

## Portfolio Valuation

as at 30 June 2021

**Account Name:** DAMIEN ZANE PAPPIN & GRETTA JANINE PAPPIN ATF DZ & GJ PAPPIN SUPERFUND  
**Account No:** V43786  
**Product:** Macquarie Investment Manager  
**Adviser:** Luke Marshall

*Elizabeth Meiklejohn*

\* Price exc. June'21 dist receivable: \$22,463.16  
\*\* Price exc. June'21 dist receivable: \$144,540.57  
Total value: \$167,003.73  
Value as per class: \$167,017.09  
Rounding Variance: \$13.36

Security	Units	Cost (\$)	Average Cost Per Unit (\$)	Market Price (\$)	Market Value (\$)	Portfolio (%)
<b>LISTED SECURITIES</b>						
<i>Australian</i>						
Vanguard Diversified Growth Index ETF (VDGR)	639	35,552.85	55.64	58.60	37,445.40	16.67%
		35,552.85			37,445.40	16.67%
<b>Total Listed Securities</b>		35,552.85			37,445.40	16.67%
<b>MANAGED INVESTMENTS</b>						
Hyperion Aus Grow Co (BNT0003AU)	5,060.1142	24,996.80	4.9400	5.3060	26,848.97*	11.96%
Vanguard Growth Index Fund (VAN0110AU)	96,107.8084	139,909.40	1.4558	1.5458	148,563.45**	66.16%
<b>Total Managed Investments</b>		164,906.20			175,412.42	78.11%
<b>DIRECT CASH</b>						
CMA Account Cleared (000967455502)		6,704.88			6,704.88	
CMA Account Uncleared <sup>h</sup>		5,000.00			5,000.00	
<b>PENDING SETTLEMENTS<sup>1</sup></b>						
Pending Settlements		0.00			0.00	
<b>Total Direct Cash (including Pending Settlements)</b>		11,704.88			11,704.88	5.21%
<b>Portfolio under Administration</b>		<b>212,163.93</b>			<b>224,562.70</b>	<b>100.00%</b>
<b>Total Portfolio</b>		<b>212,163.93</b>			<b>224,562.70</b>	<b>100.00%</b>

<sup>1</sup> Refer to Available Cash and Pending Transactions report for a breakdown of this amount.

<sup>h</sup> Refer to Available Cash and Pending Transactions report for the amount of held funds. Refer to Cash Transaction Report for details of uncleared funds.

## Elizabeth Meiklejohn

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**From:** Gretta Pappin <gretta@marssafety.com.au>  
**Sent:** Monday, 21 June 2021 11:54 AM  
**To:** Elizabeth Meiklejohn  
**Subject:** Pappin Superfund -  
**Attachments:** Unit 11\_4 Pinnacle COS 2021 05 06.pdf

Hi Liz,

Attached is the **Contract of Sale for Unit 11/4 Pinnacle Street**. I think you were requesting it due to using the **contract as a valuation for DZ & GJ Pappin Superfund Unit 1 and 4/4 Combarton Street, Brendale.**

Kind Regards

Gretta Pappin  
Accounts  
Karradon Pty Ltd T/As  
Metal Apparel Repairs and Sales  
Unit 4 / 4 Combarton Street, Brendale QLD 4500  
Ph: 07 3205 7211 Fax: 07 3205 7754, Mobile:0403054677 ( After hours contact ) [gretta@marssafety.com.au](mailto:gretta@marssafety.com.au)

Unit in same complex  
Identical shed

# Contract for Commercial Lots in a Community Titles Scheme

Seventh Edition

*This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Commercial Lots in a Community Titles Scheme in Queensland.*

**The Seller and Buyer agree to sell and buy the Property under this Contract.**

## REFERENCE SCHEDULE

**Contract Date:** \_\_\_\_\_

### AGENT

NAME:

Brendale Commercial & Industrial

LICENCE NO: 3193762

ABN/ACN: 67113369707

113369707

ADDRESS: 18-22 Dixon Street

SUBURB: STRATHPINE

STATE: QLD POSTCODE: 4500

PHONE:

