

Self Managed Superannuation Fund – Establishment

Record of interview

25 June 2018

FundName **R & L Hegarty Superannuation Fund****Trustee**

Name of trustee **Robert William Hegarty**
Address 12 Dulwich Place
FORREST LAKE Qld 4078
Phone 0409 285 070
Fax
DOB 28 June 1966
Employer
Occupation
Tax file number 489653315

Name of trustee **Lindy Mae Hegarty**
Address 12 Dulwich Place
FORREST LAKE Qld 4078
Phone 0409 285 070
Fax
DOB 11 October 1967
Employer
Occupation
Tax file number 490196209

Members

Name **Robert William Hegarty**
Name **Lindy Mae Hegarty**

Meeting

Place of meeting Forrest Lake

Additional instructions**Terms and conditions of application for establishment of SMSF**

Virtu Super agrees to the terms and conditions: Yes

Template: SUPE_Interview_SuperannuationEst (with record of interview - online)

Superannuation Establishment - Terms and Conditions	
I have read and agree to the above terms and conditions.	() Yes (X) No
Note: we cannot process your application unless you agree to the terms and conditions.	

Fund Name	
Fund name:	R & L Hegarty Superannuation Fund

1: Trustee	
Status	
Entity:	(X) Individual
Is the trustee a member of the fund?	(X) Yes
Name	
First name:	Robert
Middle name (if applicable):	William
Surname / Company name	Hegarty
ACN	
Address	
Address Line 1:	12 Dulwich Place
Address Line 2 (if applicable):	
Suburb:	FORREST LAKE
State:	(X) Qld
Post Code:	4078
Telephone number:	0409 285 070
Fax number:	
Date of birth	
Date of birth: (Enter date in this format: 15 Jun 1990. If this is invalid in your browser, enter date in this format: Jun 15 1990.)	6/28/1966 28/6/66
Occupation	
Employer:	
Occupation:	
Tax file number	
Tax file number:	489653315
Click 'Add Another' to add another trustee. (Note: There must be a minimum 2 individual trustees, or a maximum 1 corporate trustee.)	

2: Trustee	
Status	
Entity:	(X) Individual
Is the trustee a member of the fund?	(X) Yes
Name	
First name:	Lindy
Middle name (if applicable):	Mae
Surname / Company name	Hegarty
ACN	
Address	
Address Line 1:	12 Dulwich Place
Address Line 2 (if applicable):	
Suburb:	FORREST LAKE
State:	(X) Qld
Post Code:	4078
Telephone number:	0409 285 070
Fax number:	
Date of birth	
Date of birth: (Enter date in this format: 15 Jun 1990. If this is invalid in your browser, enter date in this format: Jun 15 1990.)	10/11/1967 11/10/67
Occupation	
Employer:	
Occupation:	
Tax file number	
Tax file number:	490196209
Click 'Add Another' to add another trustee. (Note: There must be a minimum 2 individual trustees, or a maximum 1 corporate trustee.)	

Other Details	
Place of meeting (city) at which trustees resolve to establish SMSF:	Forrest Lake
Additional instructions (if any):	



marshtincknell

NAME:

INDEX No.

PERIOD:

CODE:

Prepared by:

Reviewed by:

MA

Date

Date

Rob + Lindy Hegarty

18/6/18

Rob 79 Snsuper
Lindy 163 Qsuper
 242K.

Legal - check with Colin - who to use
+ GST exemption -
- ~~law~~ Lawyer to OK the RP data appraisal
paid 200K
owing 160K

Leasing 1500-1800 + o/g + GST pm.
71625 p.m. - agent is to put
in writing

R + L Hegarty Superannuation Fund.
Individual trustees.

Mari Ashted

From: Colin Harvey <ColinH@mtaccountants.com.au>
Sent: Friday, June 8, 2018 9:57 AM
To: 'TIG Accounts'; Robert TIGFS; Mari Ashted; Elizabeth Meiklejohn
Subject: Setup of SMSF for purchase of commercial property

Good morning all,

As an introduction, Mari and Elizabeth are from Virtu super and will assist with the setup of your self managed superfund to purchase your commercial property. I have spoken with Elizabeth this morning to give her a brief run down on this but Mari is the Director and be the one to meet with you to go over the strategy and processes.

Lindy and Robert Hegarty are new clients that have been referred to me by Robert's bother Steve who is a long term client.

In simplicity Robert and Lindy are wanting to establish a SMSF, transfer a commercial property they own in their personal name (that they use in their business) hopefully contracted on 2 July, a valuation will be needed but probably around \$330,000.

