

Self Managed Superannuation Fund – Establishment

Record of interview

25 June 2018

Fund

Name **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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	<input checked="" type="checkbox"/> Individual
Is the trustee a member of the fund?	<input checked="" type="checkbox"/> 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:	<input checked="" type="checkbox"/> 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 <i>28/6/66</i>
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:	<input checked="" type="checkbox"/> Individual
Is the trustee a member of the fund?	<input checked="" type="checkbox"/> 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:	<input checked="" type="checkbox"/> 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):	



NAME:		INDEX No.	
PERIOD:	CODE:	Prepared by: MA	Reviewed by:
Rob + Lindy Hegarty		Date 18/6/18	Date

Rob 79 Snsuper
Lindy 163 Qsuper

 242K.

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

Leasing 1500-1800 + dg + 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
→ GST 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, 1470 Logan Road
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P PO Box 80 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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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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Kind regards
Colin

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



Colin Harvey
Director

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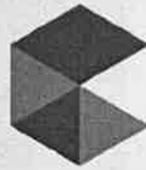
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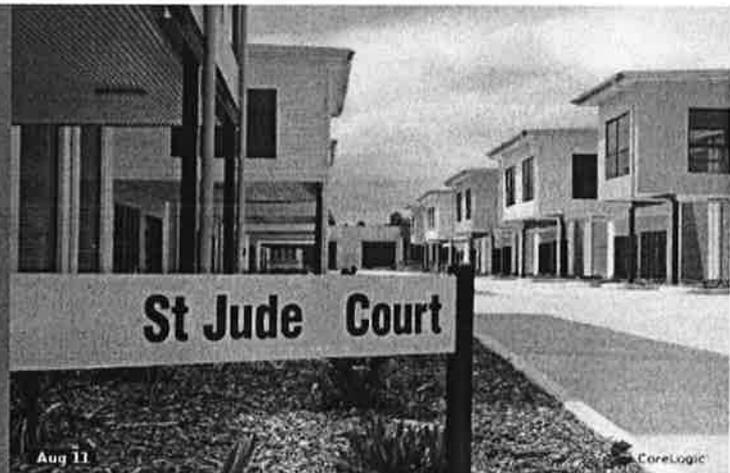


CoreLogic®
RP Data

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

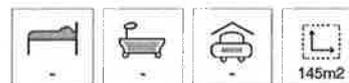
Estimated Price Range: \$234,815 - \$329,113

FSD* ± 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



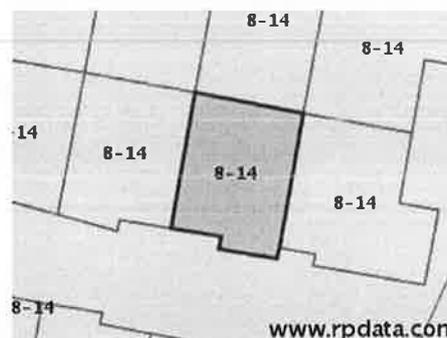
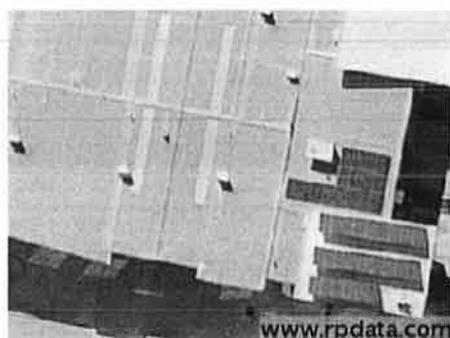
Sales History

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

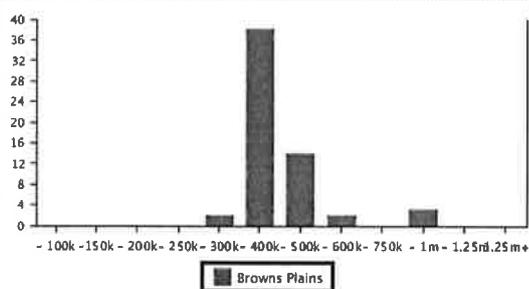
2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
3	22	47	61	86	64	56	62	27	40

Capital Growth

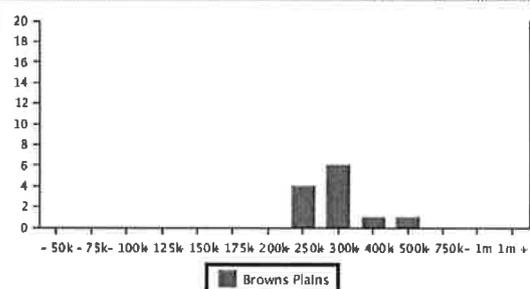
Period	Capital Growth % Houses	Capital Growth % Units
2017	2.6%	1.9%
2016	6%	-21.2%
2015	6.6%	-1.4%
2014	-1.6%	-0.1%

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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