

Exhibit certificate

No. NSD616/2021

Federal Court of Australia
District Registry: Sydney
Division: General

Westpac Banking Corporation ABN 33 007 457 141 and another
Applicants

Forum Finance Pty Limited ACN 153 301 172 and another
Respondents

This is the exhibit marked '**CMM-13**' now produced and shown to Caitlin Maria Murray at the time of swearing her affidavit on 30 September 2021 before me



Filed on behalf of (name & role of party)	Westpac Banking Corporation and Westpac New Zealand Limited, Applicants		
Prepared by (name of person/lawyer)	Caitlin Murray		
Law firm (if applicable)	MinterEllison		
Tel	(02) 9921 4279	Fax	(02) 9921 8123
Email	caitlin.murray@minterellison.com		
Address for service (include state and postcode)	Governor Macquarie Tower, 1 Farrer Place, SYDNEY NSW 2000 Our reference: 1353397		



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 6,206,959.21 CR
Total credits: 26,148,484.61 CR
Total debits: 29,657,949.06 DR
Closing balance: 2,697,494.76 CR
Date from: 01 July 2019
Date to: 31 July 2019

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains transaction records from 01/07/2019 to 05/07/2019.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
05/07/2019	TRANSFER DEBITS TT3019979955 Payment-Id 140966005ORCA UK SH EXP		857.26 DR		
05/07/2019	TRANSFER DEBITS TT3019979941 Payment-Id 140965705ORCA UK REACTIVE		6,680.51 DR		
05/07/2019	TRANSFER DEBITS TT3019979936 Payment-Id 140964895ORCAUK SHELFSPAN		9,768.15 DR		7,811,346.47 CR
09/07/2019	MISCELLANEOUS CREDIT Ref TT3019979941 RETURN OF FUNDS 3039TT3019979941			6,680.51 CR	7,818,026.98 CR
10/07/2019	MISCELLANEOUS CREDIT Ref TT3019919042 RETURN OF FUND 3039TT3019919042			9,948.73 CR	
10/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141183157 Macrovue		200,000.00 DR		7,627,975.71 CR
11/07/2019	TRANSFER DEBITS TT30Y9009302 Payment-Id 141246784UK JUN19 EXP EK		155.29 DR		
11/07/2019	TRANSFER DEBITS TT30Y9009307 Payment-Id 141247167UK APRMAYEXP MED		1,208.05 DR		
11/07/2019	TRANSFER DEBITS TT30Y9009308 Payment-Id 141247012UK MAY19 EXP MG		1,477.88 DR		
11/07/2019	TRANSFER DEBITS TT30Y9009298 Payment-Id 141247676ORCA UK ATLAS		5,493.35 DR		
11/07/2019	TRANSFER DEBITS TT30Y9009304 Payment-Id 141246563ORCA UK LON RENT		18,588.06 DR		
11/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141248553 Loan to Intrashiel		20,000.00 DR		
11/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141247993 Menzies Securities		50,000.00 DR		7,531,053.08 CR
12/07/2019	TRANSFER DEBITS TT30Y9018114 Payment-Id 141376556ORCA GRE EXPTASO		6,680.90 DR		
12/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141328433 Loan to 26Ed		50,000.00 DR		
12/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141327754 Loan to FG		2,000,000.00 DR		5,474,372.18 CR
15/07/2019	TRANSFER DEBITS TT30Y9025821 Payment-Id 141458423ORCA UK JC EXP		549.70 DR		
15/07/2019	TRANSFER DEBITS TT30Y9022054 Payment-Id 141413987GEORGE TIMOTHEOU		2,516.69 DR		
15/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141458606 RHCO Inv 16139		3,520.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
15/07/2019	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,657.36 DR		
15/07/2019	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		16,250.00 DR		
15/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141413538 Edge Design 2		88,000.00 DR		
15/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141459531 Loan to FG		1,000,000.00 DR		4,349,878.43 CR
16/07/2019	MISCELLANEOUS CREDIT Ref TT3019952156 RETURN OF FUNDS 3039TT3019952156			3,058.50 CR	
16/07/2019	TRANSFER DEBITS TT30Y9032611 Payment-Id 141537152ORCA UK ORRICK		24,774.90 DR		4,328,162.03 CR
17/07/2019	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			9,483,803.00 CR	
17/07/2019	TRANSFER DEBITS TT30Y9039403 Payment-Id 141619672IUGIS GRE MAKRI		310.76 DR		
17/07/2019	TRANSFER DEBITS TT30Y9039399 Payment-Id 141619975IUGIS GRE WATER		331.53 DR		
17/07/2019	TRANSFER DEBITS TT30Y9039454 Payment-Id 141618713ORCA RENT GER		2,495.20 DR		
17/07/2019	TRANSFER DEBITS TT30Y9039434 Payment-Id 141618790ORCA RENT UK		2,749.87 DR		
17/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141591213 Sus Asset Fin 1035		22,000.00 DR		13,784,077.67 CR
18/07/2019	TRANSFER DEBITS TT30Y9044828 Payment-Id 141655248ORCA UK REACTIVE		6,601.21 DR		13,777,476.46 CR
19/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141655062 NMF Contract Purch		8,011,704.74 DR		5,765,771.72 CR
22/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141814837 34 Ada Street Rent		2,694.05 DR		
22/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141814722 Loan to SOFC		20,000.00 DR		
22/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141849754 NMF Contract Purch		4,348,340.91 DR		1,394,736.76 CR
23/07/2019	TRANSFER DEBITS TT30Y9065600 Payment-Id 141888472GERPAYROLL JUL19		1,665.22 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065602 Payment-Id 141888934GREPAYROLL JUL19		2,497.84 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
23/07/2019	TRANSFER DEBITS TT30Y9065605 Payment-Id 141888093UK PAYROLL JUL19		3,423.20 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065607 Payment-Id 141887883UK PAYROLL JUL19		4,988.45 DR		
23/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 141887485 Loan to Intrashiel		5,000.00 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065611 Payment-Id 141887983UK PAYROLL JUL19		5,007.21 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065623 Payment-Id 141888028UK PAYROLL JUL19		5,025.98 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065620 Payment-Id 141887929UK PAYROLL JUL19		6,150.78 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065613 Payment-Id 141887832UK PAYROLL JUL19		6,586.42 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065609 Payment-Id 141887693UK PAYROLL JUL19		6,587.16 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065616 Payment-Id 141887624UK PAYROLL JUL19		6,590.83 DR		
23/07/2019	TRANSFER DEBITS TT30Y9065618 Payment-Id 141887761UK PAYROLL JUL19		7,119.93 DR		1,334,093.74 CR
25/07/2019	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			4,432,952.00 CR	
25/07/2019	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			2,365,922.00 CR	
25/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142098832 DFMJ6EG5		200,000.00 DR		
25/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142101184 payment of Invoice		300,472.56 DR		7,632,495.18 CR
26/07/2019	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		1,273.25 DR		
26/07/2019	TRANSFER DEBITS INTERNET TRANSFER PMT 000142140006 PURCHASE CONTR		5,703,605.63 DR		1,927,616.30 CR
29/07/2019	TRANSFER CREDITS FIN WESTLAWN FORUM FINS			2,934,490.00 CR	
29/07/2019	FEE BANK CHQ ISSUE FEE		12.00 DR		
29/07/2019	FEE BANK CHQ ISSUE FEE		12.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
29/07/2019	FEE BANK CHQ ISSUE FEE		12.00 DR		
29/07/2019	FEE BANK CHQ ISSUE FEE		12.00 DR		
29/07/2019	MISCELLANEOUS DEBIT WITHDRAWAL		1,914,515.00 DR		2,947,543.30 CR
30/07/2019	INTER-BANK CREDIT RTGS (ANZ-002236) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,000,000.00 CR	
30/07/2019	INTER-BANK CREDIT Loan NORTHERN MANAGED Forum Group Fina			1,000,000.00 CR	
30/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142384308 Loan to SOFC		50,000.00 DR		
30/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142368663 Forum Enviro Aust		162,826.50 DR		
30/07/2019	TRANSFER DEBITS INTERNET TRANSFER PMT 000142367599 PAY NMF		1,554,173.49 DR		4,180,543.31 CR
31/07/2019	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		2.50 DR		
31/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142460460 Forum Enviro Aust		19,510.00 DR		
31/07/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142460981 Loan FGFS		500,000.00 DR		
31/07/2019	TRANSFER DEBITS INTERNET TRANSFER PMT 000142398127 PAY NMF		963,536.05 DR		2,697,494.76 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 2,697,494.76 CR
Total credits: 7,090,576.15 CR
Total debits: 4,494,812.97 DR
Closing balance: 5,293,257.94 CR
Date from: 01 August 2019
Date to: 31 August 2019

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 13 rows of transaction data including transfer debits and internet transfers.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
05/08/2019	TRANSFER CREDITS 23Marg Inv0019 23 MARG TRST			3,520.00 CR	
05/08/2019	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142719102 Forum Enviro Aust		9,115.00 DR		
05/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142743905 Loan to SOFC		50,000.00 DR		1,124,326.89 CR
06/08/2019	TRANSFER DEBITS TT30Y9139789 Payment-Id 142720814ORCA UK MGE EXP		108.53 DR		
06/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142828743 Ratio 27529		825.00 DR		
06/08/2019	TRANSFER DEBITS TT30Y9139763 Payment-Id 142720653ORCA UK MGOLDING		1,021.08 DR		
06/08/2019	TRANSFER DEBITS TT30Y9139782 Payment-Id 142721633ORCA UK PETTSCON		4,860.16 DR		
06/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142825541 Enviro Aust		6,090.00 DR		
06/08/2019	TRANSFER DEBITS TT30Y9139771 Payment-Id 142722077ORCA UK HMRCPAYE		41,163.11 DR		1,070,259.01 CR
07/08/2019	TRANSFER CREDITS TransferBack05AUG FORUM ENVIRO			9,115.00 CR	
07/08/2019	TRANSFER DEBITS INTERNET BPAY PMT 000142927156 DEFT RENT		156.21 DR		
07/08/2019	TRANSFER DEBITS TT30Y9148012 Payment-Id 142924754ORCA UK MH MILE		531.53 DR		
07/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142925457 Loan to 5Bulkara		20,000.00 DR		
07/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 142924130 Loan to FG		250,000.00 DR		808,686.27 CR
09/08/2019	TRANSFER CREDITS F WST BHO VEOLIA23 FORUM FINS			6,070,155.00 CR	
09/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143091202 Forum Enviro Aust		3,025.00 DR		
09/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143091991 Loan to 5Bulkara		20,000.00 DR		
09/08/2019	TRANSFER DEBITS TT30Y9158558 Payment-Id 143044497ORCA GER SCHALKE		302,669.73 DR		6,553,146.54 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
12/08/2019	TRANSFER DEBITS TT30Y9170677 Payment-Id 143180319ORCA UK LON RENT		18,379.28 DR		
12/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143180512 Loan to 26Ed		50,000.00 DR		6,484,767.26 CR
13/08/2019	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,657.36 DR		
13/08/2019	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		16,250.00 DR		
13/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143198019 Loan to CTEX BP		200,000.00 DR		6,254,859.90 CR
15/08/2019	TRANSFER DEBITS TT30Y9190956 Payment-Id 143430789ORCA UK EKOS EXP		627.37 DR		
15/08/2019	TRANSFER DEBITS TT30Y9190955 Payment-Id 143431447ORCA UK PRESTIGE		869.44 DR		
15/08/2019	TRANSFER DEBITS TT30Y9190954 Payment-Id 143430877ORCA UK REACTIVE		2,923.49 DR		
15/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143432026 Loan to Intrashiel		20,000.00 DR		
15/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143432161 Sus Asset Fin 1040		22,000.00 DR		
15/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143429264 Loan to FG		1,500,000.00 DR		4,708,439.60 CR
16/08/2019	INTER-BANK CREDIT RTGS (ANZ-001843) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,000,000.00 CR	5,708,439.60 CR
19/08/2019	TRANSFER DEBITS TT30Y9204218 Payment-Id 143432851ORCA UAECREATION		21,420.49 DR		5,687,019.11 CR
21/08/2019	TRANSFER DEBITS TT30Y9218282 Payment-Id 143736262ORCA RENT UK		482.22 DR		
21/08/2019	TRANSFER DEBITS TT30Y9218284 Payment-Id 143736395GERPAYROLL AUG19		1,664.95 DR		
21/08/2019	TRANSFER DEBITS TT30Y9218285 Payment-Id 143736146ORCA RENT GER		2,486.51 DR		
21/08/2019	TRANSFER DEBITS TT30Y9218281 Payment-Id 143736479GREPAYROLL AUG19		2,497.42 DR		
21/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143736594 SOFC Rent		2,694.05 DR		
21/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143708711 Vobis 111182		7,730.58 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
21/08/2019	TRANSFER DEBITS TT30Y9217272 Payment-Id 143710256SUPPORTLEGAL2 124		13,518.79 DR		5,655,944.59 CR
22/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143795422 PHS9141 Helicopter		5,600.00 DR		
22/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 143795179 Powerhouse VAT UK		116,334.34 DR		5,534,010.25 CR
23/08/2019	TRANSFER DEBITS TT30Y9233305 Payment-Id 143709829UK PAYROLL AUG19		3,519.48 DR		
23/08/2019	TRANSFER DEBITS TT30Y9233294 Payment-Id 143709509UK PAYROLL AUG19		5,128.75 DR		
23/08/2019	TRANSFER DEBITS TT30Y9233300 Payment-Id 143709675UK PAYROLL AUG19		5,148.04 DR		
23/08/2019	TRANSFER DEBITS TT30Y9233302 Payment-Id 143709754UK PAYROLL AUG19		5,167.33 DR		
23/08/2019	TRANSFER DEBITS TT30Y9233297 Payment-Id 143709604UK PAYROLL AUG19		6,323.78 DR		
23/08/2019	TRANSFER DEBITS TT30Y9233260 Payment-Id 143708956UK PAYROLL AUG19		6,771.67 DR		
23/08/2019	TRANSFER DEBITS TT30Y9233283 Payment-Id 143709422UK PAYROLL AUG19		6,772.42 DR		
23/08/2019	TRANSFER DEBITS TT30Y9233247 Payment-Id 143708869UK PAYROLL AUG19		7,104.56 DR		
23/08/2019	TRANSFER DEBITS TT30Y9233268 Payment-Id 143709314UK PAYROLL AUG19		7,375.03 DR		5,480,699.19 CR
26/08/2019	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		1,117.25 DR		5,479,581.94 CR
27/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144038334 Rothsay Iugis Inv		1,650.00 DR		
27/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144038649 Loan to Canner		3,000.00 DR		
27/08/2019	TRANSFER DEBITS TT30Y9243302 Payment-Id 144039137ORCA UK AXIS		19,490.58 DR		5,455,441.36 CR
28/08/2019	TRANSFER DEBITS TT30Y9251155 Payment-Id 144139093ORCA UAECREATION		958.05 DR		
28/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144138848 North Shore Towbar		1,198.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
28/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144139319 Fly the Flag 478		2,850.10 DR		
28/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144184883 Contour 332063		6,792.27 DR		
28/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144184672 Loan to SOFC		50,000.00 DR		5,393,642.94 CR
29/08/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144232342 Royal Car Detail		385.00 DR		
29/08/2019	TRANSFER DEBITS INTERNET TRANSFER PMT 000144232052 VINCE T PS DEP		100,000.00 DR		5,293,257.94 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 5,293,257.94 CR
Total credits: 7,558,262.80 CR
Total debits: 8,319,570.68 DR
Closing balance: 4,531,950.06 CR

Date from: 01 September 2019
Date to: 30 September 2019

Transaction details

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
02/09/2019	TRANSFER CREDITS Urbis Recha Inv028 23 MARG TRST			7,150.00 CR	
02/09/2019	TRANSFER DEBITS INTERNET BPAY PMT 000144433306 DEFT RENT		4,562.50 DR		
02/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144433884 Loan to 23Marg		20,000.00 DR		
02/09/2019	TRANSFER DEBITS TT30Y9274041 Payment-Id 144317465REFRIAC 2019-14		38,671.71 DR		
02/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144433140 Tesoriero		50,000.00 DR		
02/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144429835 FG HWL004		406,232.20 DR		
02/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144429743 FG HWL001		1,131,108.00 DR		3,649,833.53 CR
03/09/2019	TRANSFER DEBITS TT30Y9283467 Payment-Id 144487570ORCA UK EKOS EXP		341.03 DR		
03/09/2019	TRANSFER DEBITS TT30Y9283464 Payment-Id 144487432ORCA UK MGOLDING		407.08 DR		
03/09/2019	TRANSFER DEBITS TT30Y9283414 Payment-Id 144433424GIAMOURDIS		240,946.77 DR		3,408,138.65 CR
04/09/2019	FEE BANK CHQ ISSUE FEE		12.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
04/09/2019	TRANSFER DEBITS TT30Y9287838 Payment-Id 144488617ORCAGRE LOGISTIC		167.85 DR		
04/09/2019	TRANSFER DEBITS TT30Y9291698 Payment-Id 144615716ORCA UK SH EXP		614.92 DR		
04/09/2019	TRANSFER DEBITS TT30Y9291692 Payment-Id 144615155ORCA UK VAT		1,185.67 DR		
04/09/2019	TRANSFER DEBITS TT30Y9287833 Payment-Id 144487968IUGISGRE ACC FEE		4,209.81 DR		
04/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144614743 Sep19 Rent		13,566.66 DR		
04/09/2019	TRANSFER DEBITS TT30Y9291694 Payment-Id 144615511ORCA UK AXIS		14,489.31 DR		
04/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144614581 EdgeDesign Bulkara		25,740.00 DR		
04/09/2019	MISCELLANEOUS DEBIT WITHDRAWAL		245,916.00 DR		3,102,236.43 CR
05/09/2019	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144720531 Urbis		7,150.00 DR		3,091,798.67 CR
06/09/2019	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			4,366.26 CR	3,096,164.93 CR
10/09/2019	TRANSFER DEBITS TT30Y9319105 Payment-Id 144977331ORCAGER TRADETAX		5,803.22 DR		
10/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 144978546 Loan to 5Bulkara		20,000.00 DR		
10/09/2019	TRANSFER DEBITS TT30Y9319106 Payment-Id 144977751ORCA UK HMRCPAYE		56,200.48 DR		3,014,161.23 CR
11/09/2019	TRANSFER CREDITS Loan-FG/FG FS FORUM FINS			5,842,898.00 CR	8,857,059.23 CR
12/09/2019	FEE BANK CHQ ISSUE FEE		60.00 DR		
12/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145161966 Metier 9694		16,742.00 DR		
12/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145161586 Loan to 26Ed		80,000.00 DR		
12/09/2019	MISCELLANEOUS DEBIT WITHDRAWAL		2,980,103.50 DR		5,780,153.73 CR
13/09/2019	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,657.36 DR		
13/09/2019	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		16,250.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
13/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145208443 Palante		150,000.00 DR		
13/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145267432 Mark Menzies		200,000.00 DR		
13/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145248883 NMF Repayment		1,000,000.00 DR		4,400,246.37 CR
17/09/2019	INTER-BANK CREDIT RTGS (ANZ-002811) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,100,000.00 CR	
17/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145402365 Loan to FG		250,000.00 DR		5,250,246.37 CR
19/09/2019	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		1,003.00 DR		5,249,243.37 CR
20/09/2019	TRANSFER DEBITS TT30Y9376961 Payment-Id 145665775ORCA UK SH EXP		26.55 DR		
20/09/2019	TRANSFER DEBITS TT30Y9376958 Payment-Id 145665860ORCA UK MGE EXP		35.39 DR		
20/09/2019	TRANSFER DEBITS TT30Y9376956 Payment-Id 145666089ORCA UK JC EXP		210.54 DR		
20/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145639427 Fly the Flag 0491		253.00 DR		
20/09/2019	TRANSFER DEBITS TT30Y9376942 Payment-Id 145667048ORCA UK JKEN EXP		287.06 DR		
20/09/2019	TRANSFER DEBITS TT30Y9376951 Payment-Id 145666261ORCA UK MGOL EXP		826.26 DR		
20/09/2019	TRANSFER DEBITS TT30Y9376946 Payment-Id 145666463ORCA UK EKOS EXP		850.00 DR		
20/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145640417 Loan to Canner		20,000.00 DR		
20/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145640262 Loan to 5Bulkara		40,000.00 DR		5,186,754.57 CR
23/09/2019	INTER-BANK CREDIT ORCENVLON REFUND Powerhouse Logis Forum Group Fina			43,848.54 CR	
23/09/2019	TRANSFER DEBITS TT30Y9386314 Payment-Id 145756401ORCA RENT UK		45.00 DR		
23/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145757033 Ambit AMB010116		1,602.00 DR		
23/09/2019	TRANSFER DEBITS TT30Y9386328 Payment-Id 145756036ORCA UK H AND T		2,193.97 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
23/09/2019	TRANSFER DEBITS TT30Y9386289 Payment-Id 145756521ORCA RENT GER		2,472.52 DR		
23/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145757709 SOFC Rent		2,694.05 DR		
23/09/2019	TRANSFER DEBITS TT30Y9385756 Payment-Id 145756800ORCA UAECREATION		4,714.63 DR		
23/09/2019	TRANSFER DEBITS TT30Y9386332 Payment-Id 145756275ORCA UK ATLAS		5,724.23 DR		
23/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145757441 Ecogreen Inv x 2		18,013.32 DR		
23/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 145757580 Ecogreen Inv 11233		18,358.97 DR		
23/09/2019	TRANSFER DEBITS TT30Y9386311 Payment-Id 145756635ORCA UK LON RENT		18,564.36 DR		5,156,220.06 CR
25/09/2019	TRANSFER DEBITS TT30Y9399679 Payment-Id 145908241GERPAYROLL SEP19		1,649.59 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399680 Payment-Id 145908096GREPAYROLL SEP19		2,474.39 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399641 Payment-Id 145911332UK PAYROLL SEP19		3,439.64 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399673 Payment-Id 145908459UK PAYROLL SEP19		4,067.82 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399647 Payment-Id 145911195UK PAYROLL SEP19		5,092.56 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399644 Payment-Id 145911260UK PAYROLL SEP19		5,293.27 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399660 Payment-Id 145909486UK PAYROLL SEP19		6,398.12 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399656 Payment-Id 145909894UK PAYROLL SEP19		6,696.18 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399664 Payment-Id 145909202UK PAYROLL SEP19		6,698.18 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399652 Payment-Id 145911058UK PAYROLL SEP19		8,240.04 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399650 Payment-Id 145911135UK PAYROLL SEP19		9,979.38 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
25/09/2019	TRANSFER DEBITS TT30Y9399669 Payment-Id 145908700UK PAYROLL SEP19		10,332.82 DR		
25/09/2019	TRANSFER DEBITS TT30Y9399686 Payment-Id 145907966ORCA UK REACTIVE		10,589.69 DR		5,075,268.38 CR
26/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146013706 VT Overdraft		30,304.64 DR		
26/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146013901 VT Overdraft		30,363.10 DR		
26/09/2019	TRANSFER DEBITS TT30Y9406417 Payment-Id 146014892646 SPORTS		49,518.02 DR		
26/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146027944 399Burwood Highway		50,000.00 DR		4,915,082.62 CR
27/09/2019	TRANSFER DEBITS TT30Y9413354 Payment-Id 146085606ORCA GRE EXPTASO		5,392.31 DR		
27/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146085435 Sus Asset Fin 1045		22,000.00 DR		
27/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146085356 Loan to FG		300,000.00 DR		4,587,690.31 CR
30/09/2019	MISCELLANEOUS CREDIT FROM ORCA ENVIRO SYSTEMS			560,000.00 CR	
30/09/2019	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		5.00 DR		
30/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146207250 Louise UK Exp		2,913.15 DR		
30/09/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146141548 FG Invoices		612,822.10 DR		4,531,950.06 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 4,531,950.06 CR
Total credits: 13,341,350.09 CR
Total debits: 16,845,675.78 DR
Closing balance: 1,027,624.37 CR
Date from: 01 October 2019
Date to: 31 October 2019

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 12 rows of transaction data.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
02/10/2019	TRANSFER DEBITS INTERNET BPAY PMT 000146343980 DEFT RENT		4,562.50 DR		
02/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146343771 23Marg Inv 0019		13,566.66 DR		6,757,941.50 CR
03/10/2019	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			2,577.09 CR	
03/10/2019	FEE BANK CHQ ISSUE FEE		84.00 DR		
03/10/2019	TRANSFER DEBITS TT30Y9442002 Payment-Id 146457203ORCA UAECREATION		40,071.39 DR		
03/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146456821 Warehouse Purchase		67,200.00 DR		
03/10/2019	TRANSFER DEBITS TT30Y9441997 Payment-Id 146456942GIAMOURDIS		248,170.48 DR		
03/10/2019	MISCELLANEOUS DEBIT MISCELLANEOUS DEBIT		3,229,882.70 DR		3,175,110.02 CR
04/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146567519 Loan to Canner		5,000.00 DR		
04/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146564048 LA UK Travel Exp		7,000.00 DR		
04/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146567370 Metier Inv 9708		47,378.48 DR		
04/10/2019	TRANSFER DEBITS TT30Y9451489 Payment-Id 146563477646 SPORTS		74,390.92 DR		
04/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146564473 BotanyJoiners 2835		330,000.00 DR		2,711,340.62 CR
08/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146647982 SOFC KKP Bouch1018		900.00 DR		
08/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146669043 Salt3 182046		1,061.50 DR		
08/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146669300 Vipac 6767611		2,695.00 DR		
08/10/2019	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
08/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146648191 Kerim SOFC Bonus		12,000.00 DR		
08/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146668894 Vobis111239 111279		17,982.02 DR		
08/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146669606 VT Erim Downs		200,000.00 DR		2,473,414.34 CR
09/10/2019	TRANSFER CREDITS BHO VEOLIA 26 FORUM FINS			4,872,261.00 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
09/10/2019	TRANSFER DEBITS INTERNET BPAY PMT 000146758228 VICROADS		734.80 DR		
09/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146745687 Sustain Asset Fin		19,393.00 DR		
09/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146744254 Loan to Iugis 4 FE		150,000.00 DR		
09/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146743744 Loan to FG		1,000,000.00 DR		6,175,547.54 CR
10/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146840629 Loan to 26Ed		50,000.00 DR		
10/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146878347 BotanyJoiners 2834		125,000.00 DR		
10/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 146841276 QMedical Settle		202,055.73 DR		
10/10/2019	TRANSFER DEBITS TT30Y9475998 Payment-Id 146840315ENVIRO UAE PAY1		593,030.62 DR		
10/10/2019	TRANSFER DEBITS TT30Y9475997 Payment-Id 146840535ENVIROAUSUK PAY1		735,871.17 DR		4,469,590.02 CR
11/10/2019	MISCELLANEOUS CREDIT PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 16.220%				
11/10/2019	TRANSFER DEBITS TT30Y9483844 Payment-Id 146951040646 SPORTS		20,736.81 DR		4,448,853.21 CR
14/10/2019	TRANSFER CREDITS Flash Property Group Refund from bur399 A			50,000.00 CR	
14/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147055824 Loan to Intrashiel		10,000.00 DR		
14/10/2019	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,641.14 DR		
14/10/2019	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,875.00 DR		
14/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147055906 Loan to 5Bulkara		20,000.00 DR		
14/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147056779 Loan to FG		1,100,000.00 DR		3,339,337.07 CR
15/10/2019	TRANSFER DEBITS TT30Y9502464 Payment-Id 147054929ORCAGRE EXPPANOS		465.57 DR		
15/10/2019	TRANSFER DEBITS TT30Y9502459 Payment-Id 147054735SCHALKE SOFC		4,462.44 DR		
15/10/2019	TRANSFER DEBITS TT30Y9498832 Payment-Id 147055732ORCAUK SHELFSPAN		9,004.32 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
15/10/2019	TRANSFER DEBITS TT30Y9502456 Payment-Id 147054537SAM FAROHKI BP		10,219.72 DR		3,315,185.02 CR
16/10/2019	TRANSFER DEBITS TT30Y9508340 Payment-Id 147217490ORCA UK SH EXP		31.44 DR		
16/10/2019	TRANSFER DEBITS TT30Y9508346 Payment-Id 147217402ORCA UK MGE EXP		166.30 DR		
16/10/2019	TRANSFER DEBITS TT30Y9508339 Payment-Id 147217584ORCA UK JKEN EXP		371.87 DR		
16/10/2019	TRANSFER DEBITS TT30Y9508330 Payment-Id 147217707ORCA UK EKOS EXP		661.26 DR		
16/10/2019	TRANSFER DEBITS TT30Y9508326 Payment-Id 147218003ORCA UK MH EXP		1,099.41 DR		3,312,854.74 CR
17/10/2019	TRANSFER DEBITS TT30Y9515552 Payment-Id 147313493ORCA UK PENTON		363.47 DR		
17/10/2019	TRANSFER DEBITS TT30Y9516246 Payment-Id 147323729ORCAUK REDCHERRY		24,445.64 DR		
17/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147312955 Loan to FG		850,000.00 DR		2,438,045.63 CR
21/10/2019	TRANSFER CREDITS BHO VEOLIA 27 FORUM FINS			3,554,375.00 CR	5,992,420.63 CR
22/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147516347 SOFC Rent		2,694.05 DR		
22/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147516142 Loan to FG		250,000.00 DR		5,739,726.58 CR
23/10/2019	TRANSFER DEBITS TT30Y9543222 Payment-Id 147633879ORCA GRE SHIPSA		8,226.18 DR		
23/10/2019	TRANSFER DEBITS TT30Y9543221 Payment-Id 147634072ORCA GRE BROKER		11,583.46 DR		5,719,916.94 CR
24/10/2019	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		1,225.25 DR		5,718,691.69 CR
25/10/2019	TRANSFER DEBITS TT30Y9555639 Payment-Id 147780379UK PAYROLL OCT19		2,167.11 DR		
25/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147817255 Masoud Inv 83		3,000.00 DR		
25/10/2019	TRANSFER DEBITS TT30Y9555635 Payment-Id 147780460UK PAYROLL OCT19		3,545.69 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
25/10/2019	TRANSFER DEBITS TT30Y9555607 Payment-Id 147781514UK PAYROLL OCT19		4,431.34 DR		
25/10/2019	TRANSFER DEBITS TT30Y9555612 Payment-Id 147781384UK PAYROLL OCT19		5,544.63 DR		
25/10/2019	TRANSFER DEBITS TT30Y9555582 Payment-Id 147781967UK PAYROLL OCT19		5,591.24 DR		
25/10/2019	TRANSFER DEBITS TT30Y9555585 Payment-Id 147781717UK PAYROLL OCT19		5,812.42 DR		
25/10/2019	TRANSFER DEBITS TT30Y9555615 Payment-Id 147780630UK PAYROLL OCT19		6,864.87 DR		
25/10/2019	TRANSFER DEBITS TT30Y9558120 Payment-Id 147780549UK PAYROLL OCT19		6,864.87 DR		
25/10/2019	TRANSFER DEBITS TT30Y9555583 Payment-Id 147781873UK PAYROLL OCT19		7,138.70 DR		5,667,730.82 CR
28/10/2019	TRANSFER DEBITS TT30Y9564523 Payment-Id 147881687GERPAYROLL OCT19		1,654.23 DR		
28/10/2019	TRANSFER DEBITS TT30Y9564525 Payment-Id 147881603GREPAYROLL OCT19		2,481.35 DR		
28/10/2019	TRANSFER DEBITS TT30Y9564526 Payment-Id 147881368ORCA UK AXIS		40,285.10 DR		
28/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147890937 FE Aust Invoices		663,586.00 DR		4,959,724.14 CR
29/10/2019	TRANSFER DEBITS TT30Y9573791 Payment-Id 147994709ORCA GRE BROKER		3,620.50 DR		
29/10/2019	TRANSFER DEBITS INTERNET BPAY PMT 000147994896 TAX OFFICE PAYMENTS		11,813.00 DR		
29/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 147979978 FG Invoices		612,822.10 DR		4,331,468.54 CR
30/10/2019	TRANSFER DEBITS TT30Y9581148 Payment-Id 148088449ORCA UK HMRCPAYE		1,574.49 DR		
30/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148087636 Iugis Harry Hirer		4,202.00 DR		
30/10/2019	TRANSFER DEBITS TT30Y9581139 Payment-Id 148088155ORCA UK ECOGREEN		5,842.87 DR		
30/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148087074 Loan to 23Marg		10,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
30/10/2019	TRANSFER DEBITS TT30Y9581130 Payment-Id 148088303ORCA UK HMRCPAYE		58,437.05 DR		4,251,412.13 CR
31/10/2019	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		3.10 DR		
31/10/2019	TRANSFER DEBITS INTERNET BPAY PMT 000148188028 DEFT RENT		4,562.50 DR		
31/10/2019	TRANSFER DEBITS TT30Y9588845 Payment-Id 148187572ORCA GER CROWE H		6,788.66 DR		
31/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148176490 Loan to FG		650,000.00 DR		
31/10/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148122543 FE Aust Invoices		2,562,433.50 DR		1,027,624.37 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 1,027,624.37 CR
Total credits: 11,319,572.94 CR
Total debits: 11,101,063.59 DR
Closing balance: 1,246,133.72 CR
Date from: 01 November 2019
Date to: 30 November 2019

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains transaction records from 04/11/2019 to 07/11/2019.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
07/11/2019	TRANSFER DEBITS TT30Y9625860 Payment-Id 148623198ORCA UK JKEN EXP		764.73 DR		
07/11/2019	TRANSFER DEBITS TT30Y9625848 Payment-Id 148623559ORCA UK SH EXP		827.20 DR		
07/11/2019	TRANSFER DEBITS TT30Y9625876 Payment-Id 148622962ORCA GRE EXPTASO		2,619.41 DR		107,354.53 CR
08/11/2019	INTER-BANK CREDIT RTGS (ANZ-003450) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,600,000.00 CR	
08/11/2019	TRANSFER DEBITS TT30Y9633325 Payment-Id 148708907ORCA RENT GER		2,440.00 DR		
08/11/2019	TRANSFER DEBITS TT30Y9633329 Payment-Id 148708631ORCAUK H2RECRUIT		9,551.79 DR		
08/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148708326 Latep Legal 0226		11,000.00 DR		
08/11/2019	TRANSFER DEBITS TT30Y9633332 Payment-Id 148708756ORCA UK LON RENT		18,762.44 DR		
08/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148708483 Metier 9712		45,348.65 DR		1,620,251.65 CR
11/11/2019	TRANSFER CREDITS Transfer FORUM FINS			5,789,751.00 CR	7,410,002.65 CR
13/11/2019	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,641.14 DR		
13/11/2019	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,875.00 DR		
13/11/2019	TRANSFER DEBITS TT30Y9654639 Payment-Id 148884857GREECE PAYMENT		151,092.13 DR		7,229,394.38 CR
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149050429 Pap Family Trust		220.00 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149050429 Spartan Cons Group		330.00 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149050429 Palante		330.00 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149050429 Aramia Holdings		330.00 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149050429 Eros Management		330.00 DR		
14/11/2019	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/11/2019	TRANSFER DEBITS TT30Y9658294 Payment-Id 148995056THE FAITH GROUP		4,113.56 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
14/11/2019	TRANSFER DEBITS TT30Y9660398 Payment-Id 149049907ORCA UK ATLAS		6,297.42 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148996068 Nov19 Rent		13,566.66 DR		
14/11/2019	TRANSFER DEBITS TT30Y9660409 Payment-Id 149049801ORCA UK REACTIVE		16,624.37 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148995325 Loan to Intrashiel		20,000.00 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148996660 Sus Asset Fin 1055		22,000.00 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148995427 Loan to 26Ed		50,000.00 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148995216 Loan to SOFC		50,000.00 DR		
14/11/2019	TRANSFER DEBITS TT30Y9660407 Payment-Id 149049665ORCA UK AXIS		58,617.68 DR		
14/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 148994896 Loan to FG		2,800,000.00 DR		4,184,521.69 CR
15/11/2019	TRANSFER DEBITS TT30Y9666351 Payment-Id 149123496IUGIS UK HANDT		7,989.50 DR		
15/11/2019	TRANSFER DEBITS TT30Y9666362 Payment-Id 149123615IUGIS UK PRONET		8,255.46 DR		
15/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149155200 NV Finance Broker		11,000.00 DR		
15/11/2019	TRANSFER DEBITS TT30Y9666355 Payment-Id 149124051IUGIS UK PRONET		16,508.19 DR		
15/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149150721 Deposit 1160 Glen		152,000.00 DR		
15/11/2019	TRANSFER DEBITS TT30Y9666335 Payment-Id 149123329GIAMOURDIS NOV		268,396.72 DR		
15/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149123080 Loan FE via Iugis		400,000.00 DR		
15/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149123185 Loan to FG		400,000.00 DR		2,920,371.82 CR
19/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149312832 Iugis Travel Auth		181.81 DR		
19/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149310911 ORCA GRE Ambit		1,602.00 DR		
19/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149326006 Car Ins Porsche		2,242.87 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
19/11/2019	TRANSFER DEBITS TT30Y9683903 Payment-Id 149311301IUGIS GRE DOUVIS		3,023.29 DR		2,913,321.85 CR
20/11/2019	TRANSFER DEBITS TT30Y9690548 Payment-Id 149401037IUGIS UK PAYE		26,769.53 DR		
20/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149400653 Loan to FG		600,000.00 DR		2,286,552.32 CR
22/11/2019	TRANSFER DEBITS TT30Y9706291 Payment-Id 149589756ORCAGRE EUROCARG		522.46 DR		
22/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149560537 SOFC Rothsay		572.00 DR		
22/11/2019	TRANSFER DEBITS TT30Y9705420 Payment-Id 149561581ORCAGER SEP19VAT		883.46 DR		
22/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149560408 SOFC Rent		2,694.05 DR		
22/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149560315 Contour 333099		2,696.87 DR		
22/11/2019	TRANSFER DEBITS TT30Y9705440 Payment-Id 149564054ORCA UK PLASTEKO		5,670.24 DR		
22/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149561000 Loan to 23Marg		10,000.00 DR		
22/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149560706 Loan to Intrashiel		10,000.00 DR		
22/11/2019	TRANSFER DEBITS INTERNET BPAY PMT 000149565408 TAX OFFICE PAYMENTS		59,895.51 DR		2,193,617.73 CR
25/11/2019	TRANSFER DEBITS TT30Y9713363 Payment-Id 149670980GERPAYROLL NOV19		1,650.68 DR		
25/11/2019	TRANSFER DEBITS TT30Y9712561 Payment-Id 149662964UK PAYROLL NOV19		1,825.84 DR		
25/11/2019	TRANSFER DEBITS TT30Y9713369 Payment-Id 149671136GREPAYROLL NOV19		2,476.02 DR		
25/11/2019	TRANSFER DEBITS TT30Y9712573 Payment-Id 149663424UK PAYROLL NOV19		3,744.17 DR		
25/11/2019	TRANSFER DEBITS TT30Y9712574 Payment-Id 149663089UK PAYROLL NOV19		5,273.17 DR		
25/11/2019	TRANSFER DEBITS TT30Y9712585 Payment-Id 149663525UK PAYROLL NOV19		5,728.72 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
25/11/2019	TRANSFER DEBITS TT30Y9712566 Payment-Id 149663311UK PAYROLL NOV19		6,999.40 DR		
25/11/2019	TRANSFER DEBITS TT30Y9712577 Payment-Id 149663234UK PAYROLL NOV19		7,207.08 DR		
25/11/2019	TRANSFER DEBITS TT30Y9712588 Payment-Id 149663155UK PAYROLL NOV19		9,182.94 DR		
25/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149621976 James St Deposit		289,072.00 DR		1,860,457.71 CR
26/11/2019	TRANSFER CREDITS FIN WESTLAWN FORUM FINS			3,923,543.00 CR	
26/11/2019	TRANSFER DEBITS TT30Y9717592 Payment-Id 149704041UK PAYROLL NOV19		2,263.58 DR		
26/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149748710 Steven Boz		5,000.00 DR		
26/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149703520 Longroup 4261 4397		6,850.01 DR		
26/11/2019	TRANSFER DEBITS TT30Y9717589 Payment-Id 149704272UK PAYROLL NOV19		7,914.14 DR		
26/11/2019	TRANSFER DEBITS TT30Y9720912 Payment-Id 149746288IUGISUK DELL LAP		8,954.64 DR		
26/11/2019	TRANSFER DEBITS INTERNET BPAY PMT 000149703607 TAX OFFICE PAYMENTS		10,924.00 DR		
26/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149703259 BotanyJoin 2834Bal		12,500.00 DR		
26/11/2019	TRANSFER DEBITS TT30Y9720914 Payment-Id 149745781ORCA UK LON RENT		19,153.38 DR		5,710,440.96 CR
27/11/2019	TRANSFER DEBITS INTERNET BPAY PMT 000149811081 ASIC		267.00 DR		
27/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149810422 Ambit ORCA GER		2,136.00 DR		
27/11/2019	TRANSFER DEBITS TT30Y9724944 Payment-Id 149810287ORCA RENT GER		2,378.75 DR		
27/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149810600 Latep Legal 0229		11,305.39 DR		5,694,353.82 CR
28/11/2019	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		1,380.75 DR		
28/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149940674 Metier Inv 9722		42,651.34 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
28/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149938495 FE Aust Invoices		663,586.00 DR		4,986,735.73 CR
29/11/2019	TRANSFER DEBITS TT30Y9735580 Payment-Id 149941819IUGIS UK SHELF		1,500.78 DR		
29/11/2019	TRANSFER DEBITS TT30Y9735802 Payment-Id 149942319IUGIS UK K+N		6,117.25 DR		
29/11/2019	TRANSFER DEBITS TT30Y9737921 Payment-Id 149992458IUGIS UK H2 RECR		30,828.38 DR		
29/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 150062559 FE AUST 610380		133,980.00 DR		
29/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149993040 FG Invoices		612,822.10 DR		
29/11/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 149994022 FE Aust Invoices		2,955,353.50 DR		1,246,133.72 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 1,246,133.72 CR
Total credits: 13,963,967.21 CR
Total debits: 12,893,033.91 DR
Closing balance: 2,317,067.02 CR
Date from: 01 December 2019
Date to: 31 December 2019

