

25 February 2021
 Our ref: 23349 RM

Mr DG Ulyett & Mrs KA Ulyett
 as trustee for The Seaweed 2 Superannuation Fund
 25 Carrick Cross
 MANDURAH WA 6210



CONVEYANCING

LICENSED REAL ESTATE SETTLEMENT AGENT

Unit 4, 16 Sutton Street
 Mandurah WA 6210
 PO Box 1941 Mandurah WA 6210

Phone: 08 9586 9992

Fax: 08 9586 9660

Web: www.waterwaysconveyancing.com.au

**FINAL STATEMENT
 SALE OF 98 ALLNUTT STREET, MANDURAH**

	Debit	Credit
Sale Price		270,000.00
Costs & Disbursements (see attached Tax Invoice)	1,000.34	
ADJUSTMENT OF RATES/TAXES AS AT 02-03-2021		
Water Corp 01-03-2021 to 30-04-2021 Rates \$296.41 Your share 2/ 61 days \$9.72 Your Refund		286.69
Water Consumption - Your Charges	4.28	
* City Of Mandurah 2020/2021 Rates \$2,496.95 Your share 245 days \$1,676.03 Less \$2,496.95 Already Paid Your refund		820.92
Land Tax 2020/2021 \$0.00 S.O.B. Your share 245 days \$0.00 Nil Adjustment		
Balance due to you at settlement	270,102.99	
E & O E	\$271,107.61	\$271,107.61

(See attached)



2 March 2021

Our ref: 23349



Mr DG Ulyett & Mrs KA Ulyett as trustee for The Seaweed 2 Superannuation Fund
25 Carrick Cross
MANDURAH WA 6210

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Unit 4, 16 Sutton Street
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TAX INVOICE (ABN: 67281786317)

SALE OF 98 ALLNUTT STREET, MANDURAH
MR DG ULLYETT & MRS KA ULLYETT AS TRUSTEE FOR THE SEAWEED 2
SUPERANNUATION FUND

Description	Price	GST	Total
Our Professional Fee	700.00	70.00	770.00
Postage, Petties, Telephone, Fax	30.00	3.00	33.00
PEXA Fee	116.60	0.00	116.60
Privacy & Compliance Fee	20.00	2.00	22.00
Government & Statutory Charges			
Landgate Title Document Search Fee	53.40	5.34	58.74
Totals	\$920.00	\$ 80.34	\$1,000.34
TOTAL INCLUDING GST \$1,000.34			




Certificate of Charges

Issue date 2 March 2021

Account number 90 07991 11 9

Customer number 000003262

Request number 061588349



051D 000524 000000

THE SEAWEED 2 SUPERANNUATION FUND
25 CARRICK CRSS
MANDURAH WA 6210

Account for OFFICE/RES BUILDING AT 98 ALLNUTT ST MANDURAH LOT 370
Customer: THE SEAWEED 2 SUPERANNUATION FUND
Reference: 0135800079

Certificate Of Charges

Service Charges 1 Mar 2021 to 30 Apr 2021	61 days @ \$4.8592 per day	\$296.41
Balance B/Fwd		\$3.65
Interest on Overdue Balance		\$0.00
Total Paid since 1 Mar 2021		\$0.00
Total amount		\$300.06

Supporting information

Water Use Charges 20 Jan 2021 to 24 Feb 2021	35 days @ \$0.1043 per day	\$3.65
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GST does not apply to this bill

CREDIT ON FINAL STATEMENT

This Bill = 286.69 CR
= 300.06 DR
\$ 13.37 (Difference)

SEE BACK FOR INFORMATION REGARDING CHARGES, INTEREST AND PENSIONER DETAILS

Payment slip

 Enquiries
1300 654 134

Account Balances

Please confirm current balance at time of settlement via IVR 1300 654 134

Account number 90 07991 11 9

Please pay \$300.06

Payment due by 23 March 2021

Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



GST WITHHOLDING ANNEXURE



APPROVED BY
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OF WESTERN AUSTRALIA (INC.)
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(Pursuant to the Tax Administration Act 1953)

Property:

