRE NELSON & RALPH WILLIAM CRAIG ATF NELSON SUPERANNUATION FUND
FROM S.E.P FORMWORK PTY LTD
PROPERTY: 17/107-113 HEATHERDALE ROAD, RINGWOOD**

STATEMENT OF ADJUSTMENTS

DATE OF SETTLEMENT: 10/11/2017

| | VENDOR | PURCHASER |
|---|-----------------|-------------------|
| Maroondah City Council - Rates, Charges & Levies \$1,336.45 Annually Paid to 30/06/2018 Purchaser allows 232 days | | 849.47 |
| Yarra Valley Water - Drainage \$244.61 Quarterly Paid to 31/12/2017 Purchaser allows 51 days | | 135.60 |
| Yarra Valley Water - Parks & Gardens \$75.85 Annually Paid to 30/06/2018 Purchaser allows 232 days | | 48.21 |
| Owners Corporation - Owners Corporation Fees \$843.00 Annually Paid to 30/06/2018 Purchaser allows 232 days | | 535.82 |
| Recession Notice Costs | | 660.00 |
| PENALTY INTEREST calculated at 12% from 28/09/2017 to 9/11/2017 Purchaser allows 42 days | | 5,654.47 |
| REGISTRATION FEES Withdrawal of 1 caveat @ \$47.20 Discharge of 1 mortgage @ \$114.90 | 47.20 114.90 | |
| | \$162.10 | \$7,883.57 |
| Less Vendor's Proportion | | 162.10 |
| PURCHASER TO PAY VENDOR | | \$7,721.47 |

SETTLEMENT STATEMENT

| | |
|-------------------------------|---------------------|
| Purchase Price: | 455,000.00 |
| Less Deposit Paid: | 45,500.00 |
| Balance: | 409,500.00 |
| Plus adjustments: | 7,721.47 |
| BALANCE DUE TO VENDOR: | \$417,221.47 |

772/1004
④



RJ Legal
ABN: 09 622 861 100

Suite 2, 57A Buena Vista Drive
Montmorency VIC 3094
www.rjlegal.net.au
reception@rjlegal.net.au

Tax Invoice

Invoice 768

Date 21 November 2017

Aaron Lachlan Craig & Kristie Louise Scott ATF Scott Craig Trustees' Supernannuation Fund
17 107-113 Heatherdale Road
RINGWOOD VIC 3134

Purchase of 17/107-113 Heatherdale Road, Ringwood VIC 3134

Professional Fees

| Date | Description | Amount | GST |
|------------|--|-------------------|-----------------|
| 08/11/2017 | To our professional costs for acting for you in relation to the abovementioned purchase. Professional costs include: opening file, attending to searches and enquiries, review of contract, preparation for settlement etc | \$650.00 | \$65.00 |
| 08/11/2017 | To our professional costs for acting for you in relation to the post settlement stamping and lodging. | \$300.00 | \$30.00 |
| 08/11/2017 | To our professional costs for acting for you in relation to the preparation of lease. | \$350.00 | \$35.00 |
| 08/11/2017 | To our professional costs for acting for you in relation to the negotiations RE: reduction in contract price and matters undertaken after 15 November 2017 | \$350.00 | \$35.00 |
| 21/11/2017 | Rescission Notice | \$700.00 | \$70.00 |
| | | \$2,350.00 | \$235.00 |

Disbursements

| Date | Description | Amount | GST |
|------------|--|-----------------|----------------|
| | InfoTrack search fee | \$144.03 | \$14.41 |
| 08/11/2017 | Agents fees - CBD Settlement agent fee | \$100.00 | \$10.00 |
| | 6x Bank cheque fees @ \$15 per cheque | \$90.00 | \$8.18 |
| | | \$334.03 | \$32.59 |

| | |
|-------------------------|-------------------|
| Total Professional Fees | \$2,350.00 |
| Total Disbursements | \$334.03 |
| Plus GST | \$267.59 |
| Sub Total | \$2,951.62 |
| Less payments received | \$ 0.00 |
| Balance Due | \$2,951.62 |

472/004
5

From: Elisa Cretella [mailto:elisa@rjlegal.net.au]
Sent: Monday, 27 November 2017 11:13 PM
To: Claire Nelson <tops@bigpond.net.au>; Rami Jurdi <rami@rjlegal.net.au>; Elisa Cretella <elisa@rjlegal.net.au>
Cc: 'Aaron' <aaron@topscorps.com.au>; kristie@topscorps.com.au; Ralph Craig <ralph@gippslakes.com>
Subject: RE: State Revenue Office, Stamp Duty and Title

Hi Claire,

We advise that we already amended the SRO form on your behalf to reflect the commercial nature of the property.

The stamp duty payable for the property is \$22,370.00 and Land Titles Office lodgement fees are approx. \$1,550.00. As such, we request that you kindly transfer the sum of **\$23,920.00** to our trust account at your earliest convenience. Trust account details are listed below:

Account Name: RJ Legal
BSB: 083 054
Account No.: 24 724 0858

\$ 11,960.

We anticipate receipt of the new titles in 1-2 weeks from lodgement at which time we will notify you for collection. Should any surplus funds remain post stamping and lodging, these will be refunded to the credit of your nominated account.

Should you have any questions please feel free to contact me.

Regards,

Nada Jurdi

Conveyancer

Suite 2, 57A Buena Vista Drive, Montmorency VIC 3094

Ph: (03) 9431 5312

Fax: (03) 9439 0424

Email: reception@rjlegal.net.au

Website: www.rjlegal.net.au