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 13 rows of transaction data.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
05/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 150377294 Vince T Grays		126,859.68 DR		1,469,696.60 CR
06/12/2019	TRANSFER CREDITS FROM FINS WESTLAWN FORUM FINS			7,206,730.00 CR	
06/12/2019	TRANSFER DEBITS TT30Y9784100 Payment-Id 150523207IUGIS UK SH EXP		382.24 DR		
06/12/2019	TRANSFER DEBITS TT30Y9784104 Payment-Id 150523051IUGIS UK EK EXP		665.17 DR		
06/12/2019	TRANSFER DEBITS TT30Y9784102 Payment-Id 150523363IUGIS UK CM EXP		1,199.29 DR		
06/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 150523546 Louise Ag UK Exp		5,536.52 DR		
06/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 150524190 JLL Petrol Station		96,800.00 DR		8,571,843.38 CR
11/12/2019	TRANSFER DEBITS Forum Enviro (Aust) 150772047 FE Aust Invoices		98,725.00 DR		
11/12/2019	TRANSFER DEBITS SEMAAN P 150740990 James St Vince T		174,174.00 DR		
11/12/2019	TRANSFER DEBITS Forum Group 150772193 Loan to FG		450,000.00 DR		
11/12/2019	TRANSFER DEBITS Forum Group 150772415 Loan to FG		450,000.00 DR		
11/12/2019	TRANSFER DEBITS Forum Group 150772617 Loan to FG		450,000.00 DR		6,948,944.38 CR
12/12/2019	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			2,598.42 CR	
12/12/2019	TRANSFER DEBITS TT30Y9814149 Payment-Id 150884520ORCAGER TRADETAX		5,831.62 DR		
12/12/2019	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
12/12/2019	TRANSFER DEBITS TT30Y9814151 Payment-Id 150884256ORCA UK LON RENT		19,351.81 DR		
12/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 150833420 Sustain Asset Fin		20,463.30 DR		
12/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 150834806 Loan to FG		200,000.00 DR		
12/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 150833481 Loan to 26Ed		777,293.55 DR		5,920,776.61 CR
13/12/2019	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,641.14 DR		
13/12/2019	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,875.00 DR		5,891,260.47 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
16/12/2019	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
16/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151091474 Loan to FG		150,000.00 DR		
16/12/2019	TRANSFER DEBITS INTERNET TRANSFER PMT 000150995781 RETURN OF CAPI		300,418.25 DR		
16/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151058714 Loan to FG		450,000.00 DR		
16/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151056373 Loan to FG		1,700,000.00 DR		3,288,729.22 CR
19/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151425449 Ark Resources		3,157.00 DR		
19/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151424921 Pacific Blue		8,030.00 DR		
19/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151425123 Metier 9727		44,000.00 DR		
19/12/2019	TRANSFER DEBITS TT30Y9857879 Payment-Id 151428194TG DIGES UK AUS		265,131.80 DR		
19/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151345975 Deposit 12 Natalia		586,000.00 DR		2,382,410.42 CR
20/12/2019	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			4,434,823.00 CR	
20/12/2019	INTER-BANK CREDIT RTGS (ANZ-004178) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			800,000.00 CR	
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151518762 BC Invoice 1840		150.00 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869239 Payment-Id 151520940UK PAYROLL DEC19		883.21 DR		
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151524882 Louise A UK Exp		1,001.44 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869362 Payment-Id 151533162GERPAYROLL DEC19		1,640.58 DR		
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151518185 Suzi Phillips		2,000.00 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869335 Payment-Id 151520129UK PAYROLL DEC19		2,026.93 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869363 Payment-Id 151532703GREPAYROLL DEC19		2,460.87 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
20/12/2019	TRANSFER DEBITS TT30Y9869328 Payment-Id 151519384UK PAYROLL DEC19		3,779.55 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869337 Payment-Id 151520317UK PAYROLL DEC19		4,132.28 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869240 Payment-Id 151520651UK PAYROLL DEC19		4,382.29 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869330 Payment-Id 151527164ORCA UK PLASTEKO		4,705.34 DR		
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151525427 Acoustic Logic		4,950.00 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869333 Payment-Id 151527663ORCA UK HARRIS T		5,708.68 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869341 Payment-Id 151519607UK PAYROLL DEC19		6,257.97 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869339 Payment-Id 151519784UK PAYROLL DEC19		6,884.60 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869329 Payment-Id 151526929ORCA UK REACTIVE		7,357.86 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869243 Payment-Id 151520506UK PAYROLL DEC19		7,650.44 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869340 Payment-Id 151527349ORCAUK SHELFSPAN		8,649.52 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869331 Payment-Id 151519965UK PAYROLL DEC19		9,268.79 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869336 Payment-Id 151529191ORCA UK HMRCPAYE		17,176.05 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869338 Payment-Id 151526791ORCA UK AXIS		31,121.42 DR		
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151486502 Loan to FG		300,000.00 DR		
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151486205 Loan to FG		1,300,000.00 DR		
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151567818 FE Aust Invoices		3,618,939.50 DR		2,266,106.10 CR
23/12/2019	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		1,319.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
23/12/2019	TRANSFER DEBITS TT30Y9876822 Payment-Id 151633061ORCA RENT GER		2,528.27 DR		2,262,258.83 CR
27/12/2019	MISCELLANEOUS CREDIT Ref TT30Y9666355 RETURN OF FUNDS 3039TT30Y9666355			16,508.19 CR	2,278,767.02 CR
30/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151532328 Loan to 26Ed		8,500.00 DR		
30/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151526125 Tesoriero		50,000.00 DR		2,220,267.02 CR
31/12/2019	INTER-BANK CREDIT NAB JONES LANG LASAL NAB			96,800.00 CR	2,317,067.02 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 2,317,067.02 CR
Total credits: 10,110,073.50 CR
Total debits: 10,223,429.32 DR
Closing balance: 2,203,711.20 CR
Date from: 01 January 2020
Date to: 31 January 2020

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 12 rows of transaction data.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
10/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 152370390 Loan to Iugis PL		150,000.00 DR		558,203.14 CR
13/01/2020	INTER-BANK CREDIT RTGS (ANZ-002850) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,550,000.00 CR	
13/01/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
13/01/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,641.14 DR		
13/01/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,875.00 DR		
13/01/2020	TRANSFER DEBITS TT3020052414 Payment-Id 152492695ORCA UK LON RENT		19,002.65 DR		
13/01/2020	TRANSFER DEBITS TT3020047707 Payment-Id 152449893IUGIS UK LIVERPO		432,792.18 DR		1,619,066.26 CR
14/01/2020	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			3,705,351.94 CR	
14/01/2020	TRANSFER CREDITS Loan repay from FG FORUM NSW			500,000.00 CR	
14/01/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 152537527 FG Invoices		306,812.73 DR		
14/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 152537460 FG Invoices		309,101.10 DR		
14/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 152568221 Pmt shares byIugis		5,000,000.00 DR		206,391.37 CR
15/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 152684176 EzyDock Deposit 56		218.33 DR		
15/01/2020	TRANSFER DEBITS INTERNET BPAY PMT 000152649720 ASIC		347.00 DR		
15/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 152649487 PHS 14206		5,000.00 DR		
15/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 152684315 Jan20 Rent		13,566.66 DR		
15/01/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000152630245 SETTLEMENT VT		55,000.00 DR		132,259.38 CR
16/01/2020	TRANSFER CREDITS FG Loan Repay FORUM NSW			50,000.00 CR	
16/01/2020	TRANSFER DEBITS TT3020074743 Payment-Id 152758668ORCA EU STADTKAS		327.81 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
16/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 152758775 Sus Asset Fin 1063		22,000.00 DR		
16/01/2020	TRANSFER DEBITS TT3020074741 Payment-Id 152757829TG DIGES UK		132,860.10 DR		27,071.47 CR
21/01/2020	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			2,321,478.00 CR	
21/01/2020	TRANSFER DEBITS INTERNET BPAY PMT 000153012396 DEFT RENT		2,694.05 DR		
21/01/2020	TRANSFER DEBITS TT3020097714 Payment-Id 153012170IUGIS UK PRONET		24,679.58 DR		2,321,175.84 CR
22/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153090822 Loan to Canner		5,000.00 DR		
22/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153091399 Exclusive Getaway		16,000.00 DR		
22/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153090900 Loan to 26Ed		33,000.00 DR		2,267,175.84 CR
23/01/2020	TRANSFER DEBITS TT3020106227 Payment-Id 153120997ORCA RENT GER		2,587.72 DR		
23/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153148707 Ezydock Inv56 Bal		3,781.67 DR		
23/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153120817 Loan to Iugis		160,000.00 DR		2,100,806.45 CR
24/01/2020	TRANSFER DEBITS TT3020114780 Payment-Id 153214881UK EXPENSE JAN20		664.75 DR		
24/01/2020	TRANSFER DEBITS TT3020114790 Payment-Id 153226223GERPAYROLL JAN20		1,643.66 DR		
24/01/2020	TRANSFER DEBITS TT3020115729 Payment-Id 153226468ORCA UK COMMERCIAL		1,874.40 DR		
24/01/2020	TRANSFER DEBITS TT3020114786 Payment-Id 153215685ORCA GRE EXPTASO		2,080.54 DR		
24/01/2020	TRANSFER DEBITS TT3020114792 Payment-Id 153226104GREPAYROLL JAN20		2,465.48 DR		
24/01/2020	TRANSFER DEBITS TT3020114788 Payment-Id 153215169UK PAYROLL JAN20		3,024.46 DR		
24/01/2020	TRANSFER DEBITS TT3020114791 Payment-Id 153214521UK PAYROLL JAN20		3,795.08 DR		
24/01/2020	TRANSFER DEBITS TT3020114785 Payment-Id 153214142UK PAYROLL JAN20		3,836.03 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
24/01/2020	TRANSFER DEBITS TT3020114778 Payment-Id 153215365IUGIS HOLD CREAT		4,086.69 DR		
24/01/2020	TRANSFER DEBITS TT3020114787 Payment-Id 153214754UK PAYROLL JAN20		4,320.19 DR		
24/01/2020	TRANSFER DEBITS TT3020114781 Payment-Id 153214628UK PAYROLL JAN20		5,411.37 DR		
24/01/2020	TRANSFER DEBITS TT3020114784 Payment-Id 153214253UK PAYROLL JAN20		6,593.31 DR		
24/01/2020	TRANSFER DEBITS TT3020114789 Payment-Id 153214414UK PAYROLL JAN20		6,984.35 DR		
24/01/2020	TRANSFER DEBITS TT3020114782 Payment-Id 153214326UK PAYROLL JAN20		9,909.44 DR		2,044,116.70 CR
28/01/2020	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			1,972,718.00 CR	
28/01/2020	INTER-BANK CREDIT Trust Balance 14Ja POINTON PARTNERS Forum Group Fina			10,525.56 CR	4,027,360.26 CR
29/01/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		819.50 DR		
29/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153439611 Latep Legal 0249		5,568.04 DR		
29/01/2020	TRANSFER DEBITS TT3020131982 Payment-Id 153439461GIAMOURDIS		496,590.08 DR		3,524,382.64 CR
30/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153477768 Vobis 111331		807.84 DR		
30/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153477654 FG Invoices		612,822.10 DR		2,910,752.70 CR
31/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153649873 Longroup 4492		935.00 DR		
31/01/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153635057 FE Aust Invoices		706,106.50 DR		2,203,711.20 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 2,203,711.20 CR
Total credits: 14,119,020.57 CR
Total debits: 16,160,019.31 DR
Closing balance: 162,712.46 CR

Date from: 01 February 2020
Date to: 29 February 2020

Transaction details

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
03/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153687822 FE Aust Invoices		2,201,727.00 DR		1,984.20 CR
04/02/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			7,614.86 CR	
04/02/2020	TRANSFER CREDITS Loan from 26Ed 26 ED TRUST			5,000.00 CR	
04/02/2020	TRANSFER DEBITS INTERNET BPAY PMT 000153782466 DEFT RENT		4,562.50 DR		10,036.56 CR
05/02/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN NA			4,933,003.00 CR	
05/02/2020	MISCELLANEOUS CREDIT 2499/820260 ORCA ENVIRONMENTAL SOLUTIONS DMCC /REF/REPAYMEN			39,008.71 CR	
05/02/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153885453 KKP Bouch		4,166.66 DR		
05/02/2020	TRANSFER DEBITS Iugis Pty Ltd 153878471 Loan to Iugis AU		300,000.00 DR		
05/02/2020	TRANSFER DEBITS Forum Enviro (Aust) 153885243 FE Aust Invoices		543,631.00 DR		4,130,962.85 CR
06/02/2020	TRANSFER DEBITS TT3020171766 Payment-Id 153949766UK EXPENSE MHEW		1,137.86 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
06/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153951566 Loan to 5Bulkara		5,000.00 DR		
06/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153948741 Feb20 Rent		13,566.66 DR		
06/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153948671 Marina Bayside		18,494.41 DR		
06/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 154000175 Latep Legal		19,935.16 DR		
06/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153948485 Sus Asset Fin 1064		22,000.00 DR		
06/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153951018 Palante Int Jan20		35,000.00 DR		
06/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 153948247 Tesoriero		50,000.00 DR		
06/02/2020	TRANSFER DEBITS Iugis Pty Ltd 154003932 Loan to Iugis AU		65,000.00 DR		
06/02/2020	TRANSFER DEBITS INTERNET BPAY PMT 000153949382 TAX OFFICE PAYMENTS		91,335.00 DR		
06/02/2020	TRANSFER DEBITS Forum Enviro 154008958 Loan to Enviro		335,000.00 DR		3,474,493.76 CR
07/02/2020	INTER-BANK CREDIT RTGS (ANZ-002356) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,200,000.00 CR	
07/02/2020	TRANSFER DEBITS TT3020179264 Payment-Id 154057429MAZCON PANOS		891.46 DR		
07/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 154057841 MS Marine 871		2,740.82 DR		
07/02/2020	MISCELLANEOUS DEBIT WITHDRAWAL		15,000.00 DR		5,655,861.48 CR
10/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 154133070 1160Glen Huntly Ad		1,434.97 DR		
10/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 154132549 Loan to 23Marg		6,000.00 DR		
10/02/2020	TRANSFER DEBITS The Forum Group of C154132291 FGOC		1,000,000.00 DR		
10/02/2020	TRANSFER DEBITS Forum Group 154132324 FG		1,500,000.00 DR		3,148,426.51 CR
11/02/2020	TRANSFER DEBITS TT3020194566 Payment-Id 154229265IUGISUK REACTIVE		2,517.75 DR		
11/02/2020	TRANSFER DEBITS TT3020194567 Payment-Id 154229197IUGISUK ATLAS		3,229.23 DR		
11/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 154208478 Pacific Blue		5,060.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
11/02/2020	TRANSFER DEBITS TT3020194582 Payment-Id 154228146IUGISUK INSURANCE		5,136.21 DR		
11/02/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 154227477 Loan to 5Bulkara		17,000.00 DR		
11/02/2020	TRANSFER DEBITS TT3020194575 Payment-Id 154229112IUGISUK LON RENT		19,412.53 DR		
11/02/2020	TRANSFER DEBITS TT3020194546 Payment-Id 154229920IUGISUK DELL		19,473.23 DR		
11/02/2020	TRANSFER DEBITS TT3020194561 Payment-Id 154229452IUGISUK H2 RECR		33,671.91 DR		
11/02/2020	TRANSFER DEBITS TT3020194559 Payment-Id 154229702IUGISUK AXIS		38,169.20 DR		
11/02/2020	TRANSFER DEBITS Iugis Pty Ltd 154267543 Loan to Iugis AU		40,000.00 DR		2,956,930.54 CR
12/02/2020	TRANSFER DEBITS TT3020200960 Payment-Id 154288633ELINIKOS TOURISM		49,536.83 DR		
12/02/2020	TRANSFER DEBITS Iugis Pty Ltd 154283565 Loan to Iugis AU		105,000.00 DR		
12/02/2020	TRANSFER DEBITS Forum Enviro 154283639 Loan to Enviro		140,000.00 DR		2,662,393.71 CR
13/02/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,641.14 DR		
13/02/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,875.00 DR		2,632,877.57 CR
14/02/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN NA			2,116,680.00 CR	
14/02/2020	TRANSFER DEBITS TT3020212293 Payment-Id 154472446UK PAYROLL JAN20		870.00 DR		
14/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 154468320 MRX Electrical0508		2,090.00 DR		
14/02/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/02/2020	TRANSFER DEBITS TT3020212304 Payment-Id 154467972IUGISUK TASOS		4,102.93 DR		
14/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 154467223 Loan to Intrashiel		10,000.00 DR		
14/02/2020	TRANSFER DEBITS TT3020212295 Payment-Id 154469204IUGISUK LEON J		40,324.27 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
14/02/2020	TRANSFER DEBITS Forum Enviro 154474366 Forum Enviro		1,300,000.00 DR		3,390,057.37 CR
17/02/2020	TRANSFER DEBITS Forum Group 154561566 FG		1,000,000.00 DR		2,390,057.37 CR
18/02/2020	TRANSFER DEBITS TT3020226361 Payment-Id 154647046IUGIS UK PENTON		372.95 DR		2,389,684.42 CR
20/02/2020	TRANSFER DEBITS Forum Enviro 154869973 Loan to Enviro		82,000.00 DR		
20/02/2020	TRANSFER DEBITS Iugis Pty Ltd 154869815 Loan to Iugis AU		263,000.00 DR		2,044,684.42 CR
21/02/2020	TRANSFER DEBITS INTERNET BPAY PMT 000154904849 DEFT RENT		2,694.05 DR		
21/02/2020	TRANSFER DEBITS TT3020250556 Payment-Id 154962018IUGIS UK PAYE		21,178.01 DR		
21/02/2020	TRANSFER DEBITS Iugis Pty Ltd 154942106 Loan to Iugis AU		22,000.00 DR		
21/02/2020	TRANSFER DEBITS TT3020246429 Payment-Id 154904346ORCA GER SCHALKE		296,289.38 DR		
21/02/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000154897635 NMF PAYOUT X2		336,985.00 DR		
21/02/2020	TRANSFER DEBITS Forum Group 154897521 FG		550,000.00 DR		815,537.98 CR
24/02/2020	TRANSFER DEBITS TT3020254594 Payment-Id 154998891UK PAYROLL FEB20		3,883.19 DR		
24/02/2020	TRANSFER DEBITS TT3020254598 Payment-Id 155000210UK PAYROLL FEB20		4,007.78 DR		
24/02/2020	TRANSFER DEBITS TT3020254593 Payment-Id 154998802UK PAYROLL FEB20		4,889.21 DR		
24/02/2020	TRANSFER DEBITS TT3020254596 Payment-Id 154999253UK PAYROLL FEB20		4,947.66 DR		
24/02/2020	TRANSFER DEBITS TT3020254595 Payment-Id 154997083UK PAYROLL FEB20		5,537.30 DR		
24/02/2020	TRANSFER DEBITS TT3020254597 Payment-Id 154999868UK PAYROLL FEB20		6,122.46 DR		
24/02/2020	TRANSFER DEBITS TT3020254589 Payment-Id 154997510UK PAYROLL FEB20		6,473.58 DR		
24/02/2020	TRANSFER DEBITS TT3020254592 Payment-Id 154999119UK PAYROLL FEB20		6,640.60 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
24/02/2020	TRANSFER DEBITS TT3020254591 Payment-Id 154998997UK PAYROLL FEB20		6,779.19 DR		
24/02/2020	TRANSFER DEBITS TT3020254590 Payment-Id 154997582UK PAYROLL FEB20		7,150.49 DR		
24/02/2020	TRANSFER DEBITS Forum Enviro 155039585 Forum Enviro		153,000.00 DR		606,106.52 CR
25/02/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN NA			3,024,554.00 CR	
25/02/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		833.00 DR		3,629,827.52 CR
26/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155150251 Regional Car 64112		440.00 DR		3,629,387.52 CR
27/02/2020	INTER-BANK CREDIT RTGS (ANZ-002968) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			250,000.00 CR	
27/02/2020	TRANSFER DEBITS TT3020274031 Payment-Id 155254246UK PAYROLL FEB20		7,027.32 DR		3,872,360.20 CR
28/02/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN NA			1,543,160.00 CR	
28/02/2020	MISCELLANEOUS CREDIT PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.970%				
28/02/2020	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		2.50 DR		
28/02/2020	TRANSFER DEBITS INTERNET BPAY PMT 000155361969 ASIC		26.00 DR		
28/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155362210 Rothsay SOFC		132.00 DR		
28/02/2020	TRANSFER DEBITS INTERNET BPAY PMT 000155361836 ASIC		267.00 DR		
28/02/2020	TRANSFER DEBITS TT3020281566 Payment-Id 155359102GERPAYROLL FEB20		1,702.27 DR		
28/02/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000155413918 METRIX PORSCHE		2,281.04 DR		
28/02/2020	TRANSFER DEBITS TT3020285366 Payment-Id 155412984GREPAYROLL FEB20		2,570.03 DR		
28/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155358809 Gadalla 132163		2,850.00 DR		
28/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155413425 High St Valuation		4,400.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
28/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155413658 Cowslip Valuation		4,400.00 DR		
28/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155362070 Kerim Baba		5,000.00 DR		
28/02/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155353517 Loan to 26Ed		35,000.00 DR		
28/02/2020	TRANSFER DEBITS Forum Group 155353898 Forum Group		187,539.00 DR		
28/02/2020	TRANSFER DEBITS Forum Enviro (Aust) 155366229 FE Aust Invoices		1,387,698.40 DR		
28/02/2020	TRANSFER DEBITS Forum Enviro (Aust) 155353029 FE Aust		3,618,939.50 DR		162,712.46 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 162,712.46 CR
Total credits: 12,199,249.32 CR
Total debits: 10,843,014.05 DR
Closing balance: 1,518,947.73 CR

Date from: 01 March 2020
Date to: 31 March 2020

Transaction details

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
02/03/2020	TRANSFER CREDITS FORUM NSW FGFS Loan Repay NA			240,000.00 CR	
02/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155476221 KKP Bouche Mar20		4,166.66 DR		
02/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155477816 Mar20 Rent		13,566.66 DR		
02/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155475973 Palante BP 1001		35,000.00 DR		
02/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155475995 Tesoriero		50,000.00 DR		
02/03/2020	TRANSFER DEBITS TT3020294294 Payment-Id 155524195ENVIROFINA		234,034.92 DR		65,944.22 CR
03/03/2020	REVERSAL CREDIT 10579469 155595159 Vince Loan10579469			22,594.33 CR	
03/03/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			7,911.12 CR	
03/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155629477 124HighSt Valuatio		4,400.00 DR		
03/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155629572 Main St Valuation		4,400.00 DR		
03/03/2020	TRANSFER DEBITS INTERNET BPAY PMT 000155630020 DEFT RENT		4,779.76 DR		
03/03/2020	TRANSFER DEBITS 10572179 155594876 Vince Loan10572179		15,421.15 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
03/03/2020	TRANSFER DEBITS 13480794 155595020 Vince Loan13480794		15,624.24 DR		
03/03/2020	TRANSFER DEBITS 10579469 155595159 Vince Loan10579469		22,594.33 DR		29,230.19 CR
04/03/2020	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			6,240,047.00 CR	6,269,277.19 CR
05/03/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/03/2020	TRANSFER DEBITS TT3020314329 Payment-Id 155779814IUGIS UK PRONET		4,285.67 DR		
05/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155778683 Marina 2950		5,778.30 DR		
05/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155779944 Loan to 23Marg		20,000.00 DR		
05/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155779875 Loan to 5Bulkara		20,000.00 DR		
05/03/2020	TRANSFER DEBITS TT3020314326 Payment-Id 155779723GREECE OFFICE		22,444.03 DR		
05/03/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000155778538 VINCE 10579469		22,650.00 DR		
05/03/2020	TRANSFER DEBITS Forum Enviro (Aust) 155780484 FE Aust 610519		64,900.00 DR		
05/03/2020	TRANSFER DEBITS Forum Enviro 155799911 Loan to Enviro		112,000.00 DR		
05/03/2020	TRANSFER DEBITS Iugis Pty Ltd 155800013 Loan to Iugis AU		388,000.00 DR		
05/03/2020	TRANSFER DEBITS Forum Group 155780236 Forum Group		425,283.10 DR		
05/03/2020	TRANSFER DEBITS TT2020074138 Payment-Id 155741776GIAMOURDIS		2,859,805.41 DR		2,320,842.92 CR
06/03/2020	TRANSFER DEBITS TT3020322406 Payment-Id 155887175IUGIS UK GREENHA		3,670.09 DR		
06/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155885830 Ambit Invoices		7,477.00 DR		
06/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 155885973 Powerhouse DMCC UK		21,319.62 DR		
06/03/2020	TRANSFER DEBITS TT3020322415 Payment-Id 155886093IUGISUK LON RENT		21,458.84 DR		
06/03/2020	TRANSFER DEBITS TT3020322404 Payment-Id 155886273IUGISUK AXIS		35,109.14 DR		2,231,808.23 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
09/03/2020	TRANSFER DEBITS TT3020329088 Payment-Id 155950878ENVIROFINA		235,611.96 DR		
09/03/2020	TRANSFER DEBITS Forum Enviro (Aust) 155951082 FE Aust Invoices		1,030,891.40 DR		965,304.87 CR
10/03/2020	INTER-BANK CREDIT RTGS (ANZ-003159) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,300,000.00 CR	
10/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 156028534 Loan to 5Bulkara		10,000.00 DR		
10/03/2020	TRANSFER DEBITS TT3020335780 Payment-Id 156030149MARK ROCZNIAK		28,602.97 DR		
10/03/2020	TRANSFER DEBITS TT3020335732 Payment-Id 156029818IUGIS UK CAR		70,283.39 DR		3,156,418.51 CR
11/03/2020	TRANSFER DEBITS INTERNET BPAY PMT 000156117426 ASIC		267.00 DR		
11/03/2020	TRANSFER DEBITS INTERNET BPAY PMT 000156117570 ASIC		267.00 DR		
11/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 156117734 Rothsay 514533		330.00 DR		
11/03/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/03/2020	TRANSFER DEBITS Tesoriero 156118063 VT Loan 10572179		14,600.00 DR		
11/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 156116293 Loan to Intrashiel		15,000.00 DR		
11/03/2020	TRANSFER DEBITS Iugis Pty Ltd 156115828 Loan to Iugis AU		160,000.00 DR		2,958,128.60 CR
12/03/2020	TRANSFER DEBITS Iugis Pty Ltd 156161532 Loan to Iugis AU		26,000.00 DR		
12/03/2020	TRANSFER DEBITS TT3020346181 Payment-Id 156159611IUGIS HOLDINGS		63,854.85 DR		2,868,273.75 CR
13/03/2020	MISCELLANEOUS CREDIT PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.720%				
13/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 156252525 Patrix Prestige VW		5,000.00 DR		
13/03/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,617.25 DR		
13/03/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,250.00 DR		
13/03/2020	TRANSFER DEBITS Iugis Pty Ltd 156287361 Loan to Iugis AU		75,000.00 DR		
13/03/2020	TRANSFER DEBITS Forum Enviro (Aust) 156254206 FE Aust Invoices		2,405,768.20 DR		353,638.30 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
16/03/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		351,525.30 CR
17/03/2020	INTER-BANK CREDIT REDUND IGUS Powerhouse Logis Forum Group Fina			1,652.06 CR	353,177.36 CR
19/03/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN			2,017,251.00 CR	
19/03/2020	TRANSFER DEBITS Iugis Pty Ltd 156588264 Loan to Iugis AU		560,000.00 DR		1,810,428.36 CR
20/03/2020	INTER-BANK CREDIT RTGS (ANZ-002678) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,300,000.00 CR	
20/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 156735325 Pacific Blue Feb20		4,070.00 DR		
20/03/2020	TRANSFER DEBITS Iugis Pty Ltd 156676565 Loan to Iugis AU		270,000.00 DR		2,836,358.36 CR
23/03/2020	MISCELLANEOUS CREDIT Ref TT3020346181 RETURN OF FUNDS 3039TT3020346181			69,793.81 CR	
23/03/2020	TRANSFER DEBITS TT2020094219 Payment-Id 156808636POWERHOUSE FUND		1,652.06 DR		
23/03/2020	TRANSFER DEBITS INTERNET BPAY PMT 000156765148 DEFT RENT		2,694.05 DR		
23/03/2020	TRANSFER DEBITS TT3020397654 Payment-Id 156765227THE FAITH GROUP		4,856.60 DR		
23/03/2020	TRANSFER DEBITS TT3020400931 Payment-Id 156809971IUGISUAECREATI ON		33,360.40 DR		
23/03/2020	TRANSFER DEBITS TT3020400932 Payment-Id 156809780IUGIS HOLDINGS		38,397.71 DR		
23/03/2020	TRANSFER DEBITS TT2020094223 Payment-Id 156807807MAZCON		47,381.69 DR		2,777,809.66 CR
25/03/2020	TRANSFER DEBITS TT3020411522 Payment-Id 156924379GERPAYROLL MAR20		1,841.82 DR		
25/03/2020	TRANSFER DEBITS TT3020411520 Payment-Id 156941577LOAN IUGIS UK		40,000.00 DR		
25/03/2020	TRANSFER DEBITS Forum Enviro 156931523 Forum Enviro		157,500.00 DR		
25/03/2020	TRANSFER DEBITS Forum Enviro (Aust) 156931387 FE Aust Invoices		848,936.00 DR		1,729,531.84 CR
26/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157016243 Longgroup Inv4681		1,250.00 DR		
26/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157051020 Longgroup inv4693		1,250.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
26/03/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157017782 Sus Asset Fin 1070		22,000.00 DR		1,705,031.84 CR
30/03/2020	MISCELLANEOUS CREDIT PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.470%				
30/03/2020	MISCELLANEOUS DEBIT Ref TT3020411520 Ref LOAN IUGIS UK Oseas Fee GBP 10.00		20.97 DR		
30/03/2020	TRANSFER DEBITS Iugis Pty Ltd 157211959 Loan to Iugis AU		20,000.00 DR		
30/03/2020	TRANSFER DEBITS TT3020434650 Payment-Id 157232213ENVIROFINA		165,141.86 DR		1,519,869.01 CR
31/03/2020	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		0.60 DR		
31/03/2020	MISCELLANEOUS DEBIT Ref TT2020094219 Ref POWERHOUSEREFUNDOsea s Fee NZD 15.00		15.33 DR		
31/03/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		905.35 DR		1,518,947.73 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 1,518,947.73 CR
Total credits: 15,974,833.78 CR
Total debits: 12,155,476.02 DR
Closing balance: 5,338,305.49 CR

Date from: 01 April 2020
Date to: 30 April 2020

Transaction details

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
01/04/2020	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			5,929,591.00 CR	
01/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157402439 Apr20 Rent		13,566.66 DR		
01/04/2020	TRANSFER DEBITS Forum Enviro (Aust) 157352308 FE Aust Invoices		1,502,479.00 DR		
01/04/2020	TRANSFER DEBITS Forum Enviro (Aust) 157400657 FE Aust Invoices		1,502,659.40 DR		4,429,833.67 CR
02/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157490313 Gadalla 132835		3,800.00 DR		
02/04/2020	TRANSFER DEBITS INTERNET BPAY PMT 000157438701 DEFT RENT		4,779.76 DR		
02/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157485541 Fort Matilda		10,000.00 DR		
02/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157438851 Palante 1002		35,000.00 DR		
02/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157438786 Tesoriero		50,000.00 DR		
02/04/2020	TRANSFER DEBITS Iugis Pty Ltd 157463924 Loan to Iugis AU		360,000.00 DR		
02/04/2020	TRANSFER DEBITS Forum Group 157438482 FG Invoices		612,822.10 DR		
02/04/2020	TRANSFER DEBITS Forum Enviro (Aust) 157438555 FE Aust Invoices		832,551.50 DR		2,520,880.31 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
03/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157557887 Coleman Greig		18,313.80 DR		2,502,566.51 CR
06/04/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
06/04/2020	TRANSFER DEBITS Iugis Pty Ltd 157632528 Loan to Iugis AU		396,000.00 DR		2,103,278.75 CR
07/04/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			5,911.78 CR	
07/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157722316 KKP Bouch 1025		4,166.66 DR		
07/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157722008 Latep Legal 262		11,362.24 DR		
07/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157722745 Loan to 26Ed		12,000.00 DR		
07/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157722578 Loan to Intrashiel		12,000.00 DR		2,069,661.63 CR
08/04/2020	TRANSFER DEBITS Iugis Pty Ltd 157830068 Loan to Iugis AU		10,000.00 DR		
08/04/2020	TRANSFER DEBITS Iugis Pty Ltd 157825545 Loan to Iugis AU		50,000.00 DR		2,009,661.63 CR
09/04/2020	TRANSFER DEBITS Iugis Pty Ltd 157919308 Loan to Iugis AU		5,000.00 DR		
09/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157872703 Loan to 26Ed		12,000.00 DR		
09/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 157872897 Loan to 5Bulkara		15,000.00 DR		1,977,661.63 CR
14/04/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN			2,057,234.00 CR	
14/04/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/04/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
14/04/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,617.25 DR		
14/04/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,250.00 DR		
14/04/2020	TRANSFER DEBITS The Forum Group of C157978458 FGOC for SPrint		1,150,000.00 DR		2,846,089.47 CR
15/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158125859 Lennock VW GTI		30,000.00 DR		
15/04/2020	TRANSFER DEBITS Forum Enviro 158071456 Loan to FE		1,600,000.00 DR		1,216,089.47 CR
16/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158139128 Loan to 5Bulkara		10,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
16/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158207100 Sus Asset Fin 1073		22,000.00 DR		1,184,089.47 CR
17/04/2020	TRANSFER DEBITS Iugis Pty Ltd 158243656 Loan to Iugis AU		300,000.00 DR		
17/04/2020	TRANSFER DEBITS Forum Group 158243610 Loan to FG		800,000.00 DR		84,089.47 CR
20/04/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN			1,803,002.00 CR	
20/04/2020	TRANSFER DEBITS TT3020526453 Payment-Id 158338886IUGIS HOLDING DD		9,463.93 DR		
20/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158350465 PRP Central Vic		19,800.00 DR		1,857,827.54 CR
21/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158445490 Edge Design Inv1		1,956.90 DR		1,855,870.64 CR
22/04/2020	TRANSFER DEBITS INTERNET BPAY PMT 000158499358 DEFT RENT		2,694.05 DR		
22/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158524646 Deposit James St 1		100,000.00 DR		
22/04/2020	TRANSFER DEBITS Iugis Pty Ltd 158499206 Loan to Iugis AU		150,000.00 DR		1,603,176.59 CR
23/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158565808 BMX x2 Service		140.00 DR		1,603,036.59 CR
24/04/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN			2,093,576.00 CR	
24/04/2020	INTER-BANK CREDIT RTGS (ANZ-001461) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,550,000.00 CR	
24/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158623324 Coleman Greig BP		34,563.25 DR		5,212,049.34 CR
27/04/2020	MISCELLANEOUS CREDIT PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 4.500%				5,212,049.34 CR
28/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158828719 JLL 1338042		3,630.00 DR		
28/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158784429 Macrovue BP		100,000.00 DR		5,108,419.34 CR
29/04/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		668.80 DR		
29/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158928812 James St Extra		40,000.00 DR		
29/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158859421 Deposit James St 2		100,000.00 DR		
29/04/2020	TRANSFER DEBITS Forum Group 158881335 FG Invoices		612,822.10 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
29/04/2020	TRANSFER DEBITS Forum Enviro (Aust) 158881631 FE Aust Invoices		899,404.00 DR		3,455,524.44 CR
30/04/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN			2,535,519.00 CR	
30/04/2020	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		0.60 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159040590 Golden Square Dep2		114.07 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159038942 Derrinallum Dep1		130.68 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159039400 Derrinallum Dep3		3,015.00 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159039089 Derrinallum Dep2		3,015.00 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159040707 Golden Square Dep3		3,710.80 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159036441 Violet Town lodge		3,710.80 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158955224 RothsaySOFC 514264		10,000.00 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 158867796 Loan to SOFC		15,000.00 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159041343 PEXA193988045S03F		68,750.00 DR		
30/04/2020	TRANSFER DEBITS Iugis Pty Ltd 159035977 Loan to Iugis AU		165,000.00 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159040456 Golden Square Dep1		188,571.00 DR		
30/04/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159036889 Violet Town S Dep		191,720.00 DR		5,338,305.49 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 5,338,305.49 CR
Total credits: 15,523,925.62 CR
Total debits: 17,380,093.26 DR
Closing balance: 3,482,137.85 CR
Date from: 01 May 2020
Date to: 31 May 2020

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 11 rows of transaction data.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
01/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159117281 Palante Inv 1003		35,000.00 DR		
01/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159117462 Tesoriero		55,000.00 DR		
01/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159110896 James St Extra2		75,000.00 DR		
01/05/2020	TRANSFER DEBITS Forum Enviro (Aust) 159068945 FE Aust Invoices		3,685,994.40 DR		1,349,482.16 CR
04/05/2020	INTER-BANK CREDIT RTGS (ANZ-001507) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,500,000.00 CR	
04/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159172154 KKP Bouch 1026		4,166.66 DR		
04/05/2020	TRANSFER DEBITS INTERNET BPAY PMT 000159159899 DEFT RENT		4,779.76 DR		
04/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159196012 Latep Legal		11,331.07 DR		
04/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159181107 May20 Rent		13,566.66 DR		
04/05/2020	TRANSFER DEBITS Iugis Pty Ltd 159210108 Loan to Iugis AU		350,000.00 DR		3,465,638.01 CR
05/05/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			5,783.20 CR	
05/05/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159221685 JPM James St Value		5,500.00 DR		
05/05/2020	TRANSFER DEBITS Iugis Pty Ltd 159220751 Loan to Iugis AU		50,000.00 DR		
05/05/2020	TRANSFER DEBITS TT3020602125 Payment-Id 159251623ENVIROFINA		315,621.70 DR		3,097,011.75 CR
06/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159250363 Deposit James St 3		100,000.00 DR		
06/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159320682 Berkeley St Dep		100,000.00 DR		2,897,011.75 CR
07/05/2020	TRANSFER DEBITS TT3020617159 Payment-Id 159448287GERPAYROLL APR20		1,707.39 DR		
07/05/2020	TRANSFER DEBITS Iugis Pty Ltd 159383559 Loan to Iugis AU		50,000.00 DR		
07/05/2020	TRANSFER DEBITS Forum Enviro (Aust) 159434993 FE Aust Invoices		1,717,149.50 DR		1,128,154.86 CR
08/05/2020	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			5,257,288.00 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468359 CNR Auto Excess		500.00 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468900 Steve Watson		4,400.00 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468665 Acoustic Logic x2		4,647.50 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468779 Focused Fire 0398		6,380.00 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468862 Wrap Engineer 1284		7,058.70 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159467887 Loan to Intrashiel		10,000.00 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468383 Metier 9792		11,191.13 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468496 4D Workshop		19,800.00 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159467962 Loan to 26Ed		20,000.00 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468280 Loan to 5Bulkara		20,000.00 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468330 Sus Asset Fin 1076		22,000.00 DR		
08/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159468442 Metier 9744 Half		44,000.00 DR		6,215,465.53 CR
11/05/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		6,207,639.62 CR
12/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159632659 Up to 11 Inv0015		13,980.00 DR		
12/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159576582 Loan to 5Bulkara		20,000.00 DR		6,173,659.62 CR
13/05/2020	TRANSFER DEBITS TT3020642361 Payment-Id 159697347MAZCON PANOS		737.08 DR		
13/05/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,617.25 DR		
13/05/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,250.00 DR		
13/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159697207 Deposit James St 4		100,000.00 DR		
13/05/2020	TRANSFER DEBITS TT3020644790 Payment-Id 159758878ENVIROFINA		301,521.74 DR		
13/05/2020	TRANSFER DEBITS Forum Enviro (Aust) 159728742 FE Aust Invoices		4,149,806.00 DR		1,592,727.55 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
14/05/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159782776 Latep Legal 264		11,546.99 DR		
14/05/2020	TRANSFER DEBITS TT3020649229 Payment-Id 159811230IUGIS HOLDINGS		38,006.79 DR		
14/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159782939 Metier 9744 9771		132,000.00 DR		
14/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 159854702 Short Marine 30per		205,487.33 DR		
14/05/2020	TRANSFER DEBITS Iugis Pty Ltd 159782661 Loan to Iugis AU		240,000.00 DR		963,573.44 CR
15/05/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		87.55 DR		
15/05/2020	AUTOMATIC DRAWING RTA2694966319 RMS ETOLL PH:131 Forum group Fina		320.00 DR		
15/05/2020	AUTOMATIC DRAWING Payroll 15.05.20 Pmt 000159889910 FORUM GRP FS		1,990.77 DR		961,175.12 CR
19/05/2020	TRANSFER CREDITS WL RENT FINS WESTLAWN			1,740,612.00 CR	
19/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160062630 PRP Mallacoota		3,300.00 DR		
19/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160054686 Loan to Intrashiel		10,000.00 DR		
19/05/2020	TRANSFER DEBITS Iugis Pty Ltd 160054796 Loan to Iugis AU		100,000.00 DR		2,588,487.12 CR
20/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160145041 Deposit James St 5		100,000.00 DR		2,488,487.12 CR
21/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160201822 Wrap Engineering		10,406.00 DR		
21/05/2020	TRANSFER DEBITS Iugis Pty Ltd 160212488 Loan to Iugis AU		200,000.00 DR		
21/05/2020	TRANSFER DEBITS TT3020683913 Payment-Id 160159729TG DIGES UK AUS3		394,725.03 DR		1,883,356.09 CR
22/05/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			4,101,675.00 CR	
22/05/2020	TRANSFER DEBITS INTERNET BPAY PMT 000160270986 DEFT RENT		2,694.05 DR		
22/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160277255 Cyp Inv Nick Scali		140,000.00 DR		5,842,337.04 CR
25/05/2020	TRANSFER DEBITS TT3020700335 Payment-Id 160350293GERPAYROLL MAY20		1,736.71 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
25/05/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000160324664 PORSCHE SYD BP		65,000.00 DR		
25/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160395499 Glen Huntly Dep2		100,000.00 DR		5,675,600.33 CR
26/05/2020	TRANSFER DEBITS TT3020707774 Payment-Id 160350374BECK 580198		98,933.52 DR		5,576,666.81 CR
27/05/2020	MISCELLANEOUS CREDIT PLEASE NOTE FROM TODAY YOUR DR INTEREST RATE IS 6.470%				
27/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160565069 Raceline BP		2,159.90 DR		
27/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160521563 Deposit James St 6		100,000.00 DR		
27/05/2020	TRANSFER DEBITS Iugis Pty Ltd 160546787 Loan to Iugis AU		200,000.00 DR		
27/05/2020	TRANSFER DEBITS Forum Group 160562592 SOFC from FG 11640		1,918,567.42 DR		3,355,939.49 CR
28/05/2020	TRANSFER CREDITS Repay FGFS Loan FORUM NSW			1,918,567.42 CR	
28/05/2020	TRANSFER DEBITS TT3020720906 Payment-Id 160586057FG TRINAIVIS TAX		6,715.91 DR		
28/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160585718 Palante Inv 1004		35,000.00 DR		
28/05/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160585767 Tesoriero		55,000.00 DR		
28/05/2020	TRANSFER DEBITS TT3020721942 Payment-Id 160585679GIAMOURDIS		679,232.47 DR		
28/05/2020	TRANSFER DEBITS Iugis Pty Ltd 160639785 Loan to Iugis AU		997,712.76 DR		3,500,845.77 CR
29/05/2020	AUTOMATIC DRAWING J300002022 JUDO BANK Forum Group		1,076.17 DR		
29/05/2020	AUTOMATIC DRAWING Payroll 29.05.20 Pmt 000160592461 FORUM GRP FS		1,990.77 DR		
29/05/2020	AUTOMATIC DRAWING J300002019 JUDO BANK Forum Group		2,392.64 DR		
29/05/2020	AUTOMATIC DRAWING J300002018 JUDO BANK Forum Group		6,571.93 DR		
29/05/2020	AUTOMATIC DRAWING J300002020 JUDO BANK Forum Group		6,676.41 DR		3,482,137.85 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 3,482,137.85 CR
Total credits: 21,266,552.74 CR
Total debits: 21,873,959.19 DR
Closing balance: 2,874,731.40 CR
Date from: 01 June 2020
Date to: 30 June 2020

Transaction details

Table with columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 14 rows of transaction data including automatic drawings and transfer debits.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
02/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160874417 Metrix Insurance		10,686.84 DR		
02/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160833203 Jun20 Rent		13,566.66 DR		
02/06/2020	TRANSFER DEBITS TT3020747958 Payment-Id 160833921IUGISGRE OFFICE2		21,813.93 DR		2,791,218.90 CR
03/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160913384 Deposit James St 7		100,000.00 DR		2,691,218.90 CR
04/06/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			5,522.90 CR	
04/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161094296 QBE Excess AKV932		1,000.00 DR		
04/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161040180 Sus Asset Fin 1079		22,000.00 DR		2,673,741.80 CR
05/06/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			1,257,362.00 CR	
05/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161180378 1160 Glen Huntly		1,485.00 DR		
05/06/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161171997 Rotman Morris21387		8,800.00 DR		3,917,531.04 CR
09/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161267803 James St Int Pntly		68,000.00 DR		
09/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161267269 Natalia Deposit		586,000.00 DR		3,263,531.04 CR
10/06/2020	INTER-BANK CREDIT RTGS (ANZ-002097) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,475,000.00 CR	
10/06/2020	INTER-BANK CREDIT FX rate refund CUST REMEDICATION FORUM GROUP FINA			28.20 CR	
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161371215 Glen Huntly S02		114.07 DR		
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161371061 Glen Huntly S01		3,600.00 DR		
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161371385 Glen Huntly S03		91,960.00 DR		
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161327502 Deposit James St 8		100,000.00 DR		
10/06/2020	TRANSFER DEBITS TT3020784192 Payment-Id 161329661ENVIROFINA		271,272.93 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161371552 Glen Huntly S05		525,575.79 DR		
10/06/2020	TRANSFER DEBITS Iugis Pty Ltd 161329382 Loan to Iugis AU		740,000.00 DR		
10/06/2020	TRANSFER DEBITS Forum Finance Pty Lt161340416 Loan to Forum Fin		750,000.00 DR		2,256,036.45 CR
11/06/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			3,831,433.00 CR	
11/06/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161420765 Short Marine Bal		410,974.67 DR		5,668,668.87 CR
12/06/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			3,478,849.00 CR	
12/06/2020	AUTOMATIC DRAWING Payroll 12.06.20 Pmt 000161479250 FORUM GRP FS		1,990.77 DR		
12/06/2020	TRANSFER DEBITS TT3020796594 Payment-Id 161330017GIAMOURDIS		342,000.00 DR		8,803,527.10 CR
15/06/2020	TRANSFER CREDITS 23Marg Inv0049 23 MARG TRST			935.00 CR	
15/06/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
15/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161598484 1160 Glen NV Fin		6,000.00 DR		
15/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161598959 Loan to 5Bulkara		6,267.79 DR		
15/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161599559 VT Loan Clear		10,000.00 DR		
15/06/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,617.25 DR		
15/06/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,250.00 DR		
15/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161598696 Loan to Canner		27,329.28 DR		
15/06/2020	TRANSFER DEBITS TT3020809911 Payment-Id 161609734MAZCON		41,954.76 DR		
15/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161598634 Loan to 26Ed		293,219.34 DR		
15/06/2020	TRANSFER DEBITS Forum Group 161634298 Loan to FG		300,000.00 DR		
15/06/2020	TRANSFER DEBITS Forum Enviro 161603352 To Forum Enviro		2,000,000.00 DR		6,088,710.68 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
16/06/2020	TRANSFER CREDITS Loan Repay INTRASHEILD			281,442.26 CR	
16/06/2020	TRANSFER CREDITS Loan Repay 26 ED TRUST			71,781.69 CR	
16/06/2020	AUTOMATIC DRAWING XeroAUINV_HTLRZM3a XEROAUSTRALIAPTY FORUM GRP FS		47.50 DR		
16/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161717884 iFIXIT Plumbing		880.00 DR		
16/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161718212 1160 Glen Huntly		1,650.00 DR		
16/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161718320 James St Val		7,290.00 DR		
16/06/2020	TRANSFER DEBITS TT3020816200 Payment-Id 161693510REFRIAC 202012		15,160.06 DR		
16/06/2020	TRANSFER DEBITS TT3020816106 Payment-Id 161687926IUGIS HOLDINGS		33,482.63 DR		
16/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161693895 Metier 9790		88,000.00 DR		
16/06/2020	TRANSFER DEBITS Kay and Burton (Hawt161692519 Berkeley St Dep2		300,000.00 DR		5,995,424.44 CR
17/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161758841 Porsche GT2		150.00 DR		
17/06/2020	TRANSFER DEBITS TT3020822559 Payment-Id 161767145IUGIS UK LIVERPO		418,651.38 DR		5,576,623.06 CR
18/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161829591 Mallacoota 886504A		1,100.00 DR		
18/06/2020	TRANSFER DEBITS Iugis Pty Ltd 161847184 Loan to Iugis AU		90,000.00 DR		5,485,523.06 CR
19/06/2020	TRANSFER CREDITS Loan Repay 26 ED TRUST			20,000.00 CR	
19/06/2020	MISCELLANEOUS DEBIT Ref TT3020816200 Ref REFRIAC 202012 Oseas Fee AUD 29.03		29.03 DR		
19/06/2020	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
19/06/2020	TRANSFER DEBITS Rotman and Morris 161977070 Rotman James St		1,760.00 DR		
19/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161917622 1160 Prop Insur		1,997.04 DR		
19/06/2020	TRANSFER DEBITS INTERNET BPAY PMT 000161917072 DEFT RENT		2,694.05 DR		
19/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161955702 Gadalla 134255		2,700.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
19/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161916930 Loan to Canner		10,000.00 DR		
19/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161917170 Loan to 5Bulkara		10,000.00 DR		
19/06/2020	TRANSFER DEBITS Rottman and Morris S161976825 Deposit James St 9		100,000.00 DR		5,374,602.47 CR
22/06/2020	AUTOMATIC DRAWING RTA2717505626 RMS ETOLL PH:131 Forum group Fina		80.00 DR		5,374,522.47 CR
23/06/2020	TRANSFER CREDITS FORUM ENVIRO PTY LIMLoan-FG/FG FS			3,690,823.69 CR	
23/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162082594 Loan to Taradale		20,000.00 DR		
23/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162082642 Loan toDerrinallum		20,000.00 DR		
23/06/2020	TRANSFER DEBITS Forum Enviro 162082852 Enviro Iug Holding		3,690,823.69 DR		5,334,522.47 CR
24/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162219799 106036 103783 1053		290.00 DR		
24/06/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		530.80 DR		
24/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162228370 Thitchener Consult		3,470.00 DR		
24/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162220015 MGC-193507		16,772.25 DR		
24/06/2020	TRANSFER DEBITS Rottman and Morris S162218807 Deposit James St 9		100,000.00 DR		5,213,459.42 CR
25/06/2020	TRANSFER CREDITS FORUM GROUP PTY LTD Loan-FG/FG FS			3,300,000.00 CR	
25/06/2020	TRANSFER DEBITS TT3020868810 Payment-Id 162314973MAZCON PANOS		712.83 DR		
25/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162314693 Morris Goding 2789		1,650.00 DR		
25/06/2020	TRANSFER DEBITS Iugis Pty Ltd 162318692 Loan to Iugis AU		100,000.00 DR		
25/06/2020	TRANSFER DEBITS Iugis Pty Ltd 162307415 Loan to Iugis AU		300,000.00 DR		
25/06/2020	TRANSFER DEBITS Forum Group 162285817 FG 369120		3,300,000.00 DR		4,811,096.59 CR
26/06/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			3,853,375.00 CR	
26/06/2020	AUTOMATIC DRAWING Payroll 26.06.20 Pmt 000162340810 FORUM GRP FS		1,990.78 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
26/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162378981 URM		33,275.00 DR		
26/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162378931 Scentre		66,990.00 DR		
26/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162378752 Catholic		102,795.00 DR		
26/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162378818 Coles		214,610.00 DR		
26/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162378665 ALH		245,916.00 DR		
26/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162379040 Veolia		5,081,327.90 DR		2,917,566.91 CR
29/06/2020	AUTOMATIC DRAWING RTA2722435938 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
29/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162474186 FG Lactalis 371324		660.10 DR		
29/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162509039 Team Elect 371345		2,082.62 DR		
29/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162476902 FG SOFC 11640		3,967.61 DR		
29/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162479946 Clarety Inv0202		4,059.00 DR		2,906,717.58 CR
30/06/2020	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		0.60 DR		
30/06/2020	AUTOMATIC DRAWING J300002022 JUDO BANK Forum Group		1,227.45 DR		
30/06/2020	TRANSFER DEBITS Rotman and Morris 162647345 Rotman James St		1,760.00 DR		
30/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162649690 Bin Express Settle		1,790.01 DR		
30/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162646803 MS Marine 921		2,493.37 DR		
30/06/2020	AUTOMATIC DRAWING J300002019 JUDO BANK Forum Group		2,729.00 DR		
30/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 162647115 Superior Marine		6,875.00 DR		
30/06/2020	AUTOMATIC DRAWING J300002018 JUDO BANK Forum Group		7,495.79 DR		
30/06/2020	AUTOMATIC DRAWING J300002020 JUDO BANK Forum Group		7,614.96 DR		2,874,731.40 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 2,874,731.40 CR
Total credits: 8,475,738.97 CR
Total debits: 9,999,648.89 DR
Closing balance: 1,350,821.48 CR
Date from: 01 July 2020
Date to: 31 July 2020

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 13 transaction rows with details like 'AUTOMATIC DRAWING', 'TRANSFER DEBITS', and 'INTER-BANK CREDIT'.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
02/07/2020	TRANSFER DEBITS Rottman and Morris S162815583 Deposit James St 1		100,000.00 DR		
02/07/2020	TRANSFER DEBITS TT3020905466 Payment-Id 162769676GIAMOURDIS		331,301.35 DR		
02/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000162771803 LOAN TO 6 BULK		425,000.00 DR		1,322,453.87 CR
03/07/2020	INTER-BANK CREDIT FORSER Forum Group Pty FORUM GROUP FINA			247,255.45 CR	1,569,709.32 CR
06/07/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		1,566,421.56 CR
07/07/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,587,414.00 CR	
07/07/2020	MISCELLANEOUS DEBIT Ref TT3020796594 Ref GIAMOURDIS Oseas Fee AUD 18.00		18.00 DR		
07/07/2020	AUTOMATIC DRAWING RTA2729094549 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
07/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163002994 Loan to 5Bulkara		20,000.00 DR		
07/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163002909 Sustain Asset Fin		22,000.00 DR		
07/07/2020	TRANSFER DEBITS TT3020928425 Payment-Id 162998029ENVIROFINA		364,979.49 DR		3,746,758.07 CR
08/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163049668 Contour 334838		2,245.38 DR		
08/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163050045 Napier Blakeley		5,555.00 DR		
08/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163049261 4D Workshop 2742		26,400.00 DR		
08/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163050178 Palante Inv 1005		35,000.00 DR		
08/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163049400 Metier 9817		44,000.00 DR		
08/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163050247 Tesoriero		55,000.00 DR		
08/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163127648 Loan to Iugis		400,000.00 DR		3,178,557.69 CR
09/07/2020	TRANSFER DEBITS TT3020944514 Payment-Id 163179025GIAMOURDIS		330,961.44 DR		2,847,596.25 CR
10/07/2020	TRANSFER DEBITS INTERNET BPAY PMT 000163266828 AGL SALES P/L		206.86 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163267375 Unity Invs		1,516.10 DR		
10/07/2020	AUTOMATIC DRAWING BC Payroll Pmt 000163248555 FORUM GRP FS		2,002.77 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163249294 1160 Glen Huntly		7,410.00 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163264166 31 Ellerman Street		49,778.53 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163264735 89 Betka Road		53,210.54 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163266359 31 Ellerman Street		57,750.00 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163266034 89 Betka Road		62,518.00 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163264470 55 Nolan Street		63,109.00 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163265888 55 Nolan Street		66,000.00 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163266218 14 Kirwin Road		72,836.00 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163263981 160 Murray Valley		93,601.48 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163265729 160 Murray Valley		97,969.00 DR		
10/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163263688 14 Kirwin Road		116,945.50 DR		2,102,742.47 CR
13/07/2020	TRANSFER CREDITS LATEP LEGAL			54,371.85 CR	
13/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163332436 ROTMANMORRIS21		1,760.00 DR		
13/07/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
13/07/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,617.25 DR		
13/07/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,250.00 DR		
13/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163331472 14 KIRWIN ROAD		50,000.00 DR		
13/07/2020	TRANSFER DEBITS Forum Group 163331848 Loan to ForumGroup		300,000.00 DR		1,768,661.16 CR
14/07/2020	TRANSFER CREDITS Loan-FG/FG FS FORUM FINS			1,538,174.00 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
14/07/2020	INTER-BANK CREDIT FX Rate Refund CUST REMEDATION FORUM GROUP FINA			1,536.52 CR	
14/07/2020	AUTOMATIC DRAWING RTA2733849225 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
14/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163441176 Up to 11 0040/0045		950.00 DR		
14/07/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163448534 Purchase Share		500,000.00 DR		2,805,228.68 CR
15/07/2020	TRANSFER CREDITS Settlement FORUM FINS			1,256,543.00 CR	
15/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163489749 Loan to Enviro		1,977,501.00 DR		2,084,270.68 CR
16/07/2020	AUTOMATIC DRAWING XeroAUIINV_HeZuPwA7 XEROAUSTRALIAPTY FORUM GRP FS		61.75 DR		
16/07/2020	TRANSFER DEBITS INTERNET BPAY PMT 000163556470 icare Workers Ins		290.55 DR		
16/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163604649 SOFC		50,000.00 DR		
16/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163604796 Loan to Iugis		200,000.00 DR		
16/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163604441 Loan to FG		450,000.00 DR		1,383,918.38 CR
17/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163685544 16 JAMES		20,694.87 DR		
17/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163685739 19 PARSONS		20,694.87 DR		
17/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163686302 39 PARSONS		20,694.87 DR		
17/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163685972 18 JAMES		20,694.87 DR		
17/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163686169 29 PARSONS		20,694.87 DR		
17/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163686658 8 OLIVE		28,032.87 DR		
17/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163686516 10 JAMES		59,677.87 DR		
17/07/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000163686390 12 JAMES		60,143.87 DR		1,132,589.42 CR
20/07/2020	AUTOMATIC DRAWING RTA2737926182 RMS ETOLL PH:131 Forum group Fina		80.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
20/07/2020	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
20/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163775458 Up to 11 Inv 0050		2,970.00 DR		
20/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163780336 Veolia Iugis Reb05		137,500.00 DR		990,298.95 CR
21/07/2020	TRANSFER DEBITS Iugis Pty Ltd 163861457 Loan to Iugis AU		50,000.00 DR		
21/07/2020	TRANSFER DEBITS TT30Y0007026 Payment-Id 163811236IUGIS HOLD ACQ		449,229.79 DR		491,069.16 CR
22/07/2020	TRANSFER DEBITS INTERNET BPAY PMT 000163889155 DEFT RENT		2,694.05 DR		
22/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163916650 Kerim Baba		10,000.00 DR		478,375.11 CR
23/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 163992349 Pt James St Settle		195,462.23 DR		
23/07/2020	TRANSFER DEBITS Iugis Pty Ltd 163991965 Loan to Iugis AU		200,000.00 DR		82,912.88 CR
24/07/2020	TRANSFER CREDITS FORUM FINANCE PTY LTLoan-FG/FG FS			2,784,226.00 CR	
24/07/2020	AUTOMATIC DRAWING Payroll 24.07.20 Pmt 000164055401 FORUM GRP FS		2,002.77 DR		
24/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164089517 Contour 334872		2,561.63 DR		
24/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164087265 Panda Biz 001		2,660.85 DR		
24/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164069376 RLA Inv210701		137,500.00 DR		
24/07/2020	TRANSFER DEBITS TT30Y0027460 Payment-Id 164068258GIAMOURDIS		659,739.40 DR		2,062,674.23 CR
27/07/2020	AUTOMATIC DRAWING RTA2742097287 RMS ETOLL PH:131 Forum group Fina		80.00 DR		2,062,594.23 CR
28/07/2020	TRANSFER DEBITS TT30Y0041670 Payment-Id 164149138TG DIGES BALANCE		403,658.85 DR		1,658,935.38 CR
29/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164264032 Metier 9806		88,000.00 DR		1,570,935.38 CR
30/07/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		322.00 DR		
30/07/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164325151 SOFC 1849		337.50 DR		
30/07/2020	TRANSFER DEBITS Iugis Pty Ltd 164384405 Loan to Iugis AU		200,000.00 DR		1,370,275.88 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
31/07/2020	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		0.60 DR		
31/07/2020	AUTOMATIC DRAWING J300002022 JUDO BANK Forum Group		1,252.34 DR		
31/07/2020	AUTOMATIC DRAWING J300002019 JUDO BANK Forum Group		2,784.32 DR		
31/07/2020	AUTOMATIC DRAWING J300002018 JUDO BANK Forum Group		7,647.77 DR		
31/07/2020	AUTOMATIC DRAWING J300002020 JUDO BANK Forum Group		7,769.37 DR		1,350,821.48 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 1,350,821.48 CR
Total credits: 28,560,168.81 CR
Total debits: 25,891,872.90 DR
Closing balance: 4,019,117.39 CR
Date from: 01 August 2020
Date to: 31 August 2020

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 13 rows of transaction data including transfer credits, automatic drawings, and transfer debits.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
03/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164640337 Tesoriero		55,000.00 DR		
03/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164482713 Scentre		66,990.00 DR		
03/08/2020	TRANSFER DEBITS Sydney Olympic Footb164512636 Loan to SOFC		100,000.00 DR		
03/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164482590 Catholic		102,795.00 DR		
03/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164482654 Coles		214,610.00 DR		
03/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164482529 ALH		245,916.00 DR		
03/08/2020	TRANSFER DEBITS Forum Group 164513305 Loan to FG		1,366,807.53 DR		
03/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164482831 Veolia		5,224,668.90 DR		3,707,218.75 CR
04/08/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			6,881.97 CR	
04/08/2020	TRANSFER DEBITS TT30Y0076461 Payment-Id 164612286MAZCON PANOS		1,017.58 DR		
04/08/2020	TRANSFER DEBITS TT30Y0082407 Payment-Id 164704439ENVIROFINA		92,096.69 DR		
04/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164670895 Natalia Payment		200,000.00 DR		
04/08/2020	TRANSFER DEBITS TT30Y0083646 Payment-Id 164704329GIAMOURDIS		667,579.02 DR		
04/08/2020	TRANSFER DEBITS Iugis Pty Ltd 164704689 Loan to Iugis AU		1,300,000.00 DR		1,453,407.43 CR
05/08/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,525,328.00 CR	
05/08/2020	AUTOMATIC DRAWING RTA2749439862 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
05/08/2020	TRANSFER DEBITS INTERNET BPAY PMT 000164770833 DEFT INSURANCE		110.00 DR		
05/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164771214 Metrix 60741		2,125.33 DR		
05/08/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164770308 Loan to Intrashiel		35,000.00 DR		
05/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164769989 Metier 9825		44,000.00 DR		3,894,132.34 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
07/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164948480 Panda Biz 002		542.03 DR		
07/08/2020	AUTOMATIC DRAWING Payroll 07.08.20 Pmt 000164948113 FORUM GRP FS		2,002.77 DR		
07/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 164832498 Loan to 5Bulkara		20,000.00 DR		3,871,587.54 CR
10/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165013971 1160 Glen Huntly		7,410.00 DR		3,864,177.54 CR
11/08/2020	TRANSFER CREDITS Loan from FE Aust FORUM ENVIRO			1,000,000.00 CR	
11/08/2020	TRANSFER CREDITS SP Loan Jul Aug20 FGOE			213,207.14 CR	
11/08/2020	TRANSFER CREDITS Loan repay OES ORCAENVIRSYS			80,736.42 CR	
11/08/2020	TRANSFER CREDITS Repay Loan from Gr FORUM NSW			62,894.18 CR	
11/08/2020	INTER-BANK CREDIT Golden square BENDIGO BANK Forum Group Fina			20,400.44 CR	
11/08/2020	INTER-BANK CREDIT Derrinallum kunumu BENDIGO BANK Forum Group Fina			18,740.57 CR	
11/08/2020	INTER-BANK CREDIT Violet town BENDIGO BANK Forum Group Fina			6,808.91 CR	
11/08/2020	INTER-BANK CREDIT MIQ2 Taradale BENDIGO BANK Forum Group Fina			3,678.77 CR	
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165085708 Loan to Lake Boga		2,000.00 DR		
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165092967 KKP Bouch 1029		4,166.66 DR		
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165093948 Rothsay		4,950.00 DR		
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165102640 Mitchell Brandtman		5,720.00 DR		
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165093672 Vobis 4 invoices		7,432.03 DR		
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165102539 Mitchell Brandtman		7,700.00 DR		
11/08/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165085578 Loan to Morwell		8,000.00 DR		
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165093418 4D Workshop 2832		11,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
11/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165093188 Sustain Asset Fin		22,000.00 DR		
11/08/2020	TRANSFER DEBITS Forum Group 165013876 FG 373920 Findex		3,901,027.78 DR		1,288,821.59 CR
12/08/2020	REVERSAL CREDIT Loan from FGFS 14 Kirwin Road Morwe013405INCORRECT ACCT			8,000.00 CR	
12/08/2020	INTER-BANK CREDIT Taradale MIQ2PTY Forum Group Fina			290.00 CR	
12/08/2020	TRANSFER CREDITS Loan Repay from Gr FORUM NSW			182.19 CR	
12/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165161275 Rent from Aksara		3,678.77 DR		
12/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165161243 Rent from Aksara		6,808.91 DR		
12/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165161169 Rent from Aksara		18,740.57 DR		
12/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165161213 Rent from Aksara		20,400.44 DR		
12/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165093509 Metier 9823		37,046.63 DR		1,210,618.46 CR
13/08/2020	TRANSFER CREDITS Loan-FG/FG FS IUGIS PTY LTD			1.00 CR	
13/08/2020	AUTOMATIC DRAWING RTA2755303573 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
13/08/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,617.25 DR		
13/08/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,250.00 DR		1,181,672.21 CR
14/08/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			1,005,152.00 CR	
14/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165245477 Rent from Aksara		290.00 DR		
14/08/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/08/2020	TRANSFER DEBITS 14 Kirwin Road Morwe165245366 Loan to Morwell		8,000.00 DR		2,176,421.21 CR
17/08/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,453,968.00 CR	
17/08/2020	INTER-BANK CREDIT RTGS (ANZ-002572) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,200,000.00 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
17/08/2020	AUTOMATIC DRAWING XeroAUIINV_HqCUekYd XEROAUSTRALIAPTY FORUM GRP FS		61.75 DR		
17/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165393116 Loan to Dimboola		2,000.00 DR		
17/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165392870 Loan to Lake Boga		3,000.00 DR		
17/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165429599 URM		33,275.00 DR		
17/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165429568 Scentre		66,990.00 DR		
17/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165429455 Catholic		102,795.00 DR		
17/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165429534 Coles		214,610.00 DR		
17/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165429412 ALH		245,916.00 DR		
17/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165429691 Veolia		901,505.00 DR		
17/08/2020	TRANSFER DEBITS Bill Papas 165455992 FGFS		2,200,000.00 DR		3,060,236.46 CR
19/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165597042 Veloce IV373		1,600.00 DR		
19/08/2020	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
19/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165595186 Loan to Dimboola		2,772.00 DR		
19/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165595700 Loan to Maryboroug		3,168.00 DR		
19/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165595633 Loan to Lake Boga		4,702.50 DR		
19/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165596675 Pacific Blue 125		9,890.00 DR		
19/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165596465 Latep Legal		20,400.00 DR		
19/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165597323 FG Settlements		140,802.56 DR		2,875,160.93 CR
20/08/2020	TRANSFER CREDITS Enviro Repay FORUM ENVIRO			9,277.36 CR	
20/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165682135 1160 Glen Opteon		1,540.00 DR		
20/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165682429 Loan to 26Ed		20,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
20/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165681055 FG Settlements		38,044.79 DR		2,824,853.50 CR
21/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165793034 Panda Biz 003		607.73 DR		
21/08/2020	AUTOMATIC DRAWING Payroll 21.08.20 Pmt 000165761297 FORUM GRP FS		2,002.77 DR		
21/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165751953 E Aust Loan Repay		35,000.00 DR		
21/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165754800 Lambo payout		315,371.98 DR		2,471,871.02 CR
24/08/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		405.65 DR		2,471,465.37 CR
25/08/2020	AUTOMATIC DRAWING RTA2763474000 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
25/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 165891162 Sani Servcing 6750		268.40 DR		
25/08/2020	TRANSFER DEBITS INTERNET BPAY PMT 000165854129 GWM WATER AUTH		272.05 DR		
25/08/2020	TRANSFER DEBITS INTERNET BPAY PMT 000165837930 RevenueNSW Fine		1,720.00 DR		2,469,124.92 CR
26/08/2020	TRANSFER DEBITS INTERNET BPAY PMT 000165986140 DEFT RENT		2,694.05 DR		
26/08/2020	TRANSFER DEBITS TT30Y0195476 Payment-Id 165998021ENVIROFINA		29,243.91 DR		
26/08/2020	TRANSFER DEBITS TT30Y0195475 Payment-Id 165998234ENVIROFINA		217,672.17 DR		2,219,514.79 CR
27/08/2020	TRANSFER CREDITS SMBC Settlement FORUM ENVIRO			9,056,366.96 CR	
27/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166083640 James St iFIXIT		110.00 DR		
27/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166086308 Golf Delivery GRE		902.00 DR		
27/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166071354 FG Settlements		3,521.79 DR		
27/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166083778 Loan to Spartan		5,000.00 DR		
27/08/2020	TRANSFER DEBITS TT30Y0203308 Payment-Id 166091407IUGISUAECREATI ON		17,728.63 DR		
27/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166095722 Seadoo Inv201244		18,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
27/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166085844 FGFS Batch		99,921.01 DR		11,130,698.32 CR
28/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166217804 SHORR Services BP		3,096.50 DR		
28/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166191986 Loan to 26Ed		3,500.00 DR		
28/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166170741 URM		33,275.00 DR		
28/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166170681 Scentre		66,990.00 DR		
28/08/2020	TRANSFER DEBITS Forum Group 166171067 FG Future Funding		1,345,407.53 DR		
28/08/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166170585 Veolia		4,552,216.90 DR		5,126,212.39 CR
31/08/2020	TRANSFER DEBITS Auto Artisan Group P166271422 Auto Artisan 3881		7,095.00 DR		
31/08/2020	TRANSFER DEBITS Sydney Olympic Footb166174397 Loan to SOFC		25,000.00 DR		
31/08/2020	TRANSFER DEBITS TT30Y0221269 Payment-Id 166265271S PHILLIPS		25,000.00 DR		
31/08/2020	TRANSFER DEBITS Iugis Pty Ltd 166268994 Loan to Iugis AU		1,050,000.00 DR		4,019,117.39 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 4,019,117.39 CR
Total credits: 12,758,463.05 CR
Total debits: 12,736,188.30 DR
Closing balance: 4,041,392.14 CR
Date from: 01 September 2020
Date to: 30 September 2020

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 14 rows of transaction data including transfer debits and credits.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
03/09/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			6,508.83 CR	
03/09/2020	TRANSFER DEBITS INTERNET BPAY PMT 000166547582 DEFT RENT		4,779.76 DR		
03/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166571709 Body Werks 19278		11,065.86 DR		
03/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166576831 Metrix 4x Inv		17,647.59 DR		
03/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166576555 Metier 9832		44,000.00 DR		4,791,987.87 CR
04/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166672937 Panda Biz 004		558.45 DR		
04/09/2020	AUTOMATIC DRAWING Payroll 04.09.20 Pmt 000166630551 FORUM GRP FS		2,002.77 DR		
04/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166630866 Metrix Grady		4,197.07 DR		
04/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166632777 Spartan 2000 2001		110,000.00 DR		4,675,229.58 CR
07/09/2020	AUTOMATIC DRAWING RTA2771982205 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
07/09/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
07/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166753941 FG Settlements		21,836.25 DR		
07/09/2020	TRANSFER DEBITS TT30Y0261886 Payment-Id 166751751FGFS CREATION		27,027.03 DR		
07/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166750989 ALH		65,846.00 DR		
07/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166738147 VT Mnthly Interest		110,000.00 DR		4,447,152.54 CR
08/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166834625 Up to 11 Inv72		950.00 DR		
08/09/2020	TRANSFER DEBITS TT30Y0268544 Payment-Id 166829367IUGIS HOLDINGS		8,522.49 DR		
08/09/2020	TRANSFER DEBITS TT30Y0265638 Payment-Id 166771967ENVIROFINA		201,408.45 DR		4,236,271.60 CR
09/09/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			3,952,395.00 CR	
09/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166872755 1160 Glen Huntly		7,410.00 DR		8,181,256.60 CR
10/09/2020	TRANSFER DEBITS TT30Y0280658 Payment-Id 166982728KERIM VISA SOFC		21.38 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
10/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166958522 FG Settlement		759.50 DR		
10/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166983017 ALH		180,070.00 DR		
10/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 166983090 Veolia		5,783,171.90 DR		2,217,233.82 CR
11/09/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		2,209,407.91 CR
14/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167151508 Ark Resources 6061		1,914.00 DR		
14/09/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167151851 Navair NAV5391		4,015.00 DR		
14/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167151378 Nobelius 11387 06		4,180.00 DR		
14/09/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,617.25 DR		
14/09/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,250.00 DR		2,168,318.66 CR
15/09/2020	AUTOMATIC DRAWING RTA2778524140 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
15/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167218628 Tonez Transport 1		1,600.00 DR		
15/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167219455 Metier 9841		42,542.50 DR		
15/09/2020	TRANSFER DEBITS TT30Y0305017 Payment-Id 167219210ENVIROFINA		99,464.00 DR		2,024,632.16 CR
16/09/2020	AUTOMATIC DRAWING XeroAUIINV_J1nnoCqS XEROAUSTRALIAPTY FORUM GRP FS		61.75 DR		
16/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167264948 Loan to Dimboola		3,000.00 DR		
16/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167295010 Loan to Canner		5,000.00 DR		
16/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167294712 Atherton 0124450		13,750.00 DR		
16/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167294637 Natalia 0124448		16,500.00 DR		1,986,320.41 CR
17/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167393769 SOFC and Ada St		9,675.03 DR		
17/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167310696 Sustain Asset Fin		22,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
17/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167441837 Porsche GT2 RS		45,262.50 DR		
17/09/2020	TRANSFER DEBITS Iugis Pty Ltd 167377709 Iugis Invoices		519,281.65 DR		1,390,101.23 CR
18/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167509225 Panda Biz 005		558.45 DR		
18/09/2020	AUTOMATIC DRAWING Payroll 18.09.20 Pmt 000167465442 FORUM GRP FS		2,002.77 DR		
18/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167462408 Loan to 5Bulkara		17,500.00 DR		1,370,040.01 CR
21/09/2020	INTER-BANK CREDIT RTGS (ANZ-001774) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,500,000.00 CR	
21/09/2020	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
21/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167603766 VT Mini GP3		2,000.00 DR		
21/09/2020	TRANSFER DEBITS Sydney Olympic Footb167582104 Loan to SOFC		25,000.00 DR		3,841,299.54 CR
22/09/2020	TRANSFER CREDITS 23 Marg Inv-0107 23 MARG TRST			3,698.27 CR	
22/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167628002 LMP FireProtection		442.20 DR		
22/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 167626825 Metrix P Stations		15,537.93 DR		
22/09/2020	MISCELLANEOUS DEBIT WITHDRAWAL		27,000.00 DR		3,802,017.68 CR
23/09/2020	TRANSFER DEBITS TT30Y0345140 Payment-Id 167666904ENVIROFINA		420,908.66 DR		
23/09/2020	TRANSFER DEBITS TT30Y0347910 Payment-Id 167667131GIAMOURDIS		660,523.80 DR		2,720,585.22 CR
24/09/2020	INTER-BANK CREDIT FORSER Forum Group Pty FORUM GROUP FINA			318,426.78 CR	
24/09/2020	AUTOMATIC DRAWING RTA2784988095 RMS ETOLL PH:131 Forum group Fina		80.00 DR		3,038,932.00 CR
25/09/2020	TRANSFER DEBITS INTERNET BPAY PMT 000167879096 DEFT RENT		2,694.05 DR		
25/09/2020	TRANSFER DEBITS Iugis Pty Ltd 167895265 Loan to Iugis AU		250,000.00 DR		
25/09/2020	TRANSFER DEBITS Forum Group 167869141 FG Loan Repay		1,660,928.81 DR		1,125,309.14 CR
28/09/2020	INTER-BANK CREDIT RTGS (ANZ-004470) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,600,000.00 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
28/09/2020	AUTOMATIC DRAWING RTA2787371719 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
28/09/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		397.50 DR		2,724,831.64 CR
29/09/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,032,513.00 CR	
29/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168021435 Peopl Group 1211		1,650.00 DR		
29/09/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168045290 5Bulkara Rent		14,300.00 DR		
29/09/2020	TRANSFER DEBITS Iugis Pty Ltd 168042447 Loan to Iugis AU		200,000.00 DR		
29/09/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000168070008 ONCOTEX PALANT		500,000.00 DR		4,041,394.64 CR
30/09/2020	FEE ACCOUNT FEES A.K.F. FORUN GRP FS		2.50 DR		4,041,392.14 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 4,041,392.14 CR
Total credits: 17,289,243.35 CR
Total debits: 15,259,435.03 DR
Closing balance: 6,071,200.46 CR
Date from: 01 October 2020
Date to: 31 October 2020

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 12 rows of transaction data including transfer credits and debits.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
01/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168239924 Scentre		66,990.00 DR		
01/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168239824 Catholic		102,795.00 DR		
01/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168239875 Coles		214,610.00 DR		
01/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168239770 ALH		245,916.00 DR		
01/10/2020	TRANSFER DEBITS TT30Y0392641 Payment-Id 168233844ENVIROFINA		282,214.82 DR		
01/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168240279 Veolia		527,285.00 DR		5,831,430.49 CR
02/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168337415 Panda Biz 006		509.18 DR		
02/10/2020	AUTOMATIC DRAWING Payroll 02.10.20 Pmt 000168336951 FORUM GRP FS		2,002.77 DR		
02/10/2020	TRANSFER DEBITS INTERNET BPAY PMT 000168327803 DEFT RENT		4,779.76 DR		
02/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168266605 Tesoriero		41,660.05 DR		
02/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168325818 Spartan 2002		55,000.00 DR		
02/10/2020	TRANSFER DEBITS Iugis Pty Ltd 168344468 Loan to Iugis AU		110,000.00 DR		
02/10/2020	TRANSFER DEBITS Iugis Pty Ltd 168255583 Loan to Iugis AU		200,000.00 DR		
02/10/2020	TRANSFER DEBITS Forum Group 168264491 FG Invoices		661,431.45 DR		
02/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168336586 iFish Fin Purchase		750,000.00 DR		4,006,047.28 CR
05/10/2020	AUTOMATIC DRAWING RTA2791923645 RMS ETOLL PH:131 Forum group Fina		80.00 DR		4,005,967.28 CR
06/10/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			7,545.79 CR	
06/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168478985 Oceanline 1192		3,017.20 DR		
06/10/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
06/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168490719 Oct20 Rent		11,700.00 DR		
06/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168455810 VT Principal Fin		26,834.60 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
06/10/2020	TRANSFER DEBITS Iugis Pty Ltd 168473037 Loan to Iugis AU		200,000.00 DR		
06/10/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000168461570 VT GRAYS		239,197.18 DR		3,529,476.33 CR
07/10/2020	AUTOMATIC DRAWING RTA2793962120 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
07/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168586245 Up to 11 INV0098		990.00 DR		
07/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168581819 Metier 9836 9875		27,918.00 DR		
07/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168551868 Adelaide FC		200,000.00 DR		3,300,488.33 CR
08/10/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,339,357.00 CR	
08/10/2020	TRANSFER DEBITS INTERNET BPAY PMT 000168639757 Lower Murray Water		6.15 DR		
08/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168626484 Up to 11 INV0087		1,000.00 DR		
08/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168673520 SOFC SteppingStone		2,310.00 DR		5,636,529.18 CR
09/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168715904 1160 Glen Huntly		7,410.00 DR		
09/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168715579 Sustain Asset Fin		22,000.00 DR		
09/10/2020	TRANSFER DEBITS TT30Y0433740 Payment-Id 168722258IUGIS DMCC		50,000.00 DR		
09/10/2020	TRANSFER DEBITS TT30Y0433516 Payment-Id 168606829IUGIS HOLDINGS		704,642.18 DR		4,852,477.00 CR
12/10/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
12/10/2020	TRANSFER DEBITS Sydney Olympic Footb168836668 Loan to SOFC		25,000.00 DR		4,819,651.09 CR
13/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 168875967 Pacific Blue 136		9,955.00 DR		
13/10/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,617.25 DR		
13/10/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		15,250.00 DR		4,780,828.84 CR
14/10/2020	INTER-BANK CREDIT ATO009000013647930 ATO 1160 Glenhuntly			153,360.00 CR	
14/10/2020	TRANSFER CREDITS Violet T LoanRepay 4 COWSLIP STRE			90,000.00 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
14/10/2020	TRANSFER CREDITS Golden S LoanRepay 275 HIGH STREE			80,000.00 CR	
14/10/2020	TRANSFER CREDITS Derri Loan Repay 9 MAIN STREET			45,000.00 CR	
14/10/2020	TRANSFER CREDITS Taradale LoanRepay 123 HIGH STREE			25,000.00 CR	
14/10/2020	AUTOMATIC DRAWING RTA2799044296 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
14/10/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/10/2020	TRANSFER DEBITS TT30Y0456599 Payment-Id 168919927IUGIS DMCC		58,534.07 DR		
14/10/2020	TRANSFER DEBITS Iugis Pty Ltd 168976759 Loan to Iugis AU		300,000.00 DR		4,813,461.77 CR
15/10/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			4,951,445.00 CR	
15/10/2020	MISCELLANEOUS CREDIT Ref TT30Y0392641 RETURN OF FUNDS 3039TT30Y0392641			279,759.41 CR	
15/10/2020	TRANSFER CREDITS Loan-FG/FG FS FORUM NSW			154,336.00 CR	
15/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169064090 Clear Suspense		246.00 DR		
15/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169108015 Tonez Transport 2		700.00 DR		
15/10/2020	TRANSFER DEBITS TT30Y0466241 Payment-Id 169050622IUGIS DMCC		50,000.00 DR		
15/10/2020	TRANSFER DEBITS Forum Group 169120238 FG Futre Fnd Sep20		1,231,489.53 DR		
15/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169048492 Veolia		2,047,232.00 DR		6,869,334.65 CR
16/10/2020	AUTOMATIC DRAWING XeroAUIINV_JD2PnwzP XEROAUSTRALIAPTY FORUM GRP FS		61.75 DR		
16/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169181061 Panda Biz 007		509.18 DR		
16/10/2020	TRANSFER DEBITS TT30Y0473540 Payment-Id 169182382MAZCON PANOS		972.83 DR		
16/10/2020	AUTOMATIC DRAWING Payroll 16.10.20 Pmt 000169156031 FORUM GRP FS		2,002.77 DR		
16/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169183377 EY BP 100719500		3,484.80 DR		
16/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169159031 Aitken VT Settle		6,500.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
16/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169182608 Loan to 23Marg		10,000.00 DR		
16/10/2020	TRANSFER DEBITS Forum Group 169151751 FG Futre Fnd Sep20		45,000.00 DR		
16/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169181232 Metier 9859		47,000.25 DR		
16/10/2020	TRANSFER DEBITS Iugis Pty Ltd 169182888 Loan to Iugis AU		150,000.00 DR		6,603,803.07 CR
19/10/2020	AUTOMATIC DRAWING RTA2802451631 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
19/10/2020	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		6,601,982.60 CR
20/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169302347 Charter Berkeley		3,025.00 DR		
20/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169242916 CivicMJD V10063		4,180.00 DR		6,594,777.60 CR
21/10/2020	TRANSFER DEBITS TT30Y0493057 Payment-Id 169380456IUGIS DMCC		214,875.09 DR		6,379,902.51 CR
22/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169530566 Loan to 23Marg		10,000.00 DR		
22/10/2020	TRANSFER DEBITS Iugis Pty Ltd 169503037 Loan to Iugis AU		150,000.00 DR		
22/10/2020	TRANSFER DEBITS TT30Y0502116 Payment-Id 169476098IUGIS DMCC		163,822.33 DR		
22/10/2020	TRANSFER DEBITS TT30Y0502112 Payment-Id 169476273MAZCON		500,000.00 DR		
22/10/2020	TRANSFER DEBITS TT30Y0502247 Payment-Id 169408802GIAMOURDIS		675,094.09 DR		4,880,986.09 CR
23/10/2020	TRANSFER DEBITS TT30Y0511670 Payment-Id 169595467IUGIS HOLDINGS		714,183.69 DR		4,166,802.40 CR
26/10/2020	INTER-BANK CREDIT FORSER Forum Group Pty FORUM GROUP FINA			399,179.50 CR	
26/10/2020	TRANSFER CREDITS Jason H Share Buyb FGOC			300,418.00 CR	
26/10/2020	AUTOMATIC DRAWING RTA2806631845 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
26/10/2020	TRANSFER DEBITS INTERNET BPAY PMT 000169626665 DEFT RENT		2,694.05 DR		
26/10/2020	TRANSFER DEBITS INTERNET BPAY PMT 000169640337 TAX OFFICE PAYMENTS		2,973.00 DR		
26/10/2020	TRANSFER DEBITS Forum Group 169663340 FG		194,095.62 DR		
26/10/2020	TRANSFER DEBITS Forum Group 169662778 FG Future Fund Oct		1,238,989.53 DR		3,427,567.70 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
27/10/2020	MISCELLANEOUS CREDIT Ref TT30Y0433516 RETURN OF FUNDS 3039TT30Y0433516			702,049.99 CR	
27/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169721776 Vipac 6789270		1,980.00 DR		
27/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169756494 Up to 11 INV0107		2,495.00 DR		
27/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169682550 Titan Cranes 61811		123,290.00 DR		
27/10/2020	TRANSFER DEBITS TT30Y0526112 Payment-Id 169758953IUGIS HOLDINGS		283,334.28 DR		
27/10/2020	TRANSFER DEBITS TT30Y0526113 Payment-Id 169759045IUGIS DMCC		348,000.00 DR		3,370,518.41 CR
28/10/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			1,898,911.00 CR	
28/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169788940 Veolia		957,268.40 DR		4,312,161.01 CR
29/10/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		345.40 DR		
29/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169904254 Loan to 1160		1,000.00 DR		
29/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169904367 Loan to 6 Bulkara		1,000.00 DR		
29/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169904452 Loan to Berkeley		1,000.00 DR		
29/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169904516 Loan to Natalia		1,000.00 DR		
29/10/2020	TRANSFER DEBITS TT30Y0536913 Payment-Id 169880605IUGIS HOLDINGS		14,343.70 DR		
29/10/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 169890545 NMF Titan Payouts		464,222.09 DR		3,829,249.82 CR
30/10/2020	INTER-BANK CREDIT RTGS (ANZ-003706) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,500,000.00 CR	
30/10/2020	TRANSFER DEBITS Tesoriero 169991481 VT CBA Loan Repay		14.13 DR		
30/10/2020	AUTOMATIC DRAWING RTA2811124417 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
30/10/2020	AUTOMATIC DRAWING Payroll 30.10.20 Pmt 000169983472 FORUM GRP FS		2,042.77 DR		
30/10/2020	TRANSFER DEBITS 13480794 169991329 Vince Loan13480794		5,912.46 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
30/10/2020	TRANSFER DEBITS Iugis Pty Ltd 169985581 Loan to Iugis AU		250,000.00 DR		6,071,200.46 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 6,071,200.46 CR
Total credits: 21,442,975.85 CR
Total debits: 17,291,229.58 DR
Closing balance: 10,222,946.73 CR
Date from: 01 November 2020
Date to: 30 November 2020

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 13 rows of transaction data including transfer credits and debits for various services like SP Loan, Internet Transfer, and Veolia.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
02/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170107025 Veolia		2,517,696.50 DR		2,062,369.34 CR
03/11/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,135,491.00 CR	
03/11/2020	TRANSFER DEBITS TT30Y0563906 Payment-Id 170162961IUGIS HOLDINGS		5,905.80 DR		
03/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170183802 Edge Group 1001515		6,127.00 DR		
03/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170198859 Short Marine 221		13,815.50 DR		4,172,012.04 CR
04/11/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			4,703,288.00 CR	
04/11/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			3,180.48 CR	
04/11/2020	AUTOMATIC DRAWING RTA2814462545 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
04/11/2020	TRANSFER DEBITS TT30Y0573125 Payment-Id 170244679IUGIS UK DORSIA		1,573.26 DR		
04/11/2020	TRANSFER DEBITS TT30Y0573130 Payment-Id 170244463IUGIS UK GIZMO		2,035.98 DR		
04/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170299985 Gadalla 136940		5,700.00 DR		
04/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170287167 Loan to Intrashiel		10,000.00 DR		
04/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170287005 Tesoriero		55,000.00 DR		
04/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170286089 Spartan 2003		55,000.00 DR		
04/11/2020	TRANSFER DEBITS Iugis Pty Ltd 170299524 Loan to Iugis AU		250,000.00 DR		
04/11/2020	TRANSFER DEBITS Forum Group 170250929 FG Invoices		662,869.11 DR		7,836,222.17 CR
05/11/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170400807 Loan to Iugis AU		100,000.00 DR		7,732,934.41 CR
06/11/2020	INTER-BANK CREDIT ATO001100013465030 ATO FORUM GROUP FINA			206.00 CR	
06/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170450088 Metier 9862/9864		31,891.75 DR		7,701,248.66 CR
09/11/2020	INTER-BANK CREDIT 183478 DISB REFUND 3378026 WBC OLP FORUM GROUP			209.11 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
09/11/2020	AUTOMATIC DRAWING RTA2817048672 RMS ETOLL PH:131 Forum group Fina		80.00 DR		7,701,377.77 CR
10/11/2020	AUTOMATIC DRAWING RTA2818803453 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
10/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170519632 Pacific Blue 140		5,720.00 DR		
10/11/2020	TRANSFER DEBITS Nicholas James Lawyer170519492 1160 Glen Huntly		7,410.00 DR		
10/11/2020	TRANSFER DEBITS Iugis Pty Ltd 170647895 Loan to Iugis AU		250,000.00 DR		
10/11/2020	TRANSFER DEBITS TT30Y0606657 Payment-Id 170600004GIAMOURDIS		657,041.02 DR		6,781,126.75 CR
11/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170672869 Panda Biz 008		180.68 DR		
11/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170532330 FG Settle 381125		2,017.37 DR		
11/11/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170685466 Loan to Iugis AU		100,000.00 DR		6,671,102.79 CR
12/11/2020	TRANSFER DEBITS TT30Y0615954 Payment-Id 170747582IUGIS UK DORSIA		945.36 DR		
12/11/2020	TRANSFER DEBITS TT30Y0615955 Payment-Id 170747617IUGIS UK GIZMO		2,079.79 DR		
12/11/2020	TRANSFER DEBITS INTERNET BPAY PMT 000170747524 DEFT RENT		4,779.76 DR		
12/11/2020	TRANSFER DEBITS TT30Y0615959 Payment-Id 170766047LOAN IUGIS UK		91,781.85 DR		
12/11/2020	TRANSFER DEBITS Iugis Pty Ltd 170765942 Loan to Iugis AU		100,000.00 DR		
12/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170816483 Veolia		126,445.00 DR		
12/11/2020	TRANSFER DEBITS TT30Y0615958 Payment-Id 170765878IUGIS DMCC		250,000.00 DR		
12/11/2020	TRANSFER DEBITS Forum Group 170770500 FG Future Fund Nov		1,215,584.33 DR		4,879,486.70 CR
13/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170894710 Panda Biz 001		476.33 DR		
13/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170852555 Acoustic Logic		1,787.50 DR		
13/11/2020	AUTOMATIC DRAWING Payroll 13.11.20 Pmt 000170852575 FORUM GRP FS		2,042.77 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
13/11/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,606.11 DR		
13/11/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		14,875.00 DR		
13/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170883680 Loan to 26Ed		30,000.00 DR		4,816,698.99 CR
16/11/2020	AUTOMATIC DRAWING XeroAUIINV_JPfEx5vd XEROAUSTRALIAPTY FORUM GRP FS		61.75 DR		
16/11/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
16/11/2020	TRANSFER DEBITS Fort Matilda Pty Ltd170951443 Fort Matilda Final		360,000.00 DR		
16/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 170951701 Veolia		2,145,103.40 DR		2,309,420.84 CR
17/11/2020	TRANSFER CREDITS SMBC Settlement FORUM ENVIRO			11,190,576.14 CR	
17/11/2020	TRANSFER DEBITS Forum Group 171047997 FG Settle 381133		85,360.96 DR		
17/11/2020	TRANSFER DEBITS Forum Group 171048090 FG Settle 381237		617,576.30 DR		
17/11/2020	TRANSFER DEBITS TT2020361901 Payment-Id 171078573MAZCON		2,000,000.00 DR		10,797,059.72 CR
18/11/2020	TRANSFER DEBITS INTERNET BPAY PMT 000171142554 Lower Murray Water		279.48 DR		
18/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171132157 HWL 1186069		5,474.70 DR		
18/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171116291 Wrap Engineer 1608		11,748.00 DR		
18/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171139143 Loan to 5Bulkara		17,500.00 DR		
18/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171115963 Sustain Asset Fin		22,000.00 DR		
18/11/2020	TRANSFER DEBITS TT30Y0649954 Payment-Id 171111840IUGIS DMCC		95,000.00 DR		
18/11/2020	TRANSFER DEBITS Iugis Pty Ltd 171152415 Loan to Iugis AU		110,000.00 DR		
18/11/2020	TRANSFER DEBITS TT30Y0649958 Payment-Id 171146053IUGIS HOLDINGS		277,442.53 DR		10,257,615.01 CR
19/11/2020	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
19/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171193360 PROFENDER 2056		3,095.46 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
19/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171212549 Judo Berkeley		10,000.00 DR		
19/11/2020	TRANSFER DEBITS TT30Y0655131 Payment-Id 171201230MIDDLE PT MARINA		110,278.01 DR		
19/11/2020	TRANSFER DEBITS Iugis Pty Ltd 171214395 Loan to Iugis AU		150,000.00 DR		9,982,501.07 CR
20/11/2020	INTER-BANK CREDIT 1462659 WCIF Refunds FORUM GROUP FINA			115.55 CR	
20/11/2020	TRANSFER DEBITS INTERNET BPAY PMT 000171256496 DEFT INSURANCE		110.00 DR		
20/11/2020	TRANSFER DEBITS INTERNET BPAY PMT 000171256625 icare Workers Ins		175.00 DR		
20/11/2020	TRANSFER DEBITS TT30Y0665097 Payment-Id 171293026MAZCON CHARA		1,762.37 DR		
20/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171293280 Short Marine 529		5,528.16 DR		
20/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171293470 Gadalla 137234		6,800.00 DR		
20/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171256227 Porsche x3		9,206.85 DR		
20/11/2020	TRANSFER DEBITS TT30Y0665098 Payment-Id 171292687MAZCON CELECT SA		17,339.29 DR		
20/11/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000171322257 PEXA BERKELEY		1,005,000.00 DR		8,936,694.95 CR
23/11/2020	AUTOMATIC DRAWING RTA2827976101 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
23/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171376691 Realtime x2		4,405.50 DR		
23/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171374207 Loan to Intrashiel		10,000.00 DR		8,922,209.45 CR
24/11/2020	TRANSFER DEBITS TT30Y0679328 Payment-Id 171462001MAZCON PANOS		202.74 DR		
24/11/2020	TRANSFER DEBITS INTERNET BPAY PMT 000171454254 GWM WATER AUTH		266.31 DR		
24/11/2020	TRANSFER DEBITS INTERNET BPAY PMT 000171454574 ASIC		273.00 DR		
24/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171462441 Tonez Transport 3		300.00 DR		
24/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171454013 Royal Car Detail		495.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
24/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171505307 Evol Sports SOFC		4,750.00 DR		
24/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171505154 Coleman Greig x2		6,765.00 DR		
24/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171476076 Kerim Baba		8,500.00 DR		8,900,657.40 CR
25/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171554493 Gadalla Inv 137304		900.00 DR		
25/11/2020	TRANSFER DEBITS Iugis Pty Ltd 171553375 Loan to Iugis AU		350,000.00 DR		8,549,757.40 CR
26/11/2020	TRANSFER DEBITS TT30Y0692117 Payment-Id 171631717CHARA CR FLOWERS		117.82 DR		
26/11/2020	AUTOMATIC DRAWING Payroll 27.11.20 Pmt 000171600490 FORUM GRP FS		2,042.77 DR		
26/11/2020	TRANSFER DEBITS INTERNET BPAY PMT 000171627655 DEFT RENT		2,694.05 DR		
26/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171609015 Veolia		1,077,615.00 DR		7,467,287.76 CR
27/11/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,945,845.00 CR	
27/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171628174 Loan to 26Ed		10,000.00 DR		
27/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171628024 Dec20 Rent		13,566.66 DR		10,389,566.10 CR
30/11/2020	TRANSFER CREDITS FORUM GROUP PTY LTD Inter-co clear-Nov			357,461.00 CR	
30/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171687135 Panda Biz 002		229.95 DR		
30/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171849078 Loan to SOFC		3,473.41 DR		
30/11/2020	AUTOMATIC DRAWING J300003572 JUDO BANK Forum Group Fina		7,123.20 DR		
30/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171736735 VT R8LMS Deposit		50,000.00 DR		
30/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171848686 Loan to Iugis		163,253.81 DR		
30/11/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171848402 Loan to Iugis AU		300,000.00 DR		10,222,946.73 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 10,222,946.73 CR
Total credits: 18,179,010.91 CR
Total debits: 19,357,272.99 DR
Closing balance: 9,044,684.65 CR
Date from: 01 December 2020
Date to: 31 December 2020

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 11 rows of transaction data including inter-bank credits and various transfer debits.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
01/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171944385 Veolia		1,219,955.00 DR		
01/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 171944028 Veolia		2,143,003.50 DR		5,367,700.99 CR
02/12/2020	INTER-BANK CREDIT RTGS (ANZ-001010) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,800,000.00 CR	
02/12/2020	TRANSFER CREDITS SP Loan Dec20 FGOC			106,603.57 CR	
02/12/2020	AUTOMATIC DRAWING RTA2836392506 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
02/12/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage Oct 2020		512.75 DR		7,273,711.81 CR
03/12/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			1,921,796.00 CR	
03/12/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			6,589.90 CR	
03/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172148837 Up to 11 INV0153		690.00 DR		
03/12/2020	TRANSFER DEBITS INTERNET BPAY PMT 000172200692 DEFT RENT		4,779.76 DR		
03/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172161505 FG Settlement		7,648.07 DR		
03/12/2020	TRANSFER DEBITS Iugis Pty Ltd 172189243 Loan to Iugis AU		350,000.00 DR		8,838,979.88 CR
04/12/2020	TRANSFER DEBITS TT30Y0745191 Payment-Id 172267386MAZCON CELECT SA		413.29 DR		
04/12/2020	TRANSFER DEBITS INTERNET BPAY PMT 000172239875 TAX OFFICE PAYMENTS		832.00 DR		
04/12/2020	TRANSFER DEBITS INTERNET BPAY PMT 000172240254 TAX OFFICE PAYMENTS		888.00 DR		
04/12/2020	TRANSFER DEBITS INTERNET BPAY PMT 000172239169 TAX OFFICE PAYMENTS		948.00 DR		
04/12/2020	TRANSFER DEBITS INTERNET BPAY PMT 000172239368 TAX OFFICE PAYMENTS		1,561.00 DR		
04/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172255400 Metrix Berkeley		3,190.42 DR		
04/12/2020	TRANSFER DEBITS INTERNET BPAY PMT 000172238255 TAX OFFICE PAYMENTS		4,368.00 DR		
04/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172253694 Dec20 Rent		13,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
04/12/2020	TRANSFER DEBITS TT30Y0741754 Payment-Id 172235628IUGIS HOLDINGS		20,000.00 DR		
04/12/2020	TRANSFER DEBITS TT30Y0741748 Payment-Id 172242447IUGIS HELLAS IKE		660,076.90 DR		8,133,702.27 CR
07/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172363001 Up to 11 INV0200		1,680.00 DR		
07/12/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
07/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172372708 Wrap Engineer 1682		15,664.00 DR		8,113,070.51 CR
08/12/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			3,191,555.00 CR	
08/12/2020	TRANSFER DEBITS TT30Y0757897 Payment-Id 172407625ORCA BR PGLAW		4,503.59 DR		
08/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172413907 1160 Glen Huntly		7,410.00 DR		
08/12/2020	TRANSFER DEBITS Forum Group 172413542 FG Future Fund Dec		1,215,584.33 DR		10,077,127.59 CR
09/12/2020	TRANSFER DEBITS Iugis Pty Ltd 172512428 Loan to Iugis AU		350,000.00 DR		
09/12/2020	TRANSFER DEBITS Forum Group 172459600 FG 383563		2,200,000.00 DR		7,527,127.59 CR
11/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172728550 Panda Biz 003		525.60 DR		
11/12/2020	AUTOMATIC DRAWING Payroll 11.12.20 Pmt 000172630116 FORUM GRP FS		2,042.77 DR		
11/12/2020	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172644722 Wrap Engineer x3		14,686.02 DR		
11/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172645491 Loan to 26Ed		20,000.00 DR		
11/12/2020	TRANSFER DEBITS TT30Y0784716 Payment-Id 172727850FGFS XANTHI		81,247.97 DR		7,400,799.32 CR
14/12/2020	AUTOMATIC DRAWING RTA2844399123 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
14/12/2020	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/12/2020	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,606.11 DR		
14/12/2020	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		14,875.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
14/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172810468 Loan to Lugiis		200,000.00 DR		
14/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172810602 Loan to FGOE		1,000,000.00 DR		6,170,125.21 CR
15/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172877243 Sustainable 1101		22,000.00 DR		
15/12/2020	TRANSFER DEBITS TT30Y0800567 Payment-Id 172878146GIAMOURDIS		408,443.34 DR		
15/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 172876032 Loan Forum Env AU		2,500,000.00 DR		3,239,681.87 CR
16/12/2020	AUTOMATIC DRAWING XeroAUINV_JZu1ZXff XEROAUSTRALIAPTY FORUM GRP FS		61.75 DR		3,239,620.12 CR
17/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173085463 Porsche		4,323.33 DR		
17/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173115877 Focused Fire 0536		4,620.00 DR		
17/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173119025 Contour 335820		7,316.06 DR		
17/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173122196 Loan to Lugiis		100,000.00 DR		3,123,360.73 CR
18/12/2020	INTER-BANK CREDIT RTGS (ANZ-003164) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,200,000.00 CR	
18/12/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,097,685.00 CR	
18/12/2020	TRANSFER CREDITS Loan from 26 Edmon 26 ED TRUST			400,814.15 CR	
18/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173227123 SOFC 36853		5,876.00 DR		
18/12/2020	TRANSFER DEBITS TT30Y0824863 Payment-Id 173121903IUGIS HOLDINGS		14,483.15 DR		
18/12/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000173198057 6 BULKARA DEPO		1,325,000.00 DR		6,476,500.73 CR
21/12/2020	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		630.05 DR		
21/12/2020	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
21/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173334300 SOFC 12468		1,904.91 DR		
21/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173335818 Wrap Consult 1993		3,773.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
21/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173337577 Traffix G 135034		7,150.00 DR		
21/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173333420 Loan to 6 Bulkara		8,000.00 DR		
21/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173332920 Loan to 26 Edmon		30,000.00 DR		
21/12/2020	TRANSFER DEBITS TT30Y0835170 Payment-Id 173121542ENVIROFINA		90,621.08 DR		
21/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173312883 Loan to Env Aus		200,000.00 DR		
21/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173328418 FG 383701		550,000.00 DR		5,582,681.22 CR
22/12/2020	INTER-BANK CREDIT FORSER Forum Group Pty FORUM GROUP FINA			314,179.60 CR	
22/12/2020	INTER-BANK CREDIT FORSER FORUM NSW FORUM GROUP FINA			15,398.20 CR	
22/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173454483 Panda Biz 004		476.33 DR		
22/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173458110 Loan to SOFC		3,825.31 DR		
22/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173390695 Loan to 23 Margare		8,000.00 DR		
22/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173472216 Loan to Intrashiel		40,000.00 DR		
22/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173459046 FG Statement		132,567.43 DR		
22/12/2020	TRANSFER DEBITS TT30Y0844179 Payment-Id 173394442IUGIS DMCC		215,500.00 DR		
22/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173443172 Loan to Iugis		400,000.00 DR		
22/12/2020	TRANSFER DEBITS TT30Y0844171 Payment-Id 173394697IUGIS HOLDINGS		533,532.52 DR		4,578,357.43 CR
23/12/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			4,024,390.00 CR	
23/12/2020	AUTOMATIC DRAWING V300003571 JUDO BANK Forum Group Fina		24,128.00 DR		
23/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173507664 Loan to Env Aus		250,000.00 DR		8,328,619.43 CR
24/12/2020	AUTOMATIC DRAWING BC Payroll Pmt 000173469623 FORUM GRP FS		2,042.77 DR		
24/12/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000173589337 LOAN TO VINCE		5,400.00 DR		8,321,176.66 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
29/12/2020	MISCELLANEOUS CREDIT REF TT30Y0835170 RETURN OF FUNDS 3039TT30Y0835170			89,547.96 CR	
29/12/2020	INTER-BANK CREDIT refund purch equit PEXA204718925D09 Forum Group Fina			8,709.67 CR	8,419,434.29 CR
30/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173459910 URM		33,275.00 DR		
30/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173456418 Loan to Env Aus		1,200,000.00 DR		7,186,159.29 CR
31/12/2020	MISCELLANEOUS CREDIT 2499/087686 NO DETAILS PROVIDED BY SENDER			1,999,941.86 CR	
31/12/2020	AUTOMATIC DRAWING RTA2856941522 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
31/12/2020	AUTOMATIC DRAWING J300003572 JUDO BANK Forum Group Fina		31,336.50 DR		
31/12/2020	TRANSFER DEBITS INTERNET TRANSFER PMT 000173590381 TESORIERO		55,000.00 DR		
31/12/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 173589897 Spartan 2005		55,000.00 DR		9,044,684.65 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 9,044,684.65 CR
Total credits: 16,202,296.82 CR
Total debits: 18,850,025.64 DR
Closing balance: 6,396,955.83 CR

Date from: 01 January 2021
Date to: 31 January 2021

Transaction details

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
04/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 173462473 FG Invoices		654,442.66 DR		
04/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 173461100 Loan to Env Aus		4,500,000.00 DR		3,890,241.99 CR
05/01/2021	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			6,697.80 CR	
05/01/2021	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 173960172 Loan to 23 Margare		15,000.00 DR		3,878,652.03 CR
07/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174125814 Panda biz 005		492.75 DR		
07/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174125569 Loan to Iugis AU		150,000.00 DR		3,728,159.28 CR
08/01/2021	AUTOMATIC DRAWING BC Payroll Pmt 000173469835 FORUM GRP FS		2,042.77 DR		3,726,116.51 CR
11/01/2021	TRANSFER CREDITS SMBC Settlement FORUM ENVIRO			11,068,731.55 CR	
11/01/2021	TRANSFER DEBITS INTERNET BPAY PMT 000174285885 SWAN HILL RURAL CITY		943.27 DR		
11/01/2021	TRANSFER DEBITS INTERNET BPAY PMT 000174287993 DEFT RENT		2,694.05 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
11/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174290179 1160 Glen Huntly		7,410.00 DR		
11/01/2021	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174284170 Loan to 26Ed		15,000.00 DR		
11/01/2021	TRANSFER DEBITS Aksara Holding Pty L174234091 Aksara Petrol T2		22,722.77 DR		14,738,252.06 CR
12/01/2021	TRANSFER CREDITS SP Loan Jan21 FGO C			106,603.57 CR	
12/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174327725 Jan21 Rent		13,000.00 DR		
12/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174327804 Jan21 Rent		13,566.66 DR		
12/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174322571 Sustainable 1104		22,000.00 DR		
12/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174322193 Loan to Iugis		350,000.00 DR		
12/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174321999 Loan to FG		1,000,000.00 DR		13,446,288.97 CR
13/01/2021	MISCELLANEOUS CREDIT 2499/087477 NO DETAILS PROVIDED BY SENDER			499,941.86 CR	
13/01/2021	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,606.11 DR		
13/01/2021	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		14,875.00 DR		13,917,749.72 CR
14/01/2021	AUTOMATIC DRAWING RTA2866698913 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
14/01/2021	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174478808 Gadalla 138029		3,600.00 DR		
14/01/2021	TRANSFER DEBITS TT3021059185 Payment-Id 174477368MAZCON		100,000.00 DR		
14/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174466296 Loan to 6 Bulkara		550,000.00 DR		13,261,956.72 CR
15/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174576523 Clear 11670		6,883.40 DR		
15/01/2021	TRANSFER DEBITS TT3021072482 Payment-Id 174586363MIDDLE PT MARINA		26,076.37 DR		
15/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174573163 Scentre		66,990.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
15/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174573437 Catholic		102,795.00 DR		
15/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174573048 Coles		214,610.00 DR		
15/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174572680 ALH		245,916.00 DR		
15/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174578033 Veolia		1,577,800.40 DR		
15/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174573906 Veolia		1,643,455.00 DR		9,377,430.55 CR
18/01/2021	AUTOMATIC DRAWING XeroAUIINV_JmUoXWaC XEROAUSTRALIAPTY FORUM GRP FS		61.75 DR		9,377,368.80 CR
19/01/2021	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
19/01/2021	TRANSFER DEBITS Forum Group 174681189 FG Future Fund Jan		209,928.33 DR		9,165,700.00 CR
20/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174817153 Loan to Berkeley		30,000.00 DR		
20/01/2021	TRANSFER DEBITS TT3021090902 Payment-Id 174821762LOAN IUGIS UK		178,929.29 DR		
20/01/2021	TRANSFER DEBITS Iugis Pty Ltd 174821848 Loan to Iugis AU		250,000.00 DR		
20/01/2021	TRANSFER DEBITS TT3021090060 Payment-Id 174812232MAZCON		477,935.32 DR		8,228,835.39 CR
21/01/2021	TRANSFER DEBITS INTERNET BPAY PMT 000174921140 ASIC		417.00 DR		
21/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 174925815 Loan to 5Bulkara		17,500.00 DR		8,210,918.39 CR
22/01/2021	AUTOMATIC DRAWING Payroll 22.01.21 Pmt 000175005966 FORUM GRP FS		2,042.77 DR		
22/01/2021	TRANSFER DEBITS Iugis Pty Ltd 174947454 Loan to Iugis AU		250,000.00 DR		7,958,875.62 CR
25/01/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			4,358,149.00 CR	
25/01/2021	AUTOMATIC DRAWING RTA2874564176 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
25/01/2021	TRANSFER DEBITS INTERNET BPAY PMT 000175081711 ASIC		613.00 DR		
25/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175074458 Metrix 67201		1,236.56 DR		
25/01/2021	TRANSFER DEBITS TT3021114708 Payment-Id 175035894MAZCON PANOS		1,735.79 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
25/01/2021	AUTOMATIC DRAWING V300003571 JUDO BANK Forum Group Fina		24,128.00 DR		12,289,231.27 CR
27/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175213735 Panda biz 006		788.40 DR		
27/01/2021	TRANSFER DEBITS INTERNET BPAY PMT 000175163899 DEFT RENT		2,694.05 DR		
27/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175216387 Macrovue BP		200,000.00 DR		
27/01/2021	TRANSFER DEBITS TT3021122043 Payment-Id 175157409LOAN IUGIS UK		537,962.20 DR		
27/01/2021	TRANSFER DEBITS TT3021127073 Payment-Id 175174239MAZCON		635,647.09 DR		
27/01/2021	TRANSFER DEBITS Forum Group 175154622 Loan to FG		2,500,000.00 DR		8,412,139.53 CR
28/01/2021	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		619.00 DR		
28/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175211319 Loan to 23 Margare		5,000.00 DR		
28/01/2021	TRANSFER DEBITS Iugis Pty Ltd 175253051 Loan to Iugis AU		1,700,000.00 DR		6,706,520.53 CR
29/01/2021	INTER-BANK CREDIT FORSER Forum Group Pty FORUM GROUP FINA			162,173.04 CR	
29/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175360122 Gadalla 138288		800.00 DR		
29/01/2021	TRANSFER DEBITS TT3021141991 Payment-Id 175358704MAZCON INSUR		2,586.58 DR		
29/01/2021	MISCELLANEOUS DEBIT WITHDRAWAL		4,000.00 DR		
29/01/2021	TRANSFER DEBITS TT3021142004 Payment-Id 175359076MAZCON FURNITURE		4,712.04 DR		
29/01/2021	TRANSFER DEBITS Forum Group 175384236 FG SOFC 11640		6,929.54 DR		
29/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175404441 Forum Group		10,027.50 DR		
29/01/2021	MISCELLANEOUS DEBIT WITHDRAWAL		11,000.00 DR		
29/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175409900 Forum Group		61,682.08 DR		
29/01/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175442258 Bill Papas - Macro		150,000.00 DR		
29/01/2021	TRANSFER DEBITS Iugis Pty Ltd 175383995 Loan to Iugis AU		220,000.00 DR		6,396,955.83 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 6,396,955.83 CR
Total credits: 19,748,740.04 CR
Total debits: 20,305,178.86 DR
Closing balance: 5,840,517.01 CR
Date from: 01 February 2021
Date to: 28 February 2021

Transaction details

Table with 6 columns: Date, Narrative, Reference number, Debit amount, Credit amount, EOD balance. Contains 13 rows of transaction data including transfer credits and debits.

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
01/02/2021	TRANSFER DEBITS TT3021153044 Payment-Id 175361731IUGIS DMCC		196,485.10 DR		
01/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175483520 Coles		214,610.00 DR		
01/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175483413 ALH		245,916.00 DR		
01/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175483992 Veolia		3,644,128.40 DR		1,812,189.67 CR
02/02/2021	INTER-BANK CREDIT LENNOCK-NBU72L LENNOCK MOTORS P Forum Group			125,000.00 CR	
02/02/2021	TRANSFER DEBITS INTERNET BPAY PMT 000175503375 ASIC		273.00 DR		
02/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175502407 Aksara Petrol T1		32,050.53 DR		
02/02/2021	TRANSFER DEBITS Volkswagen Financial175504137 BP R Rover Payout		142,087.30 DR		
02/02/2021	TRANSFER DEBITS Sustainable Asset Fi175570431 MIngram Trust Loan		1,000,000.00 DR		762,778.84 CR
03/02/2021	TRANSFER CREDITS SP Loan Feb21 FGOC			106,603.57 CR	
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175715973 STEVE 44009		1,100.00 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175716803 Metrix 68182/69087		1,491.06 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175716444 UNITY7986/8031		1,505.54 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175715776 MORRIS 3459		1,650.00 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175716180 Edge group 1001634		2,205.50 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175620586 CNR Auto 33867		2,208.87 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175712435 Loan to 26 Edmon		5,000.00 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175712180 loan to Natalia		10,000.00 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175715236 Metier 9881		25,121.25 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175708656 Loan to 5 Bulkara		30,000.00 DR		
03/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175715546 Adams14022/14187		33,000.00 DR		756,100.19 CR

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
04/02/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			4,286,810.00 CR	5,042,910.19 CR
05/02/2021	TRANSFER CREDITS SMBC Settlement FORUM ENVIRO			6,649,113.79 CR	
05/02/2021	TRANSFER CREDITS Golden S LoanRepay 275 HIGH STREE			27,000.00 CR	
05/02/2021	TRANSFER CREDITS Mallacoota LnRepay 89 BETKA ROAD			27,000.00 CR	
05/02/2021	TRANSFER CREDITS Violet T LoanRepay 4 COWSLIP STRE			25,000.00 CR	
05/02/2021	TRANSFER CREDITS Lake Boga Loan Repayment			25,000.00 CR	
05/02/2021	TRANSFER CREDITS Derri Loan Repay 9 MAIN STREET			16,000.00 CR	
05/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175884762 Panda biz 007		1,346.85 DR		
05/02/2021	AUTOMATIC DRAWING Payroll 05.02.21 Pmt 000175847902 FORUM GRP FS		2,042.77 DR		
05/02/2021	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/02/2021	TRANSFER DEBITS TT3021184320 Payment-Id 175855273MAZCON		636,435.96 DR		11,168,910.64 CR
08/02/2021	TRANSFER DEBITS INTERNET BPAY PMT 000175942183 RevenueNSW Fine		116.00 DR		
08/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175961723 Ark re 6212		5,362.50 DR		
08/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 175975469 FSG3525-01		33,000.00 DR		
08/02/2021	TRANSFER DEBITS Forum Group 175937552 FG Future Fund Feb		1,209,928.33 DR		9,920,503.81 CR
09/02/2021	INTER-BANK CREDIT ATO29180844756I002 ATO 1160 Glenhuntly			21.00 CR	
09/02/2021	INTER-BANK CREDIT ATO96570791251I002 ATO FORUM GROUP FINA			6.00 CR	9,920,530.81 CR
10/02/2021	AUTOMATIC DRAWING RTA2886862374 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
10/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176130482 Intercompany Clear		144.03 DR		
10/02/2021	TRANSFER DEBITS TT3021208580 Payment-Id 176132351MAZCON PANOS		1,222.61 DR		
10/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176123368 1160 Glen Huntly		7,410.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
10/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176124624 Sustainable 1108		22,000.00 DR		
10/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176124187 Metier9891/9890/89		27,333.63 DR		
10/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176140822 Loan to Iugis AU		150,000.00 DR		9,712,340.54 CR
11/02/2021	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		9,704,514.63 CR
12/02/2021	MISCELLANEOUS CREDIT 2499/117823 NO DETAILS PROVIDED BY SENDER			99,943.50 CR	
12/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176314101 S and P Liquor		3,168.86 DR		
12/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176312061 Ratio 37662		3,300.00 DR		
12/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176313330 DNA AUTO 0564/0582		3,625.72 DR		
12/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176317934 Loan to Canner Inv		5,000.00 DR		
12/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176312544 Adam 14338		22,000.00 DR		
12/02/2021	TRANSFER DEBITS INTERNET BPAY PMT 000176312304 TAX OFFICE PAYMENTS		102,203.61 DR		
12/02/2021	TRANSFER DEBITS INTERNET BPAY PMT 000176312165 TAX OFFICE PAYMENTS		338,732.76 DR		
12/02/2021	TRANSFER DEBITS Forum Group 176261870 FG Invoices		657,923.06 DR		8,668,504.12 CR
15/02/2021	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
15/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176365645 SOFC SteppingStone		6,238.93 DR		
15/02/2021	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,606.11 DR		
15/02/2021	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		14,875.00 DR		
15/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176427720 Macrovue BP		150,000.00 DR		
15/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176383567 Loan to 6 Bulkara		500,000.00 DR		
15/02/2021	TRANSFER DEBITS Forum Group 176365496 Forum Group 388375		1,100,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
15/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176370696 Forum Env Aus Inv		3,185,143.50 DR		3,696,527.58 CR
16/02/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			3,050,174.00 CR	
16/02/2021	MISCELLANEOUS CREDIT 2499/110154 FORUM GROUP FINANCIAL SERVICES PTY BP FURNITURE			4,688.09 CR	
16/02/2021	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			1,499.12 CR	
16/02/2021	AUTOMATIC DRAWING XeroAUIINV_Jx77oED9 XEROAUSTRALIAPTY FORUM GRP FS		61.75 DR		6,752,827.04 CR
17/02/2021	TRANSFER CREDITS Intercompany Clear 8-12 NATALIA A			5,709.00 CR	
17/02/2021	TRANSFER CREDITS Intercompany Clear 23 MARG TRST			3,168.86 CR	
17/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176534833 metrix 69299		790.22 DR		
17/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176534641 metrix 69300		790.22 DR		
17/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176534399 Traffix 135956		2,475.00 DR		
17/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176543371 Loan to Canner Inv		10,000.00 DR		
17/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176543834 Loan to Bul Offset		17,500.00 DR		
17/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176543252 Loan to 26 Edmon		30,000.00 DR		
17/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176533541 Loan to Iugis AU		300,000.00 DR		6,400,149.46 CR
18/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176620352 CivicMJD V10632		1,650.00 DR		
18/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176668331 Loan to Iugis AU		100,000.00 DR		6,298,499.46 CR
19/02/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,941,314.00 CR	
19/02/2021	TRANSFER CREDITS Intercompany Clear INTRASHIELD IN			39.91 CR	
19/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176720860 Intercom-Rushworth		23.75 DR		
19/02/2021	AUTOMATIC DRAWING RTA2894748420 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
19/02/2021	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
19/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176725641 Wrap 2095		3,234.00 DR		
19/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176704834 Loan to IIG		10,000.00 DR		
19/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176724704 Loan to 5 Bulkara		15,000.00 DR		
19/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176725802 Intercompany clear		27,500.00 DR		9,182,275.15 CR
22/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176833110 Gadalla 138697		3,400.00 DR		
22/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176829262 Loan to iFish		10,000.00 DR		
22/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176831370 Loan to Berkeley		15,000.00 DR		9,153,875.15 CR
23/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176876119 Longroup inv5400		6,000.01 DR		
23/02/2021	TRANSFER DEBITS TT3021270764 Payment-Id 176890792LOAN IUGIS UK		107,225.19 DR		
23/02/2021	TRANSFER DEBITS Norton Rose Fulbrigh176917764 AutoEnergy 4011675		4,300,356.00 DR		4,740,293.95 CR
24/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176971985 Tony Popovic		3,433.62 DR		
24/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 176992819 CharterKeck 127441		12,760.00 DR		4,724,100.33 CR
25/02/2021	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			4,649.20 CR	
25/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177053262 Gadalla 138733		2,200.00 DR		
25/02/2021	TRANSFER DEBITS TT3021283648 Payment-Id 177060069MAZCON		153,581.52 DR		4,572,968.01 CR
26/02/2021	INTER-BANK CREDIT RTGS (ANZ-003340) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			2,250,000.00 CR	
26/02/2021	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		434.95 DR		
26/02/2021	TRANSFER DEBITS INTERNET BPAY PMT 000177152285 DEFT RENT		2,694.05 DR		
26/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177152312 Loan to 23 Margare		15,000.00 DR		
26/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177166195 URM		33,275.00 DR		
26/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177152332 Loan to Berkeley		35,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
26/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177166053 Scentre		66,990.00 DR		
26/02/2021	TRANSFER DEBITS Iugis Pty Ltd 177175237 Loan to Iugis AU		100,000.00 DR		
26/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177170301 Loan to 286 Carl		100,000.00 DR		
26/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177165647 Catholic		102,795.00 DR		
26/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177165779 Coles		214,610.00 DR		
26/02/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177165581 ALH		311,652.00 DR		5,840,517.01 CR

End of report



Transaction filter

Date range: 01-Mar-2021 **to** 31-Mar-2021
Amount range: **to**
Reference number range: **to**
Narrative:
Transaction type: All transactions

Account number	Date	Narrative	Reference number	Currency	Amount
082-080 27-105-8642	31/03/2021	TRANSFER DEBITS Forum Group 179270088 FG Invoices		AUD	654,442.66 DR
082-080 27-105-8642	31/03/2021	TRANSFER DEBITS TT3021469516 Payment-Id 179250602MAZCON		AUD	467,077.52 DR
082-080 27-105-8642	31/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179251092 Loan to Iugis AU		AUD	300,000.00 DR
082-080 27-105-8642	31/03/2021	TRANSFER DEBITS TT3021469504 Payment-Id 179250901IUGIS HOLDINGS		AUD	138,866.35 DR
082-080 27-105-8642	31/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179333533 GT 500 Deposit		AUD	100,000.00 DR
082-080 27-105-8642	31/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179297032 Loan to Iugis AU		AUD	100,000.00 DR
082-080 27-105-8642	31/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179258750 Metier 9923		AUD	45,263.63 DR
082-080 27-105-8642	30/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179210348 Loan to Env Aus		AUD	2,000,000.00 DR
082-080 27-105-8642	30/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179157780 Loan to Berkeley		AUD	30,000.00 DR
082-080 27-105-8642	30/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179209470 Loan to 6 Bulkara		AUD	10,000.00 DR
082-080 27-105-8642	30/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179207170 Loan to Carlisle		AUD	10,000.00 DR
082-080 27-105-8642	30/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179209148 Short0827		AUD	5,344.24 DR
082-080 27-105-8642	30/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179158387 Loan to Violet Tow		AUD	5,000.00 DR

Transaction Report (Continued)

Account number	Date	Narrative	Reference number	Currency	Amount
082-080 27-105-8642	30/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179158468 Loan to Golden		AUD	5,000.00 DR
082-080 27-105-8642	29/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179106372 Loan to 286 Carl		AUD	150,000.00 DR
082-080 27-105-8642	29/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179068617 JSR 6549		AUD	143,000.00 DR
082-080 27-105-8642	29/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179068005 Loan to 23 Margare		AUD	20,000.00 DR
082-080 27-105-8642	29/03/2021	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		AUD	350.60 DR
082-080 27-105-8642	29/03/2021	AUTOMATIC DRAWING RTA2923776324 RMS ETOLL PH:131 Forum group Fina		AUD	80.00 DR
082-080 27-105-8642	29/03/2021	INTER-BANK CREDIT RTGS (ANZ-003266) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST		AUD	1,800,000.00 CR
082-080 27-105-8642	29/03/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN		AUD	2,759,802.00 CR
082-080 27-105-8642	29/03/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN		AUD	2,852,437.00 CR
082-080 27-105-8642	26/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178981574 KKP Bouch 1032		AUD	4,166.66 DR
082-080 27-105-8642	26/03/2021	TRANSFER DEBITS INTERNET BPAY PMT 000178978469 DEFT RENT		AUD	2,694.05 DR
082-080 27-105-8642	25/03/2021	TRANSFER DEBITS Forum Group 178896015 FG Mag Glass390885		AUD	252,259.81 DR
082-080 27-105-8642	25/03/2021	TRANSFER DEBITS Iugis Pty Ltd 178878819 Loan to Iugis AU		AUD	250,000.00 DR
082-080 27-105-8642	25/03/2021	TRANSFER DEBITS TT3021438016 Payment-Id 178878727IUGIS HOLDINGS		AUD	154,522.68 DR
082-080 27-105-8642	25/03/2021	TRANSFER DEBITS TT3021438047 Payment-Id 178878675IUGIS ENERGY SA		AUD	93,867.33 DR
082-080 27-105-8642	25/03/2021	TRANSFER DEBITS Sydney Olympic Footb178949576 Loan to SOFC		AUD	40,000.00 DR
082-080 27-105-8642	25/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178881904 Loan to iFish		AUD	10,000.00 DR
082-080 27-105-8642	25/03/2021	TRANSFER DEBITS TT3021438015 Payment-Id 178878768IUGIS DMCC		AUD	1,805.17 DR
082-080 27-105-8642	24/03/2021	TRANSFER DEBITS TT3021431284 Payment-Id 178792286R8 LMS GT3		AUD	352,013.52 DR
082-080 27-105-8642	24/03/2021	TRANSFER DEBITS TT3021432740 Payment-Id 178813282MAZCON		AUD	315,877.32 DR
082-080 27-105-8642	24/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178810895 Loan to 23 Margare		AUD	60,000.00 DR
082-080 27-105-8642	24/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178810784 Loan to 5 Bulkara		AUD	50,000.00 DR

Transaction Report (Continued)

Account number	Date	Narrative	Reference number	Currency	Amount
082-080 27-105-8642	24/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178806953 Metier 9921		AUD	45,263.63 DR
082-080 27-105-8642	24/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178823603 Loan to 1160		AUD	5,000.00 DR
082-080 27-105-8642	24/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178823251 Gadalla 139230 236		AUD	3,300.00 DR
082-080 27-105-8642	24/03/2021	AUTOMATIC DRAWING RTA2921097418 RMS ETOLL PH:131 Forum group Fina		AUD	80.00 DR
082-080 27-105-8642	23/03/2021	TRANSFER DEBITS TT3021426756 Payment-Id 178746644R8 LMS GT3		AUD	248,841.33 DR
082-080 27-105-8642	23/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178758635 Loan to 286 Carl		AUD	160,000.00 DR
082-080 27-105-8642	23/03/2021	TRANSFER DEBITS Iugis Pty Ltd 178759655 Loan to Iugis AU		AUD	150,000.00 DR
082-080 27-105-8642	23/03/2021	TRANSFER DEBITS TT3021426728 Payment-Id 178759566LOAN IUGIS UK		AUD	72,206.08 DR
082-080 27-105-8642	23/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178654456 Loan to Berkeley		AUD	25,000.00 DR
082-080 27-105-8642	23/03/2021	TRANSFER DEBITS TT3021426778 Payment-Id 178748620FGFS CREATION		AUD	24,632.47 DR
082-080 27-105-8642	23/03/2021	TRANSFER DEBITS Aksara Holding Pty L178730988 Aksara Petrol T3		AUD	7,875.00 DR
082-080 27-105-8642	19/03/2021	TRANSFER DEBITS TT3021408811 Payment-Id 178543150MAZCON		AUD	156,473.95 DR
082-080 27-105-8642	19/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178562951 Loan to 26 Edmon		AUD	30,000.00 DR
082-080 27-105-8642	19/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178563622 Loan to 6 Bulkara		AUD	30,000.00 DR
082-080 27-105-8642	19/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178563313 Loan to Bul Offset		AUD	17,500.00 DR
082-080 27-105-8642	19/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178544175 Loan to IIG		AUD	10,000.00 DR
082-080 27-105-8642	19/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178560147 390840/390802		AUD	2,118.68 DR
082-080 27-105-8642	19/03/2021	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		AUD	1,740.47 DR
082-080 27-105-8642	19/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178562359 Intercom-Rushworth		AUD	23.75 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Iugis Pty Ltd 178508046 Loan to Iugis AU		AUD	250,000.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS TT3021404603 Payment-Id 178506736MAZCON		AUD	157,603.75 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178506459 Loan to 286 Carl		AUD	155,000.00 DR

Transaction Report (Continued)

Account number	Date	Narrative	Reference number	Currency	Amount
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178521836 Loan to 26 Edmon		AUD	50,000.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178513059 Metier 9918		AUD	32,736.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178511332 MPC 16689/16681/83		AUD	27,691.54 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178514983 Sustainable 1112		AUD	22,000.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178512330 1471-027		AUD	21,890.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178513353 Wrap 2153		AUD	15,664.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178509562 Gara Tyres Inv34		AUD	12,574.10 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178521111 Pacific 169		AUD	8,960.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178514576 DNA0650/0632/0635		AUD	6,364.15 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178514234 PLP 27244B		AUD	2,750.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178521501 Metirx 71391		AUD	1,062.81 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178511928 MPC2933		AUD	536.50 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178513872 PEOPL 1230		AUD	330.00 DR
082-080 27-105-8642	18/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178521340 Metirx 71448		AUD	309.31 DR
082-080 27-105-8642	18/03/2021	TRANSFER CREDITS Intercompany Clear 6 BULKARA STRE		AUD	309.31 CR
082-080 27-105-8642	17/03/2021	AUTOMATIC DRAWING RTA2915579839 RMS ETOLL PH:131 Forum group Fina		AUD	80.00 DR
082-080 27-105-8642	17/03/2021	MISCELLANEOUS CREDIT Ref TT3021380271 RETURN OF FUNDS 3039TT3021380271		AUD	4,567.15 CR
082-080 27-105-8642	16/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178326470 Loan to 6 Bulkara		AUD	480,000.00 DR
082-080 27-105-8642	16/03/2021	AUTOMATIC DRAWING XeroAUIINV_J7dbMQdy XEROAUSTRALIAPTYP FORUM GRP FS		AUD	63.65 DR
082-080 27-105-8642	15/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178213628 Veolia		AUD	2,526,320.50 DR
082-080 27-105-8642	15/03/2021	TRANSFER DEBITS Forum Group 178220049 FG Inv 390795		AUD	1,100,000.00 DR
082-080 27-105-8642	15/03/2021	TRANSFER DEBITS TT3021378084 Payment-Id 178196727IUGIS ENERGY SA		AUD	464,554.49 DR

Transaction Report (Continued)

Account number	Date	Narrative	Reference number	Currency	Amount
082-080 27-105-8642	15/03/2021	TRANSFER DEBITS TT3021378075 Payment-Id 178196840MAZCON		AUD	309,702.99 DR
082-080 27-105-8642	15/03/2021	TRANSFER DEBITS TT3021380268 Payment-Id 178219554IUGIS HOLDINGS		AUD	201,078.77 DR
082-080 27-105-8642	15/03/2021	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		AUD	14,875.00 DR
082-080 27-105-8642	15/03/2021	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		AUD	13,606.11 DR
082-080 27-105-8642	15/03/2021	TRANSFER DEBITS TT3021380271 Payment-Id 178220583MIXOS DIMITRIOS		AUD	4,567.15 DR
082-080 27-105-8642	15/03/2021	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		AUD	2,113.00 DR
082-080 27-105-8642	15/03/2021	AUTOMATIC DRAWING RTA2912621480 RMS ETOLL PH:131 Forum group Fina		AUD	80.00 DR
082-080 27-105-8642	12/03/2021	TRANSFER DEBITS Iugis Pty Ltd 178115217 Loan to Iugis AU		AUD	130,000.00 DR
082-080 27-105-8642	12/03/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN		AUD	2,250,528.00 CR
082-080 27-105-8642	11/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178045410 Loan to 286 Carl		AUD	120,000.00 DR
082-080 27-105-8642	11/03/2021	TRANSFER DEBITS TT3021364590 Payment-Id 178045736IUGIS HELLAS IKE		AUD	69,701.52 DR
082-080 27-105-8642	11/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178003882 Loan to 26Ed		AUD	65,000.00 DR
082-080 27-105-8642	11/03/2021	TRANSFER DEBITS TT3021364592 Payment-Id 178045531LOAN IUGIS UK		AUD	36,180.76 DR
082-080 27-105-8642	11/03/2021	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		AUD	7,825.91 DR
082-080 27-105-8642	11/03/2021	TRANSFER DEBITS INTERNET BPAY PMT 000178054529 ASIC		AUD	273.00 DR
082-080 27-105-8642	11/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 178004261 UN008189		AUD	109.12 DR
082-080 27-105-8642	11/03/2021	TRANSFER CREDITS SMBC Settlement FORUM ENVIRO		AUD	12,302,332.01 CR
082-080 27-105-8642	10/03/2021	TRANSFER DEBITS Iugis Pty Ltd 177950362 Loan to Iugis AU		AUD	1,700,000.00 DR
082-080 27-105-8642	10/03/2021	TRANSFER DEBITS Forum Group 177930766 FG Future Fund Mar		AUD	1,197,278.33 DR
082-080 27-105-8642	10/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177951495 INV-0006		AUD	55,000.00 DR
082-080 27-105-8642	10/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177951725 2044		AUD	55,000.00 DR
082-080 27-105-8642	10/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177951349 Intercom		AUD	3,166.63 DR

Transaction Report (Continued)

Account number	Date	Narrative	Reference number	Currency	Amount
082-080 27-105-8642	10/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177952220 Eros Management		AUD	330.00 DR
082-080 27-105-8642	10/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177952048 Aramia Holdings		AUD	330.00 DR
082-080 27-105-8642	10/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177952353 Palante		AUD	330.00 DR
082-080 27-105-8642	10/03/2021	AUTOMATIC DRAWING RTA2909629542 RMS ETOLL PH:131 Forum group Fina		AUD	80.00 DR
082-080 27-105-8642	09/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177844965 Loan to 1160 Glen		AUD	10,000.00 DR
082-080 27-105-8642	09/03/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN		AUD	4,128,757.00 CR
082-080 27-105-8642	08/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177787028 Gara Tyres Inv6 47		AUD	10,777.80 DR
082-080 27-105-8642	08/03/2021	AUTOMATIC DRAWING 000000333310680 HIRE PURCHASE FORUM GROUP FINA		AUD	3,340.45 DR
082-080 27-105-8642	08/03/2021	AUTOMATIC DRAWING LEASE FEE 333310680		AUD	475.00 DR
082-080 27-105-8642	08/03/2021	AUTOMATIC DRAWING LEASE FEE 333310680		AUD	25.00 DR
082-080 27-105-8642	05/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177680022 Loan to 286 Carl		AUD	120,000.00 DR
082-080 27-105-8642	05/03/2021	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		AUD	3,287.76 DR
082-080 27-105-8642	05/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177719061 CNR AUTO33992		AUD	1,100.00 DR
082-080 27-105-8642	05/03/2021	TRANSFER CREDITS KINGSTON AND PARTNERMortgage Advance 266Mortgage Advance 266		AUD	2,840,400.00 CR
082-080 27-105-8642	04/03/2021	TRANSFER DEBITS TT3021326537 Payment-Id 177586119MAZCON		AUD	155,860.35 DR
082-080 27-105-8642	04/03/2021	TRANSFER CREDITS SP Loan Mar21 FGOCC		AUD	106,603.57 CR
082-080 27-105-8642	03/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177490953 Metier 9919/9920		AUD	31,736.38 DR
082-080 27-105-8642	03/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177489801 Loan to 5 Bulkara		AUD	10,000.00 DR
082-080 27-105-8642	03/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177491309 PLP 07244a		AUD	5,500.00 DR
082-080 27-105-8642	03/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177490005 Loan to Glen Hunt		AUD	3,000.00 DR
082-080 27-105-8642	03/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177437570 Ly Tonez 100		AUD	1,900.00 DR
082-080 27-105-8642	03/03/2021	TRANSFER CREDITS IFISH Loan Repay IFISH FIN		AUD	10,000.00 CR
082-080 27-105-8642	03/03/2021	TRANSFER CREDITS Violet T LoanRepay 4 COWSLIP STRE		AUD	10,000.00 CR
082-080 27-105-8642	03/03/2021	TRANSFER CREDITS Golden S LoanRepay 275 HIGH STREE		AUD	10,000.00 CR

Transaction Report (Continued)

Account number	Date	Narrative	Reference number	Currency	Amount
082-080 27-105-8642	03/03/2021	TRANSFER CREDITS Morwell Loan Repayment		AUD	20,000.00 CR
082-080 27-105-8642	03/03/2021	TRANSFER CREDITS Dimboola Loan Repayment		AUD	20,000.00 CR
082-080 27-105-8642	03/03/2021	TRANSFER CREDITS Lake Boga Loan Repayment		AUD	25,000.00 CR
082-080 27-105-8642	03/03/2021	TRANSFER CREDITS Maryborough Loan Repayment		AUD	25,000.00 CR
082-080 27-105-8642	02/03/2021	TRANSFER DEBITS Iugis Pty Ltd 177405830 Loan to Iugis AU		AUD	300,000.00 DR
082-080 27-105-8642	02/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177388735 Loan to 26Ed		AUD	10,000.00 DR
082-080 27-105-8642	02/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177388926 Up to 11 288		AUD	2,380.00 DR
082-080 27-105-8642	01/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177327061 Veolia		AUD	4,296,978.40 DR
082-080 27-105-8642	01/03/2021	TRANSFER DEBITS Forum Group 177301460 FG Invoices		AUD	654,442.66 DR
082-080 27-105-8642	01/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177323449 Westrac		AUD	368,940.00 DR
082-080 27-105-8642	01/03/2021	TRANSFER DEBITS Iugis Pty Ltd 177346417 Loan to Iugis AU		AUD	55,000.00 DR
082-080 27-105-8642	01/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177308056 Mar21 Rent		AUD	13,566.66 DR
082-080 27-105-8642	01/03/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 177307858 Mar21 Rent		AUD	13,000.00 DR
082-080 27-105-8642	01/03/2021	AUTOMATIC DRAWING RTA2902254557 RMS ETOLL PH:131 Forum group Fina		AUD	80.00 DR

Total debit trans:	122	Total debit:	22,156,196.45 DR	Opening balance:	5,840,517.01 CR
Total credit trans:	17	Total credit:	29,165,736.04 CR	Closing balance:	12,850,056.60 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 12,850,056.60 CR
Total credits: 18,844,106.89 CR
Total debits: 22,974,285.38 DR
Closing balance: 8,719,878.11 CR

Date from: 01 April 2021
Date to: 30 April 2021

Transaction details

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
01/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179293787 Loan to Env Aus		4,600,000.00 DR		8,250,056.60 CR
06/04/2021	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
06/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179558513 Veolia		17,954.00 DR		
06/04/2021	TRANSFER DEBITS Aksara Holding Pty L179527358 Aksara Petrol T2		22,722.77 DR		
06/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179578106 Loan to Iugis AU		50,000.00 DR		
06/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179525432 Loan to 286 Carl		160,000.00 DR		
06/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179591243 Repayment		650,000.00 DR		
06/04/2021	TRANSFER DEBITS Forum Group 179527629 FG Future Fund Apr		1,197,278.33 DR		6,148,813.74 CR
07/04/2021	TRANSFER DEBITS TT3021503486 Payment-Id 179679277IUGIS HOLDINGS		131,324.94 DR		
07/04/2021	TRANSFER DEBITS Iugis Pty Ltd 179679135 Loan to Iugis AU		150,000.00 DR		5,867,488.80 CR
08/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000179735539 ASIC		273.00 DR		
08/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000179735167 ASIC		273.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
08/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179737740 UP TO 11 - 0303		1,290.00 DR		
08/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179736590 FG 393110 / 393144		2,871.60 DR		
08/04/2021	AUTOMATIC DRAWING 0000000333310680 HIRE PURCHASE FORUM GROUP FINA		3,340.45 DR		
08/04/2021	AUTOMATIC DRAWING PC080421-193178930 SuperChoice P/L Forum Group Fina		3,372.46 DR		
08/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179710705 Loan to 1160		8,000.00 DR		
08/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179736180 April 2021 Rent		13,000.00 DR		
08/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179735965 April 2021 Rent		13,566.66 DR		
08/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179737442 METIER 9932/9933		22,741.13 DR		
08/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179736810 2045		54,727.00 DR		
08/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179737117 Consulting Apr21		55,000.00 DR		5,689,033.50 CR
12/04/2021	AUTOMATIC DRAWING RTA2935403339 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
12/04/2021	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		5,681,127.59 CR
13/04/2021	INTER-BANK CREDIT REFUND OF IZZO DEP BENDIGO BANK Forum Group Fina			200,000.00 CR	
13/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179996268 Bond AusCollege U2		11,550.00 DR		
13/04/2021	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,606.11 DR		
13/04/2021	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		14,875.00 DR		
13/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 179978655 Loan to 286 Carl		165,000.00 DR		
13/04/2021	TRANSFER DEBITS Iugis Pty Ltd 180034649 Loan to Iugis AU		1,400,000.00 DR		4,276,096.48 CR
14/04/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			3,232,024.00 CR	
14/04/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			757,506.00 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
14/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180094893 DNA 0689		707.29 DR		
14/04/2021	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
14/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180094273 Sustain Asset Fin		22,000.00 DR		
14/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180094147 METIER 9934		24,018.50 DR		
14/04/2021	TRANSFER DEBITS TT3021539654 Payment-Id 180034764IUGIS HOLDINGS		132,421.89 DR		
14/04/2021	TRANSFER DEBITS Forum Group 180087505 FG 393194		1,320,000.00 DR		6,764,365.80 CR
15/04/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,121,902.00 CR	
15/04/2021	INTER-BANK CREDIT RTGS (ANZ-001542) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,100,000.00 CR	
15/04/2021	TRANSFER DEBITS TT3021543630 Payment-Id 180094497MAZCON PANOS		1,142.49 DR		
15/04/2021	TRANSFER DEBITS TT3021543786 Payment-Id 180158210MAZCON		311,915.16 DR		
15/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180157569 Veolia		2,272,549.40 DR		7,400,660.75 CR
16/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180215599 Loan to 6 Bulkara		480,000.00 DR		6,920,660.75 CR
19/04/2021	AUTOMATIC DRAWING XeroAUIINV_JJaW6bVy XEROAUSTRALIAPTY FORUM GRP FS		49.40 DR		
19/04/2021	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
19/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180346949 Loan to 6 Bulkara		10,000.00 DR		
19/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000180382761 NISSAN FS		15,744.20 DR		
19/04/2021	TRANSFER DEBITS Sydney Olympic Footb180374732 Loan to SOFC		40,000.00 DR		
19/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180348528 Veolia		114,840.00 DR		
19/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180349756 Veolia		2,849,698.50 DR		3,888,588.18 CR
20/04/2021	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			1,007.75 CR	
20/04/2021	AUTOMATIC DRAWING RTA2942023870 RMS ETOLL PH:131 Forum group Fina		80.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
20/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180465868 Short Marine 1177		3,102.00 DR		
20/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180469027 Loan to 286 Carl		140,000.00 DR		
20/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180453958 Gibson Freightx2		215,801.06 DR		3,530,612.87 CR
21/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000180534005 ASIC		273.00 DR		
21/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180537135 Upto11 0355		1,980.00 DR		
21/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000180534974 Metrix Insurance		3,335.84 DR		
21/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000180534284 Metrix Insurance		3,337.24 DR		
21/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000180534464 Metrix Insurance		3,428.77 DR		
21/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000180534630 Metrix Insurance		4,624.91 DR		
21/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000180534784 Metrix Insurance		5,115.94 DR		
21/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180533779 Loan to Berkeley		25,000.00 DR		
21/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180536288 Loan to 26 Edmon		25,000.00 DR		
21/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180535844 Loan to 23 Margare		50,000.00 DR		3,408,517.17 CR
22/04/2021	TRANSFER DEBITS TT3021585508 Payment-Id 180619655LOAN IUGIS UK		99,446.71 DR		
22/04/2021	TRANSFER DEBITS TT3021585504 Payment-Id 180619786IUGIS HOLDINGS		137,833.05 DR		
22/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180619471 Loan to Iugis AU		250,000.00 DR		2,921,237.41 CR
23/04/2021	TRANSFER CREDITS SMBC Settlement FORUM ENVIRO			11,431,380.14 CR	
23/04/2021	TRANSFER DEBITS TT3021595866 Payment-Id 180742269MAZCON		312,900.90 DR		14,039,716.65 CR
26/04/2021	TRANSFER DEBITS INTERNET BPAY PMT 000180803763 DEFT RENT		2,694.05 DR		
26/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180783779 Gara Tyres 119		11,114.40 DR		
26/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180783514 Loan to iFish		20,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
26/04/2021	TRANSFER DEBITS TT3021603074 Payment-Id 180824120IUGIS DMCC		100,000.00 DR		13,905,908.20 CR
27/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180898944 Loan to 5 Bulkara		45,000.00 DR		
27/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180842062 Loan to 286 Carl		155,000.00 DR		
27/04/2021	TRANSFER DEBITS Forum Group 180845294 FG Invoices		654,442.66 DR		13,051,465.54 CR
28/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180949917 Intercom-Rushworth		25.65 DR		
28/04/2021	AUTOMATIC DRAWING RTA2948617279 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
28/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180949502 Up to 11 0357		3,000.00 DR		
28/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180953563 Rushworth - Napier		3,080.00 DR		
28/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180950296 DNA 0795		6,226.48 DR		
28/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180948969 9964/65/68/89/91		23,520.75 DR		
28/04/2021	TRANSFER DEBITS TT3021613277 Payment-Id 180943757LOAN IUGIS UK		36,005.54 DR		
28/04/2021	TRANSFER DEBITS TT3021613281 Payment-Id 180943589IUGIS HOLDINGS		130,609.59 DR		
28/04/2021	TRANSFER DEBITS TT3021613279 Payment-Id 180943412MAZCON		312,949.87 DR		
28/04/2021	TRANSFER DEBITS Iugis Pty Ltd 180945434 Loan to Iugis AU		600,000.00 DR		
28/04/2021	TRANSFER DEBITS Iugis Waste Solution180950638 Loan to IugisWaste		1,000,000.00 DR		
28/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180954392 Intercompany clear		1,972,927.00 DR		8,963,040.66 CR
29/04/2021	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		975.15 DR		
29/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180956405 Loan to Carlisle		5,000.00 DR		
29/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180956118 Loan to 23 Margare		10,000.00 DR		
29/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 180955678 Loan to Berkeley		30,000.00 DR		8,917,065.51 CR
30/04/2021	INTER-BANK CREDIT ATO96570791251I002 ATO FORUM GROUP FINA			287.00 CR	

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
30/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181143922 Loan to IIG		5,000.00 DR		
30/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181190322 Gadalla Inc139890		6,200.00 DR		
30/04/2021	TRANSFER DEBITS Forum Group 181035361 FG JTB Settlement		7,640.08 DR		
30/04/2021	TRANSFER DEBITS Forum Group 181171628 FC SOFC Clear		11,583.79 DR		
30/04/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181036667 Aksara Petrol T1		32,050.53 DR		
30/04/2021	TRANSFER DEBITS Iugis Pty Ltd 181171500 Loan to Iugis AU		135,000.00 DR		8,719,878.11 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 8,719,878.11 CR
Total credits: 24,638,358.54 CR
Total debits: 22,910,809.82 DR
Closing balance: 10,447,426.83 CR

Date from: 01 May 2021
Date to: 31 May 2021

Transaction details

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
03/05/2021	AUTOMATIC DRAWING RTA2951508195 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
03/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181279994 May 2021 Rent		13,000.00 DR		
03/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181280090 May 2021 Rent		13,566.66 DR		
03/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181278347 ALHSOUT 611952		13,750.00 DR		
03/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181272696 Gara Tyres 143		14,840.32 DR		
03/05/2021	TRANSFER DEBITS Forum Group 181274191 FG Invoice		550,000.00 DR		
03/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181278657 Veolia Apr21		2,237,917.00 DR		5,876,724.13 CR
04/05/2021	TRANSFER DEBITS TT3021649442 Payment-Id 181311119LOAN IUGIS UK		72,137.06 DR		
04/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181354851 Loan to 286 Carl		165,000.00 DR		5,639,587.07 CR
05/05/2021	TRANSFER CREDITS Intercompany Clear 26 ED TRUST			11,000.00 CR	
05/05/2021	TRANSFER CREDITS Intercompany Clear 23 MARG TRST			4,204.45 CR	
05/05/2021	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
05/05/2021	TRANSFER DEBITS TT3021656232 Payment-Id 181482090IUGIS HOLDINGS		28,339.55 DR		
05/05/2021	TRANSFER DEBITS Kingston and Partner181343703 NP035 Payout		2,401,755.00 DR		3,221,409.21 CR
06/05/2021	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			3,496.01 CR	
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181578190 DNA 0829		705.49 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181577122 KKP 1033		4,166.66 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181568065 Gara Tyres 142		7,420.16 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181578512 1471-050		7,700.00 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181576801 FG		10,794.70 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181578750 WEBBER 21/9411		11,000.00 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181578006 Metier 9966		32,914.75 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181577816 2046		54,727.00 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181577632 Consulting May21		55,000.00 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181587667 Loan to Iugis AU		250,000.00 DR		
06/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181582674 Loan to Iugis AU		250,000.00 DR		
06/05/2021	TRANSFER DEBITS TT3021664181 Payment-Id 181596256MAZCON		390,625.00 DR		2,149,851.46 CR
07/05/2021	TRANSFER CREDITS FORUM FINANCE PTY LTVEOLIA 63 82			2,517,132.00 CR	
07/05/2021	TRANSFER CREDITS FORUM FINANCE PTY LTVEOLIA 64 83 SG2			2,299,539.00 CR	
07/05/2021	TRANSFER CREDITS FORUM FINANCE PTY LTBHO ALH 10			2,211,892.00 CR	
07/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181681678 Wrap 2298		15,664.00 DR		
07/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181672882 Loan to Spartan		465,000.00 DR		8,697,750.46 CR
10/05/2021	AUTOMATIC DRAWING RTA2957397944 RMS ETOLL PH:131 Forum group Fina		80.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
10/05/2021	AUTOMATIC DRAWING 0000000333310680 HIRE PURCHASE FORUM GROUP FINA		3,340.45 DR		8,694,330.01 CR
11/05/2021	TRANSFER CREDITS SP Loan Apr21 FGOC			106,603.57 CR	
11/05/2021	TRANSFER CREDITS SP Loan May21 FGOC			106,603.57 CR	
11/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181773490 Loan to 1160 Glen		5,000.00 DR		
11/05/2021	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/05/2021	TRANSFER DEBITS Forum Group 181820255 FG Future Fund May		1,197,278.33 DR		7,697,432.91 CR
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181908695 SSR 2305		480.00 DR		
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181934553 Intercompany clear		2,975.13 DR		
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181934434 INV-0157		3,694.24 DR		
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181934092 Focused-0644		6,732.00 DR		
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181936479 Loan to iFish		10,000.00 DR		
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181933794 Metier 9967		15,974.75 DR		
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181934258 1116		22,000.00 DR		
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181939062 Leo Karis3266 3269		66,000.00 DR		
12/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181917290 Loan to 286 Carl		160,000.00 DR		7,409,576.79 CR
13/05/2021	TRANSFER CREDITS Intercompany Clear 8-12 NATALIA A			6,732.00 CR	
13/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182043176 Intercom-Rushworth		25.65 DR		
13/05/2021	TRANSFER DEBITS INTERNET BPAY PMT 000182044823 ASIC		273.00 DR		
13/05/2021	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,606.11 DR		
13/05/2021	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		14,875.00 DR		
13/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182041566 16840/16849/16821		15,865.31 DR		
13/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182044296 16858		18,742.45 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
13/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 181992937 Melb Perform 16858		18,742.45 DR		
13/05/2021	TRANSFER DEBITS TT3021701908 Payment-Id 182031639MAZCON		314,509.91 DR		
13/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182021501 Loan to Iugis AU		600,000.00 DR		6,419,668.91 CR
14/05/2021	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		6,417,555.91 CR
17/05/2021	AUTOMATIC DRAWING XeroAUIINV_JUTqPINA XEROAUSTRALIAPTY FORUM GRP FS		49.40 DR		
17/05/2021	AUTOMATIC DRAWING RTA2963007620 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
17/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182203626 Loan to 5Bulkara		17,500.00 DR		
17/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182201540 Westrac		147,180.00 DR		
17/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182202920 Loan to 6 Bulkara		470,000.00 DR		
17/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182202149 FE Aus Loan Repay		550,000.00 DR		
17/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182201825 Veolia		1,415,104.90 DR		3,817,641.61 CR
18/05/2021	TRANSFER CREDITS MelbPerformance Reimbustment			18,742.45 CR	3,836,384.06 CR
19/05/2021	TRANSFER CREDITS FORUM FINANCE PTY LTBHO ALH 11			1,658,725.00 CR	
19/05/2021	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
19/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182377479 100830		2,927.17 DR		
19/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182377228 9990/9992/9993		13,934.25 DR		
19/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182376332 Loan to 26 Edmon		20,000.00 DR		
19/05/2021	TRANSFER DEBITS TT3021734580 Payment-Id 182421989IUGIS DMCC		24,000.00 DR		
19/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182373496 Loan to 23 Margare		60,000.00 DR		
19/05/2021	TRANSFER DEBITS TT3021734579 Payment-Id 182421760LOAN IUGIS UK		73,292.29 DR		
19/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182364313 Loan to 286 Carl		160,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
19/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182357553 Loan to 6 Bulkara		460,000.00 DR		
19/05/2021	TRANSFER DEBITS Iugis Pty Ltd 182421829 Loan to Iugis AU		500,000.00 DR		
19/05/2021	TRANSFER DEBITS TT3021731279 Payment-Id 182364374MAZCON		947,149.08 DR		3,232,065.80 CR
20/05/2021	AUTOMATIC DRAWING RTA2966803877 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
20/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182465582 Loan to 26 Edmon		15,000.00 DR		
20/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182456676 Loan to iFish		20,000.00 DR		
20/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182465270 Loan to Berkeley		20,000.00 DR		
20/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182459998 Loan to iFish		20,000.00 DR		
20/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182454647 Loan to SOFC		30,000.00 DR		
20/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182528245 Loan to Env Aus		170,000.00 DR		2,956,985.80 CR
21/05/2021	TRANSFER CREDITS IFISH Loan Repay IFISH FIN			40,000.00 CR	
21/05/2021	TRANSFER DEBITS TT3021745359 Payment-Id 182548566LOAN IUGIS UK		110,138.22 DR		
21/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182548431 Loan to Iugis AU		250,000.00 DR		2,636,847.58 CR
24/05/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			4,050,403.00 CR	
24/05/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,558,902.00 CR	
24/05/2021	AUTOMATIC DRAWING RTA2968727492 RMS ETOLL PH:131 Forum group Fina		80.00 DR		
24/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182663923 395581		660,000.00 DR		8,586,072.58 CR
25/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182719452 Loan to 286 Carl		130,000.00 DR		
25/05/2021	TRANSFER DEBITS TT3021759450 Payment-Id 182719494MAZCON		308,847.29 DR		
25/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182766644 Loan to Iugis AU		400,000.00 DR		7,747,225.29 CR
26/05/2021	TRANSFER CREDITS SMBC Settlement FORUM ENVIRO			9,044,264.61 CR	
26/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799889 FG 395575		41.35 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
26/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799904 INV-0884		303.28 DR		
26/05/2021	TRANSFER DEBITS INTERNET BPAY PMT 000182766345 DEFT RENT		2,694.05 DR		
26/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799922 74642		2,722.12 DR		
26/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799911 74634		4,477.29 DR		
26/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799916 74531		4,715.07 DR		
26/05/2021	TRANSFER DEBITS TT3021769709 Payment-Id 182865178IUGIS HOLDINGS		7,032.70 DR		
26/05/2021	TRANSFER DEBITS Sydney Olympic Footb182868037 Loan to SOFC		30,000.00 DR		
26/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799907 9994		42,603.00 DR		
26/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799898 16712/16881/16894		52,934.45 DR		
26/05/2021	TRANSFER DEBITS TT3021769706 Payment-Id 182865296IUGIS DMCC		303,812.42 DR		16,340,154.17 CR
27/05/2021	TRANSFER DEBITS Iugis Pty Ltd 182979076 Loan to Iugis AU		80,000.00 DR		
27/05/2021	TRANSFER DEBITS Forum Group 182919394 CPA Settle FF4020		180,207.50 DR		16,079,946.67 CR
28/05/2021	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		631.60 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183009525 Loan to IIG		5,000.00 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183032070 Loan to 23 Margare		14,000.00 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183031831 Loan to Berkeley		30,000.00 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799818 URM		33,275.00 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799812 612143		50,820.00 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799815 Scentre		66,990.00 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799792 Catholic		102,795.00 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799797 Coles		214,610.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799783 ALH		548,537.00 DR		
28/05/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 182799827 Veolia		2,570,084.00 DR		12,443,204.07 CR
31/05/2021	INTER-BANK CREDIT Metrix Insurance METRIX INSURANCE Forum Financial			118.88 CR	
31/05/2021	AUTOMATIC DRAWING RTA2974408961 E-TOLL PH 131865 Forum group Fina		80.00 DR		
31/05/2021	TRANSFER DEBITS Forum Group 183170610 FG SOFC 11640		5,470.49 DR		
31/05/2021	TRANSFER DEBITS Iugis Pty Ltd 183150317 Loan to Iugis AU		100,000.00 DR		
31/05/2021	TRANSFER DEBITS Forum Group 183191336 FG Findex Settle		1,890,345.63 DR		10,447,426.83 CR

End of report



Account details

Account balance summary

Account name
FORUM GRP FS
Account number
082-080 27-105-8642
Currency
AUD

Opening balance: 10,447,426.83 CR
Total credits: 6,494,114.77 CR
Total debits: 16,371,398.80 DR
Closing balance: 570,142.80 CR

Date from: 01 June 2021
Date to: 30 June 2021

Transaction details

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
01/06/2021	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			3,466.59 CR	
01/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183246443 June 2021 Rent		13,000.00 DR		
01/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183246676 June 2021 Rent		13,566.66 DR		
01/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183246065 Westrac May21		180,400.00 DR		
01/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183245474 Veolia May21		4,837,237.90 DR		5,406,688.86 CR
02/06/2021	TRANSFER CREDITS Loan from FGFS 8-12 NATALIA A			43,697.50 CR	
02/06/2021	TRANSFER CREDITS Intercompany Clear CANNER INVESTMENTS P			70.11 CR	
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183348119 INV-2168		2,530.00 DR		
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183347340 KKP Bouch 1034		4,166.66 DR		
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183344288 Loan to Canner Inv		10,000.00 DR		
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183347574 000186		12,430.00 DR		
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183343910 loan to Natalia		35,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183344148 Loan to 26 Edmon		50,000.00 DR		
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183346937 Consulting Jun21		55,000.00 DR		
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183347157 2047		55,273.00 DR		
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183327426 Loan to 286 Carl		170,000.00 DR		
02/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183342990 Loan to Iugis AU		1,000,000.00 DR		4,056,056.81 CR
03/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183446353 GTI Greece Insur		250.00 DR		
03/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183432659 Loan to Iugis AU		150,000.00 DR		3,905,806.81 CR
04/06/2021	TRANSFER DEBITS TT3021825900 Payment-Id 183544367MAZCON PANOS		1,366.17 DR		
04/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183526664 26ed SOFC Invoices		4,148.86 DR		
04/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183481392 Up to 11 INV-0372		9,990.00 DR		3,890,301.78 CR
07/06/2021	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		3,887,014.02 CR
08/06/2021	AUTOMATIC DRAWING 0000000333310680 HIRE PURCHASE FORUM GROUP FINA		3,340.45 DR		3,883,673.57 CR
09/06/2021	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			2,750,277.00 CR	
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183809220 Intercom-Rushworth		25.65 DR		
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183807699 16902		110.00 DR		
09/06/2021	TRANSFER DEBITS INTERNET BPAY PMT 000183809638 ASIC		273.00 DR		
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183807309 Intercompany clear		1,526.20 DR		
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183808312 10030		3,382.50 DR		
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183808157 75318		9,595.25 DR		
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183791282 Loan to 1160 Glen		10,000.00 DR		
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183808545 3272		33,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183808013 1569715		157,158.20 DR		
09/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183795725 Loan to Nicholas		400,000.00 DR		6,018,879.77 CR
10/06/2021	TRANSFER CREDITS SP Loan Jun21 FGO C			106,603.57 CR	
10/06/2021	AUTOMATIC DRAWING RTA2982084859 E-TOLL PH 131865 Forum group Fina		80.00 DR		6,125,403.34 CR
11/06/2021	AUTOMATIC DRAWING 001-1435031-002 LEASE PAY Forum Group of C		7,825.91 DR		
11/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184019421 Loan to 286 Carlis		20,000.00 DR		
11/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183966988 1120		30,800.00 DR		
11/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 183969645 Loan to Iugis AU		300,000.00 DR		
11/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184027353 397844		550,000.00 DR		
11/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184027271 397838		1,100,000.00 DR		4,116,777.43 CR
15/06/2021	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
15/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184115095 Loan to IIG		3,000.00 DR		
15/06/2021	AUTOMATIC DRAWING 126464 BNY Trust Compan FORUM FROUP		13,606.11 DR		
15/06/2021	AUTOMATIC DRAWING 126463 BNY Trust Compan FORUM GROUP		14,875.00 DR		
15/06/2021	TRANSFER DEBITS TT3021872624 Payment-Id 184018315IUGIS DMCC		64,183.68 DR		
15/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184142554 Loan to 286 Carlis		160,000.00 DR		
15/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184117230 Loan to Env Aus		500,000.00 DR		
15/06/2021	TRANSFER DEBITS TT3021877545 Payment-Id 184142417MAZCON		989,111.86 DR		2,369,887.78 CR
16/06/2021	TRANSFER CREDITS FORUM GROUP PTY LTD Loan to FGFS			70,000.00 CR	
16/06/2021	AUTOMATIC DRAWING XeroAUIINV_Jg65terd XEROAUSTRALIAPTY FORUM GRP FS		49.40 DR		
16/06/2021	TRANSFER DEBITS Sydney Olympic Footb184211767 Loan to SOFC		40,000.00 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
16/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184268613 Loan to Env Aus		78,000.00 DR		
16/06/2021	TRANSFER DEBITS TT3021880614 Payment-Id 184202317MAZCON		990,993.85 DR		
16/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184267969 Loan to Env Aus		1,330,000.00 DR		844.53 CR
17/06/2021	INTER-BANK CREDIT RTGS (ANZ-001432) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			3,000,000.00 CR	
17/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184270240 Kerim Baba - Water		56.40 DR		
17/06/2021	AUTOMATIC DRAWING RTA2987021019 E-TOLL PH 131865 Forum group Fina		80.00 DR		3,000,708.13 CR
21/06/2021	AUTOMATIC DRAWING RTA2988680456 E-TOLL PH 131865 Forum group Fina		80.00 DR		
21/06/2021	AUTOMATIC DRAWING 00888136 VW FINANCE FORUM GROUP FINA		1,740.47 DR		
21/06/2021	AUTOMATIC DRAWING 70246 Forum Group - OK Forum Group Fina		4,577.53 DR		
21/06/2021	AUTOMATIC DRAWING 70246 Forum Group - OK Forum Group Fina		4,577.53 DR		
21/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184411427 Loan to 6 Bulkara		5,000.00 DR		2,984,732.60 CR
22/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184633985 Loan to Berkeley		26,000.00 DR		
22/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184633638 Loan to Iugis AU		400,000.00 DR		2,558,732.60 CR
23/06/2021	TRANSFER DEBITS Aksara Holding Pty L184634201 Aksara Petrol T3		7,875.00 DR		
23/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184679435 397917		2,200,000.00 DR		350,857.60 CR
24/06/2021	INTER-BANK CREDIT RTGS (ANZ-000699) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			520,000.00 CR	
24/06/2021	TRANSFER DEBITS Internet Transfer PYMT-ID 184802504 Loan to Iugis Au		300,000.00 DR		570,857.60 CR
25/06/2021	AUTOMATIC DRAWING RTA2992794803 E-TOLL PH 131865 Forum group Fina		80.00 DR		570,777.60 CR
29/06/2021	MISCELLANEOUS DEBIT NAB Connect Fee Access and Usage		634.80 DR		570,142.80 CR

End of report

Balance Sheet

Forum Group Financial Services Pty Ltd

As at 30 June 2021

Account	30 Jun 2021	30 Jun 2020	30 Jun 2019
Assets			
Bank			
Forum Group Financial Services	570,142.80	2,874,731.40	6,156,959.21
Total Bank	570,142.80	2,874,731.40	6,156,959.21
Current Assets			
Accounts Receivable	204,773.80	0.00	0.00
Loan - CTEX Global	<u>200,000.00</u>	200,000.00	0.00
Loan - Kew Avenue Pty Ltd	<u>52,500.00</u>	52,500.00	52,500.00
Loan - VT	<u>260,341.38</u>	184,001.24	4,481.56
Prepayments	30,879.39	8,677.67	3,267.56
Total Current Assets	748,494.57	445,178.91	60,249.12
Fixed Assets			
2-4 Atherton Road, Oakleigh	4,210,000.00	4,210,000.00	4,210,000.00
Office Equipment	5,800,000.00	0.00	0.00
Vehicles	2,948,730.28	1,465,832.86	84,025.00
Total Fixed Assets	12,958,730.28	5,675,832.86	4,294,025.00
Non-current Assets			
Clearing Account - FG Future Fund NMF/HP/WL/BHO	13,516,218.43	0.00	0.00
Clearing Account - FG NMF Non-Future Funded Deals	1,534,814.50	3,078,703.98	0.00
Clearing Account - Forum Group	(48,114.81)	(48,114.81)	2,088,750.00
Clearing Account - Forum Group Tranche 1	323,304.07	349,443.52	2,746,647.08
Clearing Account - Forum Group Tranche 2	673,870.96	1,757,959.67	0.00
Clearing Account - Future Funded BHO	6,662,704.37	6,662,704.37	(1,676,321.27)
Clearing Account - Future Funded HP	2,767,096.12	2,767,096.12	1,348,917.26
Clearing Account - Future Funded NMF	55,081,409.40	55,081,409.40	42,253,896.84
Clearing Account - Future Funded WL	3,840,548.19	3,840,548.19	2,920,008.45
Clearing Account - Purchased NMF Future Funded Contracts	22,114,124.12	21,692,104.02	7,860,522.02
Erim Downs	<u>200,000.00</u>	200,000.00	0.00
Giamouridis	<u>10,111,898.56</u>	5,721,215.10	149,518.46
iFish Finance Pty Ltd	140,000.00	0.00	0.00
Loan - 1160 Glen Huntly Road	<u>900,473.34</u>	884,381.90	0.00
Loan - 123 High St, Taradale	<u>53,353.43</u>	62,803.31	0.00
Loan - 14 James Street Pty Ltd	<u>2,838,193.39</u>	1,738,936.00	0.00
Loan - 14 Kirwin Road, Morwell	<u>255,794.93</u>	9,090.91	0.00
Loan - 160 Murray Valley Hwy, Lake Boga	<u>185,202.74</u>	9,090.91	0.00
Loan - 193 Carlisle Street Enterprises Pty Ltd	<u>30,304.64</u>	30,304.64	0.00
Loan - 22 High Street, Rushworth	<u>25,274.64</u>	9,090.91	0.00
Loan - 275 High St, Golden Square	<u>222,213.74</u>	245,445.25	0.00
Loan - 286 Carlisle Street Pty Ltd	<u>2,202,000.00</u>	0.00	0.00
Loan - 31 Ellerman Street, Dimboola	<u>110,261.69</u>	9,090.91	0.00
Loan - 4 Cowslip St, Violet Town	<u>221,623.21</u>	251,623.78	0.00
Loan - 5 Bulkara	<u>3,712,011.85</u>	3,124,028.09	2,589,203.40
Loan - 55 Nolan Street, Maryborough	<u>123,906.95</u>	9,090.91	0.00
Loan - 6 Bulkara	<u>4,944,239.06</u>	0.00	0.00
Loan - 64-66 Berkeley St, Hawthorn	<u>1,865,508.30</u>	400,000.00	0.00
Loan - 65 Nelson Street Enterprises Pty Ltd	0.00	30,363.10	0.00
Loan - 8-12 Natalia Ave Oakleigh Pty Ltd	<u>2,122,155.18</u>	1,236,703.75	0.00
Loan - 89 Betka Road, Mallacoota	<u>93,201.89</u>	9,090.91	0.00
Loan - 9 Gregory Street, Ouyen	<u>18,968.58</u>	9,090.91	0.00
Loan - 9 Main St, Derrinallum	<u>85,135.59</u>	113,425.18	0.00
Loan - Ellinikos Tourismos/Mazcon	<u>16,347,143.74</u>	3,105,966.18	2,764,401.44
Loan - FGOc	<u>4,567,331.64</u>	3,930,301.95	0.00
Loan - Forum Enviro	<u>4,339,695.10</u>	3,450,385.84	0.00
Loan - Forum Group/Enviro	<u>1,836,754.24</u>	0.00	0.00
Loan - Intrashield Investment Group Pty Ltd	<u>51,733.09</u>	0.00	0.00
Loan - Iugis	<u>26,281,598.64</u>	1,527,500.71	9,499.00
Loan - Iugis (EU) GmbH	<u>1,197,791.11</u>	1,112,268.12	421,999.07
Loan - Iugis Energy SA	<u>572,382.37</u>	0.00	0.00
Loan - Iugis Hellas IKE	<u>895,828.16</u>	121,545.12	46,951.90
Loan - Iugis Holdings Limited	<u>16,120,770.75</u>	10,122,926.17	5,975.75
Loan - Iugis UK Ltd	<u>6,526,810.05</u>	4,740,718.33	1,177,721.70

Loan - Iugis Waste Solutions Pty Ltd	1,000,427.43	0.00	0.00
Loan - Mark Menzies	300,000.00	300,000.00	50,000.00
Loan - Matt Ingram Family Trust	1,002,500.00	0.00	0.00
Loan - Orca Comercio De Sistemas Ambientais Ltd	71,493.07	66,989.48	13,157.71
Loan - Orca Enviro Systems Pty Ltd	0.00	80,736.42	472,330.98
Loan - Orca Environmental Solutions DMCC	3,189,665.27	888,974.35	559,867.89
Loan - Orca Global Financial Services Ltd	48,609.08	48,609.08	23,834.18
Loan - Other Related Parties	404,710.00	401,404.00	399,990.00
Loan - Palante Pty Ltd	2,621,939.81	926,682.00	270,255.00
Loan - SOFC	3,343,403.37	2,651,474.51	405,871.53
Loan - Tesoriero Investment Group Pty Ltd	1,159,393.34	960,347.00	0.00
Loan to Iugis Investments for Autonomous Energy	4,548,209.90	0.00	0.00
Loan to Spartan Consulting Group	1,419,324.77	879,583.23	878,923.23
Loans - 23 Margaret Street	687,741.90	364,638.17	248,614.42
Loans - 26 Edmonstone Road	614,628.95	475,256.00	70,563.82
Loans - Canner Investments	1,180,315.82	1,037,122.98	928,200.77
Loans - Intrashield	1,283,130.10	958,046.92	1,096,315.61
New Finance Book - Forum Group	5,661,453.42	141,885.91	0.00
New Finance Book - Iugis AU	3,379,025.51	3,955,434.29	0.00
New Finance Book - Iugis UK	670,096.74	920,560.74	0.00
New Finance Book - Surfacede	2,059,440.00	2,346,440.00	0.00
Problem Contracts	400,729.41	0.00	0.00
Property - Bond Paid	9,408.00	(7,350.00)	(7,350.00)
Refinance Balance to Clear	5,013,005.00	0.00	0.00
Shares Purchased	1,390,000.00	140,000.00	0.00
TG Digesters	964,893.80	561,234.95	0.00
Total Non-current Assets	258,089,080.64	155,494,403.38	70,118,266.24
Total Assets	272,366,448.29	164,490,146.55	80,629,499.57

Liabilities

Current Liabilities			
Accounts Payable	10,644,789.34	7,020,781.63	649,093.11
Accrued Annual Leave Liability	0.00	4,129.27	0.00
GST	(21,682,406.35)	(11,060,061.43)	(2,448,764.86)
PAYG Withholdings Payable	2,144.00	2,960.00	0.00
Rounding	0.00	0.00	0.02
Superannuation Payable	0.00	1,037.68	0.00
Suspense	(409,155.06)	(3,015.00)	(9,948.73)
Total Current Liabilities	(11,444,628.07)	(4,034,167.85)	(1,809,620.46)
Non-current Liabilities			
Accruals	10,337,427.81	10,344,304.74	10,435,671.76
Chattel Mortgage - Audi RSQ8	260,565.20	0.00	0.00
Chattel Mortgage - Porsche GT2 RS	572,347.13	666,159.05	0.00
Chattel Mortgage - Porsche GT4	186,694.24	207,579.88	0.00
Clearing Account - BHO	178,296,233.27	145,834,107.27	59,816,469.27
Clearing Account - HP Finance	(10,123,401.75)	(6,845,519.31)	(3,946,005.57)
Clearing Account - NZ	40,362,063.45	28,693,509.74	11,192,385.00
Clearing Account - SMBC	60,990,674.07	(7,201,235.40)	(70,235.40)
Clearing Account - SocGen via BHO	8,987,198.00	0.00	0.00
Loan - Forum Enviro (Aust)	1,137,916.47	0.00	0.00
Loan - MAIA Financial	3,861,000.00	3,861,000.00	3,861,000.00
Loan - NMF	(39,729.36)	(39,729.36)	28,221.73
Loan - Think Tank - 126463	2,910,750.00	3,000,000.00	3,000,000.00
Loan - Think Tank - 126464	59,903.50	212,668.06	342,736.70
Unexpired Term Interest	(102,652.50)	(106,636.60)	0.00
Total Non-current Liabilities	297,696,989.53	178,626,208.07	84,660,243.49
Total Liabilities	286,252,361.46	174,592,040.22	82,850,623.03
Net Assets	(13,885,913.17)	(10,101,893.67)	(2,221,123.46)

Equity

Current Year Earnings	(3,784,019.50)	(7,130,770.21)	(1,731,429.65)
Owner A Share Capital	(750,000.00)	(750,000.00)	0.00
Retained Earnings	(9,351,893.67)	(2,221,123.46)	(489,693.81)
Total Equity	(13,885,913.17)	(10,101,893.67)	(2,221,123.46)

MinterEllison

27 July 2021

BY EMAIL: cnehme@fortislaw.com.au

Christopher Nehme
Partner
Fortis Law
Level 11, 75 Elizabeth Street
Sydney NSW 2000

Dear Mr Nehme

**Westpac Banking Corporation v Forum Finance Pty Limited & Ors - Federal Court of Australia
Proceeding NSD616/2021 (Proceedings)**

1. We refer to the affidavit sworn by your client on 21 July 2021 in accordance with paragraph 8 of the Annexure A freezing order made against your client in the Proceedings (**Tesoriero Affidavit**).
2. The Tesoriero Affidavit appears to be deficient in that it either does not disclose your client's interest in all of the assets of which we are aware, or it does not contain up to date information in relation to the value of the assets which are referred to in the affidavit.
3. The Tesoriero Affidavit, by way of example only:
 - (a) does not disclose your client's interest in the race team or Audi race car that your client races in, among potentially other series, the Fanatec GT World Challenge Australia series. Nor does the Tesoriero Affidavit disclose whether your client receives any sponsorship, or has any other interest in the team sponsored by Forum for which he appears to race;
 - (b) does not disclose any interest in the cafe business referred to in paragraph 10A of the Annexure A freezing order made against your client (the lease for which is referred to on page 16 of the Tesoriero Affidavit); and
 - (c) in setting out the value of various properties, does not appear to take into account the value of any construction or improvements that have been carried out since they were acquired by your client or interests associated with him. For example, it appears that since the properties at 5 and 6 Bulkara Street have been acquired, a property has been built on 6 Bulkara Street.
4. Please provide, by no later than 2pm on 29 July 2021, information in relation to the matters raised in paragraph 3 above, including whether your client intends to provide a supplementary affidavit that updates the information he has provided in the Tesoriero Affidavit to update any information that has not been included and to provide the information that your client indicated would be provided (see for example paragraph 15 and 16 of the Tesoriero Affidavit).
5. In addition, arising out of the information and the documents referred to in the Tesoriero Affidavit, we attach by way of service the following documents addressed to your client:
 - (a) a notice to produce a document in an affidavit, in Form 39; and
 - (b) a notice to produce, in Form 61 seeking production to the Court on 3 August 2021.

6. All of our client's rights are reserved.

Yours faithfully
MinterEllison

A handwritten signature in cursive script that reads "MinterEllison".

Caitlin Murray
Partner

Contact: Anthony Sommer T: +61 2 9921 4182
anthony.sommer@minterellison.com
Partner: Caitlin Murray T: +61 2 9921 4279
OUR REF: 1353397

ASIC EXTRACT SNAPSHOT

CURRENT ORGANISATION DETAILS

Date Extracted	29/08/2021
ACN	643 838 626
ABN	-
Current Name	8-12 NATALIA AVE OAKLEIGH PTY LTD
Registered In	Victoria
Registration Date	26/08/2020
Review Date	26/08/2022
Company Type	ACN (Australian Company Number)
Current Directors	1
Current Secretaries	1

Start Date	26/08/2020
Name	8-12 NATALIA AVE OAKLEIGH PTY LTD
Name Start Date	26/08/2020
Status	Registered
Type	Australian Proprietary Company
Class	Limited By Shares
Sub Class	Proprietary Company
Disclosing Entity	No
Document No.	

Share Structure (Displaying Top 4 Only)

[Go to Full ASIC Results](#)

Class	Class Type	Shares Issued	Amount Paid
ORD	ORDINARY	100	\$100.00

(creditor)watch - Credit Score (558)

[Go to Full Credit Report](#)

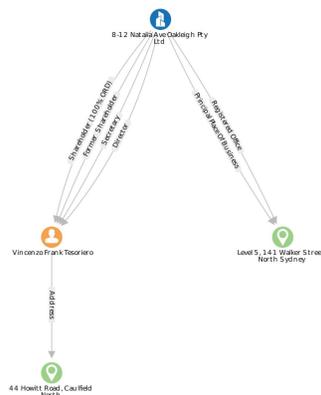


Risk Data Summary

Court Judgments	0	Payment Defaults	0	Insolvency Notices	0	Mercantile Enquiries	0	Credit Enquiries	8
-----------------	---	------------------	---	--------------------	---	----------------------	---	------------------	---

REVEAL - Company Visualisation

[Go to full workspace](#)



ASIC Data Extracted 29/08/2021 at 16:18

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

This On-File Report is a company extract that at the time of order (29/09/2021), was already held by InfoTrack and had not changed since it was last ordered on 29/08/2021.

- 643 838 626 8-12 NATALIA AVE OAKLEIGH PTY LTD -

ACN (Australian Company Number):	643 838 626	Document No.
ABN:		
Current Name:	8-12 NATALIA AVE OAKLEIGH PTY LTD	
Registered in:	Victoria	
Registration Date:	26/08/2020	
Review Date:	26/08/2022	
Company Bounded By:		

- Current Organisation Details -

Name:	8-12 NATALIA AVE OAKLEIGH PTY LTD
Name Start Date:	26/08/2020
Status:	Registered
Type:	Australian Proprietary Company
Class:	Limited By Shares
Sub Class:	Proprietary Company

- Company Addresses -

- Registered Office		1EQC71522
Address:	LEVEL 5 141 WALKER STREET NORTH SYDNEY NSW 2060	
Start Date:	26/08/2020	

- Principal Place of Business		1EQC71522
Address:	LEVEL 5 141 WALKER STREET NORTH SYDNEY NSW 2060	
Start Date:	26/08/2020	

- Company Officers -

Note:

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

* Check documents listed under ASIC Documents Received for recent changes.

Director

Name: VINCENZO FRANK TESORIERO 1EQC71522
Address: 44 HOWITT ROAD CAULFIELD NORTH VIC 3161
Birth Details: 21/12/1980 MELBOURNE VIC
Appointment Date: 26/08/2020
Cease Date: //

Secretary

Name: VINCENZO FRANK TESORIERO 1EQC71522
Address: 44 HOWITT ROAD CAULFIELD NORTH VIC 3161
Birth Details: 21/12/1980 MELBOURNE VIC
Appointment Date: 26/08/2020
Cease Date: //

- Share Structure -

Current

Class: ORDINARY 1EQC71522
Number of Shares Issued: 100
Total Amount Paid / Taken to be Paid: \$100.00
Total Amount Due and Payable: \$0.00

Note:

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

- Share/Interest Holding -

Current

- Holding -

Class: ORD **Number Held:** 100 7EBB09537
Beneficially Owned: Yes **Fully Paid:** Yes

- Members -

Name: VINCENZO FRANK TESORIERO

Address: 44 HOWITT ROAD CAULFIELD NORTH VIC 3161
Joint Holding: No

Ceased/Former

- Holding -

Class:	ORD	Number Held:	100	1EQC71522
Beneficially Owned:	No	Fully Paid:	Yes	

- Members -

Name: VINCENZO FRANK TESORIERO
Address: 44 HOWITT ROAD CAULFIELD NORTH VIC 3161
Joint Holding: No

- External Administration Documents -

[There are no external administration documents held for this organisation.](#)

- Charges -

[There are no charges held for this organisation.](#)

Notes:

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced. At that time ASIC transferred all details of current charges to the PPS Registrar. ASIC can only provide details of satisfied charges prior to that date. Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, www.ppsr.gov.au. InfoTrack may cap documents for on-file searches to 250.

- Document List -

Notes:

- * Documents already listed under Registered Charges are not repeated here.
- * Data from Documents with no Date Processed are not included in this Extract.
- * Documents with '0' pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.
- * The document list for a current/historical extract will be limited unless you requested ALL documents for this extract.
- * In certain circumstances documents may be capped at 250.

Form Type	Date Received	Date Processed	No. Pages	Effective Date	Document No.
484	06/10/2020	06/10/2020	2	06/10/2020	7EBB09537
484N	Change to Company Details Changes to (Members) Share Holdings				
201	26/08/2020	26/08/2020	3	26/08/2020	1EQC71522
201C	Application For Registration as a Proprietary Company				

- Company Contact Addresses -

*** End of Document ***

Risk Data

Summary

Court Actions:	0
Payment Defaults:	0
ASIC Published Notices:	0
Mercantile Enquiries:	0
Critical ASIC Documents:	0
Credit Score:	558
Credit Enquiries - Last 5 Years:	8
Credit Enquiries - Last 12 Months:	8

Credit Report

Court Actions

Plaintiff	Action	Action Amount	Action Date	Nature of claim	Proceeding #	Location
-----------	--------	---------------	-------------	-----------------	--------------	----------

There are currently no court actions registered.

Court action information is supplied to CreditorWatch by the courts. We rely on the courts to provide up to date and accurate information and therefore CreditorWatch cannot guarantee that all actions are included. This report includes action information from the Magistrates courts in NSW, QLD, SA, VIC, and WA.

Payment Defaults

Default Posted By	Document Type	Amount Outstanding	Date Added	Payment Due Date	Part Payment Made	Default Settled
-------------------	---------------	--------------------	------------	------------------	-------------------	-----------------

There are currently no defaults registered.

ASIC Published Notices

Date	Title
------	-------

There are currently no ASIC Published Notices registered.

Registered Mercantile Enquiries

Enquiry Date	Mercantile Agent
--------------	------------------

There are no mercantile enquiries registered.

Credit Score

The score is a statistically based score indicating an entity's credit worthiness. The score ultimately ranks entities based on their riskiness and is designed to assist you in making more informed and consistent credit decisions.

The score is based between 0 and 850 index points with a higher score considered lower risk while lower scores are deemed to be riskier entities. It should be used in partnership with your internal credit procedures and policies.

Credit Rating Grade: C2

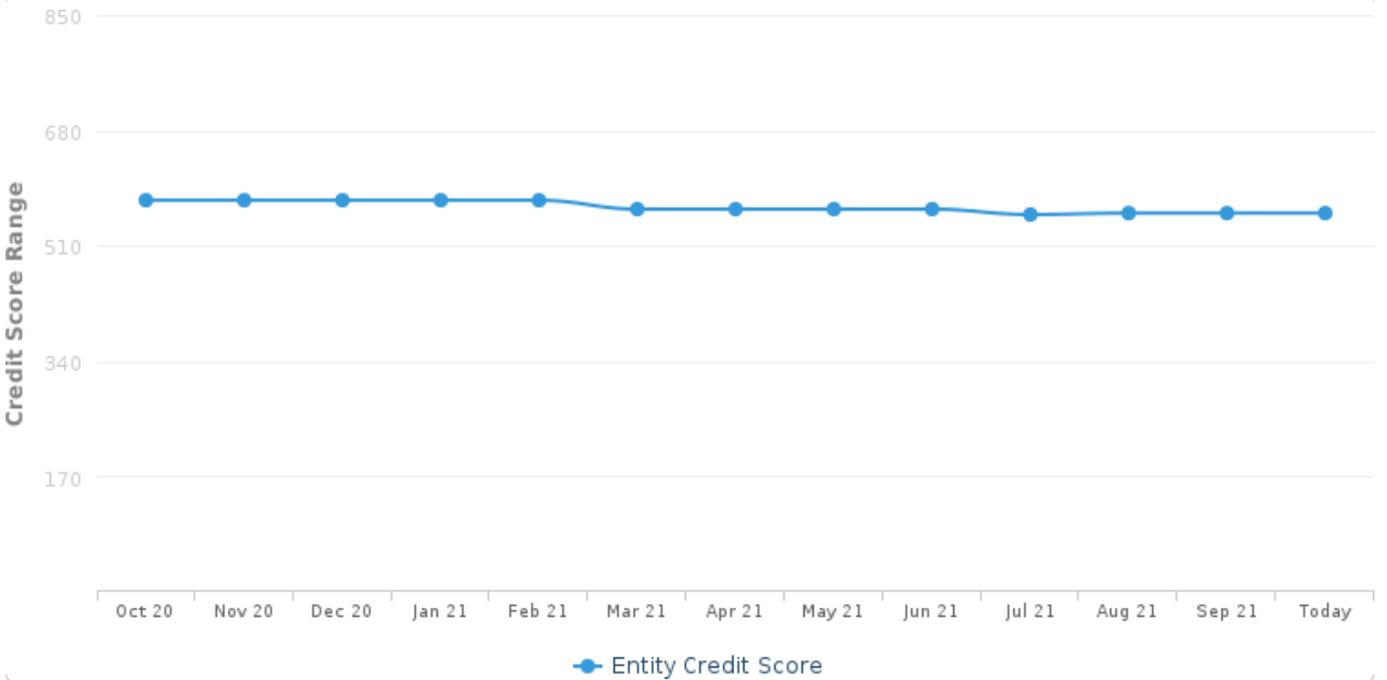
Risk Level: Acceptable

Credit Advice for C2 rating: Entity has an adequate aptitude to meet credit commitments. Unfavourable business, financial, or economic conditions will likely impair the capacity or willingness to meet financial commitments. Extend terms, closely monitor ongoing payment behaviour.

Entity has a 6.50% chance of failure within the next 12 months



Historical Credit Scores



Recommendations

Credit Rating	Risk Category	Recommendation
A1, A2, A3	Very Low	Entity has a very strong aptitude to meet credit commitments. Extend terms within consideration.
B1, B2	Low	Entity has a strong aptitude to meet credit commitments. Unfavourable economic conditions may lead to a weakened capability to meet financial commitments. Extend terms within consideration.
B3, C1	Neutral	Entity currently has the aptitude to meet credit commitments. Unfavourable business, financial, or economic conditions may impair ability to meet financial commitments. Extend terms and monitor ongoing payment behaviour.

Credit Rating Risk Category Recommendation

C2	Acceptable	Entity has an adequate aptitude to meet credit commitments. Unfavourable business, financial, or economic conditions will likely impair the capacity or willingness to meet financial commitments. Extend terms, closely monitor ongoing payment behaviour.
C3	Borderline	Entity is vulnerable and the aptitude to meet credit commitments is dependent upon favourable business, financial, and economic conditions. Trade with caution, closely monitor and consider your payment terms.
D1, D2, D3	High	Entity is currently highly vulnerable. COD trading highly recommended.
E	Impaired	Entity is currently highly vulnerable to non-payment and default. Trading eligibility must be considered.
F	Default	Entity has become insolvent or does not have the ability to trade

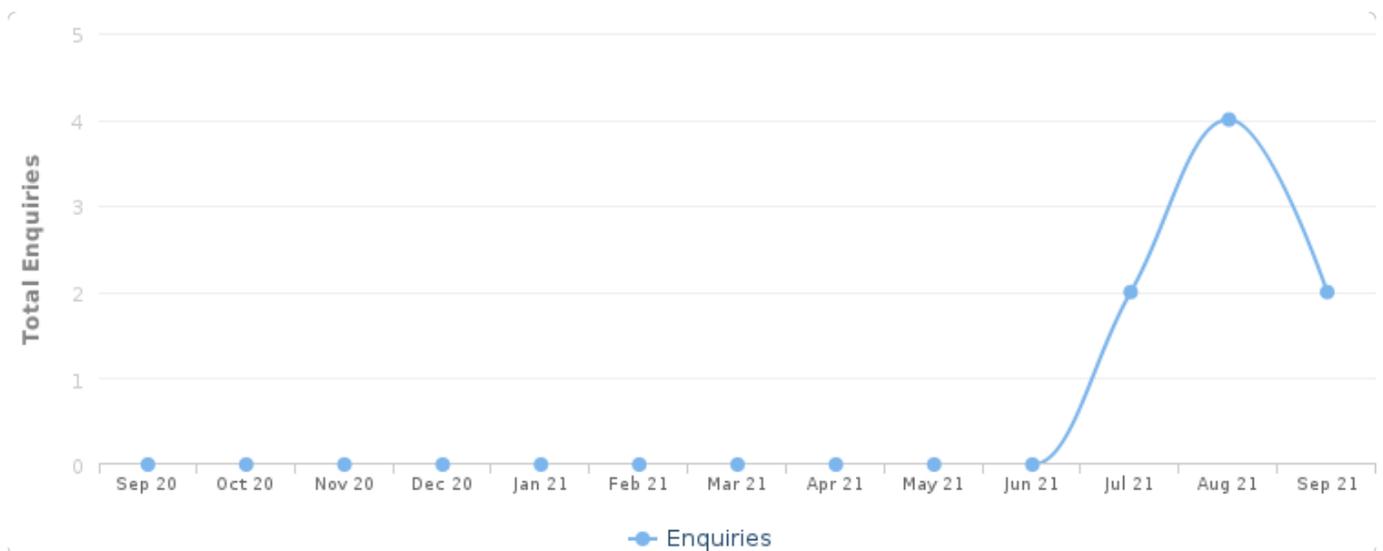
score v.20150123a

Please note that the score and recommendation should be used in partnership with your company's internal credit procedures and policies. The score should not be used as the sole reason in making a decision about the entity.

Credit Enquiries

Entity has 8 credit enquiries within the last 5 years.
Entity has 8 credit enquiries within the last 12 months.

Credit Enquiries (Last 12 Months)



Ordered by Industry (Last 12 Months)

Industry	Number of Enquiries
Professional, Scientific and Technical Services (M)	8
TOTAL ENQUIRIES	8

Ordered by Date (Last 12 Months)

Industry	Date
Professional, Scientific and Technical Services (M)	29-09-2021
Professional, Scientific and Technical Services (M)	16-09-2021

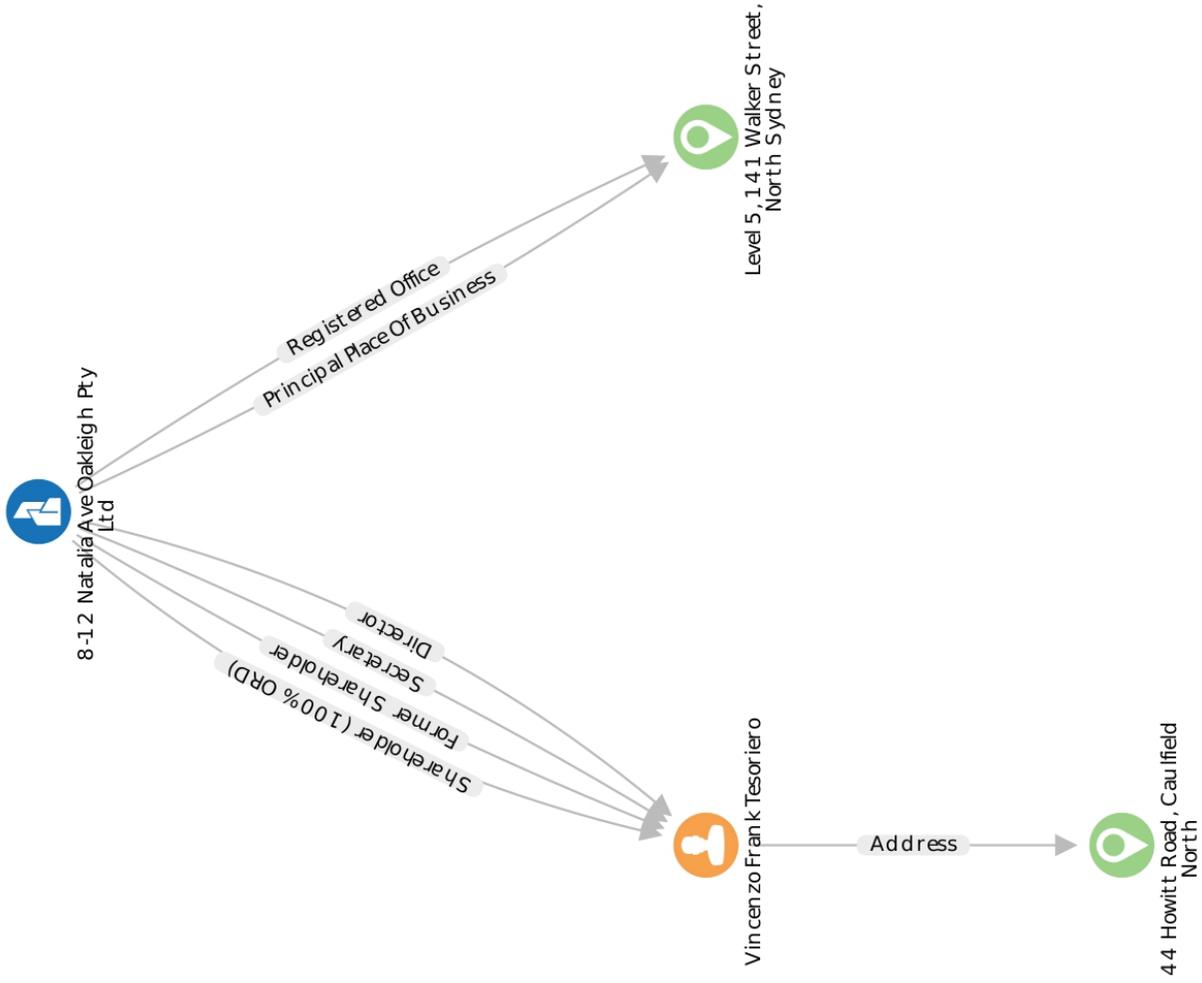
Industry	Date
Professional, Scientific and Technical Services (M)	29-08-2021
Professional, Scientific and Technical Services (M)	12-08-2021
Professional, Scientific and Technical Services (M)	06-08-2021
Professional, Scientific and Technical Services (M)	04-08-2021
Professional, Scientific and Technical Services (M)	14-07-2021
Professional, Scientific and Technical Services (M)	06-07-2021

Historical Timeline

Date	Type	Notes
06-10-2020	ASIC Document	#7EBB09537 Form 484 Change to Company Details Changes to (Members) Share Holdings
26-08-2020	ASIC Document	#1EQC71522 Form 201 Application For Registration as a Proprietary Company

Disclaimer

CreditorWatch is committed to ensuring that the information provided is accurate and comprehensive however due to data being received from sources not controlled by CreditorWatch we cannot guarantee that it is complete, verified or free of errors. The information should therefore be used in conjunction with your own investigations and you should not rely solely on this information when making credit or financial decisions. To the extent permitted by law, CreditorWatch will not be held responsible for any errors or omissions therein concerning the information sourced and published in its publications, websites, API or emails.



Loan - 8-12 Natalia Ave Oakleigh Pty Ltd Transactions

Forum Group Financial Services Pty Ltd

For the period 1 July 2010 to 5 August 2021

Date	Source	Description	Reference	Currency	Debit (Source)	Credit (Source)	Debit (AUD)	Credit (AUD)	Running Balance (AUD)
Loan - 8-12 Natalia Ave Oakleigh Pty Ltd									
Opening Balance							0.00	0.00	0.00
19 Dec 2019	Spend Money	12 Natalia - Deposit for 12 Natalia		AUD	586,000.00	0.00	586,000.00	0.00	586,000.00
28 Feb 2020	Payable Invoice	Metier3 Pty Ltd - Works completed since commencement to 28 Feb 20 - 8-12 Natalia Avenue, Oakleigh South	9792	AUD	10,173.75	0.00	10,173.75	0.00	596,173.75
15 Apr 2020	Payable Invoice	Contour Consultants Aust Pty Ltd - Services provided to 31 March 2020 at 8-12 Natalia Avenue	334838	AUD	2,041.25	0.00	2,041.25	0.00	598,215.00
04 May 2020	Payable Invoice	Contour Consultants Aust Pty Ltd - Services provided from 1 April to 30 April2020 at 8-12 Natalia Avenue	334872	AUD	2,328.75	0.00	2,328.75	0.00	600,543.75
04 Jun 2020	Payable Invoice	Metier3 Pty Ltd - Works completed 01 March 2020 and 31 May 2020 - 8-12 Natalia Avenue, Oakleigh South (\$48,848.75 total claimed - \$10,173.75 previo	9841	AUD	38,675.00	0.00	38,675.00	0.00	639,218.75
09 Jun 2020	Spend Money	12 Natalia - Natalia Deposit		AUD	586,000.00	0.00	586,000.00	0.00	1,225,218.75
09 Jun 2020	Payable Invoice	Leigh Design - Preparation of a waste management plan for development listed at 8-12 Natalia Avenue	9695	AUD	1,180.00	0.00	1,180.00	0.00	1,226,398.75
30 Jun 2020	Payable Invoice	Edge Group - Soil Contamination Assessment for Oakleigh South	01001425	AUD	7,905.00	0.00	7,905.00	0.00	1,234,303.75
30 Jun 2020	Payable Invoice	WRAP Engineering Pty Ltd - Phase 1: Town Planning/Concept Design - 8-12 Natalia Avenue	1706	AUD	2,400.00	0.00	2,400.00	0.00	1,236,703.75
01 Aug 2020	Payable Invoice	Metier3 Pty Ltd - Works completed 01 June 2020 and 30 June 2020 - 8-12 Natalia Avenue, Oakleigh South (\$91,576.25 total claimed - \$48,848.75 previo	9859	AUD	42,727.50	0.00	42,727.50	0.00	1,279,431.25
03 Aug 2020	Payable Invoice	Mitchell Brandtman - Professional fees for Quantity Surveying Services - 8-12 Natalia Avenue	31844	AUD	7,000.00	0.00	7,000.00	0.00	1,286,431.25
04 Aug 2020	Spend Money	12 Natalia - Internet Transfer PYMT-ID 164670895 Natalia Payment		AUD	200,000.00	0.00	200,000.00	0.00	1,486,431.25
18 Aug 2020	Payable Invoice	Metier3 Pty Ltd - Works completed 01 July 2020 and 31 July 2020 - 8-12 Natalia Avenue, Oakleigh South (\$105,621.25 total claimed - \$91,576.25 previo	9875	AUD	14,045.00	0.00	14,045.00	0.00	1,500,476.25
19 Aug 2020	Payable Invoice	Nobelius - Title Re-Establishment and Feature & Level Survey and preparation of the plan for 8-12 Natalia Avenue	11387-06	AUD	3,800.00	0.00	3,800.00	0.00	1,504,276.25
16 Sep 2020	Spend Money	12 Natalia - Loan to 8-12 Natalia for Charter Keck Cramer 01244482		AUD	16,500.00	0.00	16,500.00	0.00	1,520,776.25
29 Sep 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0116	AUD	11,000.00	0.00	11,000.00	0.00	1,531,776.25
29 Sep 2020	Spend Money	PEOPL Group - Internet Transfer PYMT-ID 168021435 Peopl Group 1211		AUD	1,650.00	0.00	1,650.00	0.00	1,533,426.25
27 Oct 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0131	AUD	10,657.63	0.00	10,657.63	0.00	1,544,083.88
29 Oct 2020	Spend Money	8-12 Natalia Avenue Oakleigh Pty Ltd - Internet Transfer PYMT-ID 169904516 Loan to Natalia		AUD	1,000.00	0.00	1,000.00	0.00	1,545,083.88
01 Nov 2020	Manual Journal	Loan Interest - QE Sep20 - Natalia Loan Interest - QE Sep20	#8735	AUD	38,335.66	0.00	38,335.66	0.00	1,583,419.54
16 Nov 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0137	AUD	6,127.00	0.00	6,127.00	0.00	1,589,546.54
16 Nov 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0140	AUD	4,214.02	0.00	4,214.02	0.00	1,593,760.56
16 Nov 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0139	AUD	2,640.00	0.00	2,640.00	0.00	1,596,400.56
16 Nov 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0141	AUD	3,773.00	0.00	3,773.00	0.00	1,600,173.56
16 Nov 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0138	AUD	2,205.50	0.00	2,205.50	0.00	1,602,379.06
26 Nov 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0143	AUD	27,000.88	0.00	27,000.88	0.00	1,629,379.94
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0157	AUD	18,506.13	0.00	18,506.13	0.00	1,647,886.07
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0154	AUD	45,263.63	0.00	45,263.63	0.00	1,693,149.70
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0158	AUD	24,018.50	0.00	24,018.50	0.00	1,717,168.20
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0151	AUD	22,000.00	0.00	22,000.00	0.00	1,739,168.20
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0159	AUD	7,150.00	0.00	7,150.00	0.00	1,746,318.20
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0153	AUD	7,316.06	0.00	7,316.06	0.00	1,753,634.26
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0156	AUD	45,263.63	0.00	45,263.63	0.00	1,798,897.89
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0152	AUD	22,000.00	0.00	22,000.00	0.00	1,820,897.89
31 Dec 2020	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0155	AUD	33,000.00	0.00	33,000.00	0.00	1,853,897.89
01 Jan 2021	Manual Journal	Loan Interest - QE Dec20 - Natalia Loan Interest - QE Sep20	#10296	AUD	46,347.45	0.00	46,347.45	0.00	1,900,245.34
03 Feb 2021	Spend Money	8-12 Natalia Avenue Oakleigh Pty Ltd - loan to Natalia		AUD	10,000.00	0.00	10,000.00	0.00	1,910,245.34
03 Feb 2021	Payable Payment	Payment: Contour Consultants Aust Pty Ltd	336127	AUD	0.00	5,396.88	0.00	5,396.88	1,904,848.46
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0183	AUD	2,502.50	0.00	2,502.50	0.00	1,907,350.96
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0182	AUD	15,974.75	0.00	15,974.75	0.00	1,923,325.71
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0194	AUD	42,603.00	0.00	42,603.00	0.00	1,965,928.71
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0192	AUD	2,750.00	0.00	2,750.00	0.00	1,968,678.71
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0190	AUD	15,664.00	0.00	15,664.00	0.00	1,984,342.71
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0191	AUD	330.00	0.00	330.00	0.00	1,984,672.71
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0195	AUD	2,997.50	0.00	2,997.50	0.00	1,987,670.21
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0184	AUD	15,664.00	0.00	15,664.00	0.00	2,003,334.21
19 Mar 2021	Receivable Payment	Payment: 8-12 Natalia Avenue Oakleigh Pty Ltd	INV-0181	AUD	32,914.75	0.00	32,914.75	0.00	2,036,248.96
31 Mar 2021	Manual Journal	Loan Interest - QE Mar21 - Natalia Loan Interest - QE Mar21	#11484	AUD	50,906.22	0.00	50,906.22	0.00	2,087,155.18
02 Jun 2021	Spend Money	8-12 Natalia Avenue Oakleigh Pty Ltd - Internet Transfer PYMT-ID 183343910 loan to Natalia		AUD	35,000.00	0.00	35,000.00	0.00	2,122,155.18
Total Loan - 8-12 Natalia Ave Oakleigh Pty Ltd							2,127,552.06	5,396.88	2,122,155.18
Closing Balance							0.00	0.00	2,122,155.18
Total							0.00	0.00	2,127,552.06

This report uses the most up-to-date exchange rate data available from XE.com to convert foreign currency to base currency, unless you've entered your own rate.

TRUST ACCOUNT RECEIPT



RECEIPT NO. 150
DATE 09 JUN 2020
ISSUED BY MAREE FILOPOULOS

COMPANY NAME Buxton Oakleigh Pty Ltd
COMPANY ADDRESS 21-23 Atherton Road, Oakleigh, VIC
3166, Australia
PHONE 95642288
EMAIL oakleigh@buxton.com.au
ACN 613 527 389
ABN 79 613 527 389

VENDOR Placelea Pty. Ltd.
PROPERTY 8-12 Natalia Avenue, Oakleigh South, VIC 3167,
Australia

RECEIVED FROM
RECEIPT FROM
Vincenzo Tesoriero

OF
Level 5/141 Walker Street, North Sydney

TO ACCOUNT
LEDGER NAME NATA8-12
VENDOR Placelea Pty. Ltd.
PURCHASER
Vincenzo Tesoriero
PROPERTY ADDRESS
8-12 Natalia Avenue, Oakleigh South, VIC 3167, Australia
TRUST ACCOUNT
Buxton (Oakleigh) Comm & Industrial

RECEIPT DETAILS

RECEIPT TYPE	DESCRIPTION	AMOUNT
EFT	Balance of deposit	\$586,000.00

SIGNATURE:
.....

PRINTED BY Maree Filopoulos
PRINTED 10 Jun 2020
ISSUED 10 Jun 2020

TRUST ACCOUNT RECEIPT



RECEIPT NO. 133
DATE 19 DEC 2019
ISSUED BY MAREE FILOPOULOS

COMPANY NAME Buxton Oakleigh Pty Ltd
COMPANY ADDRESS 21-23 Atherton Road, Oakleigh, VIC
3166, Australia
PHONE 95642288
EMAIL oakleigh@buxton.com.au
ACN 613 527 389
ABN 79 613 527 389

VENDOR Placelea Pty. Ltd.
PROPERTY 8-12 Natalia Avenue, Oakleigh South, VIC 3167,
Australia

RECEIVED FROM

RECEIPT FROM

Vincenzo Tesoriero

OF

Level 5/141 Walker Street, North Sydney

TO ACCOUNT

LEDGER NAME

NATA8-12

VENDOR

Placelea Pty. Ltd.

PURCHASER

Vincenzo Tesoriero

PROPERTY ADDRESS

8-12 Natalia Avenue, Oakleigh South, VIC 3167, Australia

TRUST ACCOUNT

Buxton (Oakleigh) Comm & Industrial

RECEIPT DETAILS

RECEIPT TYPE

EFT

DESCRIPTION

Part Deposit

AMOUNT

\$586,000.00

SIGNATURE:

PRINTED BY Maree Filopoulos

PRINTED 20 Dec 2019

ISSUED 20 Dec 2019

From: Caitlin Murray <Caitlin.Murray@minterellison.com>

Sent: Tuesday, 21 September 2021 1:50 PM

To: Christopher Nehme <cnehme@fortislaw.com.au>; Anthony Sommer <Anthony.Sommer@minterellison.com>; Sarah Colegrove <scolegrove@fortislaw.com.au>

Cc: Damien Jones <Damien.Jones@minterellison.com>; 'sazz.nasimi@madgwicks.com.au' <sazz.nasimi@madgwicks.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>; Caitlin Murray <Caitlin.Murray@minterellison.com>

Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Chris

We do not accept that you are entitled to assert any lien over the \$773K. That amount (and all other amounts) your client receives in connection with the transaction related to 8-12 Natalia Ave were to be paid into a controlled monies account, which despite repeated requests from us appears not to have occurred.

We demand that the money be paid into Court as a matter of priority. You and your firm have no entitlement to that money or to hold it.

Please confirm as a matter of urgency and in any event by no later than 5pm tomorrow that you will cause that money to be paid into court.

Regards
Caitlin

Caitlin Murray

Partner

T +61 2 9921 4279 M +61 422 977 971

caitlin.murray@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com **Follow us on LinkedIn and Twitter**



From: Christopher Nehme <cnehme@fortislaw.com.au>

Sent: Tuesday 21 September 2021 01:18 PM

To: Anthony Sommer <Anthony.Sommer@minterellison.com>; Sarah Colegrove <scolegrove@fortislaw.com.au>

Cc: Nena Thalib <Nena.Thalib@minterellison.com>; Damien Jones <Damien.Jones@minterellison.com>; Caitlin Murray <Caitlin.Murray@minterellison.com>; 'sazz.nasimi@madgwicks.com.au' <sazz.nasimi@madgwicks.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Anthony,

We are no longer instructed in this matter.

Mr Sazz Nasimi of Madgwicks is acting on behalf of Mr Tesoriero and related entities, whom we understand will shortly be filing a notice of chance of solicitor.

We have copied in Mr Nasimi.

As to the proceeds held in trust, being the sum of \$773,362.88, Fortis Law will continue to hold that sum as security for payment of legal fees in this matter or further order of Court, particularly in light of your letter to the NAB Bank on 20 September 2021.

For your ease of reference, the balance money from the nomination are held ABL pending a Revenue Assessment.

Regards

Christopher Nehme
Partner

<image001.jpg>

Level 11, 75 Elizabeth Street Sydney NSW 2000
PO Box 2541 Sydney NSW 2001 | DX 313 Sydney
D +61 2 9233 2722 | F +61 2 9233 2755 | M 0421 77 88 11
cnehme@fortislaw.com.au | www.fortislaw.com.au

Liability limited by a scheme approved under Professional Standards Legislation

This e-mail transmission is intended only for the addressee and may contain confidential or privileged information. If you received this e-mail in error please delete it and any attachments and notify us immediately by reply e-mail. You must not copy, use or disclose this communication, or any attachments or information in it, without the consent of Fortis Law. We do not warrant that any attachments are free from viruses or other defects. You assume all liability for any loss, damage or other consequences which may arise from opening or using the attachments. If the contents of this e-mail do not reasonably relate to the business of Fortis Law, you should assume that it has been transmitted without the authority of Fortis Law.

Fortis Law Pty Ltd ABN 44 161 559 771 alone owns and operates the law practice conducted as Fortis Law. You are contracting with that company and not with any individual or partnership. Any title used by any of our lawyers (including "partner", "principal" or "executive lawyer") does not thereby signify that you are contracting with them personally and does not signify any partnership for any legal purpose or for any purpose of liability.

CYBER FRAUD WARNING: Please be aware there is a significant fraud risk with email messages and bank account details. We will never change our bank account details via email and our domain name always stays the same. You should confirm with us in person if you are ever asked to deposit monies in a different account or if the domain address line of our email has changed. We will not accept responsibility if you transfer money into an incorrect account or respond to another email domain.

From: Anthony Sommer <Anthony.Sommer@minterellison.com>
Sent: Tuesday, 21 September 2021 7:17 AM
To: Christopher Nehme <cnehme@fortislaw.com.au>; Sarah Colegrove <scolegrove@fortislaw.com.au>
Cc: Nena Thalib <Nena.Thalib@minterellison.com>; Damien Jones <Damien.Jones@minterellison.com>; Caitlin Murray <Caitlin.Murray@minterellison.com>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Sarah and Chris

Please could you respond to our email below.

Regards

Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000minterellison.com **Follow us on LinkedIn and Twitter**

From: Anthony Sommer**Sent:** Thursday 16 September 2021 09:42 PM**To:** 'Sarah Colegrove' <scolegrove@fortislaw.com.au>; 'Christopher Nehme' <cnehme@fortislaw.com.au>**Cc:** Nena Thalib <Nena.Thalib@minterellison.com>; Damien Jones<Damien.Jones@minterellison.com>; Caitlin Murray <Caitlin.Murray@minterellison.com>**Subject:** RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Sarah and Chris

Thank you for your email below.

Can you please provide an update on the status of the below.

Separately, can you also please explain why the balance held in your account is \$773,362.88. We had understood that the Deposit amount to be reimbursed was \$1,172,000.00.

We look forward to your response as soon as possible.

Regards

**Anthony Sommer**

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000minterellison.com **Follow us on LinkedIn and Twitter**

From: Sarah Colegrove <scolegrove@fortislaw.com.au>**Sent:** Wednesday 15 September 2021 03:43 PM**To:** Anthony Sommer <Anthony.Sommer@minterellison.com>**Cc:** Nena Thalib <Nena.Thalib@minterellison.com>**Subject:** RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Hi Anthony

Apologies for not getting back to you earlier.

I am waiting on advice from our Managing Partner, Pierre Safi, before I can confirm the investment options available to you.

I will contact you as soon as I have the information needed in order to proceed further.

Kind regards,
Sarah Colegrove | **Practice Manager**

Mon	Tue	Wed	Thur	Fri
√	√	√	√	

<image001.jpg>

Level 11, 75 Elizabeth Street | Sydney NSW 2000 | DX 313 Sydney | PO Box 2541 Sydney NSW 2001

T +61 2 9233 2722 | F +61 2 9233 2755

scolegrove@fortislaw.com.au | www.fortislaw.com.au

Liability limited by a scheme approved under Professional Standards Legislation

This e-mail transmission is intended only for the addressee and may contain confidential or privileged information. If you received this e-mail in error please delete it and any attachments and notify us immediately by reply e-mail. You must not copy, use or disclose this communication, or any attachments or information in it, without the consent of Fortis Law. We do not warrant that any attachments are free from viruses or other defects. You assume all liability for any loss, damage or other consequences which may arise from opening or using the attachments. If the contents of this e-mail do not reasonably relate to the business of Fortis Law, you should assume that it has been transmitted without the authority of Fortis Law.

Fortis Law Pty Ltd ABN 44 161 559 771 alone owns and operates the law practice conducted as Fortis Law. You are contracting with that company and not with any individual or partnership. Any title used by any of our lawyers (including "partner", "principal" or "executive lawyer") does not thereby signify that you are contracting with them personally and does not signify any partnership for any legal purpose or for any purpose of liability.

CYBER FRAUD WARNING: Please be aware there is a significant fraud risk with email messages and bank account details. We will never change our bank account details via email and our domain name always stays the same. You should confirm with us in person if you are ever asked to deposit monies in a different account or if the domain address line of our email has changed. We will not accept responsibility if you transfer money into an incorrect account or respond to another email domain.

From: Anthony Sommer <Anthony.Sommer@minterellison.com>

Sent: Monday, 13 September 2021 7:18 PM

To: Sarah Colegrove <scolegrove@fortislaw.com.au>; Damien Jones <Damien.Jones@minterellison.com>

Cc: Christopher Nehme <cnehme@fortislaw.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>; Caitlin Murray <Caitlin.Murray@minterellison.com>; Nena Thalib <Nena.Thalib@minterellison.com>

Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Sarah

Thank you for your email below.

Please could you provide an update on the establishment of the CMA. I have copied in Nena Thalib from our accounts team to this email to facilitate any further information you may require from our Firm to set this up.

Regards

Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com Follow us on **LinkedIn** and **Twitter**



From: Sarah Colegrove <scolegrove@fortislaw.com.au>
Sent: Friday 10 September 2021 01:18 PM
To: Damien Jones <Damien.Jones@minterellison.com>
Cc: Christopher Nehme <cnehme@fortislaw.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>; Caitlin Murray <Caitlin.Murray@minterellison.com>; Anthony Sommer <Anthony.Sommer@minterellison.com>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Hi Damien

Please accept my apologies for the late response. I have been very unwell following my vaccination and over two weeks later am only just starting to recover.

Attached is the Trust Receipt and corresponding Trust Statement for your funds, which I can confirm are held in our trust account.

I have been able to make some enquiries through our Bank Manager but have been given more information since my last email which may mean the interest rate of 0.35% and associated product is not an option. If that is the case the best interest rate the bank can offer may only be 0.25%.

I expect to have more information by Monday and will confirm the options available to you then.

Apologies again for the delay in actioning this for you.

Kind regards,
Sarah Colegrove | **Practice Manager**

Mon	Tue	Wed	Thur	Fri
√	√	√	√	

<image001.jpg>

Level 11, 75 Elizabeth Street | Sydney NSW 2000 | DX 313 Sydney | PO Box 2541 Sydney NSW 2001
T +61 2 9233 2722 | **F** +61 2 9233 2755
scolegrove@fortislaw.com.au | www.fortislaw.com.au

Liability limited by a scheme approved under Professional Standards Legislation

This e-mail transmission is intended only for the addressee and may contain confidential or privileged information. If you received this e-mail in error please delete it and any attachments and notify us immediately by reply e-mail. You must not copy, use or disclose this communication, or any attachments or information in it, without the consent of Fortis Law. We do not warrant that any attachments are free from viruses or other defects. You assume all liability for any loss, damage or other consequences which may arise from opening or using the attachments. If the contents of this e-mail do not reasonably relate to the business of Fortis Law, you should assume that it has been transmitted without the authority of Fortis Law.

Fortis Law Pty Ltd ABN 44 161 559 771 alone owns and operates the law practice conducted as Fortis Law. You are contracting with that company and not with any individual or partnership. Any title used by any of our lawyers (including "partner", "principal" or "executive lawyer") does not thereby signify that you are contracting with them personally and does not signify any partnership for any legal purpose or for any purpose of liability.

CYBER FRAUD WARNING: Please be aware there is a significant fraud risk with email messages and bank account details. We will never change our bank account details via email and our domain name always stays the same. You should confirm with us in person if you are ever asked to deposit monies in a different account or if the domain address line of our email has changed. We will not accept responsibility if you transfer money into an incorrect account or respond to another email domain.

From: Damien Jones <Damien.Jones@minterellison.com>
Sent: Wednesday, 8 September 2021 4:20 PM
To: Sarah Colegrove <scolegrove@fortislaw.com.au>
Cc: Christopher Nehme <cnehme@fortislaw.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>; Caitlin

Murray <Caitlin.Murray@minterellison.com>; Anthony Sommer
<Anthony.Sommer@minterellison.com>

Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation
Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Hi Sarah

Further to my earlier email (below), can you please indicate whether Fortis Law has yet taken definite steps to establish the CMA. If not, MinterEllison will do so.

We would also appreciate it if you could also please confirm that the funds are still being held in trust in the interim.

Please respond to this email by 5pm Friday, 10 September 2021.

Regards

Damien

—

Damien Jones (pronouns he/him)

Executive Assistant to Michael Hughes and Caitlin Murray

T +61 2 9921 8501

damien.jones@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com **Follow us on LinkedIn and Twitter**



<image002.png>

From: Damien Jones

Sent: Thursday 2 September 2021 04:49 PM

To: 'Sarah Colegrove' <scolegrove@fortislaw.com.au>

Cc: Christopher Nehme <cnehme@fortislaw.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>; Caitlin Murray <Caitlin.Murray@minterellison.com>; Anthony Sommer <Anthony.Sommer@minterellison.com>

Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation
Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Hi Sarah

Thank you for informing us of the interest that would be earned on the funds when placed into the CMA. You have, however, neglected to indicate to us what exactly the cost of administering the CMA would be. Please provide us with a detailed breakdown of what those costs are.

In any event, whilst it may your preference for the funds to remain in trust, that is not what has been agreed.

We look forward to your response.

Regards

Damien

—

Damien Jones (pronouns he/him)

Executive Assistant to Michael Hughes and Caitlin Murray

T +61 2 9921 8501

damien.jones@minterellison.com



<image003.png>

From: Sarah Colegrove <scolegrove@fortislaw.com.au>
Sent: Thursday 2 September 2021 02:40 PM
To: Damien Jones <Damien.Jones@minterellison.com>
Cc: Christopher Nehme <cnehme@fortislaw.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Hi Damien

We have been advised by our bank that the best interest applicable for the investment of \$773,362.88 over 12 months is 0.35%. Over that period the total interest would amount to \$2,706.77, which equates to \$225.56 per month.

As the cost of managing a controlled money account would exceed the interest earned, our preference would be for the funds to remain in trust.

We await your instructions.

Kind regards,
Sarah Colegrove | **Practice Manager**

Mon	Tue	Wed	Thur	Fri
√	√	√	√	

<image001.jpg>

Level 11, 75 Elizabeth Street | Sydney NSW 2000 | DX 313 Sydney | PO Box 2541 Sydney NSW 2001
T +61 2 9233 2722 | **F** +61 2 9233 2755
scolegrove@fortislaw.com.au | www.fortislaw.com.au

Liability limited by a scheme approved under Professional Standards Legislation

This e-mail transmission is intended only for the addressee and may contain confidential or privileged information. If you received this e-mail in error please delete it and any attachments and notify us immediately by reply e-mail. You must not copy, use or disclose this communication, or any attachments or information in it, without the consent of Fortis Law. We do not warrant that any attachments are free from viruses or other defects. You assume all liability for any loss, damage or other consequences which may arise from opening or using the attachments. If the contents of this e-mail do not reasonably relate to the business of Fortis Law, you should assume that it has been transmitted without the authority of Fortis Law.

Fortis Law Pty Ltd ABN 44 161 559 771 alone owns and operates the law practice conducted as Fortis Law. You are contracting with that company and not with any individual or partnership. Any title used by any of our lawyers (including "partner", "principal" or "executive lawyer") does not thereby signify that you are contracting with them personally and does not signify any partnership for any legal purpose or for any purpose of liability.

CYBER FRAUD WARNING: Please be aware there is a significant fraud risk with email messages and bank account details. We will never change our bank account details via email and our domain name always stays the same. You should confirm with us in person if you are ever asked to deposit monies in a different account or if the domain address line of our email has changed. We will not accept responsibility if you transfer money into an incorrect account or respond to another email domain.

From: Damien Jones <Damien.Jones@minterellison.com>
Sent: Wednesday, 1 September 2021 11:13 AM
To: Sarah Colegrove <scolegrove@fortislaw.com.au>
Cc: Christopher Nehme <cnehme@fortislaw.com.au>

Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Hi Sarah

You are right, we had anticipated that we would need our accounts team to be involved, however, this was deemed unnecessary as we understand your firm is establishing the account.

Thank you for drawing our attention to current interest rate offerings. I have conferred with my colleagues and we anticipate that the funds will be in the controlled monies account for no less than 12 months.

Could you let me know when we can anticipate the account being established and the terms of authority on which it will operate.