They currently have approximately \$230,000 in commercial superfunds that will be transferred in, they will make \$25,000 each in contributions for this year plus \$25,000 each on 2 July for next year to get an additional \$100,000 into super. On the sale of the commercial property they will make a capital gain which will lead to about \$30,000 in total transferring into the SMSF as part of the small business CGT concessions.

This will get the money into super for the settlement after which the SMSF will rent the building to a related Company which will be operating the business. *valuation.*

I think that should cover the basics, Mari and Liz, can you get in touch with Robert and Lindy to organise a meeting to get this started and let me know if you need anything further from me.

Kind regards
Colin

Ps. Phone numbers are:
Virtu Super 33491452
Robert & Lindy 0417 740 221



Colin Harvey
Director

Estimated duty \$9975

*- currently leased
→ CST going concern*

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Mari Ashted

From: Elizabeth Meiklejohn
Sent: Monday, June 11, 2018 2:19 PM
To: Mari Ashted
Subject: HEG03s

Elizabeth Meiklejohn SSA CA
Senior Associate



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F 07 3422 8090
A Suite 2, 14/0 Logan Road
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P PO Box 82 Mount Gravatt Q 4122
W virtusuper.com.au

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From: Colin Harvey <ColinH@mtaccountants.com.au>
Sent: Monday, 11 June 2018 2:13 PM
To: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Subject: RE: Setup of SMSF for purchase of commercial property

Hi Liz,

1. Yes I believe so, for this to all work we need the bank to provide some short term funding which is being organised, the idea being they will cash flow the circa \$30,000 CGT to the super fund.
2. I don't believe they have made any contributions this year but they will before 30 June.
3. Contributions will be member contributions.

Thanks



Colin Harvey
Director

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From: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Sent: Monday, 11 June 2018 1:35 PM
To: Colin Harvey <ColinH@mtaccountants.com.au>
Subject: RE: Setup of SMSF for purchase of commercial property

Hi Colin

Just a couple of quick questions:

1. Will the \$30,000 CGT rollin be paid in cash to the super fund?
2. Have Robert and Lindy made any super contributions year to date?
3. Will the contributions be an employer contributions or member contributions?

Thanks for your help.

Lizzie

Elizabeth Meiklejohn SSA CA
Senior Associate



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W www.virtusuper.com.au

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From: Colin Harvey <ColinH@mtaccountants.com.au>

Sent: Friday, 8 June 2018 9:57 AM

To: 'TIG Accounts' <accounts@tigfs.com.au>; Robert TIGFS <robert@tigfs.com.au>; Mari Ashted <Maria@virtusuper.com.au>; Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>

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Robert & Lindy 0417 740 221



Colin Harvey
Director

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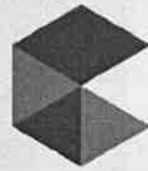
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CoreLogic®
RP Data

30/8-14 St Jude Court Browns Plains QLD 4118

» RP AUTOVAL Automated Valuation

Prepared On 12 June 2018



>> PROPERTY DESCRIPTION



30/8-14 St Jude Court Browns Plains QLD 4118

ESTIMATED VALUE: \$281,964

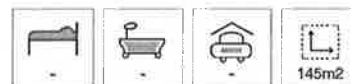
Estimated Price Range: \$234,815 - \$329,113

FSD* \pm 17%

(Forecast Standard Deviation)

This estimate value has been compiled incorporating attribute data provided solely by RP Data and its suppliers.

Attributes used for this model



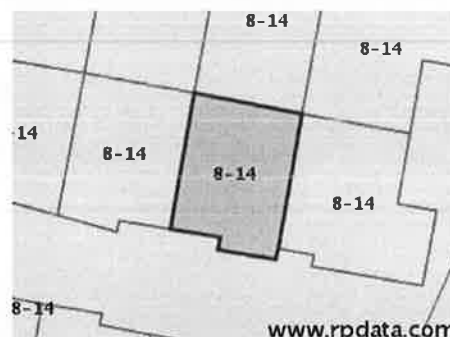
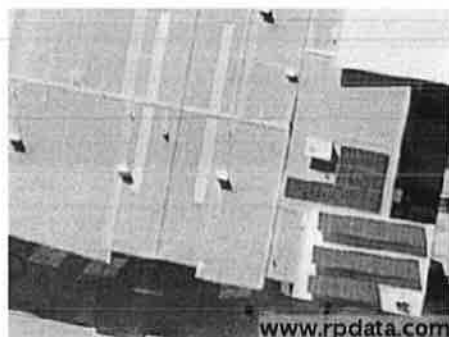
Sales History