07 3205 3000

MOBILE:

0411 393 170

FAX:

07 3205 3555

EMAIL:

bill@brendalecommercial.com.au

### PARTIES

#### SELLER

NAME:

KARRADON PTY LTD ACN 010 361 083 Under instrument No 713433341  
atf Metal Apparel Repairs super fund

ADDRESS: Unit4 / 4 Combarton Street

SUBURB: BRENDALE

STATE: Qld POSTCODE: 4500

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

68311699718

NAME:

ADDRESS:

SUBURB:

STATE: Qld POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

#### SELLER'S SOLICITOR

← or any other Solicitor notified to the Buyer

NAME:

Big Law

REF:

CONTACT:

ADDRESS: 4/363 Gympie Road

SUBURB: STRATHPINE

STATE: Qld POSTCODE: 4500

PHONE:

3482 6999.

MOBILE:

FAX:

07 3881 1245

EMAIL:

Mahendra@biglaw.com.au

**BUYER**

NAME:

CTHK Investments Pty Ltd ATF Tucker Family Trust

ADDRESS: 29 Dolcoath Street

SUBURB: ALBANY CREEK

STATE: Qld

POSTCODE: 4035

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

0413 285 962

cary@ctconstructions.com.au

72 365 116 710

NAME:

ADDRESS:

SUBURB:

STATE: Qld

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

ABN:

**BUYER'S SOLICITOR**

← or any other Solicitor notified to the Seller

NAME:

Proctor Graham

REF:

CONTACT:

Kevin Graham

ADDRESS: Shop 7/75 King St,

SUBURB: CABOOLTURE

STATE: Qld

POSTCODE: 4510

PHONE:

MOBILE:

FAX:

EMAIL:

07 5495 2608

kevin@proctorgraham.com.au

**PROPERTY****Lot** Address: Unit 11 / 4 Pinnacle street

Suburb: BRENDALE

STATE: Qld

POSTCODE: 4500

Description: Lot: 11 on: ☒ BUP ☐ GTP ☐ SP 102038

Scheme: Pinnacle Park

Community Titles Scheme: CTS 17398

Title Reference: 50067603

**Local Government:** MBRC**Present Use:** Storage Unit**Excluded Fixtures:** Tenants fittings**Included Chattels:** Alarm system as fitted

## PRICE

**Purchase Price:** \$ 290,000.00 + any GST Payable

**Deposit:** \$ 10,000 Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below:

\$ Balance Deposit (if any) payable on:

**Deposit Holder:** Topp Solutions Pty Ltd T/A Brendale Commercial & Industrial

Deposit Holder's Trust Account BANK: NAB

BSB: 084209

ACCOUNT NO: 148023807

**Default Interest Rate:** % *← If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc. will apply.*

## FINANCE

**Finance Amount:** \$ Sufficient to cover *← Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.*

**Financier:** Any Financial Institution

**Finance Date:** 21 Days form the date of Contract

## BUILDING AND/OR PEST INSPECTION DATE

**Inspection Date:** *← If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4 does not apply.*

## MATTERS AFFECTING PROPERTY

### Title Encumbrances:

Is the Property sold subject to any Encumbrances? ☐ No ☒ Yes, listed below:

1. Rights and interests reserved to the Crown by Deed of Grant No. 10034240 (POR 120)

### ← WARNING TO SELLER:

*You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.*

## ADDITIONAL BODY CORPORATE INFORMATION

Interest Schedule Lot Entitlement of Lot: 1

Aggregate Interest Schedule Lot Entitlement: 14

Contribution Schedule Lot Entitlement of Lot: 1

Aggregate Contribution Schedule Lot Entitlement: 14

## INSURANCE POLICIES

**Insurer:** CHU STRATA INSURANCE **Policy No:** CS0006042647

**Building:** \$4,175,511.

**Public Liability:** \$20,000,000.

**Other:** as per the disclosure statement provided.

## NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Lot: (select whichever is applicable)

- ☒ is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or
- ☐ is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

