

ASTORGA SF



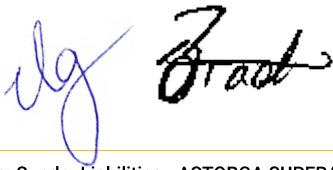
Transactions: Security Deposit - 268 Montague Road, West End QLD - ASTORGA SUPERANNUATION FUND      Date Range: 01/07/2021 to 30/06/2022

Security Deposit - 268 Montague Road, West End QLD

	Date	Narrative	Debit	Credit	Balance	Quantity
Security Deposit - 268 Montague Road, West End QLD						
	01/07/2021	Opening Balance	\$	23,375.00	\$ 23,375.00 Cr	
Total Security Deposit - 268 Montague Road, West End QLD			0.00 \$	23,375.00 \$	23,375.00 Cr	
Total Security Deposit - 268 Montague Road, West End QLD			0.00 \$	23,375.00 \$	23,375.00 Cr	

See page# 4 & 7.

ASTORGA SF



Transactions: Sundry Liabilities - ASTORGA SUPERANNUATION FUND

Date Range: 01/07/2018 to 30/06/2019

*Please note that Period Update has not been run to the end date of this report. As a result, the figures shown in the report may not be accurate.*

**Sundry Liabilities**

	Date	Narrative	Debit	Credit	Balance	Quantity
Security Deposit - 268 Montague Road, West End QLD						
	01/07/2018	Opening Balance	\$	0.00	\$ 0.00	Cr
	12/02/2019	Primivo Pty Ltd ATF Primivo CC Trust - Security deposit	\$	23,375.00	\$ 23,375.00	Cr
Total Security Deposit - 268 Montague Road, West End QLD		\$	0.00	\$ 23,375.00	\$ 23,375.00	Cr
Total Sundry Liabilities		\$	0.00	\$ 23,375.00	\$ 23,375.00	Cr

ASTORGA SF

Transactions: Sundry Liabilities - ASTORGA SUPERANNUATION FUND

Date Range: 01/07/2020 to 30/06/2021

Sundry Liabilities

	Date	Narrative	Debit	Credit	Balance	Quantity
Security Deposit - 268 Montague Road, West End QLD						
	01/07/2020	Opening Balance	\$	23,375.00	\$ 23,375.00	Cr
Total Security Deposit - 268 Montague Road, West End QLD		\$	0.00	\$ 23,375.00	\$ 23,375.00	Cr
Total Sundry Liabilities		\$	0.00	\$ 23,375.00	\$ 23,375.00	Cr

## Rachel Green-Luther

---

**From:** Alex Zhang <alexz@mtaccountants.com.au>  
**Sent:** Monday, March 9, 2020 3:46 PM  
**To:** Rachel Green-Luther  
**Subject:** RE: Chris Clarke - Rent and Super 2019YE  
**Attachments:** Chris Super.pdf; Mariela Super.pdf

Hi Rach,

Sorry for late reply.

Please see below.

Thanks,

Alex

---

**From:** Rachel Green-Luther <RachelG@virtusuper.com.au>  
**Sent:** Tuesday, 3 March 2020 9:20 AM  
**To:** Alex Zhang <alexz@mtaccountants.com.au>  
**Subject:** RE: Chris Clarke - Rent and Super 2019YE

Hi Alex,

I am really confused. I thought I already did provide you with the GL (titled "ledger" in original email - See attached)?

I presume you wanted the general ledger for the outgoings, not the bond, rent and super contributions. Also – attached the rental expense invoices.

Also, I am finalising Chris and Mariela's super now. Could you please:

Advise on:

- Rent \$65,248
- Super Contributions – Mariela - 25k personal concessional -
- Bond. \$23,375

Send Mariela and Chris' ATO super reports:

- Fund Details - attached
- Total super balance - attached
- Transfer balance cap - nil
- Concessional Super Contributions – 19FY will be \$25k
- Employer Super Contributions - nil
- Bring forward - nil

Rach

**Rachel Green-Luther** CPA  
Accountant

PS – We are always open for new business so please pass on our details to any friends, family or colleagues whom would benefit from our s

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

<b>1. Lessor</b> ASTORGA SUPER PROPERTY INVESTMENTS PTY LTD A.C.N. 624 125 266 AS TRUSTEE	<b>Lodger</b> (Name, address, E-mail & phone number) Jim Crimmins & Associates Lawyers PO Box 10421 BRISBANE ADELAIDE STREET QLD 4000 Phone: 07 3003 1222 Email: jim@crimmins.com.au	<b>Lodger Code</b> BE099A
---	---	------------------------------