Sale Date	Sale Price	Sale Type
30 Nov 2011	\$220,000	Normal Sale


Year Built:	Not Specified
Floor Area:	Not Specified
Condition of Property:	Average
Property Type:	UNIT
Land Use:	Building Units (Primary Use Only)
LotPlan:	30/SP204852 BROWNS PLAINS
Last Sale Date/Price:	30 Nov 2011, \$220,000

* A Forecast Standard Deviation is an estimate of the variation between a modelled automated valuation and the market value of a property. A smaller FSD indicates our automated valuation is likely closer to the true market value of a property than a larger FSD.

>> LOCATION HIGHLIGHTS



>> PAST SALES



8/8-14 St Jude Court Browns Plains, QLD,
4118

Sold Price:

\$371,250

Sold Date:


8 Jul 2014

Land Size:


273m2

Distance From Subject:


0.05km




0



0




0



273m2

Attributes:



15/8-14 St Jude Court Browns Plains, QLD,
4118

Sold Price:

\$302,500

Sold Date:


7 Mar 2016

Land Size:


164m2

Distance From Subject:


0.03km




0



0




0



164m2

Attributes:



16/8-14 St Jude Court Browns Plains, QLD,
4118

Sold Price:

\$222,000

Sold Date:


30 Jun 2015

Land Size:


164m2

Distance From Subject:


0.03km




0



0





0



164m2

Attributes:





28/8-14 St Jude Court Browns Plains, QLD,
4118

Sold Price:

\$321,750

Sold Date:


31 May 2016

Land Size:


146m2

Distance From Subject:


0.02km




0



0




0



146m2

Attributes:



35/8-14 St Jude Court Browns Plains, QLD,
4118

Sold Price:

\$215,600

Sold Date:


22 Jul 2014

Land Size:


149m2

Distance From Subject:


0.02km




0



0



0



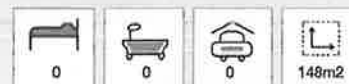
149m2

Attributes:



36/8-14 St Jude Court Browns Plains, QLD,
4118

Sold Price:	\$218,900
Sold Date:	26 Sep 2014
Land Size:	148m2
Distance From Subject:	0.03km



Attributes:

>> BROWNS PLAINS STATISTICS - A SNAP SHOT

Incorporating RP Data's Suburb Scorecard

BROWNS PLAINS - Median Price

Period	Median Price for Houses	Median Price for Units
2018	\$353,500	\$269,000

BROWNS PLAINS - Past Sales - Houses

2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
18	96	84	120	73	69	71	50	78	135

BROWNS PLAINS - Past Sales - Units

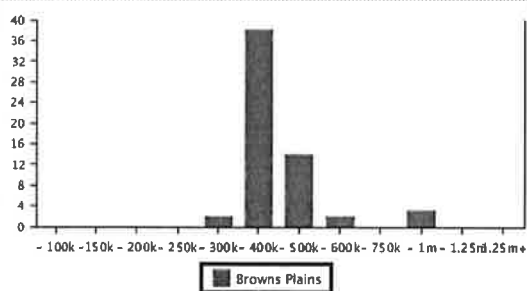
2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
3	22	47	61	86	64	56	62	27	40

Capital Growth

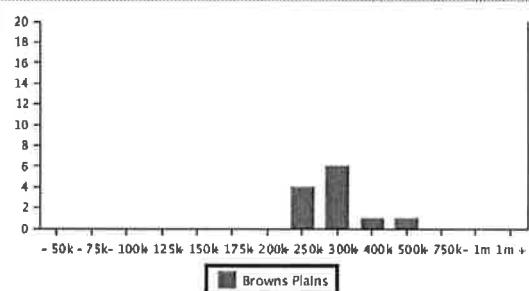
Period	Capital Growth % Houses	Capital Growth % Units
2017	2.6%	1.9%
2016	6%	-21.2%
2015	6.6%	-1.4%
2014	-1.6%	-0.1%

Sales By Price (Past 12 Months)

Houses



Units



>> THANK YOU

Thank you for your interest in our RP Estimates. We appreciate your business and wish you luck with your future property transactions.

Contact CoreLogic:

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia 1300 789 449

Outside Australia (+61) 7 3114 9999

Email us: customercare@corelogic.com.au

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