

DS Cheema Superannuation Fund					
For the year ended 30 June 2023					
Capital gain/loss on sale of Property - 5 Lee Way, Thornlie					
Sold	Aug-22		L & B		391241.05
			P & E		16826.26
					408067.31
Purchased	Nov-17		L & B		358426.80
			P & E		15415.00
					373841.80
Capital Gain/Loss			L & B		32814.25
			Add back deprn		
			2018	3385.18	
			2019	5889.63	
			2020	5889.63	
			2021	5889.63	
			2022	5589.63	
					26643.70
					59457.95
Capital Gain/Loss			P & E		1411.26



**PRESTIGE  
SETTLEMENTS**

Licensed Real Estate Settlement Agent  
Licensee: Senian Pty Ltd  
ABN no. 31050734622

5 September 2022

Our ref: 2022/0305 LB

**FINAL STATEMENT**

**SALE OF 5 LEE WAY, THORNLIE**

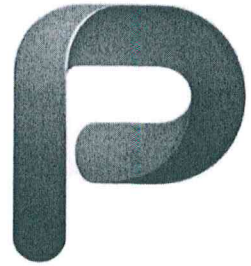
DSC SUPER PTY LTD AS TRUSTEE FOR THE D S CHEEMA SUPERANNUATION  
FUND

	Debit	Credit
Sale Price		420,000.00
Agents Selling Fee	9,500.00	
Costs & Disbursements (see attached Tax Invoice)	1,122.99	
Campaign Agent	1,414.19	
<b>ADJUSTMENT OF RATES/TAXES AS AT 06-09-2022</b>		
Water Corp 01-09-2022 to 31-10-2022 Rates \$184.97 Your share 6/ 61 days \$18.19 Balance due	18.19	
Water Consumption 2022/2023 Rates \$0.00		
City Of Gosnells 2022/2023 Rates \$1,809.04 Your share 68 days \$337.03 Less \$459.71 Already Paid Your refund		122.68
Land Tax 2022/2023 Not Applicable Nil Adjustment		
Strata Levies Nil Adjustment		
<b>Amount paid to you after settlement</b>	<b>408,067.31</b>	
<b>Nil balance due by you</b>		
E & O E	\$420,122.68	\$420,122.68



Prestige Settlements  
PO Box 135 Bullcreek, WA 6949  
Tel: 08 9332 5088 • Fax: 08 9313 5224  
info@prestigesetts.com.au • prestigeesettlements.com.au





**PRESTIGE  
SETTLEMENTS**

Licensed Real Estate Settlement Agent  
Licensee: Serian Pty Ltd  
ABN no. 31050734622

5 September 2022

Our ref: 2022/0305 LB

The Manager  
Dsc Super Pty Ltd as Trustee for the D S Cheema Superannuation Fund  
9 Samphire Road  
CANNING VALE WA 6155

**TAX INVOICE (ABN: 31050739622)**

**SALE OF 5 LEE WAY, THORNLIE**  
DSC SUPER PTY LTD AS TRUSTEE FOR THE D S CHEEMA SUPERANNUATION  
FUND

Description	Price	GST	Total
Our Professional Fee	800.00	80.00	880.00
PEXA Fee	112.70	11.27	123.97
Privacy & Compliance Fee	80.00	8.00	88.00
<b>Government, Statutory &amp; Other Charges</b>			
Landgate Title Document Search Fee	28.20	2.82	31.02
Service Amount	\$1,020.90	\$102.09	\$1,122.99
TOTAL INCLUDING GST \$1,122.99			



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PO Box 135 Bullcreek, WA 6949  
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# by offer and acceptance

REIWA  
REAL ESTATE INSTITUTE  
OF WESTERN AUSTRALIA

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**NOTICE:** Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes 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 in an attached GST Annexure, which forms part of this Contract.