<b>2. Lot on Plan Description</b> LOT 18 ON RP 11118	<b>Title Reference</b> 11190149
---	------------------------------------

<b>3. Lessee</b> Given names      Surname/Company name and number      (include tenancy if more than one)			
PRIMIVO PTY LTD A.C.N. 166 768 921 AS TRUSTEE FOR PRIMIVO CC TRUST			

**4. Interest being leased**  
FEE SIMPLE

**5. Description of premises being leased**  
THE WHOLE OF THE LAND.

<b>6. Term of lease</b> Commencement date: 22/05/2018 Expiry date: 21/05/2021 #Options: 2 X 3 years #Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	<b>7. Rental/Consideration</b> SEE ATTACHED SCHEDULE
--	---

**8. Grant/Execution**  
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:- \*the attached schedule; ~~\*the attached schedule and document no. \_\_\_\_\_;~~  
~~\*document no. \_\_\_\_\_; \*Option in registered Lease no. \_\_\_\_\_ has not been exercised.~~  
\* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature		
..... full name		
..... qualification	/ /	SEE ATTACHED .....
<b>Witnessing Officer</b>	<b>Execution Date</b>	<b>Lessor's Signature</b>
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)		

**9. Acceptance**  
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

..... signature		
..... full name		
..... qualification	/ /	SEE ATTACHED .....
<b>Witnessing Officer</b>	<b>Execution Date</b>	<b>Lessee's Signature</b>
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)		

Title Reference 11190149

**8. Grant/Execution**

The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:- \*the attached schedule; ~~\*the attached schedule and document no. \_\_\_\_\_;~~

\*document no. \_\_\_\_\_; \*Option in registered Lease no. \_\_\_\_\_ has not been exercised.

\* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature

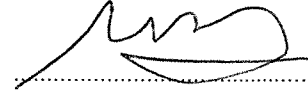
..... full name

..... qualification

**Witnessing Officer**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

14/3/18  
Execution Date



.....  
**Lessor's Signature**

Director – Astorga Super Property Investments  
Pty Ltd A.C.N. 624 125 266

..... signature

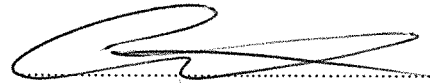
..... full name

..... qualification

**Witnessing Officer**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

14/3/18  
Execution Date



.....  
**Lessor's Signature**

Director/Secretary - Astorga Super Property Investments  
Pty Ltd A.C.N. 624 125 266

..... signature

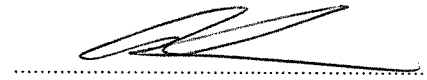
..... full name

..... qualification

**Witnessing Officer**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

14/3/18  
Execution Date



.....  
**Lessee's Signature**

SOLE Director - Primivo Pty Ltd A.C.N. 166 768 921

..... signature

..... full name

..... qualification

**Witnessing Officer**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

/ /  
Execution Date

.....  
**Lessee's Signature**

Director/Secretary - Primivo Pty Ltd A.C.N. 166 768 921

Title Reference 11190149

THE FIRST SCHEDULE

ITEM 1:		<b>Address of Building</b> 268 Montague Street, West End, Qld, 4101
ITEM 2:	(Clause 2.4)	<b>The Agreed Proportion</b> 100%
ITEM 3:	(Clause 2)	<b>Rent Commencement Date</b> 15 April 2018
ITEM 4:	(Clause 1.8)	<b>Date of Commencement</b> 15 April 2018
ITEM 5:	(Clause 1.12)	<b>Name of Landlord</b> Astorga Super Property Investments Pty Ltd A.C.N. 624 125 266 as Trustee
ITEM 6:	(Clause 1.22)	<b>Name of Tenant</b> Primivo Pty Ltd A.C.N. 166 768 921 as Trustee for the Primivo CC Trust
ITEM 7:	(Clause 2.1)	<b>Annual Rental for First Rental Year</b> \$85,000.00 per annum plus GST ( \$7,083.33 per month plus GST)
ITEM 8:	(Clause 5.2)	<b>Trading Hours</b> n/a
ITEM 9:	(Clause 5.1)	<b>Permitted Use</b> Office, assembling and warehousing.
ITEM 10:	(Clause 12.2)	<b>Amount of Public Liability Insurance</b> \$20,000,000.00
ITEM 11:	(Clause 28.1)	<b>Term of Option</b> two options of three years
ITEM 12:	(Clause 23.1)	<b>Amount Bank Guarantee/Security Deposit</b> An Amount equal to 3 months rent plus GST <b>\$7,083.33 x 3 + GST = \$23,375.00</b>
ITEM 13:	(Clause 22)	<b>Market Review Date</b>  n/a