98 Allwell St. Mandurah WA 6210

insert address

Clauses 1 to 3 will determine whether clauses 4 to 11 apply to this Contract

1. (a) Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act?
 - YES NO
- (b) If NO is ticked or no box is ticked (in which case the answer is deemed to be NO) then the rest of this Annexure does not apply to this Contract.
- (c) If YES is ticked, then go to clause 2.
2. (a) Is this Contract concerning the sale of new residential premises that are commercial residential premises as defined in the GST Act or that are only new residential premises due to substantial renovations?
 - YES NO
- (b) If YES is ticked, then the rest of this Annexure does not apply to this Contract.
- (c) If NO is ticked or no box is ticked (in which case the answer is deemed to be NO) then go to clause 3.
3. (a) Is this Contract for the sale of potential residential land and either is the Buyer registered for GST and acquiring the Land for a creditable purpose, or does the land contain a building that is used for commercial purposes?
 - YES NO
- (b) If YES is ticked, then the rest of this Annexure does not apply to this Contract.
- (c) If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then clauses 4 to 11 apply to this Contract.

If, by virtue of clause 1, 2 or 3, the rest of this Annexure does not apply to this Contract, the Seller gives notice that the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth). Otherwise, clauses 4 to 11 set out the GST withholding regime.

4. The Seller gives notice that the Buyer is required to make a payment under section 14-250 of the *Taxation Administration Act 1953* (Cth) (**GST Withholding Law**) in relation to the sale of the Property and details of the payment are set out in clause 6.
5. The Seller gives notice to the Buyer that the Seller's details (or details for the entity liable for GST) are set out below:

	Seller - Supplier 1	Seller - Supplier 2
(1) Name of Seller (or entity liable for GST - eg GST group member responsible):		
(2) ABN:		
(3) Address:		
(4) Phone Number:		
(5) Proportion of withholding amount:		

If there are several suppliers who comprise the Seller, insert details for each supplier (or the relevant GST group member) and the proportion of the withholding amount applicable to each supplier.

If there are more than 2 suppliers who comprise the Seller (or the relevant GST group member) please attach an additional page with details for each additional supplier.

6. The Seller gives notice that: (**delete one, if there is no deletion then (b) is deemed to apply*)
 - (a) the Margin Scheme applies to this Contract and the Buyer must, pursuant to the GST Withholding Law withhold and pay to the Commissioner, the amount equal to 7% of the Purchase Price being \$ _____ at Settlement; or.

GST WITHHOLDING ANNEXURE



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- (b) the Margin Scheme does not apply to this Contract and the Buyer must, pursuant to the GST Withholding Law, withhold and pay to the Commissioner the amount equal to one eleventh (1/11th) of the Purchase Price being \$ _____ at Settlement.
(the relevant amount being the GST Withholding Amount) and the Buyer is not required to pay that part of the Purchase Price equal to the GST Withholding Amount to the Seller at Settlement.
7. (a) The Seller may direct the Buyer to, or the Buyer may elect to, satisfy the Buyer's obligation under clause 6, by providing to the Seller at Settlement, a bank cheque payable to the Commissioner for the GST Withholding Amount.
(b) The Buyer must, before Settlement, provide the Seller with the Commissioner's payment reference number and the lodgement reference number 2.
8. The Buyer must comply with the Buyer's obligations under the GST Withholding Law to lodge a notice with the Commissioner in the form approved under the GST Withholding Law:
(a) as soon as practicable after the Contract Date, notifying the Commissioner of the transaction under this Contract and the GST Withholding Amount; and
(b) on the day on which Settlement occurs, notifying the Commissioner that Settlement has occurred.
9. If the Purchase Price is payable by instalments then, despite clause 6, the Buyer must pay the GST Withholding Amount on the date of the payment of the first instalment (excluding the Deposit) instead of at Settlement.
10. If the Buyer does not provide to the Seller at Settlement a bank cheque payable to the Commissioner under clause 7(a), the Buyer is treated as having given an irrevocable authority and direction to the Buyer Representative to pay the GST Withholding Amount to the Commissioner immediately following Settlement.
11. The Seller must promptly provide to the Buyer all information reasonably requested by the Buyer to enable the Buyer to comply with the Buyer's obligations under clause 8.

Seller

Buyer



CONTRACT FOR SALE OF LAND OR STRATA TITLE BY OFFER AND ACCEPTANCE

FOR USE BY
NON-MEMBERS OF REIWA

07/18 810P
APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
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Wayne
copy

- NOTICE: The Joint Form of General Conditions for the Sale of Land (2018 Revision) should be given to each Party of the Contract
- 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 a Withholding Payment 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.