TO: Coastal R.E. Pty Ltd (Licensed Real Estate Agent) t/as Realmark Coastal  
ABN: 62 378 702 282 ACN: 127 173 344 TC: 60973  
Suite 1, 103 Flora Terrace  
North Beach 6020  
Ph: 08 9203 0777 Email: coastalcontracts@realmark.com.au

As Agent for the Seller / ~~Buyer~~

**THE BUYER** (FULL NAME AND ADDRESS)

Erin Jade Lancaster of Bridal Crescent, Kenwick, 6107

EMAIL: The Buyer consents to Notices being served at: erin\_130@hotmail.com

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:

5 LEE WAY, THORNLIE, 6108

Lot 2 Deposited/Survey/Strata/Diagram/Plan 77672 Whole / Part Vol 2945 Folio 725

A deposit of \$ 20,000 of which \$ NIL is paid now and \$ 20,000 to be paid within 5 days of acceptance

to be held by REALMARK COASTAL SALES TRUST ACCOUNT

("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price ~~\$409,000~~ \$420,000 DocuSigned by: Erin Lancaster 4/8/2022 DocuSigned by: Didar Singh Cheema 4/8/2022 DocuSigned by: Jaskiranjit Kaur Cheema 4/8/2022

Settlement Date 21 days from finance approval

Property Chattels including FIXED FLOOR COVERINGS, WINDOW TREATMENTS, LIGHT FITTINGS AND DISHWASHER (IF APPLICABLE) AS INSPECTED

## 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 Bank or other

(NB. If blank, can be any Lender)

LATEST TIME: 4pm on: 21 days from acceptance of offer

AMOUNT OF LOAN: 95% approx

SIGNATURE OF BUYER

DocuSigned by:

Erin Lancaster

A3F8848CBC5145E...

## FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if Finance Clause IS NOT applicable

## SPECIAL CONDITIONS

1. THE CERTIFICATE OF TITLE IS ATTACHED AND FORMS PART OF THIS CONTRACT.
2. ANNEXURES A,B & C ARE ATTACHED AND FORM PART OF THIS CONTRACT.
3. THE SELLER WARRANTS THAT ALL ELECTRICAL, GAS & PLUMBING FIXTURES AND FITTINGS (EXCLUDING RETICULATION), SWIMMING POOL AND SPA EQUIPMENT (AS APPLICABLE) SHALL BE IN FAIR WORKING ORDER AT SETTLEMENT.
4. THE SELLER WARRANTS THAT ALL IMPROVEMENTS ON THE PROPERTY DURING THE TERM OF THE CURRENT SELLERS OWNERSHIP HAVE APPROVAL OF RELEVANT AUTHORITIES. THE BUYER ACCEPTS THAT PRIOR TO THE CURRENT SELLERS OWNERSHIP ANY EXTENSIONS OR ADDITIONS MAY NOT HAVE COUNCIL APPROVAL, AND PURCHASE 'AS INSPECTED' WITHOUT PENALTY OR LIABILITY TO THE SELLER OR THE SELLERS AGENT BEFORE OR AFTER SETTLEMENT.

DocuSigned by:

Erin Lancaster

DocuSigned by:

Didar Singh Cheema

DocuSigned by:

Jaskiranjit Kaur Cheema



# by offer and acceptance

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REAL ESTATE INSTITUTE  
OF WESTERN AUSTRALIA

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## 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;

#### 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:
    - (i) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
    - (ii) 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
    - (iii) which, if the condition is other than as referred to in paragraphs (i) and (ii) 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 DocuSigned by: <i>Erin Lancaster</i>	Date 4/8/2022	Signature	Date
Signature A3F8848CBC5145E...	Date	Signature	Date

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

DSC SUPER PTY LIMITED	
OF 9 SAMPHIRE ROAD, CANNING VALE, 6155	
EMAIL: The Seller consents to Notices being served at: [ ]	

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

Signature DocuSigned by: <i>Didar Singh Cheema</i>	Date 4/8/2022	Signature	Date
Signature 2E383E76D3A840F...	Date 4/8/2022	Signature	Date

<b>RECEIPT OF DOCUMENTS</b> The Buyer acknowledges receipt of the following documents: 1. This offer and acceptance    2. Strata disclosure & attachments (if strata) 3. 2018 General Conditions    4. Other [ ]		<b>RECEIPT OF DOCUMENTS</b> The Seller acknowledges receipt of the following documents: 1. This offer and acceptance    2. 2018 General Conditions 3. Other [ ]	
Signature DocuSigned by: <i>Erin Lancaster</i>	Signature	Signature DocuSigned by: <i>Didar Singh Cheema</i>	Signature DocuSigned by: <i>Jaskiranjit kaur Cheema</i>
Signature A3F8848CBC5145E...		Signature 2E383E76D3A840F...	Signature 2E383E76D3A840F...

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

<b>BUYER'S REPRESENTATIVE</b>		<b>SELLER'S REPRESENTATIVE</b>	
Name TBA	Signature DocuSigned by: <i>Erin Lancaster</i>	Name TBA	Signature DocuSigned by: <i>Didar Singh Cheema</i> <i>Jaskiranjit kaur Cheema</i>
	Signature A3F8848CBC5145E...		Signature 2E383E76D3A840F...



# Summary of Property Deductions (DVM)

Fiscal Years		Diminishing Value Method				
Ownership Year	Tax Year	Immediate Deduction	Decline in Value Deductions on Plant	Capital Work Deductions	Total Annual Deductions	
			Low Value Pooling	Diminishing Value	Building and Infrastructure	
Year 1	30/11/2017-2018	\$2,050.00				
Year 2	2018-2019		\$555.94	\$136.19	\$3,261.89	\$6,004.02
Year 3	2019-2020		\$903.40	\$210.68	\$5,589.63	\$6,703.70
Year 4	2020-2021		\$564.62	\$175.56	\$5,589.63	\$6,329.81
Year 5	2021-2022		\$352.89	\$146.29	\$5,589.63	\$6,088.81
Year 6	2022-2023		\$220.56	\$121.90	\$5,589.63	\$5,932.09
Year 7	2023-2024		\$137.85	\$101.58	\$5,589.63	\$5,829.06
Year 8	2024-2025		\$86.15	\$84.65	\$5,589.63	\$5,760.43
Year 9	2025-2026		\$53.85	\$70.54	\$5,589.63	\$5,714.01
Year 10	2026-2027		\$33.65	\$58.78	\$5,589.63	\$5,682.06
Year 11	2027-2028		\$21.03	\$48.98	\$5,589.63	\$5,659.64
Year 12	2028-2029		\$13.15	\$40.82	\$5,589.63	\$5,643.59
Year 13	2029-2030		\$8.22	\$34.01	\$5,589.63	\$5,631.85
Year 14	2030-2031		\$5.14	\$28.34	\$5,589.63	\$5,623.10
Year 15	2031-2032		\$3.21	\$23.62	\$5,589.63	\$5,616.45
Year 16	2032-2033		\$2.01	\$19.68	\$5,589.63	\$5,611.31
Year 17	2033-2034		\$1.25	\$16.40	\$5,589.63	\$5,607.28
Year 18	2034-2035		\$0.78	\$13.67	\$5,589.63	\$5,604.07
Year 19	2035-2036		\$0.49	\$11.39	\$5,589.63	\$5,601.50
Year 20	2036-2037		\$0.31	\$9.49	\$5,589.63	\$5,599.42
Year 21	2037-2038		\$0.19	\$7.91	\$5,589.63	\$5,597.72
Year 22	2038-2039		\$0.12	\$6.59	\$5,589.63	\$5,596.33
Year 23	2039-2040		\$0.07	\$5.49	\$5,589.63	\$5,595.19
Year 24	2040-2041		\$0.05	\$4.58	\$5,589.63	\$5,594.25
Year 25	2041-2042		\$0.03	\$3.81	\$5,589.63	\$5,593.47
Year 26	2042-2043		\$0.02	\$3.18	\$5,589.63	\$5,592.82
Year 27	2043-2044		\$0.01	\$2.65	\$5,589.63	\$5,592.28
Year 28	2044-2045		\$0.01	\$2.21	\$5,589.63	\$5,591.84
Year 29	2045-2046		\$0.00	\$1.84	\$5,589.63	\$5,591.47
Year 30	2046-2047		\$0.00	\$1.53	\$5,589.63	\$5,591.16
Year 31	2047-2048		\$0.00	\$1.28	\$5,589.63	\$5,590.90
Year 32	2048-2049		\$0.00	\$1.06	\$5,589.63	\$5,590.69
Year 33	2049-2050		\$0.00	\$0.89	\$5,589.63	\$5,590.51
Year 34	2050-2051		\$0.00	\$0.74	\$5,589.63	\$5,590.36
Year 35	2051-2052		\$0.00	\$0.62	\$5,589.63	\$5,590.24
Year 36	2052-2053		\$0.00	\$0.51	\$5,589.63	\$5,590.14
Year 37	2053-2054		\$0.00	\$0.43	\$5,589.63	\$5,590.05
Year 38	2054-2055		\$0.00	\$0.36	\$5,589.63	\$5,589.98
Year 39	2055-2056		\$0.00	\$0.30	\$5,589.63	\$5,589.92
Year 40	2056-2057		\$0.00	\$0.25	\$5,589.63	\$5,589.87
Total Deductions (life of property)		\$2,050.00	\$2,965.00	\$1,400.00	\$223,585.00	\$230,000.00

P+E 6415 + 9000 = 15415

Bldg 242 000

2

new

### Addendum To The Schedule

ASSETS PURCHASED AFTER THE SETTLEMENT DATE (POST PURCHASE) NOT CONTAINED IN MAIN DEPRECIATION SCHEDULE

#### Residential Property Deduction Schedule (Post Purchase Expenditure)

Prepared For: Dilar Cheema  
Property: 5 Lee Way  
Thornlie WA 6108

depwest

maximising your return on investment

1300 787 2229

PH 08 9489 4500

Page 2 Addendum to Schedule No. 23947 / Ref No.

### Diminishing Value Depreciation

Plant										
Division 40	Purchase Date	DV	Base Cost	2018	2019	2020	2021	2022	2023	WDV
Blinds	01/02/2018	20%	2,500.00	205.48	458.90	367.12	293.70	234.96	187.97	751.87
Vinyl / Lino Floor Coverings	01/02/2018	20%	6,500.00	534.25	1,193.15	954.52	763.62	610.89	488.71	1,954.86
Total Depreciation Plant			9,000.00	739.73	1,652.05	1,321.64	1,057.32	845.85	676.68	2,706.73
Capital Works Deduction										
Division 43	Built Date	DV	Base Cost	2018	2019	2020	2021	2022	2023	WDV
Clay Pavers Driveways and Paths	01/02/2018	2.5%	3,500.00	35.96	87.50	87.50	87.50	87.50	87.50	3,026.54
Dividing Fences	01/02/2018	2.5%	3,500.00	35.96	87.50	87.50	87.50	87.50	87.50	3,026.54
Renovations / Additions	01/02/2018	2.5%	2,000.00	20.55	50.00	50.00	50.00	50.00	50.00	1,729.45
Renovations / Additions	01/02/2018	2.5%	3,000.00	30.82	75.00	75.00	75.00	75.00	75.00	2,594.18
Total Depreciation Build			12,000.00	123.29	300.00	300.00	300.00	300.00	300.00	10,376.71
Grand Total			21,000.00	863.02	1,952.05	1,621.64	1,357.32	1,145.85	976.68	13,083.44