← **WARNING:** Failure to comply with section 83 *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* by giving a copy of an order or application to the Buyer (where applicable) prior to the Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

## GST TABLE

### GOODS AND SERVICES TAX - WARNING

**Marking the GST Items in the GST Table may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about the completion of the GST Items and not rely on the Agent to complete the GST items.**

Notes to Completion:

- A. Only 1 box in the selected item must be marked.
- B. If the Yes box in item GST 1 is marked:
- items GST2 and GST3 must not be marked;
  - despite any markings of items GST2 and GST3, clauses 11.4, 11.5 and 11.6 do not apply.
- C. If the Yes box in item GST2 is marked:
- item GST1 and GST3 must not be marked;
  - despite any marking of items GST1 and GST3, clauses 11.4, 11.5 and 11.7 do not apply.

### GST1 GOING CONCERN

**WARNING:** There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this item.

Is this a sale of a Going Concern?

Yes ☒

If Yes, clause 11.7 (If the Supply is a Going Concern) applies.

Otherwise clause 11.7 (If the Supply is a Going Concern) does not apply.

If the Yes box is marked, do not complete items GST2 and GST3.

### GST2 MARGIN SCHEME

Is the Margin Scheme to apply to the sale of the Property?

Yes ☐

If Yes, clause 11.6 (Margin Scheme) applies.

Otherwise clause 11.6 (Margin Scheme) does not apply.

The Seller must not apply the Margin Scheme to the Supply of the Property if clause 11.6 does not apply.

If the Yes box is marked, do not complete items GST1 and GST3.

### GST3 INCLUSIVE OR EXCLUSIVE PURCHASE PRICE

(Do not complete item GST3 if the item GST1 (Going Concern) or item GST2 (Margin Scheme) are marked Yes.)

Does the Purchase Price include GST?

**Mark 1 box only**

Yes ☐

If Yes, clause 11.4 (Purchase Price Includes GST) applies.

No ☐

If No, clause 11.5 (Purchase Price Does Not Include GST) applies.

If neither box is marked or both boxes are marked, clause 11.4 (Purchase Price Includes GST) applies.

## GST WITHHOLDING OBLIGATIONS

### Buyer Warranty

Is the Buyer registered for GST and acquiring the Lot for a creditable purpose?

(select whichever is applicable)

☒ Yes

☐ No

[Note: If the Buyer selects [No] the Seller may be required to give a notice under section 14-255 of the Withholding Law prior to settlement.]

← **WARNING:** the Buyer warrants in clause 2.4 (6) that this information is true and correct.

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37977311

Search Date: 23/07/2021 17:40

Title Reference: 50331016

Date Created: 10/10/2000

Previous Title: 50245253

REGISTERED OWNER

Dealing No: 715749948 05/05/2014

DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902 **LRBA - at L1c**  
TRUSTEE  
UNDER INSTRUMENT 715749948

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 135158 **Unit 1**  
Local Government: MORETON BAY  
COMMUNITY MANAGEMENT STATEMENT 28630

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10034240 (POR 120)
2. MORTGAGE No 715749954 05/05/2014 at 15:42  
DAMIEN ZANE PAPPIN  
GRETТА JANINE PAPPIN JOINT TENANTS

In progress of being removed

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2021]  
Requested By: D-ENQ GLOBALX

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37977310

Search Date: 23/07/2021 17:40

Title Reference: 50331019

Date Created: 10/10/2000

Previous Title: 50245253

REGISTERED OWNER

Dealing No: 717099388 29/02/2016

DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902 [LRBA docs at L1b](#)  
TRUSTEE  
UNDER INSTRUMENT NO. 717099388

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 135158 [Unit 4](#)  
Local Government: MORETON BAY  
COMMUNITY MANAGEMENT STATEMENT 28630

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10034240 (POR 120)
2. MORTGAGE No 717099394 29/02/2016 at 15:03  
DAMIEN ZANE PAPPIN  
GRETTA JANINE PAPPIN JOINT TENANTS

In progress of being removed

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBALX