

# Contract for the sale and purchase of land 2018 edition

TERM	MEANING OF TERM	NSW Duty:
vendor's agent	<b>Raine &amp; Horne Commercial Erina</b> 5/206 The Entrance Road, Erina NSW 2250 Email: ben@rhcoastal.com	Phone: 4365 0645 Fax: 4385 2074 Ref: Ben Purdue
co-agent		
vendor	<b>Mark Patrick Lawsen and Christine May Lawsen</b> 39 Sheffield Drive, Terrigal NSW 2260	
vendor's solicitor	<b>Patrick McHugh &amp; Co Solicitors</b> 113 Avoca Drive, Kincumber NSW 2251 PO Box 1356, Gosford NSW 2250 DX 7223 Gosford Email: Conveyancing@patrickmchugh.com.au	Phone: 02 4369 6975 Fax: 02 4369 6980 Ref: SS:15836
date for completion	<b>56 days after the date of this contract</b> (clause 15)	
land (address, plan details and title reference)	<b>8 Bilinga Road, Kincumber NSW 2251</b> <b>Lot 6 in Deposited Plan 793874</b> <b>Folio Identifier 6/793874</b>	
improvements	<input type="checkbox"/> VACANT POSSESSION <input checked="" type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Industrial Unit & Storage Facility	
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked or as numbered: <input checked="" type="checkbox"/> other documents: storage unit reports and transactions	

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions	<input type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> pool equipment <input type="checkbox"/> clothes line <input type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input type="checkbox"/> other:
exclusions	
purchaser	
purchaser's solicitor	
price	\$
deposit	\$ _____ (10% of the price, unless otherwise stated)
balance	\$
contract date	(if not stated, the date this contract was made)

buyer's agent

vendor

witness

**GST AMOUNT** (optional)  
 The price includes  
 GST of: \$

purchaser

JOINT TENANTS

tenants in common

in unequal shares

witness

**Choices**

Vendor agrees to accept a **deposit-bond** (clause 3)  NO  yes  
**Proposed electronic transaction** (clause 30)  no  YES

**Tax information (the parties promise this is correct as far as each party is aware)**

**Land tax** is adjustable  NO  yes  
**GST:** Taxable supply  NO  yes in full  yes to an extent  
 Margin scheme will be used in making the taxable supply  NO  yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

Purchaser must make an *RW payment* (residential withholding payment)  NO  yes (if yes, vendor must provide further details)

If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice within 14 days of the contract date.

***RW payment (residential withholding payment) – further details***

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the vendor is part of a GST group or a participant in a GST joint venture.

Supplier's name:

Supplier's ABN:

Supplier's business address:

Supplier's email address:

Supplier's phone number:

Supplier's proportion of *RW payment*: \$

If more than one supplier, provide the above details for each supplier.

Amount purchaser must pay – price multiplied by the RW rate (residential withholding rate): \$

Amount must be paid:  AT COMPLETION  at another time (specify):

Is any of the consideration not expressed as an amount in money?  NO  yes

If "yes", the GST inclusive market value of the non-monetary consideration: \$

Other details (including those required by regulation or the ATO forms):

### List of Documents

<b>General</b>	<b>Strata or community title (clause 23 of the contract)</b>
<input checked="" type="checkbox"/> 1 property certificate for the land <input checked="" type="checkbox"/> 2 plan of the land <input type="checkbox"/> 3 unregistered plan of the land <input type="checkbox"/> 4 plan of land to be subdivided <input type="checkbox"/> 5 document that is to be lodged with a relevant plan <input type="checkbox"/> 6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979 <input checked="" type="checkbox"/> 7 additional information included in that certificate under section 10.7(5) <input checked="" type="checkbox"/> 8 sewerage infrastructure location diagram (service location diagram) <input checked="" type="checkbox"/> 9 sewer lines location diagram (sewerage service diagram) <input checked="" type="checkbox"/> 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract <input type="checkbox"/> 11 <i>planning agreement</i> <input type="checkbox"/> 12 section 88G certificate (positive covenant) <input type="checkbox"/> 13 survey report <input type="checkbox"/> 14 building information certificate or building certificate given under <i>legislation</i> <input checked="" type="checkbox"/> 15 lease (with every relevant memorandum or variation) <input type="checkbox"/> 16 other document relevant to tenancies <input type="checkbox"/> 17 licence benefiting the land <input type="checkbox"/> 18 old system document <input type="checkbox"/> 19 Crown purchase statement of account <input type="checkbox"/> 20 building management statement <input checked="" type="checkbox"/> 21 form of requisitions <input type="checkbox"/> 22 <i>clearance certificate</i> <input type="checkbox"/> 23 land tax certificate	<input type="checkbox"/> 32 property certificate for strata common property <input type="checkbox"/> 33 plan creating strata common property <input type="checkbox"/> 34 strata by-laws <input type="checkbox"/> 35 strata development contract or statement <input type="checkbox"/> 36 strata management statement <input type="checkbox"/> 37 strata renewal proposal <input type="checkbox"/> 38 strata renewal plan <input type="checkbox"/> 39 leasehold strata - lease of lot and common property <input type="checkbox"/> 40 property certificate for neighbourhood property <input type="checkbox"/> 41 plan creating neighbourhood property <input type="checkbox"/> 42 neighbourhood development contract <input type="checkbox"/> 43 neighbourhood management statement <input type="checkbox"/> 44 property certificate for precinct property <input type="checkbox"/> 45 plan creating precinct property <input type="checkbox"/> 46 precinct development contract <input type="checkbox"/> 47 precinct management statement <input type="checkbox"/> 48 property certificate for community property <input type="checkbox"/> 49 plan creating community property <input type="checkbox"/> 50 community development contract <input type="checkbox"/> 51 community management statement <input type="checkbox"/> 52 document disclosing a change of by-laws <input type="checkbox"/> 53 document disclosing a change in a development or management contract or statement <input type="checkbox"/> 54 document disclosing a change in boundaries <input type="checkbox"/> 55 information certificate under Strata Schemes Management Act 2015 <input type="checkbox"/> 56 information certificate under Community Land Management Act 1989 <input type="checkbox"/> 57 document relevant to off-the-plan sale
<p><b>Home Building Act 1989</b></p> <input type="checkbox"/> 24 insurance certificate <input type="checkbox"/> 25 brochure or warning <input type="checkbox"/> 26 evidence of alternative indemnity cover	<p><b>Other</b></p> <input type="checkbox"/> 58
<p><b>HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address, email address and telephone number</b></p>	

**IMPORTANT NOTICE TO VENDORS AND PURCHASERS**

Before signing this contract you should ensure that you understand your rights and obligations, some of which are not written in this contract but are implied by law.

**WARNING—SMOKE ALARMS**

The owners of certain types of buildings and strata lots must have smoke alarms (or in certain cases heat alarms) installed in the building or lot in accordance with regulations under the *Environmental Planning and Assessment Act 1979*. It is an offence not to comply. It is also an offence to remove or interfere with a smoke alarm or heat alarm. Penalties apply.

**WARNING—LOOSE-FILL ASBESTOS INSULATION**

Before purchasing land that includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) built before 1985, a purchaser is strongly advised to consider the possibility that the premises may contain loose-fill asbestos insulation (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*). In particular, a purchaser should:

- (a) search the Register required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*, and
- (b) ask the relevant local council whether it holds any records showing that the residential premises contain loose-fill asbestos insulation.

For further information about loose-fill asbestos insulation (including areas in which residential premises have been identified as containing loose-fill asbestos insulation), contact NSW Fair Trading.

### **COOLING OFF PERIOD (PURCHASER'S RIGHTS)**

- 1. This is the statement required by section 66X of the *Conveyancing Act 1919* and applies to a contract for the sale of residential property.**
- 2. The purchaser may rescind the contract at any time before 5 p.m. on the fifth business day after the day on which the contract was made, EXCEPT in the circumstances listed in paragraph 3.**
- 3. There is NO COOLING OFF PERIOD:**
  - (a) if, at or before the time the contract is made, the purchaser gives to the vendor (or the vendor's solicitor or agent) a certificate that complies with section 66W of the Act, or**
  - (b) if the property is sold by public auction, or**
  - (c) if the contract is made on the same day as the property was offered for sale by public auction but passed in, or**
  - (d) if the contract is made in consequence of the exercise of an option to purchase the property, other than an option that is void under section 66ZG of the Act.**
- 4. A purchaser exercising the right to cool off by rescinding the contract will forfeit to the vendor 0.25% of the purchase price of the property. The vendor is entitled to recover the amount forfeited from any amount paid by the purchaser as a deposit under the contract and the purchaser is entitled to a refund of any balance.**

### **DISPUTES**

**If you get into a dispute with the other party, the Law Society and Real Estate Institute encourage you to use informal procedures such as negotiation, independent expert appraisal, the Law Society Conveyancing Dispute Resolution Scheme or mediation (for example mediation under the Law Society Mediation Program).**

### **AUCTIONS**

**Regulations made under the Property, Stock and Business Agents Act 2002 prescribe a number of conditions applying to sales by auction.**

**WARNINGS**

1. Various Acts of Parliament and other matters can affect the rights of the parties to this contract. Some important matters are actions, claims, decisions, licences, notices, orders, proposals or rights of way involving:

Australian Taxation Office	NSW Fair Trading
Council	NSW Public Works Advisory
County Council	Office of Environment and Heritage
Department of Planning and Environment	Owner of adjoining land
Department of Primary Industries	Privacy
East Australian Pipeline Limited	Roads and Maritime Services
Electricity and gas	Subsidence Advisory NSW
Land & Housing Corporation	Telecommunications
Local Land Services	Transport for NSW
NSW Department of Education	Water, sewerage or drainage authority

If you think that any of these matters affects the property, tell your solicitor.

2. A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 2010 or the Retail Leases Act 1994.
3. If any purchase money is owing to the Crown, it will become payable before obtaining consent, or if no consent is needed, when the transfer is registered.
4. If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.
5. The vendor should continue the vendor's insurance until completion. If the vendor wants to give the purchaser possession before completion, the vendor should first ask the insurer to confirm this will not affect the insurance.
6. The purchaser will usually have to pay stamp duty (and sometimes surcharge purchaser duty) on this contract. If duty is not paid on time, a purchaser may incur penalties.
7. If the purchaser agrees to the release of deposit, the purchaser's right to recover the deposit may stand behind the rights of others (for example the vendor's mortgagee).
8. The purchaser should arrange insurance as appropriate.
9. Some transactions involving personal property may be affected by the Personal Property Securities Act 2009.
10. A purchaser should be satisfied that finance will be available at the time of completing the purchase.
11. Where the market value of the property is at or above a legislated amount, the purchaser may have to comply with a foreign resident capital gains withholding payment obligation (even if the vendor is not a foreign resident). If so, this will affect the amount available to the vendor on completion.
12. Purchasers of some residential properties may have to withhold part of the purchase price to be credited towards the GST liability of the vendor. If so, this will also affect the amount available to the vendor.

The vendor sells and the purchaser buys the *property* for the price under these provisions instead of Schedule 3 Conveyancing Act 1919, subject to any *legislation* that cannot be excluded.

## 1 Definitions (a term in italics is a defined term)

In this contract, these terms (in any form) mean –

<i>adjustment date</i>	the earlier of the giving of possession to the purchaser or completion;
<i>bank</i>	the Reserve Bank of Australia or an authorised deposit-taking institution which is a bank, a building society or a credit union;
<i>business day</i>	any day except a bank or public holiday throughout NSW or a Saturday or Sunday;
<i>cheque</i>	a cheque that is not postdated or stale;
<i>clearance certificate</i>	a certificate within the meaning of s14-220 of Schedule 1 to the <i>TA Act</i> , that covers one or more days falling within the period from and including the contract date to completion;
<i>deposit-bond</i>	a deposit bond or guarantee from an issuer, with an expiry date and for an amount each approved by the vendor;
<i>depositholder</i>	vendor's agent (or if no vendor's agent is named in this contract, the vendor's <i>solicitor</i> , or if no vendor's <i>solicitor</i> is named in this contract, the buyer's agent);
<i>document of title</i>	document relevant to the title or the passing of title;
<i>FRCGW percentage</i>	the percentage mentioned in s14-200(3)(a) of Schedule 1 to the <i>TA Act</i> (12.5% as at 1 July 2017);
<i>GST Act</i>	A New Tax System (Goods and Services Tax) Act 1999;
<i>GST rate</i>	the rate mentioned in s4 of A New Tax System (Goods and Services Tax Imposition - General) Act 1999 (10% as at 1 July 2000);
<i>legislation</i>	an Act or a by-law, ordinance, regulation or rule made under an Act;
<i>normally</i>	subject to any other provision of this contract;
<i>party</i>	each of the vendor and the purchaser;
<i>property</i>	the land, the improvements, all fixtures and the inclusions, but not the exclusions;
<i>planning agreement</i>	a valid voluntary agreement within the meaning of s7.4 of the Environmental Planning and Assessment Act 1979 entered into in relation to the <i>property</i> ;
<i>requisition</i>	an objection, question or requisition (but the term does not include a claim);
<i>remittance amount</i>	the lesser of the <i>FRCGW percentage</i> of the price (inclusive of GST, if any) and the amount specified in a <i>variation served by a party</i> ;
<i>rescind</i>	rescind this contract from the beginning;
<i>RW payment</i>	a payment which the purchaser must make under s14-250 of Schedule 1 to the <i>TA Act</i> (the price multiplied by the <i>RW rate</i> );
<i>RW rate</i>	the rate determined under ss14-250(6), (8) or (9) of Schedule 1 to the <i>TA Act</i> (as at 1 July 2018, usually 7% of the price if the margin scheme applies, 1/11 <sup>th</sup> if not);
<i>serve</i>	serve in writing on the other <i>party</i> ;
<i>settlement cheque</i>	an unendorsed <i>cheque</i> made payable to the person to be paid and – <ul style="list-style-type: none"> <li>• issued by a <i>bank</i> and drawn on itself; or</li> <li>• if authorised in writing by the vendor or the vendor's <i>solicitor</i>, some other <i>cheque</i>;</li> </ul>
<i>solicitor</i>	in relation to a <i>party</i> , the <i>party's</i> solicitor or licensed conveyancer named in this contract or in a notice <i>served by the party</i> ;
<i>TA Act</i>	Taxation Administration Act 1953;
<i>terminate</i>	terminate this contract for breach;
<i>variation</i>	a variation made under s14-235 of Schedule 1 to the <i>TA Act</i> ;
<i>within</i>	in relation to a period, at any time before or during the period; and
<i>work order</i>	a valid direction, notice or order that requires work to be done or money to be spent on or in relation to the <i>property</i> or any adjoining footpath or road (but the term does not include a notice under s22E of the Swimming Pools Act 1992 or clause 18B of the Swimming Pools Regulation 2008).

## 2 Deposit and other payments before completion

- 2.1 The purchaser must pay the deposit to the *depositholder* as stakeholder.
- 2.2 *Normally*, the purchaser must pay the deposit on the making of this contract, and this time is essential.
- 2.3 If this contract requires the purchaser to pay any of the deposit by a later time, that time is also essential.
- 2.4 The purchaser can pay any of the deposit by giving cash (up to \$2,000) or by unconditionally giving a *cheque* to the *depositholder* or to the vendor, vendor's agent or vendor's *solicitor* for sending to the *depositholder*.
- 2.5 If any of the deposit is not paid on time or a *cheque* for any of the deposit is not honoured on presentation, the vendor can *terminate*. This right to *terminate* is lost as soon as the deposit is paid in full.
- 2.6 If the vendor accepts a bond or guarantee for the deposit, clauses 2.1 to 2.5 do not apply.
- 2.7 If the vendor accepts a bond or guarantee for part of the deposit, clauses 2.1 to 2.5 apply only to the balance.

- 2.8 If any of the deposit or of the balance of the price is paid before completion to the vendor or as the vendor directs, it is a charge on the land in favour of the purchaser until *termination* by the vendor or completion, subject to any existing right.
- 2.9 If each *party* tells the *depositholder* that the deposit is to be invested, the *depositholder* is to invest the deposit (at the risk of the *party* who becomes entitled to it) with a *bank*, in an interest-bearing account in NSW, payable at call, with interest to be reinvested, and pay the interest to the *parties* equally, after deduction of all proper government taxes and financial institution charges and other charges.

### 3 Deposit-bond

- 3.1 This clause applies only if this contract says the vendor has agreed to accept a *deposit-bond* for the deposit (or part of it).
- 3.2 The purchaser must provide the original *deposit-bond* to the vendor's *solicitor* (or if no *solicitor* the *depositholder*) at or before the making of this contract and this time is essential.
- 3.3 If the *deposit-bond* has an expiry date and completion does not occur by the date which is 14 days before the expiry date, the purchaser must *serve* a replacement *deposit-bond* at least 7 days before the expiry date. The time for service is essential.
- 3.4 The vendor must approve a replacement *deposit-bond* if –
- 3.4.1 it is from the same issuer and for the same amount as the earlier *deposit-bond*; and
- 3.4.2 it has an expiry date at least three months after its date of issue.
- 3.5 A breach of clauses 3.2 or 3.3 entitles the vendor to *terminate*. The right to *terminate* is lost as soon as –
- 3.5.1 the purchaser *serves* a replacement *deposit-bond*; or
- 3.5.2 the deposit is paid in full under clause 2.
- 3.6 Clauses 3.3 and 3.4 can operate more than once.
- 3.7 If the purchaser *serves* a replacement *deposit-bond*, the vendor must *serve* the earlier *deposit-bond*.
- 3.8 The amount of any *deposit-bond* does not form part of the price for the purposes of clause 16.7.
- 3.9 The vendor must give the purchaser the *deposit-bond* –
- 3.9.1 on completion; or
- 3.9.2 if this contract is *rescinded*.
- 3.10 If this contract is *terminated* by the vendor –
- 3.10.1 *normally*, the vendor can immediately demand payment from the issuer of the *deposit-bond*; or
- 3.10.2 if the purchaser *serves* prior to *termination* a notice disputing the vendor's right to *terminate*, the vendor must forward the *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 3.11 If this contract is *terminated* by the purchaser –
- 3.11.1 *normally*, the vendor must give the purchaser the *deposit-bond*; or
- 3.11.2 if the vendor *serves* prior to *termination* a notice disputing the purchaser's right to *terminate*, the vendor must forward the *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.

### 4 Transfer

- 4.1 *Normally*, the purchaser must *serve* at least 14 days before the date for completion –
- 4.1.1 the form of transfer; and
- 4.1.2 particulars required to register any mortgage or other dealing to be lodged with the transfer by the purchaser or the purchaser's mortgagee.
- 4.2 If any information needed for the form of transfer is not disclosed in this contract, the vendor must *serve* it.
- 4.3 If the purchaser *serves* a form of transfer and the transferee is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for this form of transfer.
- 4.4 The vendor can require the purchaser to include a form of covenant or easement in the transfer only if this contract contains the wording of the proposed covenant or easement, and a description of the land benefited.

### 5 Requisitions

- 5.1 If a form of *requisitions* is attached to this contract, the purchaser is taken to have made those *requisitions*.
- 5.2 If the purchaser is or becomes entitled to make any other *requisition*, the purchaser can make it only by *serving* it –
- 5.2.1 if it arises out of this contract or it is a general question about the *property* or title - *within* 21 days after the contract date;
- 5.2.2 if it arises out of anything *served* by the vendor - *within* 21 days after the later of the contract date and that *service*; and
- 5.2.3 in any other case - *within* a reasonable time.

### 6 Error or misdescription

- 6.1 The purchaser can (but only before completion) claim compensation for an error or misdescription in this contract (as to the *property*, the title or anything else and whether substantial or not).
- 6.2 This clause applies even if the purchaser did not take notice of or rely on anything in this contract containing or giving rise to the error or misdescription.
- 6.3 However, this clause does not apply to the extent the purchaser knows the true position.



## 7 Claims by purchaser

- The purchaser can make a claim (including a claim under clause 6) before completion only by *servicing* it with a statement of the amount claimed, and if the purchaser makes one or more claims before completion –
- 7.1 the vendor can *rescind* if in the case of claims that are not claims for delay –
- 7.1.1 the total amount claimed exceeds 5% of the price;
- 7.1.2 the vendor *serves* notice of intention to *rescind*; and
- 7.1.3 the purchaser does not *serve* notice waiving the claims *within* 14 days after that *service*; and
- 7.2 if the vendor does not *rescind*, the *parties* must complete and if this contract is completed –
- 7.2.1 the lesser of the total amount claimed and 10% of the price must be paid out of the price to and held by the *depositholder* until the claims are finalised or lapse;
- 7.2.2 the amount held is to be invested in accordance with clause 2.9;
- 7.2.3 the claims must be finalised by an arbitrator appointed by the *parties* or, if an appointment is not made *within* 1 month of completion, by an arbitrator appointed by the President of the Law Society at the request of a *party* (in the latter case the *parties* are bound by the terms of the Conveyancing Arbitration Rules approved by the Law Society as at the date of the appointment);
- 7.2.4 the purchaser is not entitled, in respect of the claims, to more than the total amount claimed and the costs of the purchaser;
- 7.2.5 net interest on the amount held must be paid to the *parties* in the same proportion as the amount held is paid; and
- 7.2.6 if the *parties* do not appoint an arbitrator and neither *party* requests the President to appoint an arbitrator *within* 3 months after completion, the claims lapse and the amount belongs to the vendor.

## 8 Vendor's rights and obligations

- 8.1 The vendor can *rescind* if –
- 8.1.1 the vendor is, on reasonable grounds, unable or unwilling to comply with a *requisition*;
- 8.1.2 the vendor *serves* a notice of intention to *rescind* that specifies the *requisition* and those grounds; and
- 8.1.3 the purchaser does not *serve* a notice waiving the *requisition within* 14 days after that *service*.
- 8.2 If the vendor does not comply with this contract (or a notice under or relating to it) in an essential respect, the purchaser can *terminate* by *servicing* a notice. After the *termination* –
- 8.2.1 the purchaser can recover the deposit and any other money paid by the purchaser under this contract;
- 8.2.2 the purchaser can sue the vendor to recover damages for breach of contract; and
- 8.2.3 if the purchaser has been in possession a *party* can claim for a reasonable adjustment.

## 9 Purchaser's default

- If the purchaser does not comply with this contract (or a notice under or relating to it) in an essential respect, the vendor can *terminate* by *servicing* a notice. After the *termination* the vendor can –
- 9.1 keep or recover the deposit (to a maximum of 10% of the price);
- 9.2 hold any other money paid by the purchaser under this contract as security for anything recoverable under this clause –
- 9.2.1 for 12 months after the *termination*; or
- 9.2.2 if the vendor commences proceedings under this clause *within* 12 months, until those proceedings are concluded; and
- 9.3 sue the purchaser either –
- 9.3.1 where the vendor has resold the *property* under a contract made *within* 12 months after the *termination*, to recover –
- the deficiency on resale (with credit for any of the deposit kept or recovered and after allowance for any capital gains tax or goods and services tax payable on anything recovered under this clause); and
  - the reasonable costs and expenses arising out of the purchaser's non-compliance with this contract or the notice and of resale and any attempted resale; or
- 9.3.2 to recover damages for breach of contract.

## 10 Restrictions on rights of purchaser

- 10.1 The purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 10.1.1 the ownership or location of any fence as defined in the Dividing Fences Act 1991;
- 10.1.2 a service for the *property* being a joint service or passing through another property, or any service for another property passing through the *property* ('service' includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television or water service);
- 10.1.3 a wall being or not being a party wall in any sense of that term or the *property* being affected by an easement for support or not having the benefit of an easement for support;
- 10.1.4 any change in the *property* due to fair wear and tear before completion;

- 10.1.5 a promise, representation or statement about this contract, the *property* or the title, not set out or referred to in this contract;
- 10.1.6 a condition, exception, reservation or restriction in a Crown grant;
- 10.1.7 the existence of any authority or licence to explore or prospect for gas, minerals or petroleum;
- 10.1.8 any easement or restriction on use the substance of either of which is disclosed in this contract or any non-compliance with the easement or restriction on use; or
- 10.1.9 anything the substance of which is disclosed in this contract (except a caveat, charge, mortgage, priority notice or writ).
- 10.2 The purchaser cannot *rescind* or *terminate* only because of a defect in title to or quality of the inclusions.
- 10.3 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* or require the vendor to change the nature of the title disclosed in this contract (for example, to remove a caution evidencing qualified title, or to lodge a plan of survey as regards limited title).
- 11 Compliance with work orders**
- 11.1 *Normally*, the vendor must by completion comply with a *work order* made on or before the contract date and if this contract is completed the purchaser must comply with any other *work order*.
- 11.2 If the purchaser complies with a *work order*, and this contract is *rescinded* or *terminated*, the vendor must pay the expense of compliance to the purchaser.
- 12 Certificates and inspections**
- The vendor must do everything reasonable to enable the purchaser, subject to the rights of any tenant –
- 12.1 to have the *property* inspected to obtain any certificate or report reasonably required;
- 12.2 to apply (if necessary in the name of the vendor) for –
- 12.2.1 any certificate that can be given in respect of the *property* under *legislation*; or
- 12.2.2 a copy of any approval, certificate, consent, direction, notice or order in respect of the *property* given under *legislation*, even if given after the contract date; and
- 12.3 to make 1 inspection of the *property* in the 3 days before a time appointed for completion.
- 13 Goods and services tax (GST)**
- 13.1 Terms used in this clause which are not defined elsewhere in this contract and have a defined meaning in the *GST Act* have the same meaning in this clause.
- 13.2 *Normally*, if a *party* must pay the price or any other amount to the other *party* under this contract, GST is not to be added to the price or amount.
- 13.3 If under this contract a *party* must make an adjustment or payment for an expense of another party or pay an expense payable by or to a third party (for example, under clauses 14 or 20.7) –
- 13.3.1 the *party* must adjust or pay on completion any GST added to or included in the expense; but
- 13.3.2 the amount of the expense must be reduced to the extent the party receiving the adjustment or payment (or the representative member of a GST group of which that party is a member) is entitled to an input tax credit for the expense; and
- 13.3.3 if the adjustment or payment under this contract is consideration for a taxable supply, an amount for GST must be added at the *GST rate*.
- 13.4 If this contract says this sale is the supply of a going concern –
- 13.4.1 the *parties* agree the supply of the *property* is a supply of a going concern;
- 13.4.2 the vendor must, between the contract date and completion, carry on the enterprise conducted on the land in a proper and business-like way;
- 13.4.3 if the purchaser is not registered by the date for completion, the *parties* must complete and the purchaser must pay on completion, in addition to the price, an amount being the price multiplied by the *GST rate* ("the retention sum"). The retention sum is to be held by the *depositholder* and dealt with as follows –
- if *within* 3 months of completion the purchaser *serves* a letter from the Australian Taxation Office stating the purchaser is registered with a date of effect of registration on or before completion, the *depositholder* is to pay the retention sum to the purchaser; but
  - if the purchaser does not *serve* that letter *within* 3 months of completion, the *depositholder* is to pay the retention sum to the vendor; and
- 13.4.4 if the vendor, despite clause 13.4.1, *serves* a letter from the Australian Taxation Office stating the vendor has to pay GST on the supply, the purchaser must pay to the vendor on demand the amount of GST assessed.
- 13.5 *Normally*, the vendor promises the margin scheme will not apply to the supply of the *property*.
- 13.6 If this contract says the margin scheme is to apply in making the taxable supply, the *parties* agree that the margin scheme is to apply to the sale of the *property*.
- 13.7 If this contract says the sale is not a taxable supply –
- 13.7.1 the purchaser promises that the *property* will not be used and represents that the purchaser does not intend the *property* (or any part of the *property*) to be used in a way that could make the sale a taxable supply to any extent; and

- 13.7.2 the purchaser must pay the vendor on completion in addition to the price an amount calculated by multiplying the price by the *GST rate* if this sale is a taxable supply to any extent because of –
- a breach of clause 13.7.1; or
  - something else known to the purchaser but not the vendor.
- 13.8 If this contract says this sale is a taxable supply in full and does not say the margin scheme applies to the *property*, the vendor must pay the purchaser on completion an amount of one-eleventh of the price if –
- 13.8.1 this sale is not a taxable supply in full; or
- 13.8.2 the margin scheme applies to the *property* (or any part of the *property*).
- 13.9 If this contract says this sale is a taxable supply to an extent –
- 13.9.1 clause 13.7.1 does not apply to any part of the *property* which is identified as being a taxable supply; and
- 13.9.2 the payments mentioned in clauses 13.7 and 13.8 are to be recalculated by multiplying the relevant payment by the proportion of the price which represents the value of that part of the *property* to which the clause applies (the proportion to be expressed as a number between 0 and 1). Any evidence of value must be obtained at the expense of the vendor.
- 13.10 *Normally*, on completion the vendor must give the recipient of the supply a tax invoice for any taxable supply by the vendor by or under this contract.
- 13.11 The vendor does not have to give the purchaser a tax invoice if the margin scheme applies to a taxable supply.
- 13.12 If the vendor is liable for GST on rents or profits due to issuing an invoice or receiving consideration before completion, any adjustment of those amounts must exclude an amount equal to the vendor's GST liability.
- 13.13 If the purchaser must make an *RW payment* the purchaser must –
- 13.13.1 at least 5 days before the date for completion, *serve* evidence of submission of an *RW payment* notification form to the Australian Taxation Office by the purchaser or, if a direction under clause 4.3 has been *served*, by the transferee named in the transfer *served* with that direction;
- 13.13.2 produce on completion a *settlement cheque* for the *RW payment* payable to the Deputy Commissioner of Taxation;
- 13.13.3 forward the *settlement cheque* to the payee immediately after completion; and
- 13.13.4 *serve* evidence of receipt of payment of the *RW payment*.

## 14 Adjustments

- 14.1 *Normally*, the vendor is entitled to the rents and profits and will be liable for all rates, water, sewerage and drainage service and usage charges, land tax, levies and all other periodic outgoings up to and including the *adjustment date* after which the purchaser will be entitled and liable.
- 14.2 The *parties* must make any necessary adjustment on completion.
- 14.3 If an amount that is adjustable under this contract has been reduced under *legislation*, the *parties* must on completion adjust the reduced amount.
- 14.4 The *parties* must not adjust surcharge land tax (as defined in the Land Tax Act 1956) but must adjust any other land tax for the year current at the *adjustment date* –
- 14.4.1 only if land tax has been paid or is payable for the year (whether by the vendor or by a predecessor in title) and this contract says that land tax is adjustable;
- 14.4.2 by adjusting the amount that would have been payable if at the start of the year –
- the person who owned the land owned no other land;
  - the land was not subject to a special trust or owned by a non-concessional company; and
  - if the land (or part of it) had no separate taxable value, by calculating its separate taxable value on a proportional area basis.
- 14.5 If any other amount that is adjustable under this contract relates partly to the land and partly to other land, the *parties* must adjust it on a proportional area basis.
- 14.6 *Normally*, the vendor can direct the purchaser to produce a *settlement cheque* on completion to pay an amount adjustable under this contract and if so –
- 14.6.1 the amount is to be treated as if it were paid; and
- 14.6.2 the *cheque* must be forwarded to the payee immediately after completion (by the purchaser if the *cheque* relates only to the *property* or by the vendor in any other case).
- 14.7 If on completion the last bill for a water, sewerage or drainage usage charge is for a period ending before the *adjustment date*, the vendor is liable for an amount calculated by dividing the bill by the number of days in the period then multiplying by the number of unbilled days up to and including the *adjustment date*.
- 14.8 The vendor is liable for any amount recoverable for work started on or before the contract date on the *property* or any adjoining footpath or road.

## 15 Date for completion

The *parties* must complete by the date for completion and, if they do not, a *party* can *serve* a notice to complete if that *party* is otherwise entitled to do so.

**16 Completion****• Vendor**

- 16.1 On completion the vendor must give the purchaser any *document of title* that relates only to the *property*.
- 16.2 If on completion the vendor has possession or control of a *document of title* that relates also to other property, the vendor must produce it as and where necessary.
- 16.3 *Normally*, on completion the vendor must cause the legal title to the *property* (being an estate in fee simple) to pass to the purchaser free of any mortgage or other interest, subject to any necessary registration.
- 16.4 The legal title to the *property* does not pass before completion.
- 16.5 If the vendor gives the purchaser a document (other than the transfer) that needs to be lodged for registration, the vendor must pay the lodgement fee to the purchaser, plus another 20% of that fee.
- 16.6 If a *party* serves a land tax certificate showing a charge on any of the land, on completion the vendor must give the purchaser a land tax certificate showing the charge is no longer effective against the land.

**• Purchaser**

- 16.7 On completion the purchaser must pay to the vendor, by cash (up to \$2,000) or *settlement cheque* –
- 16.7.1 the price less any:
- deposit paid;
  - *remittance amount* payable;
  - *RW payment*; and
  - amount payable by the vendor to the purchaser under this contract; and
- 16.7.2 any other amount payable by the purchaser under this contract.
- 16.8 If the vendor requires more than 5 *settlement cheques*, the vendor must pay \$10 for each extra *cheque*.
- 16.9 If any of the deposit is not covered by a bond or guarantee, on completion the purchaser must give the vendor an order signed by the purchaser authorising the *depositholder* to account to the vendor for the deposit.
- 16.10 On completion the deposit belongs to the vendor.

**• Place for completion**

- 16.11 *Normally*, the *parties* must complete at the completion address, which is –
- 16.11.1 if a special completion address is stated in this contract - that address; or
- 16.11.2 if none is stated, but a first mortgagee is disclosed in this contract and the mortgagee would usually discharge the mortgage at a particular place - that place; or
- 16.11.3 in any other case - the vendor's *solicitor's* address stated in this contract.
- 16.12 The vendor by reasonable notice can require completion at another place, if it is in NSW, but the vendor must pay the purchaser's additional expenses, including any agency or mortgagee fee.
- 16.13 If the purchaser requests completion at a place that is not the completion address, and the vendor agrees, the purchaser must pay the vendor's additional expenses, including any agency or mortgagee fee.

**17 Possession**

- 17.1 *Normally*, the vendor must give the purchaser vacant possession of the *property* on completion.
- 17.2 The vendor does not have to give vacant possession if –
- 17.2.1 this contract says that the sale is subject to existing tenancies; and
- 17.2.2 the contract discloses the provisions of the tenancy (for example, by attaching a copy of the lease and any relevant memorandum or variation).
- 17.3 *Normally*, the purchaser can claim compensation (before or after completion) or *rescind* if any of the land is affected by a protected tenancy (a tenancy affected by Part 2, 3, 4 or 5 Landlord and Tenant (Amendment) Act 1948).

**18 Possession before completion**

- 18.1 This clause applies only if the vendor gives the purchaser possession of the *property* before completion.
- 18.2 The purchaser must not before completion –
- 18.2.1 let or part with possession of any of the *property*;
- 18.2.2 make any change or structural alteration or addition to the *property*; or
- 18.2.3 contravene any agreement between the *parties* or any direction, document, *legislation*, notice or order affecting the *property*.
- 18.3 The purchaser must until completion –
- 18.3.1 keep the *property* in good condition and repair having regard to its condition at the giving of possession; and
- 18.3.2 allow the vendor or the vendor's authorised representative to enter and inspect it at all reasonable times.
- 18.4 The risk as to damage to the *property* passes to the purchaser immediately after the purchaser enters into possession.
- 18.5 If the purchaser does not comply with this clause, then without affecting any other right of the vendor –
- 18.5.1 the vendor can before completion, without notice, remedy the non-compliance; and

18.5.2 if the vendor pays the expense of doing this, the purchaser must pay it to the vendor with interest at the rate prescribed under s101 Civil Procedure Act 2005.

18.6 If this contract is *rescinded* or *terminated* the purchaser must immediately vacate the *property*.

18.7 If the *parties* or their *solicitors* on their behalf do not agree in writing to a fee or rent, none is payable.

## 19 Rescission of contract

19.1 If this contract expressly gives a *party* a right to *rescind*, the *party* can exercise the right –

19.1.1 only by *servicing* a notice before completion; and

19.1.2 in spite of any making of a claim or *requisition*, any attempt to satisfy a claim or *requisition*, any arbitration, litigation, mediation or negotiation or any giving or taking of possession.

19.2 *Normally*, if a *party* exercises a right to *rescind* expressly given by this contract or any *legislation* –

19.2.1 the deposit and any other money paid by the purchaser under this contract must be refunded;

19.2.2 a *party* can claim for a reasonable adjustment if the purchaser has been in possession;

19.2.3 a *party* can claim for damages, costs or expenses arising out of a breach of this contract; and

19.2.4 a *party* will not otherwise be liable to pay the other *party* any damages, costs or expenses.

## 20 Miscellaneous

20.1 The *parties* acknowledge that anything stated in this contract to be attached was attached to this contract by the vendor before the purchaser signed it and is part of this contract.

20.2 Anything attached to this contract is part of this contract.

20.3 An area, bearing or dimension in this contract is only approximate.

20.4 If a *party* consists of 2 or more persons, this contract benefits and binds them separately and together.

20.5 A *party's solicitor* can receive any amount payable to the *party* under this contract or direct in writing that it is to be paid to another person.

20.6 A document under or relating to this contract is –

20.6.1 signed by a *party* if it is signed by the *party* or the *party's solicitor* (apart from a direction under clause 4.3);

20.6.2 *served* if it is *served* by the *party* or the *party's solicitor*;

20.6.3 *served* if it is *served* on the *party's solicitor*, even if the *party* has died or any of them has died;

20.6.4 *served* if it is *served* in any manner provided in s170 of the Conveyancing Act 1919;

20.6.5 *served* if it is sent by email or fax to the *party's solicitor*, unless in either case it is not received;

20.6.6 *served* on a person if it (or a copy of it) comes into the possession of the person; and

20.6.7 *served* at the earliest time it is *served*, if it is *served* more than once.

20.7 An obligation to pay an expense of another *party* of doing something is an obligation to pay –

20.7.1 if the *party* does the thing personally - the reasonable cost of getting someone else to do it; or

20.7.2 if the *party* pays someone else to do the thing - the amount paid, to the extent it is reasonable.

20.8 Rights under clauses 11, 13, 14, 17, 24, 30 and 31 continue after completion, whether or not other rights continue.

20.9 The vendor does not promise, represent or state that the purchaser has any cooling off rights.

20.10 The vendor does not promise, represent or state that any attached survey report is accurate or current.

20.11 A reference to any *legislation* (including any percentage or rate specified in *legislation*) is also a reference to any corresponding later *legislation*.

20.12 Each *party* must do whatever is necessary after completion to carry out the *party's* obligations under this contract.

20.13 Neither taking possession nor *servicing* a transfer of itself implies acceptance of the *property* or the title.

20.14 The details and information provided in this contract (for example, on pages 1 - 3) are, to the extent of each *party's* knowledge, true, and are part of this contract.

20.15 Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked.

## 21 Time limits in these provisions

21.1 If the time for something to be done or to happen is not stated in these provisions, it is a reasonable time.

21.2 If there are conflicting times for something to be done or to happen, the latest of those times applies.

21.3 The time for one thing to be done or to happen does not extend the time for another thing to be done or to happen.

21.4 If the time for something to be done or to happen is the 29th, 30th or 31st day of a month, and the day does not exist, the time is instead the last day of the month.

21.5 If the time for something to be done or to happen is a day that is not a *business day*, the time is extended to the next *business day*, except in the case of clauses 2 and 3.2.

21.6 *Normally*, the time by which something must be done is fixed but not essential.

## 22 Foreign Acquisitions and Takeovers Act 1975

22.1 The purchaser promises that the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer under the Foreign Acquisitions and Takeovers Act 1975.

22.2 This promise is essential and a breach of it entitles the vendor to *terminate*.

## 23 Strata or community title

### • Definitions and modifications

- 23.1 This clause applies only if the land (or part of it) is a lot in a strata, neighbourhood, precinct or community scheme (or on completion is to be a lot in a scheme of that kind).
- 23.2 In this contract –
- 23.2.1 'change', in relation to a scheme, means –
- a registered or registrable change from by-laws set out in this contract;
  - a change from a development or management contract or statement set out in this contract; or
  - a change in the boundaries of common property;
- 23.2.2 'common property' includes association property for the scheme or any higher scheme;
- 23.2.3 'contribution' includes an amount payable under a by-law;
- 23.2.4 'information certificate' includes a certificate under s184 Strata Schemes Management Act 2015 and s26 Community Land Management Act 1989;
- 23.2.5 'information notice' includes a strata information notice under s22 Strata Schemes Management Act 2015 and a notice under s47 Community Land Management Act 1989;
- 23.2.6 'normal expenses', in relation to an owners corporation for a scheme, means normal operating expenses usually payable from the administrative fund of an owners corporation for a scheme of the same kind;
- 23.2.7 'owners corporation' means the owners corporation or the association for the scheme or any higher scheme;
- 23.2.8 'the *property*' includes any interest in common property for the scheme associated with the lot; and
- 23.2.9 'special expenses', in relation to an owners corporation, means its actual, contingent or expected expenses, except to the extent they are –
- normal expenses;
  - due to fair wear and tear;
  - disclosed in this contract; or
  - covered by moneys held in the capital works fund.
- 23.3 Clauses 11, 14.8 and 18.4 do not apply to an obligation of the owners corporation, or to property insurable by it.
- 23.4 Clauses 14.4.2 and 14.5 apply but on a unit entitlement basis instead of an area basis.
- ### • Adjustments and liability for expenses
- 23.5 The *parties* must adjust under clause 14.1 –
- 23.5.1 a regular periodic contribution;
- 23.5.2 a contribution which is not a regular periodic contribution but is disclosed in this contract; and
- 23.5.3 on a unit entitlement basis, any amount paid by the vendor for a normal expense of the owners corporation to the extent the owners corporation has not paid the amount to the vendor.
- 23.6 If a contribution is not a regular periodic contribution and is not disclosed in this contract –
- 23.6.1 the vendor is liable for it if it was determined on or before the contract date, even if it is payable by instalments; and
- 23.6.2 the purchaser is liable for all contributions determined after the contract date.
- 23.7 The vendor must pay or allow to the purchaser on completion the amount of any unpaid contributions for which the vendor is liable under clause 23.6.1.
- 23.8 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 23.8.1 an existing or future actual, contingent or expected expense of the owners corporation;
- 23.8.2 a proportional unit entitlement of the lot or a relevant lot or former lot, apart from a claim under clause 6; or
- 23.8.3 a past or future change in the scheme or a higher scheme.
- 23.9 However, the purchaser can *rescind* if –
- 23.9.1 the special expenses of the owners corporation at the later of the contract date and the creation of the owners corporation when calculated on a unit entitlement basis (and, if more than one lot or a higher scheme is involved, added together), less any contribution paid by the vendor, are more than 1% of the price;
- 23.9.2 in the case of the lot or a relevant lot or former lot in a higher scheme –
- a proportional unit entitlement for the lot is not disclosed in this contract; or
  - a proportional unit entitlement for the lot is disclosed in this contract but the lot has a different proportional unit entitlement at the contract date or at any time before completion;
- 23.9.3 a change before the contract date or before completion in the scheme or a higher scheme substantially disadvantages the purchaser and is not disclosed in this contract; or

23.9.4 a resolution is passed by the owners corporation before the contract date or before completion to give a strata renewal plan to the owners in the scheme for their consideration and there is not attached to this contract a strata renewal proposal or the strata renewal plan.

• **Notices, certificates and inspections**

- 23.10 The purchaser must give the vendor 2 copies of an information notice addressed to the owners corporation and signed by the purchaser.
- 23.11 The vendor must complete and sign 1 copy of the notice and give it to the purchaser on completion.
- 23.12 Each *party* can sign and give the notice as agent for the other.
- 23.13 The vendor must *serve* an information certificate issued after the contract date in relation to the lot, the scheme or any higher scheme at least 7 days before the date for completion.
- 23.14 The purchaser does not have to complete earlier than 7 days after *service* of the certificate and clause 21.3 does not apply to this provision. On completion the purchaser must pay the vendor the prescribed fee for the certificate.
- 23.15 The vendor authorises the purchaser to apply for the purchaser's own certificate.
- 23.16 The vendor authorises the purchaser to apply for and make an inspection of any record or other document in the custody or control of the owners corporation or relating to the scheme or any higher scheme.

• **Meetings of the owners corporation**

- 23.17 If a general meeting of the owners corporation is convened before completion –
- 23.17.1 if the vendor receives notice of it, the vendor must immediately notify the purchaser of it; and
- 23.17.2 after the expiry of any cooling off period, the purchaser can require the vendor to appoint the purchaser (or the purchaser's nominee) to exercise any voting rights of the vendor in respect of the lot at the meeting.

**24 Tenancies**

- 24.1 If a tenant has not made a payment for a period preceding or current at the *adjustment date* –
- 24.1.1 for the purposes of clause 14.2, the amount is to be treated as if it were paid; and
- 24.1.2 the purchaser assigns the debt to the vendor on completion and will if required give a further assignment at the vendor's expense.
- 24.2 If a tenant has paid in advance of the *adjustment date* any periodic payment in addition to rent, it must be adjusted as if it were rent for the period to which it relates.
- 24.3 If the *property* is to be subject to a tenancy on completion or is subject to a tenancy on completion –
- 24.3.1 the vendor authorises the purchaser to have any accounting records relating to the tenancy inspected and audited and to have any other document relating to the tenancy inspected;
- 24.3.2 the vendor must *serve* any information about the tenancy reasonably requested by the purchaser before or after completion; and
- 24.3.3 *normally*, the purchaser can claim compensation (before or after completion) if –
- a disclosure statement required by the Retail Leases Act 1994 was not given when required;
  - such a statement contained information that was materially false or misleading;
  - a provision of the lease is not enforceable because of a non-disclosure in such a statement; or
  - the lease was entered into in contravention of the Retail Leases Act 1994.
- 24.4 If the *property* is subject to a tenancy on completion –
- 24.4.1 the vendor must allow or transfer –
- any remaining bond money or any other security against the tenant's default (to the extent the security is transferable);
  - any money in a fund established under the lease for a purpose and compensation for any money in the fund or interest earned by the fund that has been applied for any other purpose; and
  - any money paid by the tenant for a purpose that has not been applied for that purpose and compensation for any of the money that has been applied for any other purpose;
- 24.4.2 if the security is not transferable, each *party* must do everything reasonable to cause a replacement security to issue for the benefit of the purchaser and the vendor must hold the original security on trust for the benefit of the purchaser until the replacement security issues;
- 24.4.3 the vendor must give to the purchaser –
- a proper notice of the transfer (an attornment notice) addressed to the tenant;
  - any certificate given under the Retail Leases Act 1994 in relation to the tenancy;
  - a copy of any disclosure statement given under the Retail Leases Act 1994;
  - a copy of any document served on the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion; and
  - any document served by the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion;
- 24.4.4 the vendor must comply with any obligation to the tenant under the lease, to the extent it is to be complied with by completion; and

24.4.5 the purchaser must comply with any obligation to the tenant under the lease, to the extent that the obligation is disclosed in this contract and is to be complied with after completion.

## 25 Qualified title, limited title and old system title

- 25.1 This clause applies only if the land (or part of it) –
- 25.1.1 is under qualified, limited or old system title; or
  - 25.1.2 on completion is to be under one of those titles.
- 25.2 The vendor must *serve* a proper abstract of title *within 7* days after the contract date.
- 25.3 If an abstract of title or part of an abstract of title is attached to this contract or has been lent by the vendor to the purchaser before the contract date, the abstract or part is *served* on the contract date.
- 25.4 An abstract of title can be or include a list of documents, events and facts arranged (apart from a will or codicil) in date order, if the list in respect of each document –
- 25.4.1 shows its date, general nature, names of parties and any registration number; and
  - 25.4.2 has attached a legible photocopy of it or of an official or registration copy of it.
- 25.5 An abstract of title –
- 25.5.1 must start with a good root of title (if the good root of title must be at least 30 years old, this means 30 years old at the contract date);
  - 25.5.2 in the case of a leasehold interest, must include an abstract of the lease and any higher lease;
  - 25.5.3 *normally*, need not include a Crown grant; and
  - 25.5.4 need not include anything evidenced by the Register kept under the Real Property Act 1900.
- 25.6 In the case of land under old system title –
- 25.6.1 in this contract 'transfer' means conveyance;
  - 25.6.2 the purchaser does not have to *serve* the form of transfer until after the vendor has *served* a proper abstract of title; and
  - 25.6.3 each vendor must give proper covenants for title as regards that vendor's interest.
- 25.7 In the case of land under limited title but not under qualified title –
- 25.7.1 *normally*, the abstract of title need not include any document which does not show the location, area or dimensions of the land (for example, by including a metes and bounds description or a plan of the land);
  - 25.7.2 clause 25.7.1 does not apply to a document which is the good root of title; and
  - 25.7.3 the vendor does not have to provide an abstract if this contract contains a delimitation plan (whether in registrable form or not).
- 25.8 The vendor must give a proper covenant to produce where relevant.
- 25.9 The vendor does not have to produce or covenant to produce a document that is not in the possession of the vendor or a mortgagee.
- 25.10 If the vendor is unable to produce an original document in the chain of title, the purchaser will accept a photocopy from the Registrar-General of the registration copy of that document.

## 26 Crown purchase money

- 26.1 This clause applies only if purchase money is payable to the Crown, whether or not due for payment.
- 26.2 The vendor is liable for the money, except to the extent this contract says the purchaser is liable for it.
- 26.3 To the extent the vendor is liable for it, the vendor is liable for any interest until completion.
- 26.4 To the extent the purchaser is liable for it, the *parties* must adjust any interest under clause 14.1.

## 27 Consent to transfer

- 27.1 This clause applies only if the land (or part of it) cannot be transferred without consent under *legislation* or a *planning agreement*.
- 27.2 The purchaser must properly complete and then *serve* the purchaser's part of an application for consent to transfer of the land (or part of it) *within 7* days after the contract date.
- 27.3 The vendor must apply for consent *within 7* days after *service* of the purchaser's part.
- 27.4 If consent is refused, either *party* can *rescind*.
- 27.5 If consent is given subject to one or more conditions that will substantially disadvantage a *party*, then that *party* can *rescind* *within 7* days after receipt by or *service* upon the *party* of written notice of the conditions.
- 27.6 If consent is not given or refused –
- 27.6.1 *within 42* days after the purchaser *serves* the purchaser's part of the application, the purchaser can *rescind*; or
  - 27.6.2 *within 30* days after the application is made, either *party* can *rescind*.
- 27.7 Each period in clause 27.6 becomes 90 days if the land (or part of it) is –
- 27.7.1 under a *planning agreement*; or
  - 27.7.2 in the Western Division.
- 27.8 If the land (or part of it) is described as a lot in an unregistered plan, each time in clause 27.6 becomes the later of the time and 35 days after creation of a separate folio for the lot.
- 27.9 The date for completion becomes the later of the date for completion and 14 days after *service* of the notice granting consent to transfer.



**28 Unregistered plan**

- 28.1 This clause applies only if some of the land is described as a lot in an unregistered plan.
- 28.2 The vendor must do everything reasonable to have the plan registered *within* 6 months after the contract date, with or without any minor alteration to the plan or any document to be lodged with the plan validly required or made under *legislation*.
- 28.3 If the plan is not registered *within* that time and in that manner –
- 28.3.1 the purchaser can *rescind*; and
- 28.3.2 the vendor can *rescind*, but only if the vendor has complied with clause 28.2 and with any *legislation* governing the rescission.
- 28.4 Either *party* can *serve* notice of the registration of the plan and every relevant lot and plan number.
- 28.5 The date for completion becomes the later of the date for completion and 21 days after *service* of the notice.
- 28.6 Clauses 28.2 and 28.3 apply to another plan that is to be registered before the plan is registered.

**29 Conditional contract**

- 29.1 This clause applies only if a provision says this contract or completion is conditional on an event.
- 29.2 If the time for the event to happen is not stated, the time is 42 days after the contract date.
- 29.3 If this contract says the provision is for the benefit of a *party*, then it benefits only that *party*.
- 29.4 if anything is necessary to make the event happen, each *party* must do whatever is reasonably necessary to cause the event to happen.
- 29.5 A *party* can *rescind* under this clause only if the *party* has substantially complied with clause 29.4.
- 29.6 If the event involves an approval and the approval is given subject to a condition that will substantially disadvantage a *party* who has the benefit of the provision, the *party* can *rescind within* 7 days after either *party* *serves* notice of the condition.
- 29.7 If the *parties* can lawfully complete without the event happening –
- 29.7.1 if the event does not happen *within* the time for it to happen, a *party* who has the benefit of the provision can *rescind within* 7 days after the end of that time;
- 29.7.2 if the event involves an approval and an application for the approval is refused, a *party* who has the benefit of the provision can *rescind within* 7 days after either *party* *serves* notice of the refusal; and
- 29.7.3 the date for completion becomes the later of the date for completion and 21 days after the earliest of –
- either *party* *serving* notice of the event happening;
  - every *party* who has the benefit of the provision *serving* notice waiving the provision; or
  - the end of the time for the event to happen.
- 29.8 If the *parties* cannot lawfully complete without the event happening –
- 29.8.1 if the event does not happen *within* the time for it to happen, either *party* can *rescind*;
- 29.8.2 if the event involves an approval and an application for the approval is refused, either *party* can *rescind*;
- 29.8.3 the date for completion becomes the later of the date for completion and 21 days after either *party* *serves* notice of the event happening.
- 29.9 A *party* cannot *rescind* under clauses 29.7 or 29.8 after the event happens.

**30 Electronic transaction**

- 30.1 This *Conveyancing Transaction* is to be conducted as an *electronic transaction* if –
- 30.1.1 this contract says that it is a proposed *electronic transaction*;
- 30.1.2 the parties otherwise agree that it is to be conducted as an *electronic transaction*; or
- 30.1.3 the *conveyancing rules* require it to be conducted as an *electronic transaction*.
- 30.2 However, this *Conveyancing Transaction* is not to be conducted as an *electronic transaction* –
- 30.2.1 if the land is not *electronically tradeable* or the transfer is not eligible to be lodged electronically; or
- 30.2.2 if, at any time after it has been agreed that it will be conducted as an *electronic transaction*, a *party* *serves* a notice that it will not be conducted as an *electronic transaction*.
- 30.3 If, because of clause 30.2.2, this *Conveyancing Transaction* is not to be conducted as an *electronic transaction* –
- 30.3.1 each *party* must –
- bear equally any disbursements or fees; and
  - otherwise bear that *party's* own costs;
- incurred because this *Conveyancing Transaction* was to be conducted as an *electronic transaction*; and
- 30.3.2 if a *party* has paid all of a disbursement or fee which, by reason of this clause, is to be borne equally by the *parties*, that amount must be adjusted under clause 14.2.

- 30.4 If this *Conveyancing Transaction* is to be conducted as an *electronic transaction* –
- 30.4.1 to the extent, but only to the extent, that any other provision of this contract is inconsistent with this clause, the provisions of this clause prevail;
- 30.4.2 *normally*, words and phrases used in this clause 30 (italicised and in Title Case, such as *Electronic Workspace* and *Lodgement Case*) have the same meaning which they have in the *participation rules*;
- 30.4.3 the *parties* must conduct the *electronic transaction* in accordance with the *participation rules* and the *ECNL*;
- 30.4.4 a *party* must pay the fees and charges payable by that *party* to the *ELNO* and the *Land Registry* as a result of this transaction being an *electronic transaction*;
- 30.4.5 any communication from one *party* to another *party* in the *Electronic Workspace* made –
- after the *effective date*; and
  - before the receipt of a notice given under clause 30.2.2;
- is taken to have been received by that *party* at the time determined by s13A of the *Electronic Transactions Act 2000*; and
- 30.4.6 a document which is an *electronic document* is served as soon as it is first *Digitally Signed* in the *Electronic Workspace* on behalf of the *party* required to serve it.
- 30.5 *Normally*, the vendor must *within 7 days* of the *effective date* –
- 30.5.1 create an *Electronic Workspace*;
- 30.5.2 *populate* the *Electronic Workspace* with *title data*, the date for completion and, if applicable, *mortgagee details*; and
- 30.5.3 invite the purchaser and any *discharging mortgagee* to the *Electronic Workspace*.
- 30.6 If the vendor has not created an *Electronic Workspace* in accordance with clause 30.5, the purchaser may create an *Electronic Workspace*. If the purchaser creates the *Electronic Workspace* the purchaser must –
- 30.6.1 *populate* the *Electronic Workspace* with *title data*;
- 30.6.2 create and *populate* an *electronic transfer*;
- 30.6.3 *populate* the *Electronic Workspace* with the date for completion and a nominated *completion time*; and
- 30.6.4 invite the vendor and any *incoming mortgagee* to join the *Electronic Workspace*.
- 30.7 *Normally*, *within 7 days* of receiving an invitation from the vendor to join the *Electronic Workspace*, the purchaser must –
- 30.7.1 join the *Electronic Workspace*;
- 30.7.2 create and *populate* an *electronic transfer*;
- 30.7.3 invite any *incoming mortgagee* to join the *Electronic Workspace*; and
- 30.7.4 *populate* the *Electronic Workspace* with a nominated *completion time*.
- 30.8 If the purchaser has created the *Electronic Workspace* the vendor must *within 7 days* of being invited to the *Electronic Workspace* –
- 30.8.1 join the *Electronic Workspace*;
- 30.8.2 *populate* the *Electronic Workspace* with *mortgagee details*, if applicable; and
- 30.8.3 invite any *discharging mortgagee* to join the *Electronic Workspace*.
- 30.9 To complete the financial settlement schedule in the *Electronic Workspace* –
- 30.9.1 the purchaser must provide the vendor with *adjustment figures* at least *2 business days* before the date for completion; and
- 30.9.2 the vendor must *populate* the *Electronic Workspace* with payment details at least *1 business day* before the date for completion.
- 30.10 At least *1 business day* before the date for completion, the *parties* must ensure that –
- 30.10.1 all *electronic documents* which a *party* must *Digitally Sign* to complete the *electronic transaction* are *populated* and *Digitally Signed*;
- 30.10.2 all certifications required by the *ECNL* are properly given; and
- 30.10.3 they do everything else in the *Electronic Workspace* which that *party* must do to enable the *electronic transaction* to proceed to completion.
- 30.11 If completion takes place in the *Electronic Workspace* –
- 30.11.1 payment electronically on completion of the price in accordance with clause 16.7 is taken to be payment by a single *settlement cheque*;
- 30.11.2 the completion address in clause 16.11 is the *Electronic Workspace*; and
- 30.11.3 clauses 13.13.2 to 13.13.4, 16.8, 16.12, 16.13 and 31.2.2 to 31.2.4 do not apply.
- 30.12 If the computer systems of any of the *Land Registry*, the *ELNO* or the Reserve Bank of Australia are inoperative for any reason at the *completion time* agreed by the *parties*, a failure to complete this contract for that reason is not a default under this contract on the part of either *party*.
- 30.13 If the *Electronic Workspace* allows the *parties* to choose whether financial settlement is to occur despite the computer systems of the *Land Registry* being inoperative for any reason at the *completion time* agreed by the *parties* –
- 30.13.1 *normally*, the *parties* must choose that financial settlement not occur; however

- 30.13.2 if both *parties* choose that financial settlement is to occur despite such failure and financial settlement occurs –
- all *electronic documents Digitally Signed* by the vendor, the *certificate of title* and any discharge of mortgage, withdrawal of caveat or other *electronic document* forming part of the *Lodgement Case* for the *electronic transaction* shall be taken to have been unconditionally and irrevocably delivered to the purchaser or the purchaser's mortgagee at the time of financial settlement together with the right to deal with the land comprised in the *certificate of title*; and
  - the vendor shall be taken to have no legal or equitable interest in the *property*.
- 30.14 A *party* who holds a *certificate of title* must act in accordance with any *Prescribed Requirement* in relation to the *certificate of title* but if there is no *Prescribed Requirement*, the vendor must *serve* the *certificate of title* after completion.
- 30.15 If the *parties* do not agree about the delivery before completion of one or more documents or things that cannot be delivered through the *Electronic Workspace*, the *party* required to deliver the documents or things –
- 30.15.1 holds them on completion in escrow for the benefit of; and
- 30.15.2 must immediately after completion deliver the documents or things to, or as directed by; the *party* entitled to them.
- 30.16 In this clause 30, these terms (in any form) mean –
- |                                 |   |
|---------------------------------|---|
| <i>adjustment figures</i>       | details of the adjustments to be made to the price under clause 14;   |
| <i>certificate of title</i>     | the paper duplicate of the folio of the register for the land which exists immediately prior to completion and, if more than one, refers to each such paper duplicate;  |
| <i>completion time</i>          | the time of day on the date for completion when the <i>electronic transaction</i> is to be settled;   |
| <i>conveyancing rules</i>       | the rules made under s12E of the Real Property Act 1900;  |
| <i>discharging mortgagee</i>    | any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a <i>Digitally Signed</i> discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the <i>property</i> to be transferred to the purchaser; |
| <i>ECNL</i>                     | the Electronic Conveyancing National Law (NSW);   |
| <i>effective date</i>           | the date on which the <i>Conveyancing Transaction</i> is agreed to be an <i>electronic transaction</i> under clause 30.1.2 or, if clauses 30.1.1 or 30.1.3 apply, the contract date;  |
| <i>electronic document</i>      | a dealing as defined in the Real Property Act 1900 which may be created and <i>Digitally Signed</i> in an <i>Electronic Workspace</i> ;   |
| <i>electronic transfer</i>      | a transfer of land under the Real Property Act 1900 for the <i>property</i> to be prepared and <i>Digitally Signed</i> in the <i>Electronic Workspace</i> established for the purposes of the <i>parties' Conveyancing Transaction</i> ;  |
| <i>electronic transaction</i>   | a <i>Conveyancing Transaction</i> to be conducted for the <i>parties</i> by their legal representatives as <i>Subscribers</i> using an <i>ELN</i> and in accordance with the <i>ECNL</i> and the <i>participation rules</i> ;   |
| <i>electronically tradeable</i> | a land title that is Electronically Tradeable as that term is defined in the <i>conveyancing rules</i> ;  |
| <i>incoming mortgagee</i>       | any mortgagee who is to provide finance to the purchaser on the security of the <i>property</i> and to enable the purchaser to pay the whole or part of the price;  |
| <i>mortgagee details</i>        | the details which a <i>party</i> to the <i>electronic transaction</i> must provide about any <i>discharging mortgagee</i> of the <i>property</i> as at completion;  |
| <i>participation rules</i>      | the participation rules as determined by the <i>ENCL</i> ;  |
| <i>populate</i>                 | to complete data fields in the <i>Electronic Workspace</i> ; and  |
| <i>title data</i>               | the details of the title to the <i>property</i> made available to the <i>Electronic Workspace</i> by the <i>Land Registry</i> .   |

### 31 Foreign Resident Capital Gains Withholding

- 31.1 This clause applies only if –
- 31.1.1 the sale is not an excluded transaction within the meaning of s14-215 of Schedule 1 to the *TA Act*; and
- 31.1.2 a *clearance certificate* in respect of every vendor is not attached to this contract.
- 31.2 The purchaser must –
- 31.2.1 at least 5 days before the date for completion, *serve* evidence of submission of a purchaser payment notification to the Australian Taxation Office by the purchaser or, if a direction under clause 4.3 has been *served*, by the transferee named in the transfer *served* with that direction;
- 31.2.2 produce on completion a *settlement cheque* for the *remittance amount* payable to the Deputy Commissioner of Taxation;
- 31.2.3 forward the *settlement cheque* to the payee immediately after completion; and

- 31.2.4      *serve* evidence of receipt of payment of the *remittance amount*.
- 31.3      The vendor cannot refuse to complete if the purchaser complies with clauses 31.2.1 and 31.2.2.
- 31.4      If the vendor *serves* any *clearance certificate* or *variation*, the purchaser does not have to complete earlier than 7 days after that *service* and clause 21.3 does not apply to this provision.
- 31.5      If the vendor *serves* in respect of every vendor either a *clearance certificate* or a *variation* to 0.00 percent, clauses 31.2 and 31.3 do not apply.

8 BILINGA ROAD KINCUMBER NSW 2251

ANNEXURE To Contract For Sale Of Land Between: Mark Patrick Lawsen and Christine May Lawsen  
(Vendors)

**SPECIAL CONDITIONS**

1. The Purchaser accepts the property with all defects, non-compliance with statute and encroachments by or upon the property and, subject to all statutory warranties and implied terms and the other terms of this contract, the purchaser shall make no objection, requisition or claim on any such account.
2. After noon on the completion date, a party may give to the other party a notice to complete at the completion address at a time of the first party's choosing during normal business hours on a day not less than 14 days (including weekends and public holidays) after the date of service of the notice and such appointed time shall be of the essence of this contract. The party serving the notice shall be entitled to an allowance on settlement of \$200.00, the cost of doing so.
3. The Purchaser warrants that he has not been introduced to the property or to the vendor by any Real Estate Agent, other than the vendor's agent if any, specified above. This clause shall not merge on completion.
4. Provided that the vendor is ready, willing and able to give title to the purchaser, if this contract is not completed for any reason (other than the vendor's default) on or before the Completion date then in addition to any other right which the vendor may have under this contract or otherwise the purchaser will on completion of this contract pay to the vendor interest on the balance of the purchase price at the rate of 10% per annum calculated on daily balances, commencing on the completion date and continuing until completion of this contract. This interest is a genuine pre-estimate of liquidated damages and will be deemed to be part of the balance of purchase money due.
5. A right to damages on the part of the purchaser shall not attach to any breach by the vendor of a statutory warranty under S 52A of the Conveyancing Act.
6. The purchaser's general (as distinct from specific) requisitions about the property or the title under clause 5.1 shall be limited to the requisitions attached to this contract.
7. The provisions of the printed part of this contract are hereby amended or deleted as follows and shall apply accordingly:
  - 7.1. Subclause 7.1.1, delete. (\*NB It may be impossible for a vendor to accept a reduction in price)
  - 7.2. Delete the words "on reasonable grounds" from subclause 8.1.1 and "and those grounds" from subclause 8.1.2. (\*NB "reasonable" is indeterminate)
  - 7.3. Subclause 14.7 add "or the actual reading"
  - 7.4. Subclause 16.5 Delete the words "plus another 20% of that fee"
  - 7.5. Delete subclause 14.4.2.
8. The Vendor warrants that the buildings, if any, on the subject land comply with the requirements of Division 7A of Part 9 of the Environmental Planning and Assessment Regulations 2000.

9. If the Transfer is not received by the vendor's solicitor at least 14 days before the completion date, the purchaser will reimburse the vendor by way of an adjustment on completion the sum of \$110.00 (GST inclusive) being the vendor's solicitors fees for arranging execution of the Transfer by the vendor on short notice.
10. If settlement of this matter does not occur at a scheduled time due to the default of the Purchaser, or his mortgagee, then the Purchaser shall pay all fees including but not limiting to agency fees, re-certification fees and Vendors Conveyancers fees, incurred by the Vendor, or his mortgagee, in relation to any re-arrangement of settlement. The Purchaser agrees that the Vendors Solicitors fee for re-arrangement of settlement is \$220.00 inclusive of GST.
11. Should the Purchaser request and the Vendor agrees to an extension to the cooling off period then the Purchaser shall allow the sum of \$88.00 to the Vendor for the Conveyancing costs related to facilitating the extension in writing at completion.
12. The parties agree that if a PEXA settlement is being conducted then the Purchaser's representative must deliver the Order on Agent to the Vendor's representative before completion to be held in escrow pending settlement.
13. Without limiting the generality of special condition 1, the purchaser acknowledges that the property includes the storage sheds or containers as listed in the schedule being Annexure "A" to this agreement that are licensed to third parties on a month-to-month basis.
  - (a) Adjustments in storage fees and related income and costs will be made in accordance with standard clause 14 of this agreement.
  - (b) The vendor makes no warranties as to the state, condition or security of the storage sheds or containers or the nature, quantity and legality of any items in storage.
14. The Vendor discloses and the Purchaser acknowledges that the premises known as "Unit 5" is currently subject to an unwritten verbal lease and the Purchaser cannot terminate or rescind this contract nor make any objection, requisition or claim for compensation arising out of the unwritten verbal lease.

\* Notes above do not form part of this contract.

## CONDITIONS OF SALE BY AUCTION

These conditions replace 'Auction – Conditions of Sale' on page 3 of the printed contract.

If the property is or is intended to be sold at auction:

Bidders Record means the bidders record to be kept pursuant to Clause 18 of the Property, Stock and Business Agents Regulation 2003 and Section 68 Property and Business Agents Act 2002:

- (1) The following conditions are prescribed as applicable to and in respect of the sale by auction of land:
  - (a) The principal's reserve price must be given in writing to the auctioneer before the auction commences.
  - (b) A bid for the seller cannot be made unless the auctioneer has, before the commencement of the auction, announced clearly and precisely the number of bids that may be made by or on behalf of the seller.
  - (c) The highest bidder is the purchaser, subject to any reserve price.
  - (d) In the event of a disputed bid, the auctioneer is the sole arbitrator and the auctioneer's decision is final.
  - (e) The auctioneer may refuse to accept any bid that, in the auctioneer's opinion, is not in the best interests of the seller.
  - (f) A bidder is taken to be a principal unless, before bidding, the bidder has given to the auctioneer a copy of a written authority to bid for or on behalf of another person.
  - (g) A bid cannot be made or accepted after the fall of the hammer.
  - (h) As soon as practicable after the fall of the hammer the purchaser is to sign the agreement (if any) for sale.
  
- (2) The following conditions, in addition to those prescribed by subclause (1), are prescribed as applicable to and in respect of the sale by auction of residential property or rural land:
  - (a) All bidders must be registered in the Bidders Record and display an identifying number when making a bid.
  - (b) One bid only may be made by or on behalf of the seller. This includes a bid made by the auctioneer on behalf of the seller.
  - (c) When making a bid on behalf of the seller or accepting a bid made by or on behalf of the seller, the auctioneer must clearly state that the bid was made by or on behalf of the seller or auctioneer.

## COMMERCIAL REQUISITIONS ON TITLE

Vendor:  
Purchaser:  
Property:  
Dated:

---

### Possession and tenancies

1. Vacant possession of the property must be given on completion unless the Contract provides otherwise.
2. Is anyone in adverse possession of the property or any part of it?
3.
  - (a) What is the nature of any tenancy or occupancy?
  - (b) If it is in writing, all relevant documentation should be produced, found in order and handed over on completion with notices of attornment.
  - (c) Please specify any existing breaches.
  - (d) What is the current rent payable?
  - (e) All rent should be paid up to or beyond the date of completion.
  - (f) Please provide details of any bond money held, which money is to be paid to or allowed to the purchaser on completion.
  - (g) If the bond money is held by the Rental Bond Board, the appropriate transfer documentation duly signed should be handed over on completion.
  - (h) Please provide details of any security deposits and copies of any bank guarantees which are held by the vendor.
  - (i) Appropriate transfer documentation duly signed should be handed over on completion assigning the vendor's interest in the security deposits, bank guarantees and any personal guarantees.
  - (j) Are there any sub-leases? If so, copies should be provided.
  - (k) Please provide details of current insurances held by the tenant over the improvements and/or for public liability and plate glass, in particular the type of the cover, the name of the insurer, the period of the cover and the amount of the cover.
4. Is any tenancy subject to the *Retail Leases Act 1994*?  
If so:
  - (a) complete copies of the disclosure statements as required by the *Retail Leases Act 1994* should be provided;
  - (b) a copy of a certificate given under Section 16(3) of the *Retail Leases Act 1994* should be provided or other evidence to confirm that Section 16 would not apply to the lease;
  - (c) is the vendor aware of any provision of the lease which is not enforceable because of a non disclosure in the disclosure statement or any lease which has been entered into in contravention of the *Retail Leases Act 1994*?
5. Is the property affected by a protected tenancy (a tenancy affected by Parts 2, 3, 4 or 5 of the *Landlord and Tenant (Amendment) Act 1948*)?
6. If any tenancy is subject to the *Residential Tenancies Act 2010 (NSW)*:
  - (a) has either the vendor or any predecessor or the tenant applied to the Consumer, Trader and Tenancy Tribunal for an order?
  - (b) have any orders been made by the Consumer, Trader and Tenancy Tribunal? If so, please provide details.

### Title

7. On completion the vendor should be registered as proprietor in fee simple of the property free from all caveats and encumbrances whether statutory or otherwise, except those to which the sale is expressly made subject.
8. On or before completion, any mortgage or caveat or writ must be discharged, withdrawn or cancelled (as the case may be) or, in the case of a mortgage or caveat, an executed discharge or withdrawal handed over on completion.
9. Are there any proceedings pending or concluded that could result in the recording of any writ on the title to the property or in the General Register of Deeds? If so, full details should be provided at least 14 days prior to completion.
10. When and where may the title documents be inspected?
11. Are any fixtures, fittings or chattels included in the sale subject to any hire purchase agreement, bill of sale, chattel mortgage or other charge? If so, details must be given and any indebtedness discharged prior to completion or Title transferred unencumbered to the vendor prior to completion.
12. A depreciation schedule or all details of the written down values of all fixtures, fittings and chattels included in the property must be provided.

### Rates and taxes

13. All rates, taxes, levies, other charges and assessments, including land tax, affecting the property must be paid up to the date of completion and receipts produced.



14. Is the vendor liable to pay land tax or is the property otherwise charged or liable to be charged with land tax?  
If so:
- (a) to what year has a return been made?
  - (b) what is the taxable value of the property for land tax purposes for the current year?

**Building, fencing, etc**

15. Subject to the Contract, survey should be satisfactory and show that the whole of the property is available and that there are no encroachments by or upon the property and that all improvements comply with local government/planning legislation.
16. Is the vendor in possession of a survey report? If so, please produce a copy for inspection prior to completion. The original should be handed over on completion.
- 17.
- (a) Have the provisions of the *Local Government Act 1993*, the *Environmental Planning and Assessment Act 1979* and their regulations and schemes been complied with?
  - (b) Have there been any alterations to improvements since 1959 requiring the consent of the Local Council or other authority? If so, please provide details and evidence of consents.
  - (c) Has the vendor a Building Certificate? If so, it should be handed over on completion. Please provide a copy prior to completion.
  - (d) Has the vendor a Final Occupation Certificate issued under the *Environmental Planning and Assessment Act 1979* for all current buildings or structures? If so, it should be handed over on completion. Please provide a copy in advance.
  - (e) Has there been any building work on the property to which provisions of the *Home Building Act 1989* apply? If so, please provide details and state whether the work was done pursuant to an owner/builder permit or by a licensed builder and provide details as to the permit, names of the parties and licence number(s).
18. Has any notice been given or received or has an application been made under the *Encroachment of Buildings Act 1922* or are there circumstances which would give rise to a notice or application under that Act in respect of the property. If the answer is yes, please provide full details.
19. Are the improvements affected or have they been previously affected by:
- (a) termite infestation, treatment or repair?
  - (b) flooding or dampness of areas below ground levels?
  - (c) functional problems with equipment such as air conditioning, roofs or inclinators, pool equipment, building management and security systems?
20. Are there any pipes or structures below the surface of the land which are not disclosed in the Contract?
21. Is there any development approval consent to use the property which is not disclosed in the Contract?
22. Has all the structural work including any retaining walls been designed by a qualified structural engineer?
23. If the answer to any of Requisitions 19 to 22 is yes, please provide full details.
24. Has the vendor (or any predecessor) entered into any agreement with or granted any indemnity to the Local Council, the Sydney Water Corporation or any other authority concerning any development on the property?
- 25.
- (a) To whom do the boundary fences belong?
  - (b) Are there any party walls?
  - (c) If the answer to Requisition 25(b) is yes, specify what rights exist in relation to each party wall and produce any agreement. The benefit of any such agreement should be assigned to the purchaser on completion.
  - (d) Is the vendor aware of any dispute regarding boundary or dividing fences or party walls?
  - (e) Has the vendor received any notice, claim or proceedings under the *Dividing Fences Act 1991*?
26. Are any rainwater downpipes connected to the sewer? If so, they must be disconnected prior to completion.

**Use and enjoyment of the property**

- 27.
- (a) Is the vendor aware of any rights, licences, easements, covenants or restrictions as to user other than those disclosed in the Contract?
  - (b) Have the covenants and restrictions disclosed in the Contract been complied with?
28. Is the vendor aware of:
- (a) any road, drain, sewer or storm water channel which intersects or runs through the land?
  - (b) any dedication to or use by the public of any right of way or other easement over any part of the land?
  - (c) any building line fixed by the Local Council affecting the land?
  - (d) any judgment, order, decree or execution against the vendor or the property?
  - (e) any suit current, pending or proposed in respect of the property?
  - (f) any latent defects in the property?
29. Has the vendor any notice or knowledge that the property is affected by any of the following:
- (a) any resumption or acquisition or proposed resumption or acquisition?
  - (b) any notice, order or proposed order requiring work to be done or money to be spent on the property or any footpath or road adjoining? Full details of any notice, order or proposed order must be provided. Any notice or order must be complied with prior to completion.
  - (c) any work done or intended to be done on the property or the adjacent street which may create a charge on the property or the cost of which might be or become recoverable from the purchaser?
  - (d) any sum due to any local or public authority? If so, the same must be paid prior to completion.
  - (e) any realignment or proposed realignment of any road adjoining the property?

- (f) any contamination?
  - (g) any charge or liability including liability for restoration of the property, or proceedings under the *Contaminated Land Management Act 1997* or any environment protection legislation (as defined in that Act) or any circumstances which could lead to any such liability, charge or proceedings being commenced?
30. If the answer to any of Requisitions 29(a) to (g) is *yes*, please:
- (a) provide full details;
  - (b) advise whether any applicable notice, order, direction, resolution or liability has been fully complied with; and
  - (c) provide full details regarding the extent of any non-compliance.
- 31.
- (a) Does the property have the benefit of water, sewerage, drainage, electricity, gas and telephone services?
  - (b) If so, do any of the connections for such services pass through any adjoining land? If so, it must be shown that the vendor has a right thereto which will vest in the purchaser on completion.
  - (c) Do any service connections for any other property pass through the property?
32. Has asbestos, fibreglass or other material injurious to health been used in the construction of the property? If the answer is *yes*, please provide full details.
33. Is the property required for the purpose of paying a fine or satisfying an order for compensation?
34. Has any claim been made by any person to close, obstruct or limit access to or from the property or to an easement over any part of the property?

**Warranties and service contracts**

35. Please provide copies of any warranty or maintenance or service contract for the property which is assignable on completion.
36. Please provide details, or copies if available, of any warranty or maintenance or service contract which is not assignable.

**Zoning**

37. Is the vendor aware of the property being subject to any existing or proposed planning scheme or other restriction on user not disclosed in the Contract? If the answer is *yes*, please provide full details.

**Capacity**

38. If the Contract discloses that the vendor is a trustee, evidence should be produced to establish the trustee's power of sale.

**Requisitions and transfer**

39. If the transfer or any other document to be handed over on completion is executed pursuant to a power of attorney, then at least 7 days prior to completion a copy of the power of attorney should be produced and found in order.
40. If the vendor has or is entitled to have possession of the title deeds the Certificate Authentication Code must be provided 7 days prior to settlement.
41. Searches, surveys, enquiries and inspection of title documents must prove satisfactory.
42. The purchaser reserves the right to make further requisitions prior to completion.
43. Unless we are advised by you to the contrary prior to completion, it will be assumed that your replies to these requisitions remain unchanged as at completion date.

**Completion**

44. Please confirm that on completion you will hand to us:
- (a) a discharge of any mortgage and withdrawal of any caveat;
  - (b) the Certificate of Title Folio Identifier;
  - (c) Transfer executed by the vendor;
  - (d) the vendor's copies of all leases;
  - (e) all keys in the possession of the vendor;
  - (f) original of any Building Certificate;
  - (g) original of any Survey Report;
  - (h) instruction manuals and warranties for any plant belonging to the vendor;
  - (i) information or devices necessary for the operation of the security system, air conditioning systems, building management systems, etc;
  - (j) notices of attornment;
  - (k) any security deposits or bank guarantees pursuant to any of the leases; and
  - (l) tax invoice.



FOLIO: 6/793874

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/4/2019	4:27 PM	5	2/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.  
CONTROL OF THE RIGHT TO DEAL IS HELD BY COMMONWEALTH BANK OF AUSTRALIA.

LAND

-----

LOT 6 IN DEPOSITED PLAN 793874  
AT KINCUMBER  
LOCAL GOVERNMENT AREA CENTRAL COAST  
PARISH OF KINCUMBER COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP793874

FIRST SCHEDULE

-----

MARK PATRICK LAWSEN  
CHRISTINE MAY LAWSEN  
AS JOINT TENANTS (CN 0598423)

SECOND SCHEDULE (8 NOTIFICATIONS)

-----

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- 3 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:  
  - DP793874 -RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 4 WIDE
  - DP793874 -TO DRAIN SEWAGE 3 WIDE
- 4 EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY:  
  - DP793874 -RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 4 WIDE
  - DP793874 -TO DRAIN WATER 3 WIDE
  - DP643728 RIGHT OF CARRIAGEWAY 4 WIDE
  - DP643728 FOR SERVICES 4 WIDE
- 5 DP793874 RESTRICTION(S) ON THE USE OF LAND
- 6 DP643728 RIGHT OF CARRIAGEWAY 4 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP643728
- 7 DP643728 EASEMENT FOR SERVICES 4 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN DP643728
- 8 0598424 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

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END OF PAGE 1 - CONTINUED OVER

FOLIO: 6/793874

PAGE 2

NOTATIONS (CONTINUED)

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

15836

PRINTED ON 17/4/2019

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

PLANFORM 2  
 SIGNATURE AND SEALS ONLY

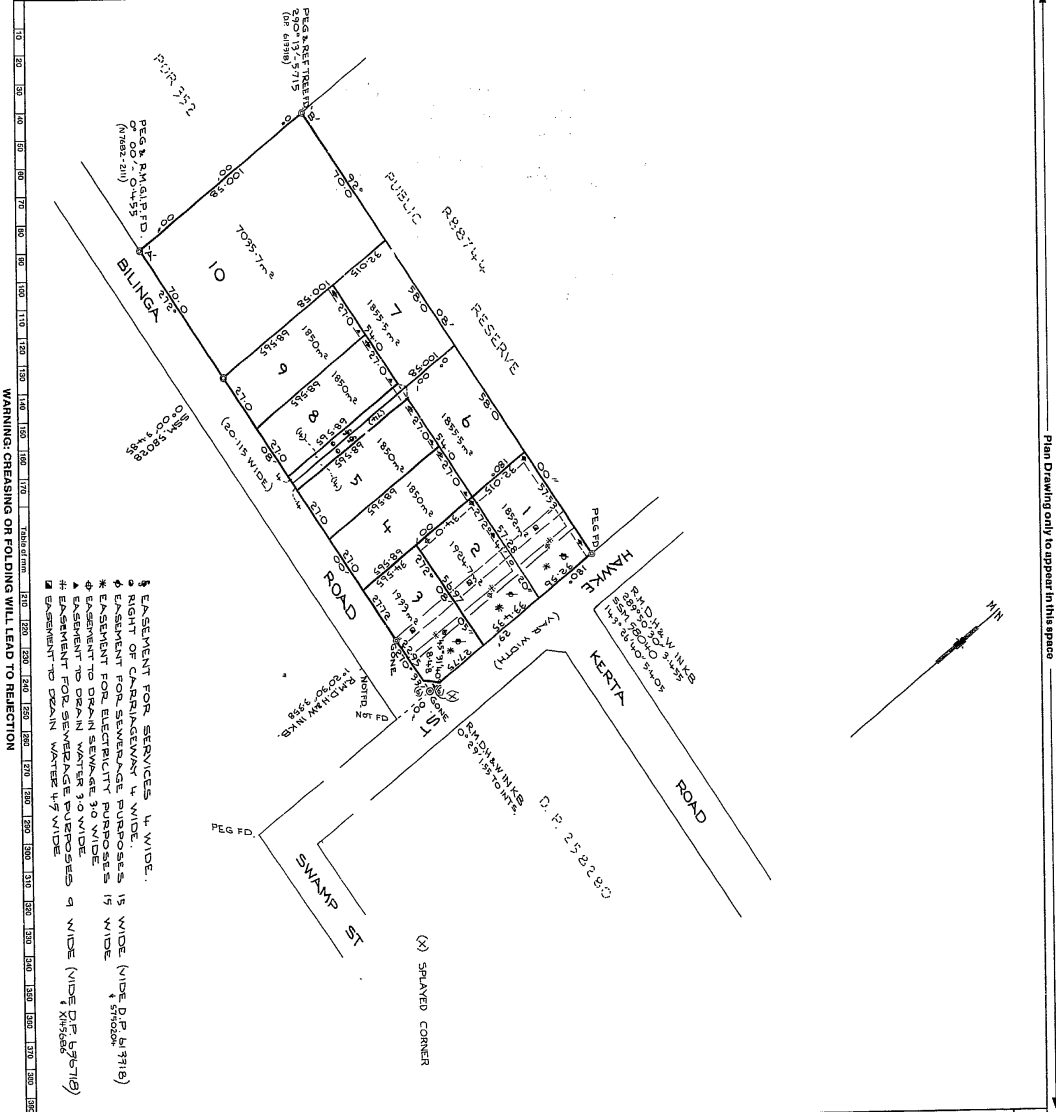


*R. Mansfield*  
 (SECRETARY)

WESTPAC BANKING CORPORATION  
 By its Attorney  
 I, *M. Hale*  
 do hereby state that at the time of executing this statement no notice of execution has been received of the Power of Attorney registered in the office of the Registrar General No. 274 Book 5733 under the authority of which this instrument has been executed.

As Mortgagee under Mortgage No X393162  
 Westpac Banking Corporation, hereby consents to the within Plan of Subdivision.

Council Clerk's Certificate  
 I have duly read and approved the requirements of the Local Government Act, 1979 (other than those relating to the registration of the plan) and the requirements of the Subdivision Act, 1988 and the requirements of the Subdivision Regulations, 1989 and I am satisfied that the requirements of the said Acts and Regulations have been complied with and that the plan is in accordance with the provisions of the said Acts and Regulations and I hereby certify that the plan is in accordance with the provisions of the said Acts and Regulations.



10 20 30 40 50 60 70 80 90 100 110 120 130 140  
 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day 13th December, 1989

OFFICE USE ONLY

DP 793874  
 Registered Plan No. 12 12 1989  
 C.A. 2212 OF 16 11 1989  
 Title System TORRENS  
 Purpose SUBDIVISION  
 961 Map U3980-41  
 Lot Plan 7682-2111

PLAN OF SUBDIVISION OF  
 FOR 277

Location  
 GOSFORD  
 Locality KINCUMBER  
 Parish KINCUMBER  
 County NORTHUMBERLAND

This is sheet 1 of my plan  
 (where applicable)  
 I, ROBERT JOHN RANSON, of 33 ALISON ROAD, WYONG, do hereby certify that the above is a true and correct copy of the plan as shown to me by the Registrar General and that I have not been notified of any amendments to the plan and that I have not been notified of any amendments to the plan and that I have not been notified of any amendments to the plan.

Prepared in preparation of survey/compilation  
 D.P. 597  
 D.P. 51316  
 D.P. 574-7-2

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create restrictions on the use of land or positive covenants.  
 IT IS INTENDED TO DEDICATE THE SPUR ROAD PUBLIC ROAD PURSUANT TO SECTION 117 OF THE CONVEYANCING ACT. IT IS INTENDED TO CREATE:-  
 1. EASEMENT FOR ELECTRICITY PURPOSES 15 WIDE  
 2. RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 4 WIDE  
 3. RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 4 WIDE  
 4. EASEMENT FOR SERVICES 15 WIDE (VIDE D.P. 33118)  
 5. EASEMENT TO DRAIN SEWAGE 3.0 WIDE  
 6. EASEMENT TO DRAIN WATER 3.0 WIDE  
 7. EASEMENT TO DRAIN WATER 4.5 WIDE  
 8. RESTRICTION(10) AS TO USER.

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
 INTENDED TO BE CREATED PURSUANT TO SECTION 88B CONVEYANCING ACT 1919

Lengths are in metres (Sheet 1 of 5 sheets)

PART I

Plan: DP793874  
 Full name and address of proprietors of land: REMOR PTY LIMITED  
 Kenes Road Kincumber  
 Subdivision covered by Council Clerk's Certificate No. 2212 of 1989.

1. Identity of easement or restriction firstly referred to in the advowmentioned plan: Easement for electricity purposes 15 wide

Schedule of lots etc. affected

Lots burdened: Lots name of road or authority benefited  
 Sydney County Council  
 1, 2 and 3

2. Identity of easement or restriction secondly referred to in the advowmentioned plan: Right of Carriageway and Easement for Services 4 wide

Schedule of lots etc. affected.

Lots burdened: Lots, name of road or authority benefited  
 6  
 7

3. Identity of easement or restriction thirdly referred to in the advowmentioned plan: Right of Carriageway and Easement for Services 4 wide

Schedule of lots etc. affected.

Lots burdened: Lots, name of road or authority benefited  
 7  
 4.

Identity of easement or restriction fourthly referred to in the advowmentioned plan: Easement to drain sewage 3 wide

Schedule of lots etc. affected.

Lots burdened: Lots, name of road or authority benefited  
 Gosford City Council  
 1, 2, 3, 4, 5, 6, 7, 8 and 9

*R. Norman*  
*D. Norman*

REGISTERED  Pt 1212/1989

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
 INTENDED TO BE CREATED PURSUANT TO SECTION 88B CONVEYANCING ACT 1919

Lengths are in metres (Sheet 2 of 5 sheets)

PART I

Plan: DP793874  
 Subdivision covered by Council Clerk's Certificate No. 2212 of 1989.

5. Identity of easement or restriction fifthly referred to in the advowmentioned plan: Easement to drain water 3 wide

Schedule of lots etc. affected.

Lots burdened: Lots, name of road or authority benefited  
 4, 5, 6, 7, 8, 9 & 10  
 2  
 4  
 5  
 6  
 7  
 8  
 9

6. Identity of easement or restriction sixthly referred to in the advowmentioned plan: Easement to drain water 4.5 wide

Schedule of lots etc. affected.

Lots burdened: Lots, name of road or authority benefited  
 Gosford City Council  
 1, 2 and 3

7. Identity of easement or restriction seventhly referred to in the advowmentioned plan: Restrictions as to user

Schedule of lots etc. affected

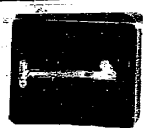
Lots burdened: Lots, name of road or authority benefited  
 Every other lot  
 Each lot

*R. Norman*  
*D. Norman*

REGISTERED  Pt 1212/1989

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 13th DECEMBER, 1989



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 90B CONVEYANCING ACT 1919

Lengths are in metres

Sheet 5 of 5 sheets)

Plan:

Subdivision covered by  
Council Clerk's Certificate

DP 93874

No 2212  
of 1989.

PART II

5. Terms of easement to drain water 3 wide fifthly referred to in the  
above-mentioned plan

Easement to drain water in accordance with Schedule VIII Part III of the  
Conveyancing Act 1919.

6. Terms of Easement to drain water 4.5 sixthly referred to in the above-mentioned  
plan

Easement to drain water in accordance with Schedule IV A Part III of the  
Conveyancing Act 1919

7. Restrictions as to user seventhly referred to in the above-mentioned plan

(1) No fence shall be erected on any lot to divide it from any other lot in the  
above-mentioned plan unless such fence is erected without expense to the  
registered proprietors above referred to and their successors in title other  
than purchasers on sale.

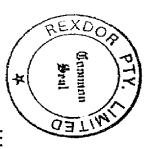
The persons entitled to release vary or modify the easement firstly referred to in the  
above-mentioned plan shall be the Sydney County Council.

The persons entitled to release vary or modify the easements and restrictions secondly  
thirdly and fifthly referred to in the above-mentioned plan shall be the registered  
proprietors for the time being of the lots benefited by the aforesaid restrictions.

The persons having the right to release vary or modify the easements fourthly and  
sixthly referred to in the above-mentioned plan shall be the Gosford City Council.

The persons entitled to release vary or modify the restrictions seventhly referred to  
in the above-mentioned plan is Rexdor Pty Limited whilst it remains the registered  
proprietor of any of the lots in the above-mentioned plan.

THE COMMON SEAL OF REXDOR PTY LIMITED  
was hereunto affixed by authority of  
the board of Directors in the presence of:



.....  
Secretary

.....  
Director

Signed  
Approved by the Council of the City of Gosford.

As Mortgagee under Mortgage No X393162  
Metpac Banking Corporation hereby consents  
to the within Plan of Subdivision.

.....  
Town Clerk

.....  
Confidential John Thorpe Manager First Gosford

REGISTERED 12/12/1989

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This negative is a photograph made as a permanent  
record of a document in the custody of the  
Registrar General this day  
13th DECEMBER, 1989



INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 89B CONVEYANCING ACT 1919

Lengths are in metres

Sheet 3 of 5 sheets)

Plan: Subdivision covered by Council Clerk's Certificate No 22172 of 1989.

DP793874

PART II

1. Terms of Easement for Electricity Purposes 15 wide firstly referred to in the above-mentioned plan

Full right leave and licence for The Sydney County Council (herein referred to as the "Council"), its agents servants and workmen to erect, construct and place repair, renew, inspect, maintain and remove overhead electric mains and other apparatus for the transmission of electric current and for purposes incidental thereto over that part of the lot burdened and affected by the easement (herein referred to as the "Easement") AND ALSO the free and uninterrupted passage of electricity and apparatus thereon appertaining under the easement and the said electric mains when constructed. TOGETHER WITH power for the Council its servants agents and workmen either with or without vehicles for all descriptions to enter into and upon the easement or any part thereof for the purposes aforesaid or any of them and to make all necessary excavations for poles or other apparatus in the easement or any part thereof. AND TOGETHER with full right leave licence and licence to cut and trim tree roots branches or other growths and foliage which now or at any time hereafter and growing or encroach on or are now growing or may grow in or on the easement. PROVIDED THAT the Council shall not permit or suffer any person other than its officers or servants agents and workmen aforesaid or any other person authorized by them or any of them to enter in or upon the easement AND PROVIDED FURTHER that except where the Council in the course of exercising its rights hereunder removes damages breaks down or destroys any existing fence or fences on the easement the Council shall not be under any obligation in anywise to be bound to erect or maintain any fence or fences on the boundaries or any other part of the easement AND the Registered Proprietor doth hereby for itself and other the owner or owners from time to time of the land comprised in the said Certificate of Title covenant with the Council that it will not do or knowingly suffer to be done any act or thing which may injure or damage the said overhead mains and other apparatus or interfere with the free flow of electric current through the easement AND that if any such damage or injury be done or interference be made the said Registered Proprietor will forthwith pay the cost to the Council of property and substantially repairing and making good all such injury or damage and restoring the free flow of electric current as aforesaid. AND the Council doth hereby covenant with the Registered Proprietor its successors and assigns that it will save harmless and indemnify it or them from and against any and all loss and damage whatsoever occasioned by the negligent use or abuse of electric current or cables and other apparatus for the transmission of electric current or of the rights hereby created by any person or persons employed by or acting or claiming under the Council and that the Council will at its own cost and charge pay for all damage and injury arising to the Registered Proprietor or to any person or persons in consequence of any breach or non-observance of this covenant. AND FURTHER the Registered Proprietor doth hereby for itself and other the owner or owners from time to time of the land affected by the easement covenant with the Council that it will not without the consent of the Council alter or permit to be altered the existing levels of the easement nor will it without the like consent erect or permit to be erected any structure on above or below the easement.

*R. Norman*  
*D. Norman*

REGISTERED  No. 12-12-1989

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INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER  
INTENDED TO BE CREATED PURSUANT TO SECTION 89B CONVEYANCING ACT 1919

Lengths are in metres

Sheet 4 of 5 sheets)

Plan: Subdivision covered by Council Clerk's Certificate No 22172 of 1989.

DP793874

PART II

2. Terms of right of carriage way 4 wide secondly and thirdly referred to in the above-mentioned plan

Right of carriage way in accordance with Schedule VIII Part I of the Conveyancing Act 1919.

3. Terms of Easement for Services 4 wide secondly and thirdly referred to in the above-mentioned plan

Full and Free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof for which the right shall be capable of enjoyment and every person authorized by them from time to time, Telecom, the Gosford City Council and the Sydney County Council and any other Public Authority to pass convey and transmit across through under or over the land herein indicated as the servient tenement and in any quantities and in any manner such supplies of gas, natural gas, electricity, water supply, telephone service together with the right to use for any of the purposes of the easement any line of pipes or transmission lines already laid or erected within or upon the servient tenement or any line of pipes or transmission lines in replacement or in substitution therefor and where no such line of pipes or transmission line exists to lay place erect suspend and maintain a line of pipes of sufficient internal diameter on or below the surface of the servient tenement or to construct erect and maintain a transmission line of whatever capacity shall be necessary either beneath upon or suspended above the surface of the servient tenement and together with the right for the person as aforesaid and every person authorized by them or any such Public Authority with any tools implements or machinery necessary for the purpose to enter upon the servient tenement and to remain in there for any reasonable time for the purpose of laying inspecting cleansing repairing maintaining constructing erecting replacing or laying such pipes lines or transmission lines or any part thereof and for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary provided that the person entitled as aforesaid and the person authorized by them will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore such surface as nearly as practicable to its original condition.

*R. Norman*  
*D. Norman*

REGISTERED  No. 12-12-1989

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day 13th DECEMBER, 1989





PLAN FORM 1

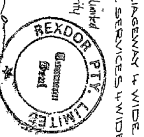
Plan Drawing only to appear in this space

OFFICE USE ONLY

REGULATIONS, SEALS AND STATEMENTS in relation to  
resources, easements, conditions on the use of land or possible  
contaminants.

PURSUANT TO SEC 88B OF  
THE CONVEYANCING ACT, IT IS  
INTENDED TO CREATE:

1. RIGHT OF CARPARKWAY IN WIDE  
EASEMENT FOR SERVICES IN WIDE  
EASEMENT FOR SERVICES IN WIDE  
EASEMENT FOR SERVICES IN WIDE  
EASEMENT FOR SERVICES IN WIDE



The Council of Greater Adelaide  
has resolved that it is in the interests  
of the Board of Directors  
to make provision for:  
  
*K. M. Murray*  
Director  
  
*A. M. Murray*  
Secretary  
  
Council Clerk's Certificate

Council Clerk's Certificate  
I hereby certify that —  
(a) the requirements of the Local Government Act 1980 under  
(b) the requirements of Part 3 Division 9 of the 1997  
Act 1997 and 1 Water Supply Authorities Act 1997  
have been complied with by the applicant in relation to the  
subject 'road', 'subdivision' or 'conveyance' of the land  
Subdivision No. ....  
Date .....  
Signature ..... Council Clerk

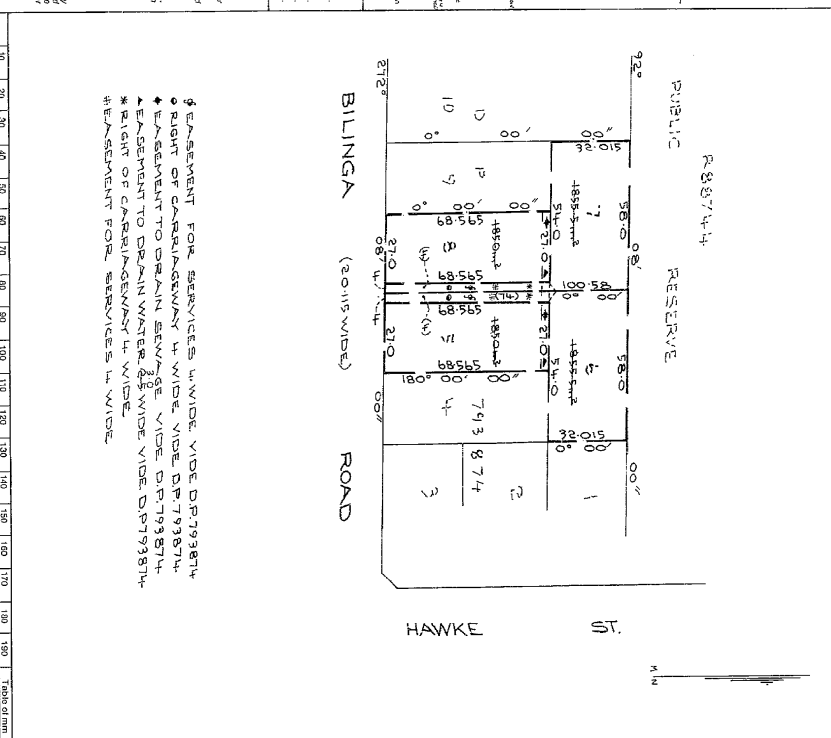
PLAN APPROVED .....  
Local Council .....  
Paper No. .... page .....  
Field Book ..... page .....

SURVEYOR'S REFERENCE

M.P. 1-D

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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Portable of mm 110 120 130 140



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 643728  
Registered 7-8-1990  
CA  
Title System: TORRENS  
Purpose: EASEMENT  
Ref. Map: U 3690 - 41 #  
Last Plan: DP793874

PLAN OF LOTS 5 - B  
DP 793874 SHOWING  
RIGHT OF CARPARKWAY AND  
EASEMENT FOR SERVICES

Lengths are in metres. Reduction Ratio 1:1,050

Locality: KINCUMBER  
Parish: KINCUMBER  
County: NORTHUMBERLAND  
Date used in preparation of survey/compilation:  
D.P. 793874

1. ROBERT JOHN RANSON .....  
at 37 ALISON RD. WYOMNS .....  
A Surveyor registered under the Surveyors Act, 1980, in  
accordance with the provisions of the Surveyors Act, 1980,  
and the provisions of the Surveyors Act, 1997,  
in relation to the subject matter of this Survey  
Plan. The Surveyor's name and the date of his  
Registration are given below: .....  
# 23-717-90  
Signed and sealed by the Surveyor in accordance with the  
Surveyors Act, 1990, as amended.  
Official Seal of Surveyor

This negative is a photograph made as a permanent  
record of a document in the custody of the  
Registrar General this day, 7th August, 1990



**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

(Sheet 1 of 2 Sheets)

Lengths are in metres  
 Plan: DP64-3723B

Pull name and address of proprietor of the land:  
 Lots 5, 6, 7 & 8 in DP 793874  
 Showing Right of Carriageway and Easement over the Land of REXDOR PTY LIMITED of Kernes Road, Kincaumber

**PART I**

1 Identity of easement or restriction firstly referred to in the abovementioned plan:  
 Right of Carriageway 4 wide

2 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

6 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide

7 Identity of easement or restriction secondly referred to in the abovementioned plan:  
 Easement for services 4 wide



*R. Norman*  
*D. Norman*

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

(Sheet 2 of 2 Sheets)

Lengths are in metres  
 Plan: DP64-3723B

Pull name and address of proprietor of the land:  
 Lots 5, 6, 7 & 8 in DP 793874

**PART II**

1 Terms of Right of Carriageway 4 wide firstly referred to in the above-mentioned plan:  
 Right of Carriageway in accordance with Schedule VIII Part I of the Conveyancing Act 1919.

2 Terms of Easement for Services 4 wide secondly referred to in the abovementioned plan:  
 Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof for which the right shall be capable of enjoyment and every person authorised by them from time to time, Telecom, the Gosford City Council and the Shire, County Council and any other Public Authority to pass convey and transmit across and through under or over the land herein indicated as the servient tenement and in any quantities and in any manner such supplies of gas, natural gas, electricity, water supply, telephone service together with the right to use for any of the purposes of the easement any line of pipes or transmission lines already laid or erected within or upon the replacement or in substitution thereof and where no such line of pipes or transmission line exists to lay place erect suspend and maintain a line of pipes of sufficient internal diameter on or below the surface of the servient tenement or to construct erect and maintain a transmission line of whatever capacity shall be necessary either beneath upon or suspended above the surface of the servient tenement and together with the right for the person as aforesaid and every person authorised by them or any such Public Authority with any tools

7 Terms of Right of Carriageway 4 wide firstly referred to in the above-mentioned plan:  
 Right of Carriageway in accordance with Schedule VIII Part I of the Conveyancing Act 1919.

6 Terms of Right of Carriageway 4 wide firstly referred to in the above-mentioned plan:  
 Right of Carriageway in accordance with Schedule VIII Part I of the Conveyancing Act 1919.

7 Terms of Right of Carriageway 4 wide firstly referred to in the above-mentioned plan:  
 Right of Carriageway in accordance with Schedule VIII Part I of the Conveyancing Act 1919.

6 Terms of Right of Carriageway 4 wide firstly referred to in the above-mentioned plan:  
 Right of Carriageway in accordance with Schedule VIII Part I of the Conveyancing Act 1919.

7 Terms of Right of Carriageway 4 wide firstly referred to in the above-mentioned plan:  
 Right of Carriageway in accordance with Schedule VIII Part I of the Conveyancing Act 1919.

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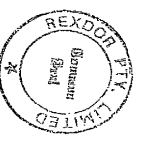
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*R. Norman*  
 Secretary

*D. Norman*  
 Director

Signed Seal and Content  
 WESTPAC BANKING CORPORATION  
 CL DESIGNER  
 Is duly certified  
 as being a true and  
 correct copy of the  
 original instrument

WESTPAC BANKING CORPORATION  
 By its Attorney  
 who hereby avers that at the time of executing this instrument no notice of suspension has been received of the Power of Attorney registered in the office of the Registrar General No. 274 Book 3733 under the number of which this instrument has been recorded.

*George Perry*  
 Director

*George Perry*  
 Director

10	20	30	40	50	60	70	Table of mm	110	120	130	140
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This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day 7th August, 1990





Patrick McHugh & Co  
conveyancing@patrickmchugh.com.au

## PLANNING CERTIFICATE

This Planning Certificate is issued in accordance with Section 10.7 of the *Environmental Planning and Assessment Act, 1979*

Certificate No:	160341
Certificate Date:	18 April 2019
Address:	8 Bilinga Road KINCUMBER
Lot Description:	LOT: 6 DP: 793874
Parish:	Kincumber
County:	Northumberland
Assessment No:	62819
Parcel No:	53730
Applicants Reference:	15836 LAWSEN



**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259  
**Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250

**P** 1300 463 954 | **E** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) | **W** [centralcoast.nsw.gov.au](http://centralcoast.nsw.gov.au) | ABN 73 149 644 003

## Part 2 - Environmental Planning and Assessment Regulation 2000

### 1 NAMES OF RELEVANT PLANNING INSTRUMENTS and DCPS

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Gosford Local Environmental Plan 2014

#### ***Specific Site State Environmental Planning Policies***

State Environmental Planning Policy (Coastal Management) 2018 (whole of lot).

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

#### ***General Site State Environmental Planning Policies***

ZONE IN1 GENERAL INDUSTRIAL UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 50 - Canal Estate Development

State Environmental Planning Policy No. 44 - Koala Habitat Protection

State Environmental Planning Policy No. 36 - Manufactured Home Estates

State Environmental Planning Policy No. 33 - Hazardous and Offensive Development

State Environmental Planning Policy No. 21 - Caravan Parks

State Environmental Planning Policy No. 19 - Bushland in Urban Areas

Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995)

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Primary Production and Rural Development) 2019.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Central Coast Local Environmental Plan will replace Gosford Local Environmental Plan 2014, Interim Development Order No. 122 - Gosford, Gosford Planning Scheme Ordinance and Wyong Local Environmental Plan 2013.

Draft State Environmental Planning Policy No. 44 - Koala Habitat Protection.

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Draft State Environmental Planning Policy (Environment) 2017.

Draft State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes)

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Gosford Development Control Plan 2013

## **2 ZONING AND LAND USE UNDER RELEVANT LOCAL ENVIRONMENTAL PLANS**

(a) to (d) is the zoning of the land and the land use table for each of the zones listed, including existing and proposed Local Environmental Plans in landuse tables.

Zone IN1 General Industrial under Gosford Local Environmental Plan 2014

PERMITTED WITHOUT CONSENT

Recreation areas

PERMITTED WITH CONSENT

Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Restaurants or cafes; Roads; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in Permitted without consent or Prohibited

PROHIBITED

Amusement centres; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses;

Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems

Proposed Zone IN1 General Industrial under Draft Central Coast Local Environmental Plan.

Please refer to attached Draft Land Use Table - IN1 General Industrial.

- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land, if so, the minimum land dimensions so fixed,

No.

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

- (f) whether the land includes or comprises critical habitat,

None

- (g) whether the land is in a conservation area (however described),

No.

- (h) whether an item of environmental heritage (however described) is situated on the land.

No.

## **2A ZONING AND LAND USE UNDER SEPP (SYDNEY REGIONAL GROWTH CENTRES) 2006**

Not applicable

### **3 COMPLYING DEVELOPMENT**

#### **General Housing Code**

Complying development under the General Housing Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

Complying development under the General Housing Code may not be carried out on the land. The land is affected by specific land exemptions: The land is identified on an Acid Soils Map as being Class 1 or 2. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

#### **Rural Housing Code**

Complying development under the Rural Housing Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

Complying development under the Rural Housing Code may not be carried out on the land. The land is affected by specific land exemptions: The land is identified on an Acid Soils Map as being Class 1 or 2. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

#### **Housing Alterations Code**

Complying development under the Housing Alterations Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

#### **General Development Code**

Complying development under the General Development Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

### **Subdivision Code**

Complying development under the Subdivisions Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

### **Demolition Code**

Complying development under the Demolition Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

### **Commercial and Industrial (New Buildings and Additions) Code**

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

Complying development under the Commercial and Industrial (New Buildings and Additions) Code may not be carried out on the land. The land is affected by specific land exemptions: The land is identified on an Acid Soils Map as being Class 1 or 2. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

### **Commercial and Industrial Alterations Code**

Complying development under the Commercial and Industrial Alterations Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.

### **Fire Safety Code**

Complying development under the Fire Safety Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area. Please contact your Private Accredited Certifier to ascertain the extent of the constraint on the land.



### **Low Rise Medium Density Housing Code**

The Low Rise Medium Density Housing Code does not apply to Central Coast local government area until 1 July 2019.

### **Greenfield Housing Code**

The Greenfield Housing Code is not applicable to this land.

#### **4 (Repealed)**

##### **4A (Repealed)**

##### **4B Annual Charges for coastal protection services under *Local Government Act 1993***

None

#### **5 MINE SUBSIDENCE**

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of The Mine Subsidence Compensation Act, 1961.

#### **6 ROAD WIDENING AND ROAD RE-ALIGNMENT**

Whether or not the land is affected by any road widening or road alignment.

The land is not affected by Road Widening Proposals.

#### **7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS (*No, unless a message is listed below*)**

Chapter 6.4 of Gosford Development Control Plan (Geotechnical Requirements) applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered and development may be restricted.

The subject property has been identified as being Class 2 - (Works below the ground surface; Works by which the watertable is likely to be lowered) on the Acid Sulfate Soil Planning Maps held by Council.

## **7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling house or residential flat buildings (excluding group homes or seniors housing) subject to flood related development controls.

Yes.

Is development on the land or part of the land for any other purpose subject to flood related development controls.

Yes.

## **8 LAND RESERVED FOR ACQUISITION**

No.

## **9 CONTRIBUTION PLANS**

None.

## **9A BIODIVERSITY CERTIFIED LAND**

Is the land biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No.

## **10 BIOBANKING AGREEMENTS**

Is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates.

No.

## **10A NATIVE VEGETATION CLEARING SET ASIDES**

If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

None.

## **11 BUSHFIRE PRONE LAND**

All or part of the land is shown as Bushfire Prone on Council's records. Details of the Bushfire Category can be obtained from Mapping, Environmental Constraints, available on Council's website. Further information related to building on bushfire prone land can be obtained from the Fact Sheet on Council's website and the Rural Fire Service Website <http://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area>.

## **12 PROPERTY VEGETATION PLANS**

Has Council been notified by the person or body that approved the plan that the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies?

No.

## **13 ORDERS UNDER TREES (DISPUTE BETWEEN NEIGHBOURS) ACT 2006**

Has Council been notified that an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

No.

## **14 DIRECTIONS UNDER PART 3A**

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No.

## **15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING**

### **15(a) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (SENIORS HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?**

*If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.*

No.

### **15(b) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CLAUSE 18 (2) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 AFTER 11 OCTOBER 2007?**

No.

**16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE**

No.

**17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

**17(1) IS COUNCIL AWARE OF A CURRENT SITE COMPATIBILITY CERTIFICATE (AFFORDABLE RENTAL HOUSING) IN RESPECT OF PROPOSED DEVELOPMENT ON THE LAND?**

No.

**17(2) ARE THERE ANY CONDITIONS IMPOSED BY A CONSENT AUTHORITY IN TERMS OF CL 17 (1) OR 37 (1) OF STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009?**

No.

**18 PAPER SUBDIVISION INFORMATION**

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

None

(2) The date of any subdivision order that applies to the land.

Nil

**19 SITE VERIFICATION CERTIFICATE**

There is no current site verification certificate, of which the Council is aware in respect of the land.

**20 LOOSE-FILL ASBESTOS INSULATION**

NSW Fair Trading has not identified any residential dwellings erected within Central Coast Council Local Government Area as containing loose-fill asbestos ceiling insulation, as per the Loose-Fill Asbestos Insulation Register.

**21 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS  
(BUILDING PRODUCT SAFETY ACT 2017)**

- (1) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

- (2) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

- (3) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No

## Note

### **1 CONTAMINATED LAND MANAGEMENT ACT 1997 NOTICES UNDER SECTION 59(2)**

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

No.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

### **2 NATION BUILDING AND JOB PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009 EXEMPTION UNDER SECTION 23 OR AUTHORISATION UNDER SECTION 24 OF THE ACT.**

No.

**The following additional information is issued under Section 10.7(5) of the *Environmental Planning and Assessment Act, 1979***

Council has fixed a foreshore building line on all lands fronting any harbour, bay, ocean, lake, estuary, lagoon or tidal river and creek.

If this land adjoins land or roads over which there is an easement for services to drain water, to drain sewage or where services, drainage, sewerage or other utilities have been installed and easements have not been created, foundations may be required such as will ensure the stability of any improvements on the subject land against any influence from use of the easement or installations over the adjoining land or roads.

**Note: This Certificate is issued without Alteration and Erasure.**

---

## LAND USE TABLE

### Zone IN1 General Industrial

#### Draft Central Coast Local Environmental Plan

#### 1 Objectives of zone

To provide a wide range of industrial and warehouse land uses.

To encourage employment opportunities.

To minimise any adverse effect of industry on other land uses.

To support and protect industrial land for industrial uses.

To enable other land uses that provide facilities or services to meet the day-to-day needs of workers in the area.

To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature.

#### 2 Permitted without consent

Recreation areas.

#### 3 Permitted with consent

Depots; Freight transport facilities; Food and drink premises; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Kiosks; Landscape material supplies; Liquid fuel depots; Neighbourhood shops; Places of public worship; Plant nurseries; Roads; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

#### 4 Prohibited

Boat shed; Camping ground; Caravan Park; Cemetery; Charter and tourism bating facility; Commercial Premises; Correctional centres; Eco tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition home; Exhibition village; Extractive industry; Farm building; Forestry; Heavy industrial storage establishment; Heavy industries; Hospital; Home based child care centres; Home business, Home occupation; Home occupation (sex services); Information and education facilities; Marina; Mooring pens; Moorings; Open cut mining; Public administration buildings; Residential accommodation; Tourist and visitor accommodation; Water recreation structures.





29 April 2019

Patrick McHugh & Co  
PO Box 1356  
GOSFORD NSW 2250

Dear Sir/Madam,

**Your Ref:** 15836 LAWSEN  
**Property:** LOT: 6 DP: 793874 8 Bilinga Road KINCUMBER

Attached is a copy of a service location diagram and property sewerage diagram.

Please note that the diagram/s provided is/are not to scale, and the clarity of a property sewerage diagram may not be of high definition.

The location of the drainage lines are approximate only. If you wish to establish the exact location of a sewer main or property service line, an investigation is required, at the owner/s expense.

If you require written confirmation that the building/structure has been constructed over a sewer main with Council approval, please contact Council's Customer Service Section direct by phoning 1300 463 954, personally visiting one of Council's Customer Service Centres or by mailing your request to Central Coast Council, PO Box 21 Gosford NSW 2250 – Attention: Water Services and Design. Please note: a scheduled fee applies to this request.

Yours faithfully

M Walsh

Administration Officer  
Reference: 26774227



**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259  
**Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250

**P** 1300 463 954 | **E** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) | **W** [centralcoast.nsw.gov.au](http://centralcoast.nsw.gov.au) | ABN 73 149 644 003

Property:

LOT: 6 DP: 793874 8 Bilinga Road KINCUMBER

**GOSFORD CITY COUNCIL  
SEWERAGE CONNECTION PLAN**

PERMIT NO: 65007  
LICENCEE: ROBERT CALLEN (Please print)

THIS PLAN IS DIAGNOSTIC ONLY  
DISTANCES SCALED FROM THIS PLAN MAY NOT BE ACCURATE

PLAN NO: 952131  
LICENCE NO: 32118

I certify that this plan is a correct record of the house drainage at the below mentioned location as at this date.  
LICENCEE'S SIGNATURE: *R. Callen* DATE: 10.10.95

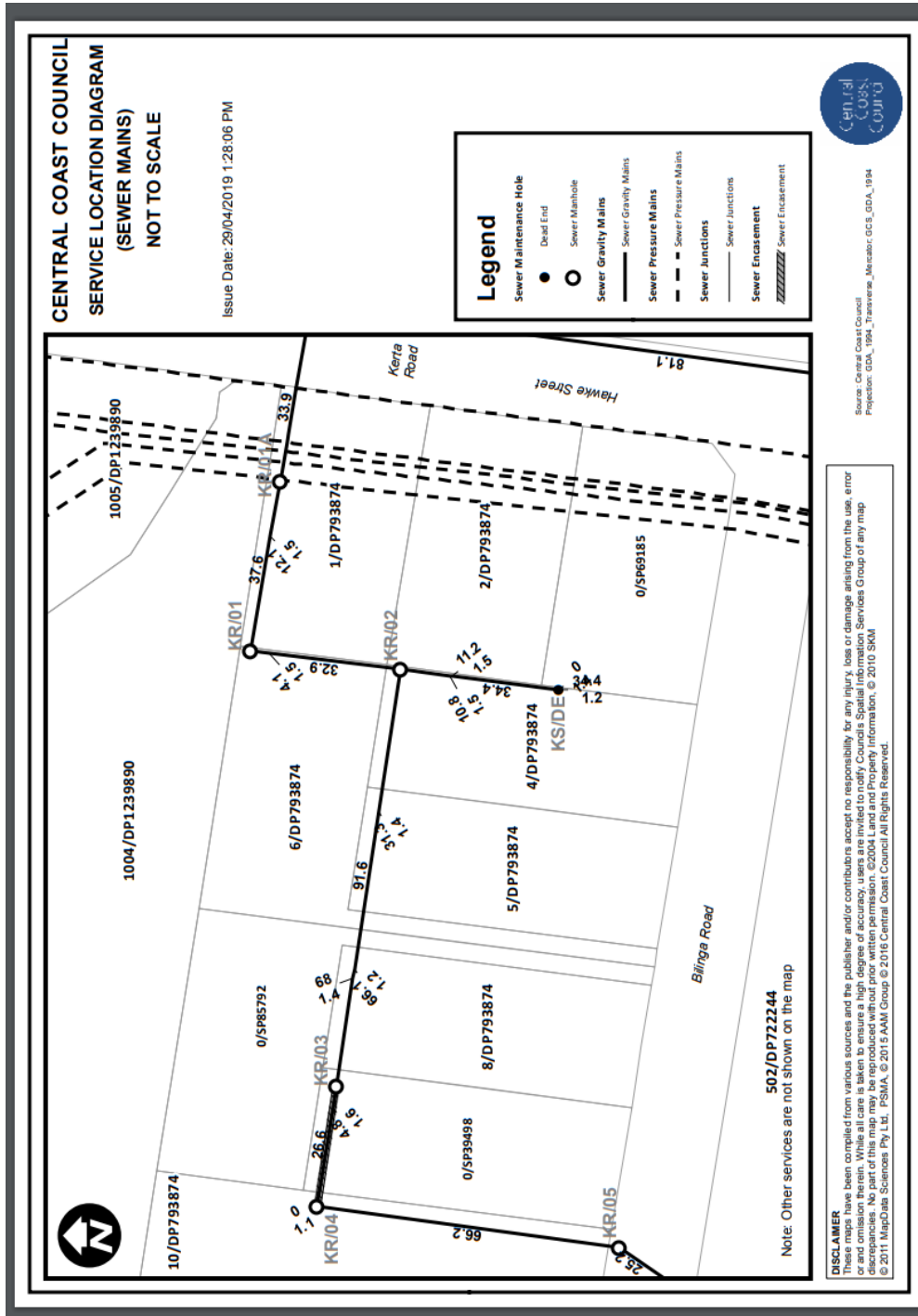
SYMBOLS AND ABBREVIATIONS										
□	Boundary trap	■	RV	Reflex valve	T	Tubs	H	Basin	oWS	Waste stack
⊙	Inspection shaft	○	IO	Inspection opening	K	Kitchen sink	S	Shower	oSV	Soil vent pipe
■	PI	oV	VP	Vertical pipe	W	Water closet	F	Floor waste		
⊠	Gully	oV	VP	Vent pipe	B	Bath waste	M	Washing machine		

Finalised 13/10/2011

OWNER		OFFICE USE ONLY	
Owner:	MR M LAWSON	Date paid:	19.9.95
Lot No:	6	Fee:	160.00
Sec:		Plumber:	R. CALLEN
DP:	793874	Drain:	4
Street No:	8	Connection date:	12.10.95
Street:	BILINGA RD.	Plumbing and Drainage Inspector:	<i>R. Callen</i>
Locality:	KINCUMBER		
Assessment No:	62819		

Property:

LOT: 6 DP: 793874 8 Bilinga Road KINCUMBER



22/10/18

Leah  
C/- leahfoto@gmail.com

Dear Leah, Karen & Laura

**RE: Unit 6/8 Bilinga Road Kincumber**

Further to our discussions, I have pleasure enclosing the offer, subject to Lessor's final approval, for you to lease the aforementioned property.

**Lessor: M P Lawson & C M Lawson**

**Lessee: The Beholder Styling & Deisgn**

**ABN: 15 865 228 954**

**Guarantors: Leah Fotofili, Karen Orr & Laura Washington**

**Premises: Unit 6/8 Bilinga Road Kincumber NSW 2251**

**Lease Term: Three (3) year lease with a Three(3) year option period**

**Lease Commencement Date: 1<sup>st</sup> November 2018**

**Rental Commencement Date: 1<sup>st</sup> December 2018**

**Gross Rental: \$35,100.00pa + GST**

**Rent Reviews: CPI annually**

**Air Conditioning:** Any New Air Conditioning must be approved by the Lessor prior to be placement. In regards to any A/C unit already in the premises, the owners make no warranty as to the condition and will not repair if not working as it the current Lessee's

**Cleaning:** The Tenant will be responsible for cleaning of the internal and external of the premises including any car park space associated with the premise

**Insurance:** \$20,000,000.00 public liability, Plate Glass, fixtures and contents, workers compensation, Insurance against loss, theft or damage to the premises. The lessee must

pay any increase in insurance premiums or charges incurred because of the lessee's use of the leased premises

**Lessor must be noted as an interest on the Insurance policy**

**Outgoings:**

30% - Water Sewerage & Drainage Charges

- Council Rates & Charges
- Land tax (if applicable)
- Insurance
- Electricity to common areas
- Cleaning to common toilet
- All levies and contributions of whatever nature determined and/or levied by the owners corporation with the exception of any contributions to a sinking fund or special levy in respect of the strata scheme of which the property forms part (if applicable)
- Property Maintenance

(estimated at \$3,542pa + GST)

**Make Good:**

At the end of the Lease, the Lessee will be responsible for making good the premises, including but not limited to, the removal of all fixtures, fittings, repainting all painted surfaces and cleaning.

**Method of Payment:**

Monthly, in advance by Cheque or Direct Deposit to a nominated Bank account.

**EFT:** Commonwealth Bank Terrigal – Ray Pitstock Real Estate Property Trust Account

**BSB:** 062 651 - **Account:** 1009 7636

**Bank Guarantee:**

An unconditional Three (3) month gross rental bank guarantee, including GST, to be held by the Lessor. The guarantee must not have a termination date. **(\$9,652.50)**

Description if required – “The Guarantee is for the performance of terms and conditions in relation to the lease for the premises at Unit 6/8 Bilinga Road Kincumber. **See special Condition 13 below**

**Legal Costs:** Lessee must pay the Lessor's reasonable Legal costs. The Lessee will be responsible for registration fees or any other statutory charges in relation to the lease.

**Fire Safety:** The Lessor will enter a maintenance contract with an approved fire safety service provider to maintain all fire safety equipment in compliance with the BCA and any other environmental or local government legislation in respect of the class of building of which the leased property forms part. If the above regulations require the provision of an annual fire safety report to be provided to the local council then the Lessor shall provide one for submission to the local council. The Lessee to cover the costs of obtaining the Certificate, any maintenance required to obtain the certificate and any costs of associated with submitting the certificate to Council

**Rent Free Period:** The Lessor grants a rent holiday for a period of 1 month from the commencement date. The parties acknowledge that this clause will be excluded from the lease granted pursuant to the option provisions of this lease.

**Rent free and forfeit if the lessee is in default.**

Notwithstanding anything else herein contained, provided the lessee is not in default under the lease, the lessor is to provide the lessee with 1 month rent free from the lease commencement date. The lessor's agreement to provide the rent free is conditional upon the lessee fulfilling the obligations under the initial term of the lease. If the lessee breaches its obligations under the lease in a manner which entitles the lessor to terminate the lease then the lessee immediately forfeits any rental incentive or rent free amount and must immediately pay the lessor the amount of **\$3,217.50**. Incl GST by which the rent was reduced. The lessor's right to receive payment in such circumstances

will be in addition to any further remedies which may then be available to the lessor.

**Lease Deposit:** In the event you agree to proceed on the terms set out in this proposal, please provide **\$3,217.50** and sign the copy this letter in acknowledgement. On receipt of the same, the Lease will be issued. The Lessor will take the premises off the market and will allow the Lessee a reasonable opportunity to sign the Lease. Refer to Lease commencement dates on front page. In the event you elect not to proceed once the Lease is issued, the Lessor's reasonable costs will be deducted (**\$440.00**) from this advance of rental.

**Usage:** Storage & Office

**No Binding Lease Offer:** This offer is subject to the Lessor's final approval. For the avoidance of doubt, please note that neither this letter nor any correspondence or discussion in respect of the subject matter of this letter, constitutes a binding offer. Neither party will be legally bound until a Lease approved by the parties has been duly executed by the Lessor.

**Offer Period:** This offer will **lapse at anytime by written notice by either party.**

**Special Condition:**

1. The Lessee acknowledges that no representation has been made by the Lessor or any person on behalf of the Lessor in relation to the potential profitability from the premises
2. The Lessee acknowledges and accepts the condition of the premises in their current state of repair and is responsible for all internal repairs. The Lessor is responsible for external walls & ceiling only excluding any doors, windows and roller door into the premise.
3. The Lessee shall at the Lessee's expense keep and maintain the waste pipes, drains and conduits originating within the Premises in a clean, clear and free flowing condition between their points of origin

and their entry into the trunk drains and employ a licensed tradesmen to clear any blockages which may occur in them.

4. Signage: To be submitted to Lessor for approval prior to being put up. No reasonable request to be denied.
5. The Lessee shall bear all taxes levied on or charged against the Lessor by way of Goods and Services Tax, upon or in respect of Rent or outgoings contributable and payable, pursuant to the Terms of the Lease, or the land, the supply of land and/or the Premises by the Lessor
6. The Lessee is responsible for obtaining approvals from all Statutory and regulatory authorities required for the conduct of the business and use of the leased premises and are maintained throughout the term of this lease at their cost and that all their conditions are observed
- 7. Trade Waste & Rubbish:** The lessee is responsible for the removal of all their trade waste & Rubbish at their own expense
- 8. Pest Control:** The lessee will take all reasonable precautions to keep the premises free of rodents, vermin, insects, pests, termites, birds and animals and in the event of failing so to do will if so required by the Lessor but at the cost of the lessee employ from time to time or periodically pest exterminators approved of by the lessor (such approval not to be unreasonable withheld)
- 9. Demolition Clause – Demolition Clause:** The lessor may, in the option period, terminate this lease on the ground of the proposed demolition of the building in which the leased premises are situated, subject to the conditions specified in the clause.

Under this clause 'demolition' includes any substantial repair, renovation or reconstruction of the building that cannot be carried out practicable without vacant possession of the leased premises.

This lease cannot be terminated under this clause, for proposed demolition of the building, unless and until the lessor has provided to the lessee at least 6 months prior written notice of termination, with details of the proposed demolition sufficient to indicate a genuine proposal to demolish the building within a reasonable practicable time after this lease is to be terminated.

After receipt of a notice in writing the Lessee may terminate this lease at any time within the 6 month period by giving to the Lessor not less than 7 days notice of termination.

If this lease is terminated by the Lessor under this clause and the demolition of the building is not carried out within a reasonable practicable time after termination date notified by the Lessor, the Lessor is liable to pay to the Lessee reasonable compensation for damage suffered by the lessee as a consequence of the early termination of this lease, unless the



Lessor establishes that at the time the notice of termination was given by the Lessor there was a genuine proposal to demolish the leased premises within that time

## **11. Lessee's works: Work's to a Professional Standard**

### **12 Right of Pre-emption**

- 12.1 The Lessor confers on the Lessee a right of pre-emption in respect of the property on the terms specified in this clause.
- 12.2 The right of pre-emption is binding on the Lessor and if there are several Lessors, each of them and their survivors, and the estate of any deceased Lessor.
- 12.3 *Right exercisable by the Lessee and the Lessee's successors and assigns*
  - 12.3.1 The right of pre-emption is granted to the Lessee, the Lessee's legal personal representative and the Lessee's successors and assigns.
  - 12.3.2 On the assignment of this Lease the benefit of the right of pre-emption may be assigned to the assignee of the Lease.
- 12.4 The Lessor covenants not to dispose of the property by sale or by gift without having first complied with the right of pre-emption in accordance with this clause.
- 12.5 This right of pre-emption continues until the expiration of this Lease but not during the term of any extension or renewal.
- 12.6 If during the duration of this right of pre-emption the Lessor desires to sell the property:
  - 12.6.1 The Lessor shall serve on the Lessee a written notice of its intention to sell the property and offer to sell it to the Lessee, indicating the price and the terms and conditions of sale and forwarding with the notice a contract for sale which the Lessor is prepared to sign containing those terms and conditions;
  - 12.6.2 The Lessor's offer to sell the property to the Lessee shall constitute an irrevocable offer which the Lessee may accept within 28 days after service of the notice on the Lessee;
  - 12.6.3 The Lessee may accept the Lessor's offer to sell the property by delivering to the Lessor the contract for sale submitted by the Lessor duly executed by the Lessee and a cheque for the deposit payable under the contract;
  - 12.6.4 Upon acceptance of the Lessor's offer by the Lessee within 28 days, the parties are bound by an agreement for sale and purchase of the property on the terms contained in the contract for sale.
  - 12.6.5 The Lessor will deliver to the Lessee within 7 days after receipt of the contract for sale a copy of that contract duly executed by the Lessor;
  - 12.6.6 If the Lessee does not accept the Lessor's offer to sell the property, this right of pre-emption will lapse and the Lessor may dispose of the property by sale or by gift at any time.

**13. Bank Guarantee:** While the Guarantors being Leah Fotofili, Karen Orr & Laura Washington are all in occupation of the premise the Landlord will accept a 2 month security deposit to be paid in the following way: 1 month at

the start of the lease term and another in 12 month's time from the lease start date

**14. Lessor's Works:** prior to the lease start date the Lessor will have the current water leaks in the roof fixed

## **All other conditions as per the Lessor's Solicitors standard Lease**

We trust that this offer is acceptable and look forward to concluding matters so that work can commence.

Should there be any issues that you need to clarify, please contact the writer.

**Yours sincerely  
Rodney Pitstock  
Manager**

\_\_\_\_\_

The terms and condition as outlined are agreed and we have attached a cheque in the sum of \$3,217.50

The Beholder Styling & Design  
Signed (please complete Company name)

\_\_\_\_\_

Name

\_\_\_\_\_

Name

\_\_\_\_\_

Name

\_\_\_\_\_

Date

# J & R Olympic

## SALES BY CUSTOMER DETAIL

1 July, 2018 - 13 May, 2019

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
<b>Alan Hawes</b>								
21/07/2018	Invoice	1028	F045	F3015 Self storage fee	1.00	126.36	126.36	126.36
21/08/2018	Invoice	1066	F045	F3015 Self storage fee	1.00	126.36	126.36	252.72
21/09/2018	Invoice	1095	F045	F3015 Self storage fee	1.00	126.36	126.36	379.08
21/10/2018	Invoice	1121	F045	F3015 Self storage fee	1.00	126.36	126.36	505.44
21/11/2018	Invoice	1152	F045	F3015 Self storage fee	1.00	126.36	126.36	631.80
21/12/2018	Invoice	1185	F045	F3015 Self storage fee	1.00	126.36	126.36	758.16
21/01/2019	Invoice	1221	F045	F3015 Self storage fee	1.00	126.36	126.36	884.52
21/02/2019	Invoice	1267	F045	F3015 Self storage fee	1.00	126.36	126.36	1,010.88
21/03/2019	Invoice	1309	F045	F3015 Self storage fee	1.00	126.36	126.36	1,137.24
21/04/2019	Invoice	1355	F045	F3015 Self storage fee	1.00	126.36	126.36	1,263.60
<b>Total for Alan Hawes</b>							<b>A\$1,263.60</b>	
<b>Amelia Haydn</b>								
08/07/2018	Invoice	1017	G090	G3030 Self storage fee	1.00	217.27	217.27	217.27
08/08/2018	Invoice	1047	G090	G3030 Self storage fee	1.00	217.27	217.27	434.54
08/09/2018	Invoice	1077	G090	G3030 Self storage fee	1.00	217.27	217.27	651.81
08/10/2018	Invoice	1104	G090	G3030 Self storage fee	1.00	217.27	217.27	869.08
08/11/2018	Invoice	1134	G090	G3030 Self storage fee	1.00	217.27	217.27	1,086.35
08/12/2018	Invoice	1169	G090	G3030 Self storage fee	1.00	217.27	217.27	1,303.62
08/01/2019	Invoice	1200	G090	G3030 Self storage fee	1.00	217.27	217.27	1,520.89
08/02/2019	Invoice	1246	G090	G3030 Self storage fee	1.00	217.27	217.27	1,738.16
19/02/2019	Adjustment Note	1277	G090	G3030 Self storage fee	-1.00	1,086.36	-1,086.36	651.80
<b>Total for Amelia Haydn</b>							<b>A\$651.80</b>	
<b>Anna Blyton</b>								
21/07/2018	Invoice	1020	G090	G3030 Self storage fee	1.00	152.09	152.09	152.09
21/07/2018	Invoice	1020	G090	G3030 Self storage fee	1.00	208.18	208.18	360.27
21/08/2018	Invoice	1057	G090	G3030 Self storage fee	1.00	208.18	208.18	568.45
21/08/2018	Invoice	1057	G090	G3030 Self storage fee	1.00	152.09	152.09	720.54
21/09/2018	Invoice	1086	G090	G3030 Self storage fee	1.00	208.18	208.18	928.72
21/09/2018	Invoice	1086	G090	G3030 Self storage fee	1.00	152.09	152.09	1,080.81

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
21/10/2018	Invoice	1112	G090	G3030 Self storage fee	1.00	152.09	152.09	1,232.90
21/10/2018	Invoice	1112	G090	G3030 Self storage fee	1.00	208.18	208.18	1,441.08
21/11/2018	Invoice	1143	G090	G3030 Self storage fee	1.00	152.09	152.09	1,593.17
21/11/2018	Invoice	1143	G090	G3030 Self storage fee	1.00	208.18	208.18	1,801.35
21/12/2018	Invoice	1177	G090	G3030 Self storage fee	1.00	152.09	152.09	1,953.44
21/12/2018	Invoice	1177	G090	G3030 Self storage fee	1.00	208.18	208.18	2,161.62
21/01/2019	Invoice	1213	G090	G3030 Self storage fee	1.00	152.09	152.09	2,313.71
21/01/2019	Invoice	1213	G090	G3030 Self storage fee	1.00	208.18	208.18	2,521.89
21/02/2019	Invoice	1259	G090	G3030 Self storage fee	1.00	152.09	152.09	2,673.98
21/02/2019	Invoice	1259	G090	G3030 Self storage fee	1.00	208.18	208.18	2,882.16
21/03/2019	Invoice	1302	G090	G3030 Self storage fee	1.00	208.18	208.18	3,090.34
21/03/2019	Invoice	1302	G090	G3030 Self storage fee	1.00	152.09	152.09	3,242.43
21/04/2019	Invoice	1348	G090	G3030 Self storage fee	1.00	208.18	208.18	3,450.61
21/04/2019	Invoice	1348	G090	G3030 Self storage fee	1.00	152.09	152.09	3,602.70
<b>Total for Anna Blyton</b>							<b>A\$3,602.70</b>	
Bairnsdale Toyworld								
19/10/2018	Invoice	1127	Trampoline Replacement Mat:17 x 13 Tramp Mat	17 x 13 Trampoline Replacement Mat	1.00	108.00	108.00	108.00
19/10/2018	Invoice	1127	Postage:Postage		1.00	18.00	18.00	126.00
<b>Total for Bairnsdale Toyworld</b>							<b>A\$126.00</b>	
Benglint Pty Ltd								
10/07/2018	Invoice	1010	G090	G3030 Self storage fee	1.00	208.18	208.18	208.18
10/08/2018	Invoice	1046	G090	G3030 Self storage fee	1.00	208.18	208.18	416.36
10/09/2018	Invoice	1076	G090	G3030 Self storage fee	1.00	208.18	208.18	624.54
10/10/2018	Invoice	1103	G090	G3030 Self storage fee	1.00	208.18	208.18	832.72
10/11/2018	Invoice	1133	G090	G3030 Self storage fee	1.00	208.18	208.18	1,040.90
10/12/2018	Invoice	1168	G090	G3030 Self storage fee	1.00	208.18	208.18	1,249.08
10/01/2019	Invoice	1193	G090	G3030 Self storage fee	1.00	208.18	208.18	1,457.26
10/02/2019	Invoice	1239	G090	G3030 Self storage fee	1.00	208.18	208.18	1,665.44
10/03/2019	Invoice	1282	G090	G3030 Self storage fee	1.00	208.18	208.18	1,873.62
10/04/2019	Invoice	1326	G090	G3030 Self storage fee	1.00	208.18	208.18	2,081.80
10/05/2019	Invoice	1368	G090	G3030 Self storage fee	1.00	208.18	208.18	2,289.98
<b>Total for Benglint Pty Ltd</b>							<b>A\$2,289.98</b>	
Bryce Kelly								
14/04/2019	Invoice	1380	G063	G2525 Self storage fee	1.00	180.91	180.91	180.91

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
14/04/2019	Invoice	1380	G063	G2525 Self storage fee	1.00	127.27	127.27	308.18
<b>Total for Bryce Kelly</b>							<b>A\$308.18</b>	
Cecilia & Jeff Foote								
19/07/2018	Invoice	1026	G025	G1418 Self storage fee	1.00	80.91	80.91	80.91
19/08/2018	Invoice	1064	G025	G1418 Self storage fee	1.00	80.91	80.91	161.82
19/09/2018	Invoice	1093	G025	G1418 Self storage fee	1.00	80.91	80.91	242.73
19/10/2018	Invoice	1119	G025	G1418 Self storage fee	1.00	80.91	80.91	323.64
19/11/2018	Invoice	1150	G025	G1418 Self storage fee	1.00	80.91	80.91	404.55
19/12/2018	Invoice	1184	G025	G1418 Self storage fee	1.00	80.91	80.91	485.46
19/01/2019	Invoice	1220	G025	G1418 Self storage fee	1.00	80.91	80.91	566.37
19/02/2019	Invoice	1266	G025	G1418 Self storage fee	1.00	80.91	80.91	647.28
19/03/2019	Invoice	1308	G025	G1418 Self storage fee	1.00	80.91	80.91	728.19
19/04/2019	Invoice	1354	G025	G1418 Self storage fee	1.00	80.91	80.91	809.10
<b>Total for Cecilia &amp; Jeff Foote</b>							<b>A\$809.10</b>	
Chanell Gilby								
14/07/2018	Invoice	1008	F090	F3030 Self storage fee	1.00	171.82	171.82	171.82
14/08/2018	Invoice	1041	F090	F3030 Self storage fee	1.00	171.82	171.82	343.64
<b>Total for Chanell Gilby</b>							<b>A\$343.64</b>	
Cohuna Sports Store								
23/07/2018	Invoice	1037	Postage:Postage	Postage	1.00	16.00	16.00	16.00
23/07/2018	Invoice	1037	Trampoline Replacement Mat:17 x 13 Tramp Mat	17 x 13 Trampoline Replacement Mat	1.00	108.00	108.00	124.00
<b>Total for Cohuna Sports Store</b>							<b>A\$124.00</b>	
Corinne Ellwood								
24/11/2018	Invoice	1158	F060	F3020 Self storage fee	1.00	144.55	144.55	144.55
24/12/2018	Invoice	1191	F060	F3020 Self storage fee	1.00	144.55	144.55	289.10
24/01/2019	Invoice	1227	F060	F3020 Self storage fee	1.00	144.55	144.55	433.65
24/02/2019	Invoice	1273	F060	F3020 Self storage fee	1.00	144.55	144.55	578.20
24/03/2019	Invoice	1315	F060	F3020 Self storage fee	1.00	144.55	144.55	722.75
24/04/2019	Invoice	1361	F060	F3020 Self storage fee	1.00	144.55	144.55	867.30
<b>Total for Corinne Ellwood</b>							<b>A\$867.30</b>	
David Hall								
27/07/2018	Invoice	1030	F060	F3020 Self storage fee	1.00	153.64	153.64	153.64
27/08/2018	Invoice	1068	F060	F3020 Self storage fee	1.00	153.64	153.64	307.28
27/09/2018	Invoice	1097	F060	F3020 Self storage fee	1.00	153.64	153.64	460.92

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
27/10/2018	Invoice	1123	F060	F3020 Self storage fee	1.00	153.64	153.64	614.56
27/11/2018	Invoice	1154	F060	F3020 Self storage fee	1.00	153.64	153.64	768.20
27/12/2018	Invoice	1187	F060	F3020 Self storage fee	1.00	153.64	153.64	921.84
27/01/2019	Invoice	1223	F060	F3020 Self storage fee	1.00	153.64	153.64	1,075.48
27/02/2019	Invoice	1269	F060	F3020 Self storage fee	1.00	153.64	153.64	1,229.12
27/03/2019	Invoice	1311	F060	F3020 Self storage fee	1.00	153.64	153.64	1,382.76
27/04/2019	Invoice	1357	F060	F3020 Self storage fee	1.00	153.64	153.64	1,536.40
<b>Total for David Hall</b>							<b>A\$1,536.40</b>	
Erina Baptist Preschool								
23/07/2018	Invoice	1034	Shade:Sun Shade Canopy	Supply and Install Sun Shade Canopy	1.00	2,081.55	2,081.55	2,081.55
<b>Total for Erina Baptist Preschool</b>							<b>A\$2,081.55</b>	
Fred Mason								
01/07/2018	Invoice	1007	G180	G6030 Self storage fee	1.00	318.18	318.18	318.18
01/08/2018	Invoice	1042	G180	G6030 Self storage fee	1.00	318.18	318.18	636.36
01/09/2018	Invoice	1072	G180	G6030 Self storage fee	1.00	318.18	318.18	954.54
01/10/2018	Invoice	1099	G180	G6030 Self storage fee	1.00	318.18	318.18	1,272.72
01/11/2018	Invoice	1129	G180	G6030 Self storage fee	1.00	318.18	318.18	1,590.90
01/12/2018	Invoice	1164	G180	G6030 Self storage fee	1.00	318.18	318.18	1,909.08
01/01/2019	Invoice	1196	G180	G6030 Self storage fee	1.00	318.18	318.18	2,227.26
01/02/2019	Invoice	1242	G180	G6030 Self storage fee	1.00	318.18	318.18	2,545.44
01/03/2019	Invoice	1285	G180	G6030 Self storage fee	1.00	318.18	318.18	2,863.62
01/04/2019	Invoice	1329	G180	G6030 Self storage fee	1.00	318.18	318.18	3,181.80
01/05/2019	Invoice	1370	G180	G6030 Self storage fee	1.00	318.18	318.18	3,499.98
<b>Total for Fred Mason</b>							<b>A\$3,499.98</b>	
Georgia Bellchambers								
12/07/2018	Invoice	1011	G105	G3035 Self storage fee	1.00	253.64	253.64	253.64
12/08/2018	Invoice	1048	G105	G3035 Self storage fee	1.00	253.64	253.64	507.28
12/09/2018	Invoice	1078	G105	G3035 Self storage fee	1.00	253.64	253.64	760.92
12/10/2018	Invoice	1105	G105	G3035 Self storage fee	1.00	253.64	253.64	1,014.56
12/11/2018	Invoice	1135	G105	G3035 Self storage fee	1.00	253.64	253.64	1,268.20
12/12/2018	Invoice	1170	G105	G3035 Self storage fee	1.00	253.64	253.64	1,521.84
12/01/2019	Invoice	1201	G105	G3035 Self storage fee	1.00	253.64	253.64	1,775.48
12/02/2019	Invoice	1247	G105	G3035 Self storage fee	1.00	253.64	253.64	2,029.12
12/03/2019	Invoice	1289	G105	G3035 Self storage fee	1.00	253.64	253.64	2,282.76
12/04/2019	Invoice	1333	G105	G3035 Self storage fee	1.00	253.64	253.64	2,536.40

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
12/05/2019	Invoice	1377	G105	G3035 Self storage fee	1.00	253.64	253.64	2,790.04
<b>Total for Georgia Bellchambers</b>							<b>A\$2,790.04</b>	
Glen Pearson								
22/07/2018	Invoice	1022	G090	G3030 Self storage fee	1.00	208.18	208.18	208.18
22/08/2018	Invoice	1060	G090	G3030 Self storage fee	1.00	208.18	208.18	416.36
22/09/2018	Invoice	1089	G090	G3030 Self storage fee	1.00	208.18	208.18	624.54
22/10/2018	Invoice	1115	G090	G3030 Self storage fee	1.00	208.18	208.18	832.72
22/11/2018	Invoice	1146	G090	G3030 Self storage fee	1.00	208.18	208.18	1,040.90
22/12/2018	Invoice	1180	G090	G3030 Self storage fee	1.00	208.18	208.18	1,249.08
22/01/2019	Invoice	1216	G090	G3030 Self storage fee	1.00	208.18	208.18	1,457.26
22/02/2019	Invoice	1262	G090	G3030 Self storage fee additional	1.00	36.36	36.36	1,493.62
22/02/2019	Invoice	1262	G090	G3030 Self storage fee	1.00	208.18	208.18	1,701.80
22/03/2019	Invoice	1304	G090	G3030 Self storage fee	1.00	208.18	208.18	1,909.98
22/04/2019	Invoice	1350	G090	G3030 Self storage fee	1.00	208.18	208.18	2,118.16
<b>Total for Glen Pearson</b>							<b>A\$2,118.16</b>	
Henry Apostolidis								
05/11/2018	Invoice	1157	F045	F3015 Self storage fee	1.00	171.82	171.82	171.82
05/12/2018	Invoice	1161	G045	G3015 Self storage fee	1.00	171.82	171.82	343.64
05/01/2019	Invoice	1192	G045	G3015 Self storage fee	1.00	171.82	171.82	515.46
05/02/2019	Invoice	1238	G045	G3015 Self storage fee	1.00	171.82	171.82	687.28
05/03/2019	Invoice	1281	G045	G3015 Self storage fee	1.00	171.82	171.82	859.10
05/04/2019	Invoice	1325	G045	G3015 Self storage fee	1.00	171.82	171.82	1,030.92
05/05/2019	Invoice	1367	G045	G3015 Self storage fee	1.00	171.82	171.82	1,202.74
<b>Total for Henry Apostolidis</b>							<b>A\$1,202.74</b>	
Intersport Bennett's								
23/07/2018	Invoice	1036	Bars:Bars Bag	Bars	1.00	12.00	12.00	12.00
23/07/2018	Invoice	1036	Postage:Postage	Postage	1.00	16.00	16.00	28.00
23/07/2018	Invoice	1036	Trampoline Replacement Mat:16 x 8	16 x 8 Trampoline Replacement Mat	1.00	72.00	72.00	100.00
<b>Total for Intersport Bennett's</b>							<b>A\$100.00</b>	
Jaime Caller								
25/01/2019	Invoice	1234	F045	F3015 Self storage fee	1.00	126.36	126.36	126.36
01/02/2019	Invoice	1254	F045	F3015 Self storage fee	1.00	126.36	126.36	252.72
01/03/2019	Invoice	1278	G045	G3015 Self storage fee	1.00	126.36	126.36	379.08
01/04/2019	Invoice	1322	G045	G3015 Self storage fee	1.00	126.36	126.36	505.44
01/05/2019	Invoice	1366	G045	G3015 Self storage fee	1.00	126.36	126.36	631.80

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
<b>Total for Jaime Caller</b>							<b>A\$631.80</b>	
Jaypee Abraham								
27/11/2018	Invoice	1156	F060	F3020 Self storage fee	1.00	126.36	126.36	126.36
19/12/2018	Invoice	1190	F060	F3020 Self storage fee	1.00	126.36	126.36	252.72
19/01/2019	Invoice	1226	F060	F3020 Self storage fee	1.00	126.36	126.36	379.08
19/02/2019	Invoice	1272	F060	F3020 Self storage fee	1.00	126.36	126.36	505.44
19/03/2019	Invoice	1314	F060	F3020 Self storage fee	1.00	126.36	126.36	631.80
19/04/2019	Invoice	1360	F060	F3020 Self storage fee	1.00	126.36	126.36	758.16
<b>Total for Jaypee Abraham</b>							<b>A\$758.16</b>	
Jeanette Perdriau								
29/03/2019	Invoice	1324	F045	F3015 Self storage fee	1.00	126.36	126.36	126.36
29/03/2019	Invoice		Sales	Opening Balance			0.00	126.36
24/04/2019	Invoice	1364	F045	F3015 Self storage fee	1.00	126.36	126.36	252.72
<b>Total for Jeanette Perdriau</b>							<b>A\$252.72</b>	
Joe Jeffries								
12/07/2018	Invoice	1018	F060	705 Self storage fee	1.00	153.64	153.64	153.64
12/08/2018	Invoice	1051	F060	705 Self storage fee	1.00	153.64	153.64	307.28
12/09/2018	Invoice	1081	F060	705 Self storage fee	1.00	153.64	153.64	460.92
12/10/2018	Invoice	1108	F060	705 Self storage fee	1.00	153.64	153.64	614.56
<b>Total for Joe Jeffries</b>							<b>A\$614.56</b>	
John Brass								
04/07/2018	Invoice	1009	F060	F3020 Self storage fee	1.00	144.55	144.55	144.55
04/08/2018	Invoice	1040	F060	F3020 Self storage fee	1.00	144.55	144.55	289.10
04/09/2018	Invoice	1070	F060	F3020 Self storage fee	1.00	144.55	144.55	433.65
04/10/2018	Invoice	1098	F060	F3020 Self storage fee	1.00	144.55	144.55	578.20
04/11/2018	Invoice	1128	F060	F3020 Self storage fee	1.00	144.55	144.55	722.75
04/12/2018	Invoice	1162	F060	F3020 Self storage fee	1.00	144.55	144.55	867.30
04/01/2019	Invoice	1206	F060	F3020 Self storage fee	1.00	144.55	144.55	1,011.85
04/02/2019	Invoice	1240	F060	F3020 Self storage fee	1.00	144.55	144.55	1,156.40
04/03/2019	Invoice	1283	F060	F3020 Self storage fee	1.00	144.55	144.55	1,300.95
04/04/2019	Invoice	1327	F060	F3020 Self storage fee	1.00	144.55	144.55	1,445.50
04/05/2019	Invoice	1379	F060	F3020 Self storage fee	1.00	144.55	144.55	1,590.05
<b>Total for John Brass</b>							<b>A\$1,590.05</b>	
Judy Ryan								
12/07/2018	Invoice	1038	F090	F3030 Self storage fee	1.00	180.91	180.91	180.91



DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
18/07/2018	Invoice	1176	Rounding	Rounding	1.00	0.91	0.91	181.82
12/08/2018	Invoice	1052	F090	F3030 Self storage fee	1.00	180.91	180.91	362.73
12/09/2018	Invoice	1082	F090	F3030 Self storage fee	1.00	180.91	180.91	543.64
12/10/2018	Invoice	1109	F090	F3030 Self storage fee	1.00	180.91	180.91	724.55
12/11/2018	Invoice	1139	F090	F3030 Self storage fee	1.00	180.91	180.91	905.46
12/12/2018	Invoice	1173	F090	F3030 Self storage fee	1.00	180.91	180.91	1,086.37
12/01/2019	Invoice	1204	F090	F3030 Self storage fee	1.00	180.91	180.91	1,267.28
12/02/2019	Invoice	1250	F090	F3030 Self storage fee	1.00	180.91	180.91	1,448.19
12/03/2019	Invoice	1292	F090	F3030 Self storage fee	1.00	180.91	180.91	1,629.10
12/04/2019	Invoice	1336	F090	F3030 Self storage fee	1.00	180.91	180.91	1,810.01
12/05/2019	Invoice	1374	F090	F3030 Self storage fee	1.00	180.91	180.91	1,990.92
<b>Total for Judy Ryan</b>							<b>A\$1,990.92</b>	
Julia Ninness								
27/07/2018	Invoice	1024	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	171.82
27/08/2018	Invoice	1062	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	343.64
27/09/2018	Invoice	1091	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	515.46
27/10/2018	Invoice	1117	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	687.28
27/11/2018	Invoice	1148	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	859.10
27/12/2018	Invoice	1182	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	1,030.92
27/01/2019	Invoice	1218	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	1,202.74
27/02/2019	Invoice	1264	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	1,374.56
27/03/2019	Invoice	1306	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	1,546.38
27/04/2019	Invoice	1352	G077	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	1,718.20
<b>Total for Julia Ninness</b>							<b>A\$1,718.20</b>	
Julie Fitzpatrick								
10/12/2018	Invoice	1210	G090	G3030 Self storage fee	1.00	217.27	217.27	217.27
04/01/2019	Invoice	1211	G090	G3030 Self storage fee	1.00	217.27	217.27	434.54
<b>Total for Julie Fitzpatrick</b>							<b>A\$434.54</b>	
Justin Hill								
26/02/2019	Invoice	1280	G090	G3030 Self storage fee	1.00	217.27	217.27	217.27
26/02/2019	Invoice	1280	G090	G3030 Self storage fee	1.00	152.73	152.73	370.00
01/03/2019	Invoice	1296	G090	G3030 Self storage fee	1.00	152.73	152.73	522.73
01/03/2019	Invoice	1296	G090	G3030 Self storage fee	1.00	217.27	217.27	740.00
01/04/2019	Invoice	1321	F090	F3030 Self storage fee	1.00	152.73	152.73	892.73
01/04/2019	Invoice	1321	G090	G3030 Self storage fee	1.00	217.27	217.27	1,110.00

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
01/05/2019	Invoice	1362	F090	F3030 Self storage fee	1.00	152.73	152.73	1,262.73
01/05/2019	Invoice	1362	G090	G3030 Self storage fee	1.00	217.27	217.27	1,480.00
<b>Total for Justin Hill</b>							<b>A\$1,480.00</b>	
Kelly Ryan								
16/12/2018	Invoice	1209	G090	G3030 Self storage fee	1.00	152.73	152.73	152.73
16/12/2018	Invoice	1209	G090	G3030 Self storage fee	1.00	217.27	217.27	370.00
21/01/2019	Invoice	1228	G090	G3030 Self storage fee	1.00	217.27	217.27	587.27
21/01/2019	Invoice	1228	G090	G3030 Self storage fee	1.00	152.73	152.73	740.00
15/02/2019	Invoice	1258	G090	G3030 Self storage fee	1.00	152.73	152.73	892.73
15/02/2019	Invoice	1258	G090	G3030 Self storage fee	1.00	217.27	217.27	1,110.00
15/03/2019	Invoice	1301	G090	G3030 Self storage fee	1.00	217.27	217.27	1,327.27
15/03/2019	Invoice	1301	G090	G3030 Self storage fee	1.00	152.73	152.73	1,480.00
15/04/2019	Invoice	1347	G090	G3030 Self storage fee	1.00	217.27	217.27	1,697.27
15/04/2019	Invoice	1347	G090	G3030 Self storage fee	1.00	152.73	152.73	1,850.00
<b>Total for Kelly Ryan</b>							<b>A\$1,850.00</b>	
Kerrie McGrath								
30/03/2019	Invoice	1339	F060	F3020 Self storage fee	1.00	180.91	180.91	180.91
<b>Total for Kerrie McGrath</b>							<b>A\$180.91</b>	
Kim Daly								
21/01/2019	Invoice	1237	G090	G3030 Self storage fee	1.00	217.27	217.27	217.27
21/02/2019	Invoice	1274	G090	G3030 Self storage fee	1.00	217.27	217.27	434.54
15/03/2019	Invoice	1297	G090	G3030 Self storage fee	0.00		0.00	434.54
15/04/2019	Invoice	1341	G090	G3030 Self storage fee	0.00		0.00	434.54
<b>Total for Kim Daly</b>							<b>A\$434.54</b>	
Kylie Imeson								
10/03/2019	Invoice	1319	F090	F3030 Self storage fee	1.00	180.91	180.91	180.91
01/04/2019	Invoice	1340	F090	F3030 Self storage fee	1.00	180.91	180.91	361.82
01/05/2019	Invoice	1363	F090	F3030 Self storage fee	1.00	180.91	180.91	542.73
<b>Total for Kylie Imeson</b>							<b>A\$542.73</b>	
Liz Grist								
24/11/2018	Invoice	1159	F090	F3030 Self storage fee	1.00	217.27	217.27	217.27
01/01/2019	Invoice	1194	G090	G3030 Self storage fee	1.00	217.27	217.27	434.54
01/02/2019	Invoice	1252	G090	G3030 Self storage fee	1.00	217.27	217.27	651.81
01/03/2019	Invoice	1294	G090	G3030 Self storage fee	1.00	217.27	217.27	869.08
01/04/2019	Invoice	1338	G090	G3030 Self storage fee	1.00	217.27	217.27	1,086.35

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
01/05/2019	Invoice	1376	G090	G3030 Self storage fee	1.00	217.27	217.27	1,303.62
<b>Total for Liz Grist</b>							<b>A\$1,303.62</b>	
Loris Waine								
09/07/2018	Invoice	1012	G090	G3030 Self storage fee	1.00	199.09	199.09	199.09
09/08/2018	Invoice	1054	G090	G3030 Self storage fee	1.00	199.09	199.09	398.18
09/09/2018	Invoice	1084	G090	G3030 Self storage fee	1.00	199.09	199.09	597.27
09/10/2018	Invoice	1111	G090	G3030 Self storage fee	1.00	199.09	199.09	796.36
09/11/2018	Invoice	1141	G090	G3030 Self storage fee	1.00	199.09	199.09	995.45
09/12/2018	Invoice	1175	G090	G3030 Self storage fee	1.00	199.09	199.09	1,194.54
09/01/2019	Invoice	1195	G090	G3030 Self storage fee	1.00	199.09	199.09	1,393.63
09/02/2019	Invoice	1241	G090	G3030 Self storage fee	1.00	199.09	199.09	1,592.72
09/03/2019	Invoice	1284	G090	G3030 Self storage fee	1.00	199.09	199.09	1,791.81
09/04/2019	Invoice	1328	G090	G3030 Self storage fee	1.00	199.09	199.09	1,990.90
09/05/2019	Invoice	1369	G090	G3030 Self storage fee	1.00	199.09	199.09	2,189.99
<b>Total for Loris Waine</b>							<b>A\$2,189.99</b>	
Luca Roncari								
17/12/2018	Invoice	1208	G090	G3030 Self storage fee	1.00	217.27	217.27	217.27
17/01/2019	Invoice	1229	G090	G3030 Self storage fee	1.00	217.27	217.27	434.54
15/02/2019	Invoice	1257	G090	G3030 Self storage fee	1.00	217.27	217.27	651.81
15/03/2019	Invoice	1299	G090	G3030 Self storage fee	1.00	217.27	217.27	869.08
15/04/2019	Invoice	1345	G090	G3030 Self storage fee	1.00	217.27	217.27	1,086.35
<b>Total for Luca Roncari</b>							<b>A\$1,086.35</b>	
Lucy Wildsckut								
29/03/2019	Invoice		Sales	Opening Balance			0.00	0.00
29/03/2019	Invoice	1323	G090	G3030 Self storage fee	1.00	217.27	217.27	217.27
24/04/2019	Invoice	1365	G090	G3030 Self storage fee	0.00		0.00	217.27
<b>Total for Lucy Wildsckut</b>							<b>A\$217.27</b>	
Margaret Ward								
28/07/2018	Invoice	1023	F060	F3020 Self storage fee	1.00	144.55	144.55	144.55
28/08/2018	Invoice	1061	F060	F3020 Self storage fee	1.00	144.55	144.55	289.10
28/09/2018	Invoice	1090	F060	F3020 Self storage fee	1.00	144.55	144.55	433.65
28/10/2018	Invoice	1116	F060	F3020 Self storage fee	1.00	144.55	144.55	578.20
28/11/2018	Invoice	1147	F060	F3020 Self storage fee	1.00	144.55	144.55	722.75
28/12/2018	Invoice	1181	F060	F3020 Self storage fee	1.00	144.55	144.55	867.30
28/01/2019	Invoice	1217	F060	F3020 Self storage fee	1.00	144.55	144.55	1,011.85

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
28/02/2019	Invoice	1263	F060	F3020 Self storage fee	1.00	144.55	144.55	1,156.40
28/03/2019	Invoice	1305	F060	F3020 Self storage fee	1.00	144.55	144.55	1,300.95
28/04/2019	Invoice	1351	F060	F3020 Self storage fee	1.00	144.55	144.55	1,445.50
<b>Total for Margaret Ward</b>							<b>A\$1,445.50</b>	
Mark Dixon								
01/07/2018	Invoice	1015	F090	F3030 Self storage fee	1.00	171.82	171.82	171.82
01/08/2018	Invoice	1045	F090	F3030 Self storage fee	1.00	171.82	171.82	343.64
01/09/2018	Invoice	1075	F090	F3030 Self storage fee	1.00	171.82	171.82	515.46
01/10/2018	Invoice	1102	F090	F3030 Self storage fee	1.00	171.82	171.82	687.28
01/11/2018	Invoice	1132	F090	F3030 Self storage fee	1.00	171.82	171.82	859.10
01/12/2018	Invoice	1167	F090	F3030 Self storage fee	1.00	171.82	171.82	1,030.92
01/01/2019	Invoice	1199	F090	F3030 Self storage fee	1.00	171.82	171.82	1,202.74
01/02/2019	Invoice	1245	F090	F3030 Self storage fee	1.00	171.82	171.82	1,374.56
01/03/2019	Invoice	1288	F090	F3030 Self storage fee	1.00	171.82	171.82	1,546.38
01/04/2019	Invoice	1332	F090	F3030 Self storage fee	1.00	171.82	171.82	1,718.20
01/05/2019	Invoice	1372	F090	F3030 Self storage fee	1.00	171.82	171.82	1,890.02
<b>Total for Mark Dixon</b>							<b>A\$1,890.02</b>	
Mark Edwardson								
24/07/2018	Invoice	1021	F045	F3015 Self storage fee	1.00	126.36	126.36	126.36
24/08/2018	Invoice	1058	F045	F3015 Self storage fee	1.00	126.36	126.36	252.72
24/09/2018	Invoice	1087	F045	F3015 Self storage fee	1.00	126.36	126.36	379.08
24/10/2018	Invoice	1113	F045	F3015 Self storage fee	1.00	126.36	126.36	505.44
24/11/2018	Invoice	1144	F045	F3015 Self storage fee	1.00	126.36	126.36	631.80
24/12/2018	Invoice	1178	F045	F3015 Self storage fee	1.00	126.36	126.36	758.16
24/01/2019	Invoice	1214	F045	F3015 Self storage fee	1.00	126.36	126.36	884.52
24/02/2019	Invoice	1260	F045	F3015 Self storage fee	1.00	126.36	126.36	1,010.88
<b>Total for Mark Edwardson</b>							<b>A\$1,010.88</b>	
Michelle Wilton								
09/07/2018	Invoice	1013	F045	F3015 Self storage fee	1.00	126.36	126.36	126.36
12/08/2018	Invoice	1053	F045	F3015 Self storage fee	1.00	126.36	126.36	252.72
12/09/2018	Invoice	1083	F045	F3015 Self storage fee	1.00	126.36	126.36	379.08
12/10/2018	Invoice	1110	F045	F3015 Self storage fee	1.00	126.36	126.36	505.44
12/11/2018	Invoice	1140	F045	F3015 Self storage fee	1.00	126.36	126.36	631.80
12/12/2018	Invoice	1174	F045	F3015 Self storage fee	1.00	126.36	126.36	758.16
12/01/2019	Invoice	1205	F045	F3015 Self storage fee	1.00	126.36	126.36	884.52

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
12/02/2019	Invoice	1251	F045	F3015 Self storage fee	1.00	126.36	126.36	1,010.88
12/03/2019	Invoice	1293	F045	F3015 Self storage fee	1.00	126.36	126.36	1,137.24
12/04/2019	Invoice	1337	F045	F3015 Self storage fee	1.00	126.36	126.36	1,263.60
12/05/2019	Invoice	1375	F045	F3015 Self storage fee	1.00	126.36	126.36	1,389.96
<b>Total for Michelle Wilton</b>							<b>A\$1,389.96</b>	
Moodie Outdoor Products								
30/08/2018	Invoice	1069	Postage:Postage	Delivery Charge	1.00	266.00	266.00	266.00
30/08/2018	Invoice	1069	Shade:Sun Shade Canopy	8.071 x 5.109 P95 Ocean Blue	1.00	1,946.00	1,946.00	2,212.00
30/08/2018	Invoice	1069	Shade:Sun Shade Canopy	10.000 x 6.000 P95 Yellow	1.00	2,172.00	2,172.00	4,384.00
25/01/2019	Invoice	1235	Shade:Sun Shade Canopy	8.100 x 8.100 P95 Forest Green	1.00	2,534.68	2,534.68	6,918.68
<b>Total for Moodie Outdoor Products</b>							<b>A\$6,918.68</b>	
Mr Zac Webber								
19/09/2018	Invoice	1160	F090	F3030 Self storage fee	1.00	171.82	171.82	171.82
19/10/2018	Invoice	1125	F090	F3030 Self storage fee	1.00	171.82	171.82	343.64
19/11/2018	Invoice	1142	F090	F3030 Self storage fee	1.00	171.82	171.82	515.46
19/12/2018	Invoice	1189	F090	F3030 Self storage fee	1.00	171.82	171.82	687.28
19/01/2019	Invoice	1225	F090	F3030 Self storage fee	1.00	171.82	171.82	859.10
19/02/2019	Invoice	1271	F090	F3030 Self storage fee	1.00	171.82	171.82	1,030.92
19/03/2019	Invoice	1313	F090	F3030 Self storage fee	1.00	171.82	171.82	1,202.74
19/04/2019	Invoice	1359	F090	F3030 Self storage fee	1.00	171.82	171.82	1,374.56
<b>Total for Mr Zac Webber</b>							<b>A\$1,374.56</b>	
Ms Naomi Beeston								
14/07/2018	Invoice	1039	F025	F1515 Self storage fee	1.00	80.91	80.91	80.91
14/08/2018	Invoice	1050	F025	F1515 Self storage fee	1.00	80.91	80.91	161.82
14/09/2018	Invoice	1080	F025	F1515 Self storage fee	1.00	80.91	80.91	242.73
14/10/2018	Invoice	1107	F025	F1515 Self storage fee	1.00	80.91	80.91	323.64
14/11/2018	Invoice	1137	F025	F1515 Self storage fee	1.00	80.91	80.91	404.55
14/11/2018	Invoice	1137	F025	F1515 Self storage fee additional charge rounding	1.00	0.91	0.91	405.46
14/12/2018	Invoice	1172	F025	F1515 Self storage fee	1.00	80.91	80.91	486.37
14/01/2019	Invoice	1203	F025	F1515 Self storage fee	1.00	80.91	80.91	567.28
14/02/2019	Invoice	1249	F025	F1515 Self storage fee	1.00	80.91	80.91	648.19
14/03/2019	Invoice	1291	F025	F1515 Self storage fee	1.00	80.91	80.91	729.10
14/04/2019	Invoice	1335	F025	F1515 Self storage fee	1.00	80.91	80.91	810.01
<b>Total for Ms Naomi Beeston</b>							<b>A\$810.01</b>	

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
Nathan Wall								
19/07/2018	Invoice	1025	F060	F3020 Self storage fee	1.00	135.45	135.45	135.45
19/07/2018	Invoice	1025	F045	F3015 Self storage fee	1.00	36.36	36.36	171.81
19/08/2018	Invoice	1063	F045	F3015 Self storage fee	1.00	36.36	36.36	208.17
19/08/2018	Invoice	1063	F060	F3020 Self storage fee	1.00	135.45	135.45	343.62
19/09/2018	Invoice	1092	F045	F3015 Self storage fee	1.00	36.36	36.36	379.98
19/09/2018	Invoice	1092	F060	F3020 Self storage fee	1.00	135.45	135.45	515.43
19/10/2018	Invoice	1118	F060	F3020 Self storage fee	1.00	135.45	135.45	650.88
19/10/2018	Invoice	1118	F045	F3015 Self storage fee	1.00	36.36	36.36	687.24
19/11/2018	Invoice	1149	F060	F3020 Self storage fee	1.00	135.45	135.45	822.69
19/11/2018	Invoice	1149	F045	F3015 Self storage fee	1.00	36.36	36.36	859.05
19/12/2018	Invoice	1183	F060	F3020 Self storage fee	1.00	135.45	135.45	994.50
19/12/2018	Invoice	1183	F045	F3015 Self storage fee	1.00	36.36	36.36	1,030.86
19/01/2019	Invoice	1219	F060	F3020 Self storage fee	1.00	135.45	135.45	1,166.31
19/01/2019	Invoice	1219	F045	F3015 Self storage fee	1.00	36.36	36.36	1,202.67
19/02/2019	Invoice	1265	F060	F3020 Self storage fee	1.00	135.45	135.45	1,338.12
19/02/2019	Invoice	1265	F045	F3015 Self storage fee	1.00	36.36	36.36	1,374.48
19/03/2019	Invoice	1307	F045	F3015 Self storage fee	1.00	36.36	36.36	1,410.84
19/03/2019	Invoice	1307	F060	F3020 Self storage fee	1.00	135.45	135.45	1,546.29
19/04/2019	Invoice	1353	F045	F3015 Self storage fee	1.00	36.36	36.36	1,582.65
19/04/2019	Invoice	1353	F060	F3020 Self storage fee	1.00	135.45	135.45	1,718.10

**Total for Nathan Wall**

**A\$1,718.10**

Peter Blake								
17/07/2018	Invoice	1032	G090	G3030 Self storage fee	1.00	181.82	181.82	181.82
17/07/2018	Invoice	1032	G063	G2525 Self storage fee	1.00	126.36	126.36	308.18
17/08/2018	Invoice	1059	G063	G2525 Self storage fee	1.00	126.36	126.36	434.54
17/08/2018	Invoice	1059	G090	G3030 Self storage fee	1.00	181.82	181.82	616.36
17/09/2018	Invoice	1088	G063	G2525 Self storage fee	1.00	126.36	126.36	742.72
17/09/2018	Invoice	1088	G090	G3030 Self storage fee	1.00	181.82	181.82	924.54
17/10/2018	Invoice	1114	G063	G2525 Self storage fee	1.00	126.36	126.36	1,050.90
17/10/2018	Invoice	1114	G090	G3030 Self storage fee	1.00	181.82	181.82	1,232.72
17/11/2018	Invoice	1145	G090	G3030 Self storage fee	1.00	181.82	181.82	1,414.54
17/11/2018	Invoice	1145	G063	G2525 Self storage fee	1.00	126.36	126.36	1,540.90
17/12/2018	Invoice	1179	G063	G2525 Self storage fee	1.00	126.36	126.36	1,667.26
17/12/2018	Invoice	1179	G090	G3030 Self storage fee	1.00	181.82	181.82	1,849.08
17/01/2019	Invoice	1215	G090	G3030 Self storage fee	1.00	181.82	181.82	2,030.90

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
17/01/2019	Invoice	1215	G063	G2525 Self storage fee	1.00	126.36	126.36	2,157.26
17/02/2019	Invoice	1261	G063	G2525 Self storage fee	1.00	126.36	126.36	2,283.62
17/02/2019	Invoice	1261	G090	G3030 Self storage fee	1.00	181.82	181.82	2,465.44
15/03/2019	Invoice	1318	G090	G3030 Self storage fee	1.00	126.36	126.36	2,591.80
15/03/2019	Invoice	1318	F090	F3030 Self storage fee	1.00	181.82	181.82	2,773.62
17/03/2019	Invoice	1303	G063	G2525 Self storage fee	1.00	126.36	126.36	2,899.98
17/03/2019	Invoice	1303	G090	G3030 Self storage fee	1.00	181.82	181.82	3,081.80
17/04/2019	Invoice	1349	G063	G2525 Self storage fee	1.00	126.36	126.36	3,208.16
17/04/2019	Invoice	1349	G090	G3030 Self storage fee	1.00	181.82	181.82	3,389.98
<b>Total for Peter Blake</b>							<b>A\$3,389.98</b>	
Peter Pollock								
10/12/2018	Invoice	1207	G045	G3015 Self storage fee	1.00	162.73	162.73	162.73
04/01/2019	Invoice	1212	G045	G3015 Self storage fee	1.00	162.73	162.73	325.46
<b>Total for Peter Pollock</b>							<b>A\$325.46</b>	
Rachel Markey								
26/02/2019	Invoice	1279	F090	F3030 Self storage fee	1.00	180.91	180.91	180.91
15/03/2019	Invoice	1317	F090	F3030 Self storage fee	1.00	180.91	180.91	361.82
15/04/2019	Invoice	1344	F090	F3030 Self storage fee	1.00	180.91	180.91	542.73
<b>Total for Rachel Markey</b>							<b>A\$542.73</b>	
Rodney Leaver								
01/07/2018	Invoice	1016	F090	F3030 Self storage fee	1.00	171.82	171.82	171.82
01/08/2018	Invoice	1044	F090	F3030 Self storage fee	1.00	171.82	171.82	343.64
01/09/2018	Invoice	1074	F090	F3030 Self storage fee	1.00	171.82	171.82	515.46
01/10/2018	Invoice	1101	F090	F3030 Self storage fee	1.00	171.82	171.82	687.28
01/11/2018	Invoice	1131	F090	F3030 Self storage fee	1.00	171.82	171.82	859.10
01/12/2018	Invoice	1166	F090	F3030 Self storage fee	1.00	171.82	171.82	1,030.92
01/01/2019	Invoice	1198	F090	F3030 Self storage fee	1.00	171.82	171.82	1,202.74
01/02/2019	Invoice	1244	F090	F3030 Self storage fee	1.00	171.82	171.82	1,374.56
01/03/2019	Invoice	1287	F090	F3030 Self storage fee	1.00	171.82	171.82	1,546.38
01/04/2019	Invoice	1331	F090	F3030 Self storage fee	1.00	171.82	171.82	1,718.20
01/05/2019	Invoice	1371	F090	F3030 Self storage fee	1.00	171.82	171.82	1,890.02
<b>Total for Rodney Leaver</b>							<b>A\$1,890.02</b>	
Ron Stevens								
21/01/2019	Invoice	1236	F045	F3015 Self storage fee	1.00	162.73	162.73	162.73
15/03/2019	Invoice	1316	F045	F3015 Self storage fee	1.00	162.73	162.73	325.46

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
15/03/2019	Invoice	1298	F045	F3015 Self storage fee	1.00	162.73	162.73	488.19
15/04/2019	Invoice	1342	F045	F3015 Self storage fee	0.00		0.00	488.19
<b>Total for Ron Stevens</b>							<b>A\$488.19</b>	
Roslynne Rudge								
06/07/2018	Invoice	1006	F090	F3030 Self storage fee	1.00	171.82	171.82	171.82
06/08/2018	Invoice	1043	F090	F3030 Self storage fee	1.00	171.82	171.82	343.64
06/09/2018	Invoice	1073	F090	F3030 Self storage fee	1.00	171.82	171.82	515.46
06/10/2018	Invoice	1100	F090	F3030 Self storage fee	1.00	171.82	171.82	687.28
06/11/2018	Invoice	1130	F090	F3030 Self storage fee	1.00	171.82	171.82	859.10
06/12/2018	Invoice	1165	F090	F3030 Self storage fee	1.00	171.82	171.82	1,030.92
06/01/2019	Invoice	1197	F090	F3030 Self storage fee	1.00	171.82	171.82	1,202.74
06/02/2019	Invoice	1243	F090	F3030 Self storage fee	1.00	171.82	171.82	1,374.56
<b>Total for Roslynne Rudge</b>							<b>A\$1,374.56</b>	
Ross Mutton								
06/04/2019	Invoice	1343	G090	G3030 Self storage fee	1.00	217.27	217.27	217.27
06/05/2019	Invoice	1381	G090	G3030 Self storage fee	1.00	217.27	217.27	434.54
<b>Total for Ross Mutton</b>							<b>A\$434.54</b>	
Simone Shields								
15/07/2018	Invoice	1014	F090	F3030 Self storage fee	1.00	171.82	171.82	171.82
15/08/2018	Invoice	1049	F090	F3030 Self storage fee	1.00	171.82	171.82	343.64
15/09/2018	Invoice	1079	F090	F3030 Self storage fee	1.00	171.82	171.82	515.46
15/10/2018	Invoice	1106	F090	F3030 Self storage fee	1.00	171.82	171.82	687.28
15/11/2018	Invoice	1136	F090	F3030 Self storage fee	1.00	171.82	171.82	859.10
15/12/2018	Invoice	1171	F090	F3030 Self storage fee	1.00	171.82	171.82	1,030.92
15/01/2019	Invoice	1202	F090	F3030 Self storage fee	1.00	171.82	171.82	1,202.74
15/02/2019	Invoice	1248	F090	F3030 Self storage fee	1.00	171.82	171.82	1,374.56
15/03/2019	Invoice	1290	F090	F3030 Self storage fee	1.00	171.82	171.82	1,546.38
15/04/2019	Invoice	1334	F090	F3030 Self storage fee	1.00	171.82	171.82	1,718.20
<b>Total for Simone Shields</b>							<b>A\$1,718.20</b>	
Susan Davison								
25/01/2019	Invoice	1232	F045	F3015 Self storage fee	1.00	126.36	126.36	126.36
17/02/2019	Invoice	1276	F045	F3015 Self storage fee	1.00	126.36	126.36	252.72
15/03/2019	Invoice	1300	F045	F3015 Self storage fee	1.00	126.36	126.36	379.08
15/04/2019	Invoice	1346	F045	F3015 Self storage fee	1.00	126.36	126.36	505.44
<b>Total for Susan Davison</b>							<b>A\$505.44</b>	



DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
<b>Terry Verzendaal</b>								
28/07/2018	Invoice	1031	G045	G3015 Self storage fee	1.00	85.91	85.91	85.91
28/07/2018	Invoice	1031	F045	F3015 Self storage fee	1.00	85.91	85.91	171.82
28/08/2018	Invoice	1056	F045	F3015 Self storage fee	1.00	85.91	85.91	257.73
28/08/2018	Invoice	1056	G045	G3015 Self storage fee	1.00	85.91	85.91	343.64
28/09/2018	Invoice	1085	G045	G3015 Self storage fee	1.00	85.91	85.91	429.55
28/09/2018	Invoice	1085	F045	F3015 Self storage fee	1.00	85.91	85.91	515.46
28/10/2018	Invoice	1124	F045	F3015 Self storage fee	1.00	85.91	85.91	601.37
28/10/2018	Invoice	1124	G045	G3015 Self storage fee	1.00	85.91	85.91	687.28
28/11/2018	Invoice	1155	F045	F3015 Self storage fee	1.00	85.91	85.91	773.19
28/11/2018	Invoice	1155	G045	G3015 Self storage fee	1.00	85.91	85.91	859.10
28/12/2018	Invoice	1188	F045	F3015 Self storage fee	1.00	85.91	85.91	945.01
28/12/2018	Invoice	1188	G045	G3015 Self storage fee	1.00	85.91	85.91	1,030.92
28/01/2019	Invoice	1224	F045	F3015 Self storage fee	1.00	85.91	85.91	1,116.83
28/01/2019	Invoice	1224	G045	G3015 Self storage fee	1.00	85.91	85.91	1,202.74
28/02/2019	Invoice	1270	F045	F3015 Self storage fee	1.00	85.91	85.91	1,288.65
28/02/2019	Invoice	1270	G045	G3015 Self storage fee	1.00	85.91	85.91	1,374.56
28/03/2019	Invoice	1312	G045	G3015 Self storage fee	1.00	85.91	85.91	1,460.47
28/03/2019	Invoice	1312	F045	F3015 Self storage fee	1.00	85.91	85.91	1,546.38
28/04/2019	Invoice	1358	G045	G3015 Self storage fee	1.00	85.91	85.91	1,632.29
28/04/2019	Invoice	1358	F045	F3015 Self storage fee	1.00	85.91	85.91	1,718.20
<b>Total for Terry Verzendaal</b>							<b>A\$1,718.20</b>	
<b>The Beholder Styling &amp; Design</b>								
10/12/2018	Invoice	1253	Rent:Rent Recieved	Unit 6	1.00	2,828.47	2,828.47	2,828.47
10/01/2019	Invoice	1256	Rent:Rent Recieved	Rent	1.00	2,828.47	2,828.47	5,656.94
28/02/2019	Deposit			LAWSEN.RAYPITSTOCK RAY PITSTOCK R-E			2,828.47	8,485.41
29/03/2019	Deposit			Rent			2,828.47	11,313.88
<b>Total for The Beholder Styling &amp; Design</b>							<b>A\$11,313.88</b>	
<b>Tom Read</b>								
25/01/2019	Invoice	1233	G090	G3030 Self storage fee	1.00	217.27	217.27	217.27
16/02/2019	Invoice	1275	G090	G3030 Self storage fee	0.00		0.00	217.27
01/03/2019	Invoice	1295	G090	G3030 Self storage fee	0.00		0.00	217.27
01/04/2019	Invoice	1320	G090	G3030 Self storage fee	0.00		0.00	217.27
<b>Total for Tom Read</b>							<b>A\$217.27</b>	

DATE	TRANSACTION TYPE	NO.	PRODUCT/SERVICE	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
Toyrific Toyz								
23/07/2018	Invoice	1035	Trampoline Replacement Mat:17 x 13 Tramp Mat	17 x 13 Trampoline Replacement Mat	1.00	108.00	108.00	108.00
23/07/2018	Invoice	1035	Postage:Postage		1.00	14.55	14.55	122.55
<b>Total for Toyrific Toyz</b>							<b>A\$122.55</b>	
Wayne Roberts								
22/07/2018	Invoice	1029	F060	F3020 Self storage fee	1.00	153.64	153.64	153.64
22/08/2018	Invoice	1067	F060	F3020 Self storage fee	1.00	153.64	153.64	307.28
22/09/2018	Invoice	1096	F060	F3020 Self storage fee	1.00	153.64	153.64	460.92
22/10/2018	Invoice	1122	F060	F3020 Self storage fee	1.00	153.64	153.64	614.56
22/11/2018	Invoice	1153	F060	F3020 Self storage fee	1.00	153.64	153.64	768.20
22/12/2018	Invoice	1186	F060	F3020 Self storage fee	1.00	153.64	153.64	921.84
22/01/2019	Invoice	1222	F060	F3020 Self storage fee	1.00	153.64	153.64	1,075.48
22/02/2019	Invoice	1268	F060	F3020 Self storage fee	1.00	153.64	153.64	1,229.12
22/03/2019	Invoice	1310	F060	F3020 Self storage fee	1.00	153.64	153.64	1,382.76
22/04/2019	Invoice	1356	F060	F3020 Self storage fee	1.00	153.64	153.64	1,536.40
<b>Total for Wayne Roberts</b>							<b>A\$1,536.40</b>	
Not Specified								
02/07/2018	Deposit			Transfer from BRENDAN HYNES CommBank app Silver City Trimme			3,358.98	3,358.98
13/07/2018	Deposit			Transfer from KATRINA JACKETT NetBank Katrina Jackett			144.55	3,503.53
31/08/2018	Deposit			Direct Credit 106600 Moodie Outdoor P 1069 & 20111156A			63,131.20	66,634.73
08/11/2018	Deposit			Transfer From D Barbic Consew 120 machine			250.00	66,884.73
22/02/2019	Deposit			ATO57229532869R053 ATO			770.00	67,654.73
23/02/2019	Deposit			Return INVITATION Card xx2883			158.99	67,813.72
<b>Total for Not Specified</b>							<b>A\$67,813.72</b>	
<b>TOTAL</b>							<b>A\$150,940.38</b>	

# J & R Olympic

## SALES BY PRODUCT/SERVICE DETAIL

1 July, 2018 - 13 May, 2019

DATE	TRANSACTION TYPE	NO.	CUSTOMER	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
<b>Bars</b>								
Bars Bag								
23/07/2018	Invoice	1036	Intersport Bennett"s	Bars	1.00	12.00	12.00	12.00
<b>Total for Bars Bag</b>					<b>1.00</b>		<b>A\$12.00</b>	
<b>Total for Bars</b>					<b>1.00</b>		<b>A\$12.00</b>	
<b>F025</b>								
14/07/2018	Invoice	1039	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	80.91
14/08/2018	Invoice	1050	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	161.82
14/09/2018	Invoice	1080	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	242.73
14/10/2018	Invoice	1107	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	323.64
14/11/2018	Invoice	1137	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	404.55
14/11/2018	Invoice	1137	Ms Naomi Beeston	F1515 Self storage fee additional charge rounding	1.00	0.91	0.91	405.46
14/12/2018	Invoice	1172	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	486.37
14/01/2019	Invoice	1203	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	567.28
14/02/2019	Invoice	1249	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	648.19
14/03/2019	Invoice	1291	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	729.10
14/04/2019	Invoice	1335	Ms Naomi Beeston	F1515 Self storage fee	1.00	80.91	80.91	810.01
<b>Total for F025</b>					<b>11.00</b>		<b>A\$810.01</b>	
<b>F045</b>								
09/07/2018	Invoice	1013	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	126.36
19/07/2018	Invoice	1025	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	162.72
21/07/2018	Invoice	1028	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	289.08
24/07/2018	Invoice	1021	Mark Edwardson	F3015 Self storage fee	1.00	126.36	126.36	415.44
28/07/2018	Invoice	1031	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	501.35
12/08/2018	Invoice	1053	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	627.71
19/08/2018	Invoice	1063	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	664.07
21/08/2018	Invoice	1066	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	790.43
24/08/2018	Invoice	1058	Mark Edwardson	F3015 Self storage fee	1.00	126.36	126.36	916.79
28/08/2018	Invoice	1056	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	1,002.70
12/09/2018	Invoice	1083	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	1,129.06
19/09/2018	Invoice	1092	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	1,165.42
21/09/2018	Invoice	1095	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	1,291.78
24/09/2018	Invoice	1087	Mark Edwardson	F3015 Self storage fee	1.00	126.36	126.36	1,418.14
28/09/2018	Invoice	1085	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	1,504.05
12/10/2018	Invoice	1110	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	1,630.41
19/10/2018	Invoice	1118	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	1,666.77
21/10/2018	Invoice	1121	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	1,793.13
24/10/2018	Invoice	1113	Mark Edwardson	F3015 Self storage fee	1.00	126.36	126.36	1,919.49
28/10/2018	Invoice	1124	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	2,005.40
05/11/2018	Invoice	1157	Henry Apostolidis	F3015 Self storage fee	1.00	171.82	171.82	2,177.22
12/11/2018	Invoice	1140	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	2,303.58
19/11/2018	Invoice	1149	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	2,339.94
21/11/2018	Invoice	1152	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	2,466.30
24/11/2018	Invoice	1144	Mark Edwardson	F3015 Self storage fee	1.00	126.36	126.36	2,592.66
28/11/2018	Invoice	1155	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	2,678.57
12/12/2018	Invoice	1174	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	2,804.93
19/12/2018	Invoice	1183	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	2,841.29
21/12/2018	Invoice	1185	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	2,967.65
24/12/2018	Invoice	1178	Mark Edwardson	F3015 Self storage fee	1.00	126.36	126.36	3,094.01
28/12/2018	Invoice	1188	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	3,179.92
12/01/2019	Invoice	1205	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	3,306.28
19/01/2019	Invoice	1219	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	3,342.64
21/01/2019	Invoice	1236	Ron Stevens	F3015 Self storage fee	1.00	162.73	162.73	3,505.37
21/01/2019	Invoice	1221	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	3,631.73
24/01/2019	Invoice	1214	Mark Edwardson	F3015 Self storage fee	1.00	126.36	126.36	3,758.09
25/01/2019	Invoice	1234	Jaime Caller	F3015 Self storage fee	1.00	126.36	126.36	3,884.45
25/01/2019	Invoice	1232	Susan Davison	F3015 Self storage fee	1.00	126.36	126.36	4,010.81
28/01/2019	Invoice	1224	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	4,096.72
01/02/2019	Invoice	1254	Jaime Caller	F3015 Self storage fee	1.00	126.36	126.36	4,223.08
12/02/2019	Invoice	1251	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	4,349.44
17/02/2019	Invoice	1276	Susan Davison	F3015 Self storage fee	1.00	126.36	126.36	4,475.80
19/02/2019	Invoice	1265	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	4,512.16
21/02/2019	Invoice	1267	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	4,638.52
24/02/2019	Invoice	1260	Mark Edwardson	F3015 Self storage fee	1.00	126.36	126.36	4,764.88
28/02/2019	Invoice	1270	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	4,850.79

DATE	TRANSACTION TYPE	NO.	CUSTOMER	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
12/03/2019	Invoice	1293	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	4,977.15
15/03/2019	Invoice	1316	Ron Stevens	F3015 Self storage fee	1.00	162.73	162.73	5,139.88
15/03/2019	Invoice	1298	Ron Stevens	F3015 Self storage fee	1.00	162.73	162.73	5,302.61
15/03/2019	Invoice	1300	Susan Davison	F3015 Self storage fee	1.00	126.36	126.36	5,428.97
19/03/2019	Invoice	1307	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	5,465.33
21/03/2019	Invoice	1309	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	5,591.69
28/03/2019	Invoice	1312	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	5,677.60
29/03/2019	Invoice	1324	Jeanette Perdriau	F3015 Self storage fee	1.00	126.36	126.36	5,803.96
12/04/2019	Invoice	1337	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	5,930.32
15/04/2019	Invoice	1342	Ron Stevens	F3015 Self storage fee	0.00		0.00	5,930.32
15/04/2019	Invoice	1346	Susan Davison	F3015 Self storage fee	1.00	126.36	126.36	6,056.68
19/04/2019	Invoice	1353	Nathan Wall	F3015 Self storage fee	1.00	36.36	36.36	6,093.04
21/04/2019	Invoice	1355	Alan Hawes	F3015 Self storage fee	1.00	126.36	126.36	6,219.40
24/04/2019	Invoice	1364	Jeanette Perdriau	F3015 Self storage fee	1.00	126.36	126.36	6,345.76
28/04/2019	Invoice	1358	Terry Verzenaal	F3015 Self storage fee	1.00	85.91	85.91	6,431.67
12/05/2019	Invoice	1375	Michelle Wilton	F3015 Self storage fee	1.00	126.36	126.36	6,558.03
<b>Total for F045</b>					<b>61.00</b>		<b>A\$6,558.03</b>	
F060								
04/07/2018	Invoice	1009	John Brass	F3020 Self storage fee	1.00	144.55	144.55	144.55
12/07/2018	Invoice	1018	Joe Jeffries	705 Self storage fee	1.00	153.64	153.64	298.19
19/07/2018	Invoice	1025	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	433.64
22/07/2018	Invoice	1029	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	587.28
27/07/2018	Invoice	1030	David Hall	F3020 Self storage fee	1.00	153.64	153.64	740.92
28/07/2018	Invoice	1023	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	885.47
04/08/2018	Invoice	1040	John Brass	F3020 Self storage fee	1.00	144.55	144.55	1,030.02
12/08/2018	Invoice	1051	Joe Jeffries	705 Self storage fee	1.00	153.64	153.64	1,183.66
19/08/2018	Invoice	1063	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	1,319.11
22/08/2018	Invoice	1067	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	1,472.75
27/08/2018	Invoice	1068	David Hall	F3020 Self storage fee	1.00	153.64	153.64	1,626.39
28/08/2018	Invoice	1061	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	1,770.94
04/09/2018	Invoice	1070	John Brass	F3020 Self storage fee	1.00	144.55	144.55	1,915.49
12/09/2018	Invoice	1081	Joe Jeffries	705 Self storage fee	1.00	153.64	153.64	2,069.13
19/09/2018	Invoice	1092	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	2,204.58
22/09/2018	Invoice	1096	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	2,358.22
27/09/2018	Invoice	1097	David Hall	F3020 Self storage fee	1.00	153.64	153.64	2,511.86
28/09/2018	Invoice	1090	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	2,656.41
04/10/2018	Invoice	1098	John Brass	F3020 Self storage fee	1.00	144.55	144.55	2,800.96
12/10/2018	Invoice	1108	Joe Jeffries	705 Self storage fee	1.00	153.64	153.64	2,954.60
19/10/2018	Invoice	1118	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	3,090.05
22/10/2018	Invoice	1122	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	3,243.69
27/10/2018	Invoice	1123	David Hall	F3020 Self storage fee	1.00	153.64	153.64	3,397.33
28/10/2018	Invoice	1116	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	3,541.88
04/11/2018	Invoice	1128	John Brass	F3020 Self storage fee	1.00	144.55	144.55	3,686.43
19/11/2018	Invoice	1149	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	3,821.88
22/11/2018	Invoice	1153	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	3,975.52
24/11/2018	Invoice	1158	Corinne Ellwood	F3020 Self storage fee	1.00	144.55	144.55	4,120.07
27/11/2018	Invoice	1156	Jaypee Abraham	F3020 Self storage fee	1.00	126.36	126.36	4,246.43
27/11/2018	Invoice	1154	David Hall	F3020 Self storage fee	1.00	153.64	153.64	4,400.07
28/11/2018	Invoice	1147	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	4,544.62
04/12/2018	Invoice	1162	John Brass	F3020 Self storage fee	1.00	144.55	144.55	4,689.17
19/12/2018	Invoice	1190	Jaypee Abraham	F3020 Self storage fee	1.00	126.36	126.36	4,815.53
19/12/2018	Invoice	1183	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	4,950.98
22/12/2018	Invoice	1186	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	5,104.62
24/12/2018	Invoice	1191	Corinne Ellwood	F3020 Self storage fee	1.00	144.55	144.55	5,249.17
27/12/2018	Invoice	1187	David Hall	F3020 Self storage fee	1.00	153.64	153.64	5,402.81
28/12/2018	Invoice	1181	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	5,547.36
04/01/2019	Invoice	1206	John Brass	F3020 Self storage fee	1.00	144.55	144.55	5,691.91
19/01/2019	Invoice	1219	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	5,827.36
19/01/2019	Invoice	1226	Jaypee Abraham	F3020 Self storage fee	1.00	126.36	126.36	5,953.72
22/01/2019	Invoice	1222	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	6,107.36
24/01/2019	Invoice	1227	Corinne Ellwood	F3020 Self storage fee	1.00	144.55	144.55	6,251.91
27/01/2019	Invoice	1223	David Hall	F3020 Self storage fee	1.00	153.64	153.64	6,405.55
28/01/2019	Invoice	1217	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	6,550.10
04/02/2019	Invoice	1240	John Brass	F3020 Self storage fee	1.00	144.55	144.55	6,694.65
19/02/2019	Invoice	1265	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	6,830.10
19/02/2019	Invoice	1272	Jaypee Abraham	F3020 Self storage fee	1.00	126.36	126.36	6,956.46
22/02/2019	Invoice	1268	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	7,110.10
24/02/2019	Invoice	1273	Corinne Ellwood	F3020 Self storage fee	1.00	144.55	144.55	7,254.65
27/02/2019	Invoice	1269	David Hall	F3020 Self storage fee	1.00	153.64	153.64	7,408.29
28/02/2019	Invoice	1263	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	7,552.84
04/03/2019	Invoice	1283	John Brass	F3020 Self storage fee	1.00	144.55	144.55	7,697.39
19/03/2019	Invoice	1307	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	7,832.84
19/03/2019	Invoice	1314	Jaypee Abraham	F3020 Self storage fee	1.00	126.36	126.36	7,959.20

DATE	TRANSACTION TYPE	NO.	CUSTOMER	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
22/03/2019	Invoice	1310	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	8,112.84
24/03/2019	Invoice	1315	Corinne Ellwood	F3020 Self storage fee	1.00	144.55	144.55	8,257.39
27/03/2019	Invoice	1311	David Hall	F3020 Self storage fee	1.00	153.64	153.64	8,411.03
28/03/2019	Invoice	1305	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	8,555.58
30/03/2019	Invoice	1339	Kerrie McGrath	F3020 Self storage fee	1.00	180.91	180.91	8,736.49
04/04/2019	Invoice	1327	John Brass	F3020 Self storage fee	1.00	144.55	144.55	8,881.04
19/04/2019	Invoice	1353	Nathan Wall	F3020 Self storage fee	1.00	135.45	135.45	9,016.49
19/04/2019	Invoice	1360	Jaypee Abraham	F3020 Self storage fee	1.00	126.36	126.36	9,142.85
22/04/2019	Invoice	1356	Wayne Roberts	F3020 Self storage fee	1.00	153.64	153.64	9,296.49
24/04/2019	Invoice	1361	Corinne Ellwood	F3020 Self storage fee	1.00	144.55	144.55	9,441.04
27/04/2019	Invoice	1357	David Hall	F3020 Self storage fee	1.00	153.64	153.64	9,594.68
28/04/2019	Invoice	1351	Margaret Ward	F3020 Self storage fee	1.00	144.55	144.55	9,739.23
04/05/2019	Invoice	1379	John Brass	F3020 Self storage fee	1.00	144.55	144.55	9,883.78
<b>Total for F060</b>					<b>68.00</b>		<b>A\$9,883.78</b>	
F090								
01/07/2018	Invoice	1016	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	171.82
01/07/2018	Invoice	1015	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	343.64
06/07/2018	Invoice	1006	Roslynne Rudge	F3030 Self storage fee	1.00	171.82	171.82	515.46
12/07/2018	Invoice	1038	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	696.37
14/07/2018	Invoice	1008	Chanell Gilby	F3030 Self storage fee	1.00	171.82	171.82	868.19
15/07/2018	Invoice	1014	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	1,040.01
01/08/2018	Invoice	1044	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	1,211.83
01/08/2018	Invoice	1045	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	1,383.65
06/08/2018	Invoice	1043	Roslynne Rudge	F3030 Self storage fee	1.00	171.82	171.82	1,555.47
12/08/2018	Invoice	1052	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	1,736.38
14/08/2018	Invoice	1041	Chanell Gilby	F3030 Self storage fee	1.00	171.82	171.82	1,908.20
15/08/2018	Invoice	1049	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	2,080.02
01/09/2018	Invoice	1074	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	2,251.84
01/09/2018	Invoice	1075	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	2,423.66
06/09/2018	Invoice	1073	Roslynne Rudge	F3030 Self storage fee	1.00	171.82	171.82	2,595.48
12/09/2018	Invoice	1082	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	2,776.39
15/09/2018	Invoice	1079	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	2,948.21
19/09/2018	Invoice	1160	Mr Zac Webber	F3030 Self storage fee	1.00	171.82	171.82	3,120.03
01/10/2018	Invoice	1101	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	3,291.85
01/10/2018	Invoice	1102	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	3,463.67
06/10/2018	Invoice	1100	Roslynne Rudge	F3030 Self storage fee	1.00	171.82	171.82	3,635.49
12/10/2018	Invoice	1109	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	3,816.40
15/10/2018	Invoice	1106	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	3,988.22
19/10/2018	Invoice	1125	Mr Zac Webber	F3030 Self storage fee	1.00	171.82	171.82	4,160.04
01/11/2018	Invoice	1132	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	4,331.86
01/11/2018	Invoice	1131	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	4,503.68
06/11/2018	Invoice	1130	Roslynne Rudge	F3030 Self storage fee	1.00	171.82	171.82	4,675.50
12/11/2018	Invoice	1139	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	4,856.41
15/11/2018	Invoice	1136	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	5,028.23
19/11/2018	Invoice	1142	Mr Zac Webber	F3030 Self storage fee	1.00	171.82	171.82	5,200.05
24/11/2018	Invoice	1159	Liz Grist	F3030 Self storage fee	1.00	217.27	217.27	5,417.32
01/12/2018	Invoice	1166	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	5,589.14
01/12/2018	Invoice	1167	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	5,760.96
06/12/2018	Invoice	1165	Roslynne Rudge	F3030 Self storage fee	1.00	171.82	171.82	5,932.78
12/12/2018	Invoice	1173	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	6,113.69
15/12/2018	Invoice	1171	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	6,285.51
19/12/2018	Invoice	1189	Mr Zac Webber	F3030 Self storage fee	1.00	171.82	171.82	6,457.33
01/01/2019	Invoice	1199	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	6,629.15
01/01/2019	Invoice	1198	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	6,800.97
06/01/2019	Invoice	1197	Roslynne Rudge	F3030 Self storage fee	1.00	171.82	171.82	6,972.79
12/01/2019	Invoice	1204	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	7,153.70
15/01/2019	Invoice	1202	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	7,325.52
19/01/2019	Invoice	1225	Mr Zac Webber	F3030 Self storage fee	1.00	171.82	171.82	7,497.34
01/02/2019	Invoice	1244	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	7,669.16
01/02/2019	Invoice	1245	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	7,840.98
06/02/2019	Invoice	1243	Roslynne Rudge	F3030 Self storage fee	1.00	171.82	171.82	8,012.80
12/02/2019	Invoice	1250	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	8,193.71
15/02/2019	Invoice	1248	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	8,365.53
19/02/2019	Invoice	1271	Mr Zac Webber	F3030 Self storage fee	1.00	171.82	171.82	8,537.35
26/02/2019	Invoice	1279	Rachel Markey	F3030 Self storage fee	1.00	180.91	180.91	8,718.26
01/03/2019	Invoice	1287	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	8,890.08
01/03/2019	Invoice	1288	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	9,061.90
10/03/2019	Invoice	1319	Kylie Imeson	F3030 Self storage fee	1.00	180.91	180.91	9,242.81
12/03/2019	Invoice	1292	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	9,423.72
15/03/2019	Invoice	1317	Rachel Markey	F3030 Self storage fee	1.00	180.91	180.91	9,604.63
15/03/2019	Invoice	1318	Peter Blake	F3030 Self storage fee	1.00	181.82	181.82	9,786.45
15/03/2019	Invoice	1290	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	9,958.27
19/03/2019	Invoice	1313	Mr Zac Webber	F3030 Self storage fee	1.00	171.82	171.82	10,130.09

DATE	TRANSACTION TYPE	NO.	CUSTOMER	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
01/04/2019	Invoice	1340	Kylie Imeson	F3030 Self storage fee	1.00	180.91	180.91	10,311.00
01/04/2019	Invoice	1331	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	10,482.82
01/04/2019	Invoice	1332	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	10,654.64
01/04/2019	Invoice	1321	Justin Hill	F3030 Self storage fee	1.00	152.73	152.73	10,807.37
12/04/2019	Invoice	1336	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	10,988.28
15/04/2019	Invoice	1344	Rachel Markey	F3030 Self storage fee	1.00	180.91	180.91	11,169.19
15/04/2019	Invoice	1334	Simone Shields	F3030 Self storage fee	1.00	171.82	171.82	11,341.01
19/04/2019	Invoice	1359	Mr Zac Webber	F3030 Self storage fee	1.00	171.82	171.82	11,512.83
01/05/2019	Invoice	1372	Mark Dixon	F3030 Self storage fee	1.00	171.82	171.82	11,684.65
01/05/2019	Invoice	1362	Justin Hill	F3030 Self storage fee	1.00	152.73	152.73	11,837.38
01/05/2019	Invoice	1363	Kylie Imeson	F3030 Self storage fee	1.00	180.91	180.91	12,018.29
01/05/2019	Invoice	1371	Rodney Leaver	F3030 Self storage fee	1.00	171.82	171.82	12,190.11
12/05/2019	Invoice	1374	Judy Ryan	F3030 Self storage fee	1.00	180.91	180.91	12,371.02
<b>Total for F090</b>					<b>71.00</b>		<b>A\$12,371.02</b>	
G025								
19/07/2018	Invoice	1026	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	80.91
19/08/2018	Invoice	1064	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	161.82
19/09/2018	Invoice	1093	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	242.73
19/10/2018	Invoice	1119	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	323.64
19/11/2018	Invoice	1150	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	404.55
19/12/2018	Invoice	1184	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	485.46
19/01/2019	Invoice	1220	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	566.37
19/02/2019	Invoice	1266	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	647.28
19/03/2019	Invoice	1308	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	728.19
19/04/2019	Invoice	1354	Cecilia & Jeff Foote	G1418 Self storage fee	1.00	80.91	80.91	809.10
<b>Total for G025</b>					<b>10.00</b>		<b>A\$809.10</b>	
G045								
28/07/2018	Invoice	1031	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	85.91
28/08/2018	Invoice	1056	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	171.82
28/09/2018	Invoice	1085	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	257.73
28/10/2018	Invoice	1124	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	343.64
28/11/2018	Invoice	1155	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	429.55
05/12/2018	Invoice	1161	Henry Apostolidis	G3015 Self storage fee	1.00	171.82	171.82	601.37
10/12/2018	Invoice	1207	Peter Pollock	G3015 Self storage fee	1.00	162.73	162.73	764.10
28/12/2018	Invoice	1188	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	850.01
04/01/2019	Invoice	1212	Peter Pollock	G3015 Self storage fee	1.00	162.73	162.73	1,012.74
05/01/2019	Invoice	1192	Henry Apostolidis	G3015 Self storage fee	1.00	171.82	171.82	1,184.56
28/01/2019	Invoice	1224	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	1,270.47
05/02/2019	Invoice	1238	Henry Apostolidis	G3015 Self storage fee	1.00	171.82	171.82	1,442.29
28/02/2019	Invoice	1270	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	1,528.20
01/03/2019	Invoice	1278	Jaime Caller	G3015 Self storage fee	1.00	126.36	126.36	1,654.56
05/03/2019	Invoice	1281	Henry Apostolidis	G3015 Self storage fee	1.00	171.82	171.82	1,826.38
28/03/2019	Invoice	1312	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	1,912.29
01/04/2019	Invoice	1322	Jaime Caller	G3015 Self storage fee	1.00	126.36	126.36	2,038.65
05/04/2019	Invoice	1325	Henry Apostolidis	G3015 Self storage fee	1.00	171.82	171.82	2,210.47
28/04/2019	Invoice	1358	Terry Verzendaal	G3015 Self storage fee	1.00	85.91	85.91	2,296.38
01/05/2019	Invoice	1366	Jaime Caller	G3015 Self storage fee	1.00	126.36	126.36	2,422.74
05/05/2019	Invoice	1367	Henry Apostolidis	G3015 Self storage fee	1.00	171.82	171.82	2,594.56
<b>Total for G045</b>					<b>21.00</b>		<b>A\$2,594.56</b>	
G063								
17/07/2018	Invoice	1032	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	126.36
17/08/2018	Invoice	1059	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	252.72
17/09/2018	Invoice	1088	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	379.08
17/10/2018	Invoice	1114	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	505.44
17/11/2018	Invoice	1145	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	631.80
17/12/2018	Invoice	1179	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	758.16
17/01/2019	Invoice	1215	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	884.52
17/02/2019	Invoice	1261	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	1,010.88
17/03/2019	Invoice	1303	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	1,137.24
14/04/2019	Invoice	1380	Bryce Kelly	G2525 Self storage fee	1.00	127.27	127.27	1,264.51
14/04/2019	Invoice	1380	Bryce Kelly	G2525 Self storage fee	1.00	180.91	180.91	1,445.42
17/04/2019	Invoice	1349	Peter Blake	G2525 Self storage fee	1.00	126.36	126.36	1,571.78
<b>Total for G063</b>					<b>12.00</b>		<b>A\$1,571.78</b>	
G077								
27/07/2018	Invoice	1024	Julia Ninness	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	171.82
27/08/2018	Invoice	1062	Julia Ninness	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	343.64
27/09/2018	Invoice	1091	Julia Ninness	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	515.46
27/10/2018	Invoice	1117	Julia Ninness	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	687.28
27/11/2018	Invoice	1148	Julia Ninness	G3025 Irregular shape, self storage fee	1.00	171.82	171.82	859.10

DATE	TRANSACTION TYPE	NO.	CUSTOMER	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
				fee				
27/12/2018	Invoice	1182	Julia Ninness	G3025 Irregular shape, self storage	1.00	171.82	171.82	1,030.92
				fee				
27/01/2019	Invoice	1218	Julia Ninness	G3025 Irregular shape, self storage	1.00	171.82	171.82	1,202.74
				fee				
27/02/2019	Invoice	1264	Julia Ninness	G3025 Irregular shape, self storage	1.00	171.82	171.82	1,374.56
				fee				
27/03/2019	Invoice	1306	Julia Ninness	G3025 Irregular shape, self storage	1.00	171.82	171.82	1,546.38
				fee				
27/04/2019	Invoice	1352	Julia Ninness	G3025 Irregular shape, self storage	1.00	171.82	171.82	1,718.20
				fee				
<b>Total for G077</b>					<b>10.00</b>		<b>A\$1,718.20</b>	
<b>G090</b>								
08/07/2018	Invoice	1017	Amelia Haydn	G3030 Self storage fee	1.00	217.27	217.27	217.27
09/07/2018	Invoice	1012	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	416.36
10/07/2018	Invoice	1010	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	624.54
17/07/2018	Invoice	1032	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	806.36
21/07/2018	Invoice	1020	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	1,014.54
21/07/2018	Invoice	1020	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	1,166.63
22/07/2018	Invoice	1022	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	1,374.81
08/08/2018	Invoice	1047	Amelia Haydn	G3030 Self storage fee	1.00	217.27	217.27	1,592.08
09/08/2018	Invoice	1054	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	1,791.17
10/08/2018	Invoice	1046	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	1,999.35
17/08/2018	Invoice	1059	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	2,181.17
21/08/2018	Invoice	1057	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	2,389.35
21/08/2018	Invoice	1057	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	2,541.44
22/08/2018	Invoice	1060	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	2,749.62
08/09/2018	Invoice	1077	Amelia Haydn	G3030 Self storage fee	1.00	217.27	217.27	2,966.89
09/09/2018	Invoice	1084	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	3,165.98
10/09/2018	Invoice	1076	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	3,374.16
17/09/2018	Invoice	1088	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	3,555.98
21/09/2018	Invoice	1086	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	3,764.16
21/09/2018	Invoice	1086	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	3,916.25
22/09/2018	Invoice	1089	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	4,124.43
08/10/2018	Invoice	1104	Amelia Haydn	G3030 Self storage fee	1.00	217.27	217.27	4,341.70
09/10/2018	Invoice	1111	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	4,540.79
10/10/2018	Invoice	1103	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	4,748.97
17/10/2018	Invoice	1114	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	4,930.79
21/10/2018	Invoice	1112	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	5,138.97
21/10/2018	Invoice	1112	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	5,291.06
22/10/2018	Invoice	1115	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	5,499.24
08/11/2018	Invoice	1134	Amelia Haydn	G3030 Self storage fee	1.00	217.27	217.27	5,716.51
09/11/2018	Invoice	1141	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	5,915.60
10/11/2018	Invoice	1133	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	6,123.78
17/11/2018	Invoice	1145	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	6,305.60
21/11/2018	Invoice	1143	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	6,513.78
21/11/2018	Invoice	1143	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	6,665.87
22/11/2018	Invoice	1146	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	6,874.05
08/12/2018	Invoice	1169	Amelia Haydn	G3030 Self storage fee	1.00	217.27	217.27	7,091.32
09/12/2018	Invoice	1175	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	7,290.41
10/12/2018	Invoice	1168	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	7,498.59
10/12/2018	Invoice	1210	Julie Fitzpatrick	G3030 Self storage fee	1.00	217.27	217.27	7,715.86
16/12/2018	Invoice	1209	Kelly Ryan	G3030 Self storage fee	1.00	152.73	152.73	7,868.59
16/12/2018	Invoice	1209	Kelly Ryan	G3030 Self storage fee	1.00	217.27	217.27	8,085.86
17/12/2018	Invoice	1208	Luca Roncari	G3030 Self storage fee	1.00	217.27	217.27	8,303.13
17/12/2018	Invoice	1179	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	8,484.95
21/12/2018	Invoice	1177	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	8,693.13
21/12/2018	Invoice	1177	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	8,845.22
22/12/2018	Invoice	1180	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	9,053.40
01/01/2019	Invoice	1194	Liz Grist	G3030 Self storage fee	1.00	217.27	217.27	9,270.67
04/01/2019	Invoice	1211	Julie Fitzpatrick	G3030 Self storage fee	1.00	217.27	217.27	9,487.94
08/01/2019	Invoice	1200	Amelia Haydn	G3030 Self storage fee	1.00	217.27	217.27	9,705.21
09/01/2019	Invoice	1195	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	9,904.30
10/01/2019	Invoice	1193	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	10,112.48
17/01/2019	Invoice	1215	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	10,294.30
17/01/2019	Invoice	1229	Luca Roncari	G3030 Self storage fee	1.00	217.27	217.27	10,511.57
21/01/2019	Invoice	1213	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	10,719.75
21/01/2019	Invoice	1213	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	10,871.84
21/01/2019	Invoice	1228	Kelly Ryan	G3030 Self storage fee	1.00	217.27	217.27	11,089.11
21/01/2019	Invoice	1228	Kelly Ryan	G3030 Self storage fee	1.00	152.73	152.73	11,241.84
21/01/2019	Invoice	1237	Kim Daly	G3030 Self storage fee	1.00	217.27	217.27	11,459.11
22/01/2019	Invoice	1216	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	11,667.29
25/01/2019	Invoice	1233	Tom Read	G3030 Self storage fee	1.00	217.27	217.27	11,884.56

DATE	TRANSACTION TYPE	NO.	CUSTOMER	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
01/02/2019	Invoice	1252	Liz Grist	G3030 Self storage fee	1.00	217.27	217.27	12,101.83
08/02/2019	Invoice	1246	Amelia Haydn	G3030 Self storage fee	1.00	217.27	217.27	12,319.10
09/02/2019	Invoice	1241	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	12,518.19
10/02/2019	Invoice	1239	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	12,726.37
15/02/2019	Invoice	1258	Kelly Ryan	G3030 Self storage fee	1.00	152.73	152.73	12,879.10
15/02/2019	Invoice	1258	Kelly Ryan	G3030 Self storage fee	1.00	217.27	217.27	13,096.37
15/02/2019	Invoice	1257	Luca Roncari	G3030 Self storage fee	1.00	217.27	217.27	13,313.64
16/02/2019	Invoice	1275	Tom Read	G3030 Self storage fee	0.00		0.00	13,313.64
17/02/2019	Invoice	1261	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	13,495.46
19/02/2019	Adjustment Note	1277	Amelia Haydn	G3030 Self storage fee	-1.00	1,086.36	-1,086.36	12,409.10
21/02/2019	Invoice	1274	Kim Daly	G3030 Self storage fee	1.00	217.27	217.27	12,626.37
21/02/2019	Invoice	1259	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	12,834.55
21/02/2019	Invoice	1259	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	12,986.64
22/02/2019	Invoice	1262	Glen Pearson	G3030 Self storage fee additional	1.00	36.36	36.36	13,023.00
22/02/2019	Invoice	1262	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	13,231.18
26/02/2019	Invoice	1280	Justin Hill	G3030 Self storage fee	1.00	217.27	217.27	13,448.45
26/02/2019	Invoice	1280	Justin Hill	G3030 Self storage fee	1.00	152.73	152.73	13,601.18
01/03/2019	Invoice	1295	Tom Read	G3030 Self storage fee	0.00		0.00	13,601.18
01/03/2019	Invoice	1296	Justin Hill	G3030 Self storage fee	1.00	217.27	217.27	13,818.45
01/03/2019	Invoice	1296	Justin Hill	G3030 Self storage fee	1.00	152.73	152.73	13,971.18
01/03/2019	Invoice	1294	Liz Grist	G3030 Self storage fee	1.00	217.27	217.27	14,188.45
09/03/2019	Invoice	1284	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	14,387.54
10/03/2019	Invoice	1282	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	14,595.72
15/03/2019	Invoice	1301	Kelly Ryan	G3030 Self storage fee	1.00	152.73	152.73	14,748.45
15/03/2019	Invoice	1301	Kelly Ryan	G3030 Self storage fee	1.00	217.27	217.27	14,965.72
15/03/2019	Invoice	1318	Peter Blake	G3030 Self storage fee	1.00	126.36	126.36	15,092.08
15/03/2019	Invoice	1297	Kim Daly	G3030 Self storage fee	0.00		0.00	15,092.08
15/03/2019	Invoice	1299	Luca Roncari	G3030 Self storage fee	1.00	217.27	217.27	15,309.35
17/03/2019	Invoice	1303	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	15,491.17
21/03/2019	Invoice	1302	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	15,699.35
21/03/2019	Invoice	1302	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	15,851.44
22/03/2019	Invoice	1304	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	16,059.62
29/03/2019	Invoice	1323	Lucy Wildsckut	G3030 Self storage fee	1.00	217.27	217.27	16,276.89
01/04/2019	Invoice	1321	Justin Hill	G3030 Self storage fee	1.00	217.27	217.27	16,494.16
01/04/2019	Invoice	1320	Tom Read	G3030 Self storage fee	0.00		0.00	16,494.16
01/04/2019	Invoice	1338	Liz Grist	G3030 Self storage fee	1.00	217.27	217.27	16,711.43
06/04/2019	Invoice	1343	Ross Mutton	G3030 Self storage fee	1.00	217.27	217.27	16,928.70
09/04/2019	Invoice	1328	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	17,127.79
10/04/2019	Invoice	1326	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	17,335.97
15/04/2019	Invoice	1347	Kelly Ryan	G3030 Self storage fee	1.00	152.73	152.73	17,488.70
15/04/2019	Invoice	1341	Kim Daly	G3030 Self storage fee	0.00		0.00	17,488.70
15/04/2019	Invoice	1345	Luca Roncari	G3030 Self storage fee	1.00	217.27	217.27	17,705.97
15/04/2019	Invoice	1347	Kelly Ryan	G3030 Self storage fee	1.00	217.27	217.27	17,923.24
17/04/2019	Invoice	1349	Peter Blake	G3030 Self storage fee	1.00	181.82	181.82	18,105.06
21/04/2019	Invoice	1348	Anna Blyton	G3030 Self storage fee	1.00	152.09	152.09	18,257.15
21/04/2019	Invoice	1348	Anna Blyton	G3030 Self storage fee	1.00	208.18	208.18	18,465.33
22/04/2019	Invoice	1350	Glen Pearson	G3030 Self storage fee	1.00	208.18	208.18	18,673.51
24/04/2019	Invoice	1365	Lucy Wildsckut	G3030 Self storage fee	0.00		0.00	18,673.51
01/05/2019	Invoice	1362	Justin Hill	G3030 Self storage fee	1.00	217.27	217.27	18,890.78
01/05/2019	Invoice	1376	Liz Grist	G3030 Self storage fee	1.00	217.27	217.27	19,108.05
06/05/2019	Invoice	1381	Ross Mutton	G3030 Self storage fee	1.00	217.27	217.27	19,325.32
09/05/2019	Invoice	1369	Loris Waine	G3030 Self storage fee	1.00	199.09	199.09	19,524.41
10/05/2019	Invoice	1368	Benglint Pty Ltd	G3030 Self storage fee	1.00	208.18	208.18	19,732.59
<b>Total for G090</b>					<b>105.00</b>		<b>A\$19,732.59</b>	
G105								
12/07/2018	Invoice	1011	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	253.64
12/08/2018	Invoice	1048	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	507.28
12/09/2018	Invoice	1078	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	760.92
12/10/2018	Invoice	1105	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	1,014.56
12/11/2018	Invoice	1135	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	1,268.20
12/12/2018	Invoice	1170	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	1,521.84
12/01/2019	Invoice	1201	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	1,775.48
12/02/2019	Invoice	1247	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	2,029.12
12/03/2019	Invoice	1289	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	2,282.76
12/04/2019	Invoice	1333	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	2,536.40
12/05/2019	Invoice	1377	Georgia Bellchambers	G3035 Self storage fee	1.00	253.64	253.64	2,790.04
<b>Total for G105</b>					<b>11.00</b>		<b>A\$2,790.04</b>	
G180								
01/07/2018	Invoice	1007	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	318.18
01/08/2018	Invoice	1042	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	636.36
01/09/2018	Invoice	1072	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	954.54
01/10/2018	Invoice	1099	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	1,272.72
01/11/2018	Invoice	1129	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	1,590.90



DATE	TRANSACTION TYPE	NO.	CUSTOMER	MEMO/DESCRIPTION	QTY	SALES PRICE	AMOUNT	BALANCE
01/12/2018	Invoice	1164	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	1,909.08
01/01/2019	Invoice	1196	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	2,227.26
01/02/2019	Invoice	1242	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	2,545.44
01/03/2019	Invoice	1285	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	2,863.62
01/04/2019	Invoice	1329	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	3,181.80
01/05/2019	Invoice	1370	Fred Mason	G6030 Self storage fee	1.00	318.18	318.18	3,499.98
<b>Total for G180</b>					<b>11.00</b>		<b>A\$3,499.98</b>	
Postage								
Postage								
23/07/2018	Invoice	1037	Cohuna Sports Store	Postage	1.00	16.00	16.00	16.00
23/07/2018	Invoice	1035	Toyrific Toyz		1.00	14.55	14.55	30.55
23/07/2018	Invoice	1036	Intersport Bennett"s	Postage	1.00	16.00	16.00	46.55
30/08/2018	Invoice	1069	Moodie Outdoor Products	Delivery Charge	1.00	266.00	266.00	312.55
19/10/2018	Invoice	1127	Bairnsdale Toyworld		1.00	18.00	18.00	330.55
<b>Total for Postage</b>					<b>5.00</b>		<b>A\$330.55</b>	
<b>Total for Postage</b>					<b>5.00</b>		<b>A\$330.55</b>	
Rent								
Rent Recieved								
10/12/2018	Invoice	1253	The Beholder Styling & Design	Unit 6	1.00	2,828.47	2,828.47	2,828.47
10/01/2019	Invoice	1256	The Beholder Styling & Design	Rent	1.00	2,828.47	2,828.47	5,656.94
<b>Total for Rent Recieved</b>					<b>2.00</b>		<b>A\$5,656.94</b>	
<b>Total for Rent</b>					<b>2.00</b>		<b>A\$5,656.94</b>	
Rounding								
18/07/2018	Invoice	1176	Judy Ryan	Rounding	1.00	0.91	0.91	0.91
<b>Total for Rounding</b>					<b>1.00</b>		<b>A\$0.91</b>	
Sales								
29/03/2019	Invoice		Lucy Wildsckut	Opening Balance			0.00	0.00
29/03/2019	Invoice		Jeanette Perdriau	Opening Balance			0.00	0.00
<b>Total for Sales</b>							<b>A\$0.00</b>	
Shade								
Sun Shade Canopy								
23/07/2018	Invoice	1034	Erina Baptist Preschool	Supply and Install Sun Shade Canopy	1.00	2,081.55	2,081.55	2,081.55
30/08/2018	Invoice	1069	Moodie Outdoor Products	8.071 x 5.109 P95 Ocean Blue	1.00	1,946.00	1,946.00	4,027.55
30/08/2018	Invoice	1069	Moodie Outdoor Products	10.000 x 6.000 P95 Yellow	1.00	2,172.00	2,172.00	6,199.55
25/01/2019	Invoice	1235	Moodie Outdoor Products	8.100 x 8.100 P95 Forest Green	1.00	2,534.68	2,534.68	8,734.23
<b>Total for Sun Shade Canopy</b>					<b>4.00</b>		<b>A\$8,734.23</b>	
<b>Total for Shade</b>					<b>4.00</b>		<b>A\$8,734.23</b>	
Trampoline Replacement Mat								
16 x 8								
23/07/2018	Invoice	1036	Intersport Bennett"s	16 x 8 Trampoline Replacement Mat	1.00	72.00	72.00	72.00
<b>Total for 16 x 8</b>					<b>1.00</b>		<b>A\$72.00</b>	
17 x 13 Tramp Mat								
23/07/2018	Invoice	1037	Cohuna Sports Store	17 x 13 Trampoline Replacement Mat	1.00	108.00	108.00	108.00
23/07/2018	Invoice	1035	Toyrific Toyz	17 x 13 Trampoline Replacement Mat	1.00	108.00	108.00	216.00
19/10/2018	Invoice	1127	Bairnsdale Toyworld	17 x 13 Trampoline Replacement Mat	1.00	108.00	108.00	324.00
<b>Total for 17 x 13 Tramp Mat</b>					<b>3.00</b>		<b>A\$324.00</b>	
<b>Total for Trampoline Replacement Mat</b>					<b>4.00</b>		<b>A\$396.00</b>	
Not Specified								
02/07/2018	Deposit			Transfer from BRENDAN HYNES CommBank app Silver City Trimme			3,358.98	3,358.98
13/07/2018	Deposit			Transfer from KATRINA JACKETT NetBank Katrina Jackett			144.55	3,503.53
31/08/2018	Deposit			Direct Credit 106600 Moodie Outdoor P 1069 & 20111156A			63,131.20	66,634.73
08/11/2018	Deposit			Transfer From D Barbic Consew 120 machine			250.00	66,884.73
22/02/2019	Deposit			ATO57229532869R053 ATO			770.00	67,654.73
23/02/2019	Deposit			Return INVITATION Card xx2883			158.99	67,813.72
28/02/2019	Deposit		The Beholder Styling & Design	LAWSEN.RAYPITSTOCK RAY PITSTOCK R-E			2,828.47	70,642.19
29/03/2019	Deposit		The Beholder Styling & Design	Rent			2,828.47	73,470.66
<b>Total for Not Specified</b>							<b>A\$73,470.66</b>	
<b>TOTAL</b>					<b>408.00</b>		<b>A\$150,940.38</b>	

# J & R Olympic

## Recurring Transactions

Template Name	type	txn type	interval	previous date	next date	Customer/Supplier	amount
G021	Scheduled	Invoice	Every Month	10/05/2019	10/06/2019	Benglint Pty Ltd	229.00
G304	Scheduled	Invoice	Every Month		01/06/2019	Bryce Kelly	339.00
F704	Scheduled	Invoice	Every Month	04/05/2019	04/06/2019	John Brass	159.00
G004	Scheduled	Invoice	Every Month	09/05/2019	09/06/2019	Loris Waine	219.00
F706	Scheduled	Invoice	Every Month	15/05/2019	15/06/2019	Rachel Markey	199.00
G203- G207	Scheduled	Invoice	Every Month	01/05/2019	01/06/2019	Justin Hill	407.00
G204 & G105	Scheduled	Invoice	Every Month	21/04/2019	21/05/2019	Anna Blyton	396.30
G301	Scheduled	Invoice	Every Month	01/05/2019	01/06/2019	Fred Mason	350.00
G003	Scheduled	Invoice	Every Month	17/04/2019	17/05/2019	Peter Blake	339.00
F504	Scheduled	Invoice	Every Month	01/05/2019	01/06/2019	Rodney Leaver	189.00
G104	Scheduled	Invoice	Every Month	22/04/2019	22/05/2019	Glen Pearson	229.00
F405	Scheduled	Invoice	Every Month	28/04/2019	28/05/2019	Margaret Ward	159.00
F604	Scheduled	Invoice	Every Month	01/05/2019	01/06/2019	Mark Dixon	189.00
G102	Scheduled	Invoice	Every Month	27/04/2019	27/05/2019	Julia Ninness	189.00
G302	Scheduled	Invoice	Every Month	12/05/2019	12/06/2019	Georgia Bellchambers	279.00
F505	Scheduled	Invoice	Every Month	15/05/2019	15/06/2019	Simone Shields	189.00
F406 & F402	Scheduled	Invoice	Every Month	19/04/2019	19/05/2019	Nathan Wall	189.00
G101	Scheduled	Invoice	Every Month	19/04/2019	19/05/2019	Cecilia & Jeff Foote	89.00
F501	Scheduled	Invoice	Every Month	14/05/2019	14/06/2019	Ms Naomi Beeston	89.00
F702	Scheduled	Invoice	Every Month	12/05/2019	12/06/2019	Judy Ryan	199.00
F603	Scheduled	Invoice	Every Month	12/05/2019	12/06/2019	Michelle Wilton	139.00
F503	Scheduled	Invoice	Every Month	21/04/2019	21/05/2019	Alan Hawes	139.00
F404	Scheduled	Invoice	Every Month	22/04/2019	22/05/2019	Wayne Roberts	169.00
F703	Scheduled	Invoice	Every Month	27/04/2019	27/05/2019	David Hall	169.00
G002 & F403	Scheduled	Invoice	Every Month	28/04/2019	28/05/2019	Terry Verzendaal	189.00
F701	Scheduled	Invoice	Every Month	19/04/2019	19/05/2019	Mr Zac Webber	189.00
G206/G205	Scheduled	Invoice	Every Month	15/04/2019	15/05/2019	Kelly Ryan	407.00
G106	Scheduled	Invoice	Every Month	15/05/2019	15/06/2019	Luca Roncari	239.00
G 202	Scheduled	Invoice	Every Month	05/05/2019	05/06/2019	Henry Apostolidis	189.00
F709	Scheduled	Invoice	Every Month	15/05/2019	15/06/2019	Susan Davison	139.00
F710	Scheduled	Invoice	Every Month	01/05/2019	01/06/2019	Jaime Caller	139.00
F502	Scheduled	Invoice	Every Month	19/04/2019	19/05/2019	Jaypee Abraham	139.00
F705	Scheduled	Invoice	Every Month	24/04/2019	24/05/2019	Corinne Ellwood	159.00
G006	Scheduled	Invoice	Every Month	01/05/2019	01/06/2019	Liz Grist	239.00
F609	Scheduled	Invoice	Every Month	15/05/2019	15/06/2019	Jeanette Perdriau	139.00
G005	Scheduled	Invoice	Every Month		01/06/2019	Ross Mutton	239.00

<b>Template Name</b>	<b>type</b>	<b>txn type</b>	<b>interval</b>	<b>previous date</b>	<b>next date</b>	<b>Customer/Supplier</b>	<b>amount</b>
Kylie Imeson	Scheduled	Invoice	Every Month	01/05/2019	01/06/2019	Kylie Imeson	199.00

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Please find the attached eContract receipt

Should you require any assistance with the eContract, please contact us at [ecosupport@lawsociety.com.au](mailto:ecosupport@lawsociety.com.au)

Kind Regards  
ECOS Admin

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