THE BUYER (FULL NAME AND ADDRESS) Downley Holdings Pty A/T for
The Luxton Family Super Fund
PO Box 508
LEEDERVILLE WA 6903

EMAIL: The Buyer consents to Notices being served at jamie.luxton@wealthwise.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:
98 Allnutt Street MANDURAH WA 6210
 Lot 370 ~~XXXXXX/XXXXXX~~ Diagram/Plan 38431 Whole/Part Volume 1358 Folio 79
 A deposit of \$ 13,500 of which \$ is paid now and \$ 13,500 to be paid within 7 days of acceptance
 to be held by WaterWays Conveyancing Trust Account
 ("Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price
\$270,000.00
 Settlement Date 01/03/2021
 Property Chattels including

GST WITHHOLDING

1. Is this contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? YES NO
2. If NO is ticked or no box is ticked (in which case the answer is deemed to be NO) then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
3. If YES is ticked, then the 'GST Withholding Annexure' should be attached 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
J. Luxton

SPECIAL CONDITIONS

All chattels furniture & fittings are included
= the sale price. i.e. \$.

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).

- 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.

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.

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

Signature <i>[Signature]</i>	Date <i>29/10/2020</i>	Signature <i>[Signature]</i>	Date <i>29/10/2020</i>
Signature	Date	Signature	Date

THE SELLER (FULL NAME, ADDRESS) ACCEPTS the Buyer's offer

David Geoffrey ULLYETT and Katherine Anne ULLYETT as Trustees of The Seaweed 2 Superannuation Fund

EMAIL: The Seller consents to Notices being served at *kathy.u@bigpond.com*

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

Signature <i>[Signature]</i>	Date <i>03/11/2020</i>	Signature <i>[Signature]</i>	Date <i>03/11/2020</i>
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 <i>[Signature]</i>	Signature <i>[Signature]</i>
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RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:

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

Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
------------------------------	------------------------------

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 <i>Waterways Conveyancing</i>	Name <i>Waterways Conveyancing</i>
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>



Insurance Australia Limited

ABN 11 000 016 722
trading as CGU Insurance

181 William Street
Melbourne VIC 3000
Telephone: 132 481

THE SEAWEED 2 SUPERANNUATION FUND
25 CARRICK CROSS
GREENFIELDS WA 6210

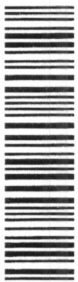
*Refund
Building
Insurance*

Date: 08 March 2021

Payment Statement accompanying bank credit: 02212542530521

Accounts Payable

Your Reference	Our Reference	Payment No.	Inv Amount	Amount
459034	RFND/CM-2615389 TRAN:	369985/1	628.30	628.30
			Total	\$628.30



The Seaweed 2 Superannuation fund
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 2 MARCH 2021

Asset Details

Account Code 772/001
 Asset 98 Allnut Street, Mandurah
 Date Sold 2 March 2021

Transactions Details

Transaction Date	Transaction Type	Units	Cost	Cost Base Adjust [^]	Adjusted Cost Base	CPI Purchase	CPI Sale	CGT Cost Base	Consideration Method	Profit/(Loss)*	Taxable Profit/(Loss)*	Non Taxable Profit/(Loss)*
30/06/2004	Purchase	1.0000	211,676.75		211,676.75			211,676.75	Discounted *	36,133.75	36,133.75	18,066.87
		1.0000	211,676.75		211,676.75			211,676.75	Indexation	54,200.62	54,200.62	
								265,877.37		36,133.75	36,133.75	18,066.87

[^] Tax adjustments include deferred tax and tax free components.

* Best/selected method

The Seaweed 2 Superannuation fund
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 2 MARCH 2021

Asset Details

Account Code 772/001
 Asset 98 Allnut Street, Mandurah
 Date Sold 2 March 2021

Disposal Details

	Profit/(Loss) Summary	Taxable	Non Taxable	Total
Units Sold	1.0000			
Original Cost	211,676.75			
Consideration	265,877.37	36,133.75	18,066.87	54,200.62
Total Tax Deferred [^]				
- Tax Deferred and Tax Exempt	0.00			
- Tax Free	0.00			
Building Depreciation				
Notional Capital Gain	0.00			
Total Profit/(Loss)	54,200.62			

For assets acquired before 21 September 1999 and held for 12 months or more, a fund can calculate capital gains using either the Indexation Method or the Discounted Method. For assets acquired after 21 September 1999 and held for 12 months or more, a fund can only calculate capital gains using the Discounted Method. For assets held less than 12 months, neither the Indexation Method or Discounted Method can be used. These disposals generate "Other" Capital Gains/Losses.

Journal Entry

This Journal Entry assumes the consideration received has been posted to the Disposal of Investments Proceeds Account (A/c: 491)

Account Description	Account	Units	Debit	Credit	Tax Deferred	Disc Capital Gain
Disposal of Investments Proceeds Account	491					
98 Allnut Street, Mandurah	772/001	1.0000	265,877.37	211,676.75		
Taxable Profit/(Loss)	235/001			36,133.75		
Non Taxable Profit/(Loss)	236/001			18,066.87		
Distributions Received	280/001					

* Best/selected method

[^] Tax adjustments include deferred tax and tax free components

The Seaweed 2 Superannuation fund
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 2 MARCH 2021

Asset Details

Account Code 772/002
 Asset 98 Allnut Street - Block Paving
 Date Sold 2 March 2021

Transactions Details

Transaction Date	Transaction Type	Units	Cost	Cost Base Adjust [^]	Adjusted Cost Base	CPI Purchase	CPI Sale	Cost Base	CGT	Consideration Method	Taxable Profit/(Loss)*	Non Taxable Profit/(Loss)*
06/12/2004	Purchase	1.0000	823.04		823.04			823.04				
06/12/2004	Instalment											
		1.0000	823.04		823.04			823.04		Other *		
								823.04		Other *		
								823.04				

[^] Tax adjustments include deferred tax and tax free components.

* Best/selected method

The Seaweed 2 Superannuation fund
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 2 MARCH 2021

Asset Details

Account Code 772/002
 Asset 98 Allnut Street - Block Paving
 Date Sold 2 March 2021

Disposal Details

	Units Sold	Profit/(Loss) Summary	<u>Taxable</u>	<u>Non Taxable</u>	<u>Total</u>
Original Cost	1.0000	823.04			
Consideration		- Indexation Method 823.04			
Total Tax Deferred [^]		- Discounted Method - Other Method			
- Tax Deferred and Tax Exempt	0.00				
- Tax Free	0.00				
Building Depreciation					
Notional Capital Gain	0.00				
Total Profit/(Loss)	0.00				

(Building depreciation and Notional capital gain are not included in the calculations or journal entries but as an adjustment to Taxable Capital Profits/(Losses))

For assets acquired before 21 September 1999 and held for 12 months or more, a fund can calculate capital gains using either the Indexation Method or the Discounted Method. For assets acquired after 21 September 1999 and held for 12 months or more, a fund can only calculate capital gains using the Discounted Method. For assets held less than 12 months, neither the Indexation Method or Discounted Method can be used. These disposals generate "Other" Capital Gains/Losses.

Journal Entry

This Journal Entry assumes the consideration received has been posted to the Disposal of Investments Proceeds Account (A/c: 491)

Account Description	Account	Units	Debit	Credit	Tax Deferred	Indexed Capital Gain
Disposal of Investments Proceeds Account	491					
98 Allnut Street - Block Paving	772/002	1.0000	823.04			
Taxable Profit/(Loss)	235/042			823.04		
Non Taxable Profit/(Loss)	236/042					
Distributions Received	280/006					

* Best/selected method
[^] Tax adjustments include deferred tax and tax free components

The Seaweed 2 Superannuation fund
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 2 MARCH 2021

Asset Details

Account Code 772/003
 Asset 98 Allnut Street - Sewerage connection
 Date Sold 2 March 2021

Transactions Details

Transaction Date	Transaction Type	Units	Cost	Cost Base Adjust [^]	Adjusted Cost Base	CPI Purchase	CPI Sale	Cost Base	CGT	Consideration	Method	Profit/(Loss)*	Taxable Profit/(Loss)*	Non Taxable Profit/(Loss)*	
Purchase Transactions															
12/06/2009	Purchase	1.0000	2,299.25		2,299.25			2,299.25		2,299.25	Other *				
12/06/2009	Instalment										Other *				
		1.0000	2,299.25		2,299.25			2,299.25		2,299.25					

[^] Tax adjustments include deferred tax and tax free components.

* Best/selected method

The Seaweed 2 Superannuation fund
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 2 MARCH 2021

Asset Details

Account Code 772/003
 Asset 98 Allnut Street - Sewerage connection
 Date Sold 2 March 2021

Disposal Details

	Profit/(Loss) Summary	<u>Taxable</u>	<u>Non Taxable</u>	<u>Total</u>
Units Sold	1.0000			
Original Cost	2,299.25			
Consideration	2,299.25			
Total Tax Deferred [^]				
- Tax Deferred and Tax Exempt	0.00			
- Tax Free	0.00			
Building Depreciation				
Notional Capital Gain	0.00			
Total Profit/(Loss)	0.00			

(Building depreciation and Notional capital gain are not included in the calculations or journal entries but as an adjustment to Taxable Capital Profits/(Losses))

For assets acquired before 21 September 1999 and held for 12 months or more, a fund can calculate capital gains using either the Indexation Method or the Discounted Method. For assets acquired after 21 September 1999 and held for 12 months or more, a fund can only calculate capital gains using the Discounted Method. For assets held less than 12 months, neither the Indexation Method or Discounted Method can be used. These disposals generate "Other" Capital Gains/Losses.

Journal Entry

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Account Description	Account	Units	Debit	Credit	Tax Deferred	Indexed Capital Gain
Disposal of Investments Proceeds Account	491					
98 Allnut Street - Sewerage connection	772/003	1.0000	2,299.25			
Taxable Profit/(Loss)	235/022			2,299.25		
Non Taxable Profit/(Loss)	236/022					
Distributions Received	280/005					

* Best/selected method

[^] Tax adjustments include deferred tax and tax free components

THE SEAWEED 2 SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2000 TO 30/06/2021
FROM ACCOUNT 772/000 TO 772/999 - ENTRIES: ALL
Printed: Monday 6 December, 2021 @ 15:02:35

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>772</u> <u>Real Estate Properties (Australian)</u>						
<u>772/001</u> <u>98 Allnut Street, Mandurah</u>						
30/06/2004	1	Journal - Cash	1.0000	211,676.75		211,676.75
Narration: OPENING BALANCE - BUILDINGS @ COST						
30/06/2006	300606	Closing Journal - Non		68,323.25		280,000.00
Narration: Market valuation adjustment at 30/06/2006						
30/06/2007	300607	Closing Journal - Non		140,000.00		420,000.00
Narration: Market valuation adjustment at 30/06/2007						
27/03/2008	1081	Bank Statement		927.00		420,927.00
Narration: CHQ 1042 - INITIAL PLANS NEW BUILDING						
30/06/2008	300608	Closing Journal - Non			20,927.00	400,000.00
Narration: Market valuation adjustment at 30/06/2008						
30/06/2009	300609	Closing Journal - Non			10,000.00	390,000.00
Narration: Market valuation adjustment at 30/06/2009						
30/06/2010	300610	Closing Journal - Non		120,639.21		510,639.21
Narration: Market valuation adjustment at 30/06/2010						
30/06/2011	300611	Closing Journal - Non		116.25		510,755.46
Narration: Market valuation adjustment at 30/06/2011						
30/06/2013	300613	Closing Journal - Non			164,767.75	345,987.71
Narration: Market valuation adjustment at 30/06/2013						
30/06/2014	300614	Closing Journal - Non		100,116.00		446,103.71
Narration: Market valuation adjustment at 30/06/2014						
30/06/2015	300615	Closing Journal - Non		116.00		446,219.71
Narration: Market valuation adjustment at 30/06/2015						
30/06/2016	300616	Closing Journal - Non			74,884.00	371,335.71
Narration: Market valuation adjustment at 30/06/2016						
30/06/2017	300617	Closing Journal - Non		116.00		371,451.71
Narration: Market valuation adjustment at 30/06/2017						
30/06/2018	300618	Closing Journal - Non		116.00		371,567.71
Narration: Market valuation adjustment at 30/06/2018						
30/06/2019	300619	Closing Journal - Non			74,884.00	296,683.71
Narration: Market valuation adjustment at 30/06/2019						
30/06/2020	300620	Closing Journal - Non			19,884.00	276,799.71
Narration: Market valuation adjustment at 30/06/2020						
			----- 1.0000			
<u>772/002</u> <u>98 Allnut Street - Block Paving</u>						
06/12/2004	20	Bank Statement	1.0000	1,390.00		1,390.00
Narration: CEMENT BLOCK PAVING						
30/06/2005	334007	Journal - Non Cash			19.71	1,370.29
Narration: Depreciation for the period 01/07/2004 to 30/06/2005						
30/06/2006	772006	Journal - Non Cash			34.75	1,335.54
Narration: 2.5% DEDN FOR IMPROVEMENTS TO BUILDING						
30/06/2007	772006	Journal - Non Cash			34.75	1,300.79
Narration: 2.5% DEDN ON BUILDING IMPROVEMENTS						
30/06/2008	772006	Journal - Non Cash			34.75	1,266.04
Narration: 2.5% DEDN ON BUILDING IMPROVEMENTS						
30/06/2009	0	Journal - Non Cash			35.00	1,231.04
Narration: 2.5% DEDN ON BUILDING IMPROVEMENTS						
30/06/2010	778054	Journal - Cash			35.00	1,196.04
Narration: 2.5% DEDN FOR IMPROVEMENTS TO BUILDING						
30/06/2011	772006	Journal - Non Cash			35.00	1,161.04

THE SEAWEED 2 SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2000 TO 30/06/2021
FROM ACCOUNT 772/000 TO 772/999 - ENTRIES: ALL

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Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
Narration: 2.5% DEDN FOR IMPROVEMENTS TO BUILDING						
30/06/2012	772006	Journal - Non Cash			35.00	1,126.04
Narration: DEPRECIATION BLOCK PAVING						
30/06/2013	1	Journal - Non Cash			35.00	1,091.04
Narration: DEPN ON BLOCK PAVING						
30/06/2014	1	Journal - Non Cash			35.00	1,056.04
Narration: DEPN ON BLOCK PAVING						
30/06/2015	772006	Journal - Non Cash			35.00	1,021.04
Narration: 2.5% DEPN ON BLOCK PAVING						
30/06/2016	772006	Journal - Non Cash			35.00	986.04
Narration: 2.5% BUILDING DEPN ON BLOCK PAVING						
30/06/2017	772006	Journal - Non Cash			35.00	951.04
Narration: 2.5% BUILDING DEPN - BLOCK PAVING						
30/06/2018	772006	Journal - Non Cash			35.00	916.04
Narration: 2.5% BUILDING DEPN - BLOCK PAVING						
30/06/2019	778054	Journal - Non Cash			35.00	881.04
Narration: 2.5% BUILDING DEPN - BLOCK PAVING						
30/06/2020	778054	Journal - Non Cash			35.00	846.04
Narration: 2.5% BUILDING DEPN - SEWERAGE CONNECTION						
02/03/2021	778054	Journal - Non Cash			23.00	823.04
Narration: 2.5% BUILDING DEPN - BLOCK PAVING						
			1.0000			
772/003 98 Allnut Street - Sewerage connection						
12/06/2009	1081	Bank Statement	1.0000	3,250.00		3,250.00
Narration: CHQ 1058 - SEWERAGE CONNECTION						
30/06/2009	0	Journal - Non Cash			4.00	3,246.00
Narration: 2.5% DEDN FOR IMPROVEMENTS TO BUILDING						
30/06/2010	778054	Journal - Cash			81.25	3,164.75
Narration: 2.5% DEDN FOR IMPROVEMENTS TO BUILDING						
30/06/2011	772006	Journal - Non Cash			81.25	3,083.50
Narration: 2.5% DEDN FOR IMPROVEMENTS TO BUILDING						
30/06/2012	772006	Journal - Non Cash			81.25	3,002.25
Narration: DEPRECIATION SEWERAGE CONNECTION						
30/06/2013	1	Journal - Non Cash			81.00	2,921.25
Narration: DEPN ON SEWERAGE CONNECTION						
30/06/2014	1	Journal - Non Cash			81.00	2,840.25
Narration: DEPN ON SEWERAGE CONNECTION						
30/06/2015	772006	Journal - Non Cash			81.00	2,759.25
Narration: 2.5% DEPN ON SEWERAGE CONNECTION						
30/06/2016	772006	Journal - Non Cash			81.00	2,678.25
Narration: 2.5% DEPN ON SEWERAGE CONNECTION						
30/06/2017	772006	Journal - Non Cash			81.00	2,597.25
Narration: 2.5% BUILDING DEPN - SEWERAGE CONNECTION						
30/06/2018	772006	Journal - Non Cash			81.00	2,516.25
Narration: 2.5% BUILDING DEPN - SEWERAGE CONNECTION						
30/06/2019	778054	Journal - Non Cash			81.00	2,435.25
Narration: 2.5% BUILDING DEPN - SEWERAGE CONNECTION						
30/06/2020	778054	Journal - Non Cash			81.00	2,354.25
Narration: 2.5% BUILDING DEPN - SEWERAGE CONNECTION						
02/03/2021	778054	Journal - Non Cash			55.00	2,299.25
Narration: 2.5% BUILDING DEPN - SEWERAGE CONNECTION						
			1.0000			

566.96

950.75