Regards

Damien

Damien Jones (pronouns he/him)

Executive Assistant to Michael Hughes and Caitlin Murray

T +61 2 9921 8501

damien.jones@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com [Follow us on LinkedIn](#) and [Twitter](#)



<image003.png>

From: Sarah Colegrove <scolegrove@fortislaw.com.au>

Sent: Friday 27 August 2021 11:09 AM

To: Damien Jones <Damien.Jones@minterellison.com>

Cc: Christopher Nehme <cnehme@fortislaw.com.au>

Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Hi Damien

I was advised that someone from your accounts department would be in touch with me to discuss.

Nevertheless I can still proceed with opening a Controlled Monies Account as requested. As you would be aware interest rates are very low at the moment so I am not expecting the bank to offer any more than 0.25%.

At this stage the only information I need is a rough guide (or more definite if available) of how long the funds are likely to be in the CMA. This may have an effect on the interest rate.

I will request further information if needed, and if not will let you know the interest rate the bank will offer when I hear back from them.

Kind regards,
Sarah Colegrove | **Practice Manager**

Mon	Tue	Wed	Thur	Fri
√	√	√	√	

<image001.jpg>

Level 11, 75 Elizabeth Street | Sydney NSW 2000 | DX 313 Sydney | PO Box 2541 Sydney NSW 2001
T +61 2 9233 2722 | F +61 2 9233 2755
scolegrove@fortislaw.com.au | www.fortislaw.com.au

Liability limited by a scheme approved under Professional Standards Legislation

This e-mail transmission is intended only for the addressee and may contain confidential or privileged information. If you received this e-mail in error please delete it and any attachments and notify us immediately by reply e-mail. You must not copy, use or disclose this communication, or any attachments or information in it, without the consent of Fortis Law. We do not warrant that any attachments are free from viruses or other defects. You assume all liability for any loss, damage or other consequences which may arise from opening or using the attachments. If the contents of this e-mail do not reasonably relate to the business of Fortis Law, you should assume that it has been transmitted without the authority of Fortis Law.

Fortis Law Pty Ltd ABN 44 161 559 771 alone owns and operates the law practice conducted as Fortis Law. You are contracting with that company and not with any individual or partnership. Any title used by any of our lawyers (including "partner", "principal" or "executive lawyer") does not thereby signify that you are contracting with them personally and does not signify any partnership for any legal purpose or for any purpose of liability.

CYBER FRAUD WARNING: Please be aware there is a significant fraud risk with email messages and bank account details. We will never change our bank account details via email and our domain name always stays the same. You should confirm with us in person if you are ever asked to deposit monies in a different account or if the domain address line of our email has changed. We will not accept responsibility if you transfer money into an incorrect account or respond to another email domain.

From: Damien Jones <Damien.Jones@minterellison.com>
Sent: Thursday, 26 August 2021 4:09 PM
To: Sarah Colegrove <scolegrove@fortislaw.com.au>
Cc: Anthony Sommer <Anthony.Sommer@minterellison.com>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Ms Colegrove

I understand from Mr Nehme's email of 20 August 2021 (in the email chain below) that you are making enquiries regarding the establishment of a controlled monies account.

Can you please let me know what progress has been made in relation to this and what information you require from us to complete the same.

Yours faithfully

Damien Jones

Damien Jones (pronouns he/him)

Executive Assistant to Michael Hughes and Caitlin Murray

T +61 2 9921 8501

damien.jones@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com Follow us on [LinkedIn](#) and [Twitter](#)



<image004.png>

Alana Galasso

From: Anthony Sommer
Sent: Thursday 23 September 2021 08:18 AM
To: Pierre Safi
Cc: Caitlin Murray; Michael Hughes; sazz.nasimi@madgwicks.com.au; Christopher Nehme; Sarah Colegrove; Roy Hanna
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]
Attachments: COS Oakleigh South.pdf; Notice of Default 4 August 2021.pdf; p211 CMM7.pdf; p240 CMM7.pdf; RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]
Importance: High

Dear Mr Safi

We refer to your email below. There are two matters which require response.

Undertaking

The starting point is not whether our clients have a proprietary interest in the money held in your trust account (although for reasons described in this email they do). The starting point is that your firm holds the money in your firm's trust account subject to an undertaking to pay that money into a controlled moneys account in the name of, *inter alia*, Ms Murray. On 20 August 2021, by email sent at 12:20pm, Mr Nehme provided an undertaking that Fortis Law would not deal with the funds until such time as a joint account had been established – a copy of this email is attached.

Your firm has a professional obligation, enforceable by the Court, to comply with the undertaking which Mr Nehme gave: *Hartnell v Birketu Pty Limited* [2021] NSWCA 201 at [135], also [139] and [142]. Further Rule 6.1 of the *Legal Profession Uniform Law Australian Solicitors' Conduct Rules* (NSW) applies. Your firm is required to comply with the undertaking given by Mr Nehme, and the assertion of a lien over that money or a right to that money is inconsistent with the undertaking given. In any event, as the undertaking demonstrates, your firm was never intended to hold the money for any purpose other than to facilitate it being paid into the controlled moneys account. You are required to act in accordance with the arrangement reached, an arrangement supported by Mr Nehme's undertaking.

Proprietary right

The following events have transpired in connection with Vincenzo Frank Tesoriero (**Mr Tesoriero**) and 8-12 Natalia Avenue Oakleigh South Victoria 3167 and part of the common property on 716735J (**Oakleigh Property**):

1. From late August 2018 Forum Finance Pty Limited (in liquidation) (**Forum Finance**) perpetrated a substantial fraud on our clients: *Westpac Banking Corporation v Forum Finance Pty Limited* [2021] FCA 807, findings which are both plainly established in evidence served on your client and which in any event bind your client as a party to the application subject of that judgment.
2. As the evidence also served on your client (bank statements of both Forum Finance and Forum Group Financial Services Pty Limited (provisional liquidators appointed) (**FGFS**) demonstrates, most of the money fraudulently obtained from our clients was paid by Forum Finance to FGFS. FGFS operated as a corporate vehicle to receive and disburse the money fraudulently obtained from our clients. For long periods the only money held by FGFS was obtained from our clients, and otherwise the money held by FGFS was largely money misappropriated from our clients. As you are aware, our clients contend that the money received by FGFS was held for them on a *Black v S Freedman & Co* (1910) 12 CLR 105 trust.
3. On or around 16 December 2019, Mr Tesoriero executed a contract of sale to acquire the Oakleigh Property. In the contract for sale, the purchaser is identified as "Vince Tesoriero &/or nominees". A copy of the contract for sale is attached, as was provided to us by Mr Christopher Nehme of your firm on 17 August 2021.

4. Between 19 December 2019 and 2 June 2021, amounts totalling \$1,436,150 were paid by FGFS out of the funds that had been fraudulently obtained from our clients to acquire or in relation to the Oakleigh Property (some payments made to or through 8-12 Natalia Ave Oakleigh Pty Ltd (**8-12 Natalia Ave**), an entity owned and controlled by Mr Tesoriero). All of the money paid for the purpose (or with the effect) of Mr Tesoriero or 8-12 Natalia Ave acquiring an interest in or right to acquire the Oakleigh Property, or to make improvements to that property, appears to have been money which is the traceable proceeds of money misappropriated from our clients.

The affidavit of Ms Murray sworn 12 July 2021, at [9]-[12], shows that Westpac paid funds pursuant to the fraudulent equipment contracts into a Forum Finance bank account ending 3695. In the affidavit Ms Murray further deposed that an analysis of those bank accounts showed the vast majority of the funds being transferred from Forum Finance to FGFS. A copy of the Forum Finance bank statements were included in Exhibit CMM-5, from p 76 of that exhibit.

Included within Exhibit CMM-11, being the exhibit to the affidavit of Ms Murray sworn on 16 September 2021, is an extract from FGFS's accounting records which includes a worksheet titled "Loan – 8-12 Natalia Ave Oakleigh Pty Ltd Transactions". While we do not accept the characterisation of the transactions as a loan, the records demonstrate that funds were recorded as being paid for the benefit of the "8-12 Natalia Ave Oakleigh Pty Ltd Transaction". That spreadsheet, among other transactions, records two payments of \$586,000 each (on 19 December 2019 and 9 June 2020), being the amount of \$1,172,000 paid as a deposit for 12 Natalia Ave. We have obtained a copy of the receipts given on those payments being made.

In the affidavit sworn 15 July 2021 Ms Murray deposed that bank statements for FGFS have been obtained and exhibited a copy of those bank statements in exhibit CMM-7. On page 211 of that exhibit the FGFS bank statement showing the payment on 19.12.2019 in the amount of \$586,000 with the description "Deposit 12 Natalia" can be seen. On page 240 the FGFS bank statement showing the payment on 9.06.2020 in the amount of \$586,000 with the description "Deposit 12 Natalia" can be seen. A copy of these two pages is attached for reference.

5. On or about 20 August 2021 a purchaser from Mr Tesoriero (**Nominee**) and Mr Tesoriero entered into a Nomination Deed in relation to the Oakleigh Property, a draft copy of which was provided to us by email from Fortis Law on 19 August 2021. Also attached to this email was a copy of the notice of default, which confirmed the deposit payments referred to above. A further copy of the notice of default is attached. We have not been provided with a final executed copy of the Nomination Deed. We are therefore not aware of the terms that were agreed between as Mr Tesoriero and the Nominee in relation to the Oakleigh Property. Nonetheless, all rights obtained by Mr Tesoriero or 8-12 Natalia Ave (including to all payments) under the Nomination Deed appear to be the traceable proceeds of the money misappropriated from our clients.
6. The relevant sum held in your trust account is part of the price paid by the Nominee to Mr Tesoriero to acquire his rights under the contract of sale of the Oakleigh Property. FGFS, using money held for our clients, made all payments which have been payable under that contract (the deposit) and paid various other amounts to improve the Oakleigh Property. The whole of Mr Tesoriero's interest in the Oakleigh Property has been acquired using money in effect stolen from our clients. He consequently held the benefit of the contract (the chose in action) on trust for our clients until it was converted to money (on performance of the Nomination Deed) and that money in part was paid to your trust account.

These matters are set out in our letter to Mr Ken Gray of Arnold Bloch Leibler of 22 September 2021, a copy of which was sent to Mr Christopher Nehme of your firm and Mr Sazz Nasimi of Madgwicks.

See also [2579]-[2582] of the draft Further Amended Statement of Claim attached to the interlocutory application filed 16 August 2021, a copy of which was served on Fortis Law.

Given the above matters, please urgently confirm that you will cause that money to be paid into Court as requested in our email of 21 September 2021.

Regards

Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com **Follow us on LinkedIn and Twitter**



On 22 Sep 2021, at 12:09 pm, Pierre Safi <pjsafi@fortislaw.com.au> wrote:

Caitlin

By 5pm today, please identify with specificity, by reference to the material filed and served by your client in these proceedings, the evidence you say supports its alleged proprietary interest claim in respect of the \$773,362.88, which sum is held in our trust account.

Kind Regards

Pierre J Safi | **Managing Partner**
<image001.jpg>

Liability limited by a scheme approved under Professional Standards Legislation

From: Caitlin Murray <Caitlin.Murray@minterellison.com>

Sent: Tuesday, 21 September 2021 1:50 PM

To: Christopher Nehme <cnehme@fortislaw.com.au>; Anthony Sommer <Anthony.Sommer@minterellison.com>; Sarah Colegrove <scolegrove@fortislaw.com.au>

Cc: Damien Jones <Damien.Jones@minterellison.com>; 'sazz.nasimi@madgwicks.com.au' <sazz.nasimi@madgwicks.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>; Caitlin Murray <Caitlin.Murray@minterellison.com>

Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Chris

We do not accept that you are entitled to assert any lien over the \$773K. That amount (and all other amounts) your client receives in connection with the transaction related to 8-12 Natalia Ave were to be paid into a controlled monies account, which despite repeated requests from us appears not to have occurred.

We demand that the money be paid into Court as a matter of priority. You and your firm have no entitlement to that money or to hold it.

Please confirm as a matter of urgency and in any event by no later than 5pm tomorrow that you will cause that money to be paid into court.

Regards
Caitlin

Caitlin Murray

Partner

T +61 2 9921 4279 M +61 422 977 971

caitlin.murray@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com Follow us on [LinkedIn](#) and [Twitter](#)



From: Christopher Nehme <cnehme@fortislaw.com.au>

Sent: Tuesday 21 September 2021 01:18 PM

To: Anthony Sommer <Anthony.Sommer@minterellison.com>; Sarah Colegrove <scolegrove@fortislaw.com.au>

Cc: Nena Thalib <Nena.Thalib@minterellison.com>; Damien Jones <Damien.Jones@minterellison.com>; Caitlin Murray <Caitlin.Murray@minterellison.com>; 'sazz.nasimi@madgwicks.com.au' <sazz.nasimi@madgwicks.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Anthony,

We are no longer instructed in this matter.

Mr Sazz Nasimi of Madgwicks is acting on behalf of Mr Tesoriero and related entities, whom we understand will shortly be filing a notice of chance of solicitor.

We have copied in Mr Nasimi.

As to the proceeds held in trust, being the sum of \$773,362.88, Fortis Law will continue to hold that sum as security for payment of legal fees in this matter or further order of Court, particularly in light of your letter to the NAB Bank on 20 September 2021.

For your ease of reference, the balance money from the nomination are held ABL pending a Revenue Assessment.

Regards

Christopher Nehme
Partner

<image001.jpg>

Level 11, 75 Elizabeth Street Sydney NSW 2000
PO Box 2541 Sydney NSW 2001 | DX 313 Sydney
D +61 2 9233 2722 | F +61 2 9233 2755 | M 0421 77 88 11
cnehme@fortislaw.com.au | www.fortislaw.com.au

Liability limited by a scheme approved under Professional Standards Legislation

This e-mail transmission is intended only for the addressee and may contain confidential or privileged information. If you received this e-mail in error please delete it and any attachments and notify us immediately by reply e-mail. You must not copy, use or disclose this communication, or any attachments or information in it, without the consent of Fortis Law. We do not warrant that any attachments are free from viruses or other defects. You assume all liability for any loss, damage or other consequences which may arise from opening or using the attachments. If the contents of this e-mail do not reasonably relate to the business of Fortis Law, you should assume that it has been transmitted without the authority of Fortis Law.

Fortis Law Pty Ltd ABN 44 161 559 771 alone owns and operates the law practice conducted as Fortis Law. You are contracting with that company and not with any individual or partnership. Any title used by any of our lawyers (including "partner", "principal" or "executive lawyer") does not thereby signify that you are contracting with them personally and does not signify any partnership for any legal purpose or for any purpose of liability.

CYBER FRAUD WARNING: Please be aware there is a significant fraud risk with email messages and bank account details. We will never change our bank account details via email and our domain name always stays the same. You should confirm with us in person if you are ever asked to deposit monies in a different account or if the domain address line of our email has changed. We will not accept responsibility if you transfer money into an incorrect account or respond to another email domain.

DATED

16 December

2019

PLACELEA PTY LTD (ACN 006 289 621)
and
OWNERS CORPORATION PS716735J

to

CONTRACT OF SALE OF REAL ESTATE

PROPERTY:

8-12 NATALIA AVENUE OAKLEIGH SOUTH VICTORIA 3167

and

THAT PART OF THE COMMON PROPERTY THAT IS TO BE TRANSFERRED TO THE PURCHASER AT SETTLEMENT ARISING FROM THE SUBDIVISION AND RE-ALIGNMENT BETWEEN THE COMMON PROPERTY & LOT 1



228 Smith Street
Collingwood Vic 3066

Tel: 03 9945 7999
Fax: 03 9419 3175
Email: steve@gandmlawyers.com.au
Ref: SK:FDP:190144

Contract of Sale of Real Estate*

Part 1 of the form of contract published by the Law Institute of Victoria Limited and The Real Estate Institute of Victoria Ltd

Property address 8-12 Natalia Avenue Oakleigh South Victoria 3167 and part of Common Property on 716735J

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the -

- particulars of sale; and
- special conditions, if any; and
- general conditions

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that, prior to signing this contract, they have received -

- a copy of the section 32 statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962* in accordance with Division 2 of Part II of that Act; and
- a copy of the full terms of this contract.

The authority of a person signing -

- under power of attorney; or
- as director of a corporation; or
- as agent authorised in writing by one of the parties -

must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER:



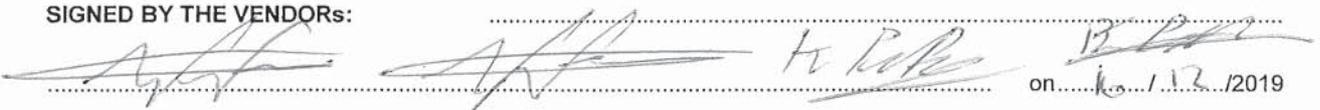
VINCE TESORIERO &/OR NOMINEES on 16/12/2019

Print name(s) of person(s) signing:

State nature of authority, if applicable:

This offer will lapse unless accepted within [] clear business days (3 clear business days if none specified)

SIGNED BY THE VENDORS:



on 16/12/2019

Print name(s) of person(s) signing:

CON PAPASOTIRIOU and DINA PAPASOTIRIOU FOR AND ON BEHALF OF PLACELEA PTY LTD

and

CON PAPASOTIRIOU and DINA PAPASOTIRIOU FOR AND ON BEHALF OF OWNERS CORPORATION PS716735J

State nature of authority, if applicable: Directors

The DAY OF SALE is the date by which both parties have signed this contract.

IMPORTANT NOTICE TO PURCHASERS

Cooling-off period (Section 31 of the *Sale of Land Act 1962*)

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent written notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS: The 3-day cooling-off period does not apply if:

- you bought the property at or within 3 clear business days before or after a publicly advertised auction;
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

*This contract is approved by the Law Institute of Victoria Limited, a professional association within the meaning of the *Legal Profession Act 2004*, under section 53A of the *Estate Agents Act 1980*.

NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

Off-the-plan sales (Section 9AA(1A) of the *Sale of Land Act 1962*)

the contract of sale and the day on which you become the registered proprietor of the lot.

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

A substantial period of time may elapse between the day on which you sign

Particulars of Sale

Vendor's estate agent

Name: Buxton Oakleigh (Commercial & Industrial Division)
Address: 21-23 Atherton Rd, Oakleigh VIC 3166

Email: john.servinis@buxton.com.au

Tel: 03 9564 2288 mob: 0418 575 165 Ref: John Servinis

Vendors

PLACELEA PTY LTD ACN 006 289 621
12 Natalia Avenue, Oakleigh South, VIC 3167
and

OWNERS CORPORATION PS716735J
82 Carlisle Crescent Oakleigh VIC 3166

(as at to that part of the common property that is to be transferred to the purchaser at settlement arising from the subdivision and re-alignment between the Common Property & Lot 1)

Vendors' legal practitioner or conveyancer

G & M LAWYERS

Level 1, 228 Smith Street, COLLINGWOOD VIC 3066
PO Box 1175, COLLINGWOOD VIC 3066

Email: steve@gandmlawyers.com.au

Tel: (03) 9945 7999 Mob: Fax: 03 9419 3175 Ref: SK:FDP:190144

Purchaser

Name: VINCENT & FRANK TESORIERO & OR NOMINEES

Address: LVL 5, 141 WALKER ST, NORTH SYDNEY NSW 2060

ABN/ACN:

Email: VTESORIERO@FORUMSGROUP.COM.AU

Purchaser's legal practitioner or conveyancer

Email: PRAKASH.PATEL@LATEP.COM.AU
Tel: Mob: 0411 873 159 Fax: Ref: ATT PRAKASH PATEL SUITE 11, 03 WALKER ST 343 LITTLE COLLINS ST MELBOURNE 3000

Land (general conditions 3 and 9)

The land is described in the table below –

Certificate of Title reference	being lot	on plan
Volume 11936 Folio 432	1	716735J
	(part) Common Property	716735J

Handwritten initials and signatures: C.P., C.P., H.P., P.H.P.

The land includes all improvements and fixtures.

Property address

The address of the land is: 8-12 Natalia Avenue Oakleigh South Victoria 3167 including that parcel of the Common Property representing approximately 425 m2 of the Common Property (the "Subdivided Parcel") that will allow and permit the Purchaser to construct those improvements and supporting infrastructure on the Property designated in the Planning Permit No 49429 dated 23 January 2019 issued by the City of Monash for a Two Lot Boundary Re-Alignment - (between Common Property & Lot 1), so that in total the Purchaser shall acquire approximately 10,400 m2 of land, consisting of 9975 m2 of Lot 1 on Plan of Subdivision 716735J and approximately 425m2 of land arising from Subdivision the existing Common Property on Plan of Subdivision 716735J and Re-Alignment between the Common Property & Lot 1, as per the attached plan referred to also in the Permit Number 49429 dated 23 January 2019

Payment (general condition 11)

Price \$ 5,860,000

Deposit \$1,172,000

(being an amount equal to **twenty (20 %)** per cent of the purchase price ; the amount equivalent to 10 % of the purchase price must be paid concurrently with delivery by the purchaser to the vendor of this contract executed by the purchaser and the balance 90 days after the day of sale. Notwithstanding anything to the contrary the Purchaser agrees to release the deposit to the Vendor despite the contract containing a condition (if any) enuring for the benefit of the purchaser'. For the avoidance of doubt it is an essential term of the contract that the purchaser not object to the release of the deposit despite the contract containing a condition (if any) enuring for the benefit of the purchaser or provision contained in the *Sale of Land Act (VIC) 1962*

Balance \$ 4,688,000 payable at settlement

GST (general condition 13)

The price includes GST (if any) unless the words '**plus GST**' appear in this box

Plus GST

If this sale is a sale of land on which a 'farming business' is carried on which the parties consider meets requirements of section 38-480 of the GST Act or of a 'going concern' then add the words '**farming business**' or '**going concern**' in this box

If the margin scheme will be used to calculate GST then add the words '**margin scheme**' in this box

Settlement (general condition 10)

is due on the latter of 230 (equivalent to 7.5 months) from the day of sale

or

14 days after the Vendor has notified the Purchaser in writing of:

- a) **Registration of the Plan of Subdivision of the Common Property (Two Lot Boundary Re-Alignment - between Common Property & Lot 1) referred to in Special Condition 14**

Lease (general condition 1.1)

At settlement the purchaser is entitled to vacant possession of the property unless the words '**subject to lease**' appear in this box in which case refer to general condition 1.1.

C.P C.P
K.P K.P

If 'subject to lease' then particulars of the lease are :

Please see Lease attached to Vendor's Statement.

Terms contract (general condition 23)

If this contract is intended to be a terms contract within the meaning of the *Sale of Land Act* 1962 then add the words '**terms contract**' in this box and refer to general condition 23 and add any further provisions by way of special conditions.

Loan (general condition 14)

The following details apply if this contract is subject to a loan being approved.

Lender:

Loan amount

Approval date:

This contract does not include any special conditions unless the words '**special conditions**' appear in this box

Special conditions

C.P
C.P
K.P
K.P

Special Conditions

Instructions: It is recommended that when adding special conditions:

- each special condition is numbered;
- the parties initial each page containing special conditions;
- a line is drawn through any blank space remaining on this page; and
- attach additional pages if there is not enough space and number pages accordingly (eg. 4a, 4b, 4c, etc.)

1A Acceptance of title

General condition 12.4 is added:

Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.

1B Foreign resident capital gains withholding

1B.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* have the same meaning this special condition unless the context requires otherwise.

1B.2 Every vendor under this contract is a foreign resident for the purposes of this special condition unless the vendor gives the purchaser a special clearance certificate issued by the Commissioner under section 14-200 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The specified period in the clearance certificate must include the actual date of settlement and must be given by the vendor to the purchaser not later than five (5) Business Days prior to settlement and unless so given to the Purchaser within the specified period prior to settlement the Purchaser will at settlement be entitled to withhold an amount equal ten (10) percent of the purchase price.

1B.3 This special condition only applies if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* ("the amount") because one or more of the vendors is a foreign resident, the property is or will have a market value of \$2 million or more just after the transaction, and the transaction is not excluded under section 14-215(1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.

1B.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

1B.5 The purchaser must:

- engage a legal practitioner or conveyancer ("representative") to conduct all legal aspects of settlement, including the performance of the purchaser's obligations in this special condition; and
- ensure that the representative does so.

1B.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:

- pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this special condition if the sale of the property settles;
- promptly provide the vendor with proof of payment; and
- otherwise comply, or ensure compliance with, this special condition; despite
- any contrary instructions, other than from both the purchaser and the vendor; and
- any other provision in this contract to the contrary.

1B.7 The representative is taken to have complied with the obligations in special condition 1B.6 if:

- the settlement is conducted through the electronic conveyancing system operated by Property Exchange Australia Ltd or any other electronic conveyancing system agreed by the parties; and
- the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

1B.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-253(2) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* must be given to the purchaser at least 5 business days before the due date for settlement.

1B.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.

1B.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

2. Electronic Conveyancing



Settlement and lodgement will be conducted electronically in accordance with the Electronic Conveyancing National Law and special condition 2 applies, if the box is marked "EC"

- 2.1 This special condition has priority over any other provision to the extent of any inconsistency. This special condition applies if the contract of sale specifies, or the parties subsequently agree in writing, that settlement and lodgement of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law.
- 2.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically.
- 2.3 Each party must:
 - (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,
 - (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and
 - (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.
- 2.4 The vendor must open the Electronic Workspace ("workspace") as soon as reasonably practicable. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.
- 2.5 The vendor must nominate a time of the day for locking of the workspace at least 7 days before the due date for settlement.
- 2.6 Settlement occurs when the workspace records that:
 - (a) the exchange of funds or value between financial institutions in accordance with the instructions of the parties has occurred; or
 - (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgement.
- 2.7 The parties must do everything reasonably necessary to effect settlement:
 - (a) electronically on the next business day; or
 - (b) at the option of either party, otherwise than electronically as soon as possible – if, after the locking of the workspace at the nominated settlement time, settlement in accordance with special condition 2.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.
- 2.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any mistaken payment and to recover the mistaken payment.
- 2.9 The vendor must before settlement:
 - (a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,
 - (b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendor's subscriber or the Electronic Network Operator,
 - (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and
 - (d) direct the vendor's subscriber to give (or, if there is no vendor's subscriber, give) all those documents and items, and any such keys, to the purchaser or the purchaser's nominee on notification of settlement by the Electronic Network Operator.
- 2.10 The vendor must, at least 7 days before the due date for settlement, provide the original of any document required to be prepared by the vendor in accordance with general condition 6.

3. Conduct of Auction

The property is offered for sale by public auction, subject to the vendor's reserve price. The Rules for the conduct of the auction shall be as set out in Schedules to the Sale of Land Regulations 2005 or any rules prescribed by regulation which modify or replace those Rules. The Purchaser warrants that a copy of the Rules were made available for public inspection a reasonable time before the auction.

4. Section 51 statement

The purchaser acknowledges that, prior to payment of any part of the deposit and prior to the signing of any contract, agreement or document legally binding or intended legally to bind it in respect of this sale:

- 4.1 The vendor's agent, if any, has not made any promise to the purchaser with respect to the obtaining by the purchaser of a loan of money to defray some or all of the costs of purchase by the purchaser of the property; or
- 4.2 If the vendor's agent, if any, has made any promise to the purchaser it has received from the vendor's agent a statement in writing under Section 51 of the Estate Agents Act 1958.

5. Payment of deposit - fundamental term

- 5.1. The purchaser must, and it is a fundamental term of this contract, pay the deposit payable under this contract, when specified in it, and:
 - 5.1.1. If the property is sold at auction and payment of it is made by personal cheque it be honoured on its first representation for payment;
 - 5.1.2. If the property is not sold at auction, by bank cheque;
 - 5.1.3. If otherwise the vendor accepts payment of it by personal cheque it be honoured on its first presentation for payment.
- 5.2. If the purchaser fails to strictly comply with the obligations under the immediately preceding paragraph of this special condition the vendor may, in addition to its rights to rescind this contract pursuant to General Condition 27, at any time, and in its absolute discretion, terminate this contract immediately by giving written notice to the purchaser to that effect.
- 5.3. If this contract is terminated by the vendor pursuant to the immediately preceding sub-clause of this special condition, the purchaser acknowledges that:
 - 5.3.1. The termination will be without prejudice to the vendor's rights against the purchaser under this contract and otherwise at law; and
 - 5.3.2. The vendor will be entitled to re-sell the property to any other party; and
 - 5.3.3. The purchaser waives any right which it may have, other than by reason of this special condition, had against the vendor arising out of such termination.
- 5.4. Time is of the essence in respect of the obligations of the purchaser under the immediately preceding paragraphs of this special condition and, subject to the provision of this special condition, General Condition 27 does not apply in respect of the purchaser's obligation to pay the deposit.

6. Deposit

- 6.1. After the deposit has been received by the vendor's solicitors as stakeholders it may, at the Vendor's absolute discretion, be held in an interest bearing trust account established under the Legal Profession Practice Act 1958.
- 6.2. Any interest accruing on the deposit must be paid to the party ultimately entitled to receive the deposit;
- 6.3. Subject to the provisions contained in the *Sale of Land Act* the purchaser agrees to release the Deposit to the Vendor upon notice in writing of registration of the proposed plan of subdivision PS716735J

7. Corporate purchaser guarantee

If the purchaser is or includes a corporation (other than a corporation listed on the Australian Stock Exchange Limited, a recognised life assurance company or a statutory authority of the Commonwealth of Australia or any State or Territory of the Commonwealth of Australia) then the purchaser must contemporaneously with the execution of this contract procure the proper completion and execution of the guarantee annexed to this contract by each of the directors and any ultimate holding company (as defined in the Corporations Act 2001) of that corporation.

8. Transfer delivery time

If the transfer of land document is not delivered to the vendor's solicitors within the time specified in General Condition 6 the vendor, at its option, will not be obliged to settle under this contract until ten (10) days from the date on which the transfer of land document is delivered to the vendor's solicitors and the purchaser shall be deemed to have made default in payment of the residue of the purchase money and shall, at the option of the vendor, pay interest from the date for settlement until the date which is ten (10) days from the date on which the transfer of land document is delivered to the vendor's solicitors.

9. Settlement time

Settlement must take place no later than 3.00 p.m. on the settlement date failing which settlement will be deemed to take place on the next business day and the purchaser will be deemed to have made a default in payment of the residue of the price unless settlement does not take place in accordance with this special condition as a result of a default by the vendor.

10. Condition of Property

- 10.1 The Purchaser agrees that at settlement it will accept the condition of the Property "as is" with no obligation and/or requirement upon the Vendor to remove any goods, chattels and/or materials and rubbish that may be left on the property.
- 10.2 The Vendor does not warrant the suitability of the premises for any purposes including any purposes contemplated by the purchaser.
- 10.3 The Purchaser must make its own enquiries as to the suitability of the Property for any development proposed to be undertaken on the Property.
- 10.4 The Vendor has not made and shall not be construed as having made any representation or warranty that the Property is free of contaminants. Prior to entering into this Contract the Purchaser has made its own enquiries and investigations as to the environmental state of the Property and the Purchaser has relied and relies entirely on the result of its investigations and on its own judgment in entering into this Contract.

11. Purchaser's Representations

11.1. The Purchaser represents and warrants to the Vendor that:

- 11.1.1 The Purchaser was not induced to enter into this Contract and has not relied upon any statements, representations or warranties by or on behalf of the Vendor about the fitness or suitability for any purpose of the Premises or about any financial return or income to be derived from the Premises:
- 11.1.2 The Purchaser has obtained independent legal advice on and is satisfied about the Purchaser's obligations and rights under this Contract;
- 11.1.3 The Purchaser is satisfied about the nature of the Premises and the purposes for which the Premises may lawfully be used.

12. Settlement place

Settlement must take place at the offices of the vendor's solicitors or at such other place in Melbourne as the vendor's solicitors may direct.

13. Exclusion of representations or warranties

The purchaser acknowledges that:

- 13.1. This contract is the sole repository of the agreement between the parties;
- 13.2. There are no terms, conditions, representations or warranties relating to the sale of the property which have been relied upon by the purchaser entering into this contract other than those included in this contract;
- 13.3. The purchaser has not relied on any information or description of the property or any description of any improvements, chattels, fixtures or fittings on the land contained in any brochure, investment report or advertisement relating to it;
- 13.4. The vendor has not made any representation or warranty that the property is suitable for any purposes which the purchaser may have indicated as its intention to pursue or that any permit of any nature has been obtained or is available from any relevant authority and that in entering into this contract, the purchaser has made its own enquiries and relies entirely on its own judgement.

14. Subdivision of the Common Property and Consolidation

- 14.1 It is a condition precedent to settlement of the sale of the Property that the Vendor use its best endeavours in obtaining planning approval for the subdivision of the Common Property of the Land Parcel referred to as Common Property in Certificate of Title Volume 11936/436 (the "Common Property"), necessary to give efficacy to the Planning Permit No 49429 dated 23 January 2019 issued by the City of Monash (the "Planning Permit") in which a parcel of the Common Property representing approximately 425 square meters of the Common Property (the "Subdivided Parcel") is to be transferred to the Purchaser allowing for the construction of improvements and infrastructure on the Property designated in the Planning Permit to give effect to the two Lot Boundary Re-Alignment - (between Common Property & Lot 1)
- 14.2 The Vendor will use its best endeavours to register as soon as is practicable a plan of subdivision of the Common Property with the Land Titles Office Victoria.
- 14.3 It is acknowledged by the parties that the Common Property is not owned by the Vendor absolutely in its own right but is under the control of the Owners Corporation responsible for the management of the Common Property.

- 14.4 The Vendor warrants that it has the power to direct the Owners Corporation of the Common Property to subdivide the Common Property and sell and transfer that **Subdivided Parcel** of land to the Purchaser.
- 14.4 At settlement the Vendor shall transfer all legal and equitable right title and interest in the **Subdivided Parcel** to the Purchaser free of any encumbrances.
- 14.5 The Purchaser shall not be liable for the costs preparation and registration of the plan of subdivision of the Common Property.
- 14.6 Special conditions 14.1 to 14.5 shall be in construed for the benefit of the purchaser.
- 14.7 Subject to section 9AC of the Sale of Land Act the Vendor may make such alteration to the Plan of Subdivision of the Common Property and Consolidation as may required or necessary or as is required to accord with good surveying practice and all laws and deliver services to each Lot on PS716735J including the Common Property.

15 Demolition and further deposit

- 15.1 As at 90 days from the day of sale the Vendor and upon the Vendor's solicitor receiving as a stakeholder, in trust, the balance of the deposit owing being equivalent to 10 % of the purchase price the Vendor shall grant to the Purchaser a limited licence ("Licence") to enter the property and demolish any improvements on the property as permitted by law or planning permit until the date of settlement ("Licence Period") .
- 15.2 The Purchaser must take out appropriate insurance including workover insurances, to the satisfaction of the Vendor, during the period that it has non-exclusive access to the property under the terms granted to it from the Vendor under the terms of this limited licence agreement and shall indemnify the Vendor against all claims, costs, losses and damages that may arise from act or omission of the Purchaser and or its employees, agents or consultants in carrying those demolition works on the property.
- 15.3 The Purchaser must upon request of the Vendor, provide evidence to Vendor of insurance it has taken in respect of those works it proposes to undertake on the Property during the Licence Period.
- 15.4 The Vendor may, in its absolute discretion, suspend and/or revoke the licence granted to the purchaser pursuant to the terms of this Contract under Special Condition 15, in the event that the purchaser and or its employees, agents or consultants act and/or conducts themselves in a manner that is contrary to the terms of the agreement and/or the intent of the parties in creating this licence.

16 Variation to general conditions

- General Conditions 24.4 – 24.6 each inclusive do not apply to this contract.
- General condition 28.5 has been amended from 10 % to 20 % of the purchase price

General Conditions

Part 2 being Form 2 prescribed by the *Estate Agents (Contracts) Regulations 2008*

Title

1. ENCUMBRANCES

- 1.1 The purchaser buys the property subject to:
- (a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
 - (b) any reservations in the crown grant; and
 - (c) any lease referred to in the particulars of sale.
- 1.2 The purchaser indemnifies the vendor against all obligations under any lease that are to be performed by the landlord after settlement.
- 1.3 In this general condition 'section 32 statement' means a statement required to be given by a vendor under section 32 of the Sale of Land Act 1962 in accordance with Division 2 of Part II of that Act.

2. VENDOR WARRANTIES

- 2.1 The vendor warrants that these general conditions 1 to 28 are identical to the general conditions 1 to 28 in the standard form of contract of sale of real estate prescribed by the Estate Agents (Contracts) Regulations 2008 for the purposes of section 53A of the Estate Agents Act 1980.
- 2.2 The warranties in general conditions 2.3 and 2.4 replace the purchaser's right to make requisitions and inquiries.
- 2.3 The vendor warrants that the vendor:
- (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.
- 2.4 The vendor further warrants that the vendor has no knowledge of any of the following:
- (a) public rights of way over the land;
 - (b) easements over the land;
 - (c) lease or other possessory agreement affecting the land;
 - (d) notice or order affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 2.5 The warranties in general conditions 2.3 and 2.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement required to be given by the vendor under section 32 of the Sale of Land Act 1962 in accordance with Division 2 of Part II of that Act.
- 2.6 If sections 137B and 137C of the Building Act 1993 apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
 - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.
- 2.7 Words and phrases used in general condition 2.6 which are defined in the Building Act 1993 have the same meaning in general condition 2.6.

3. IDENTITY OF THE LAND

- 3.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.
- 3.2 The purchaser may not:
- (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
 - (b) require the vendor to amend title or pay any cost of amending title.

4. SERVICES

- 4.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.
- 4.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

5. CONSENTS

The vendor must obtain any necessary consent or licence required for the sale. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

6. TRANSFER

The transfer of land document must be prepared by the purchaser and delivered to the vendor at least 10 days before settlement. The delivery of the transfer of land document is not acceptance of title. The vendor must prepare any document required for assessment of duty on this transaction relating to matters that are or should be within the knowledge of the vendor and, if requested by the purchaser, must provide a copy of that document at least 3 days before settlement.

7. RELEASE OF SECURITY INTEREST

- 7.1 This general condition applies if any part of the property is subject to a security interest to which the Personal Property Securities Act 2009 (Cth) applies.
- 7.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 7.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 7.3 If the purchaser is given the details of the vendor's date of birth under condition 7.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in condition 7.2; and
 - (b) keep the date of birth of the vendor secure and confidential.
- 7.4 The vendor must ensure that at or before settlement, the purchaser receives –
- (a) a release from the secured party releasing the property from the security interest; or
 - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009* (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
 - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009* (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 7.5 Subject to general condition 7.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property –
- (a) that –
 - (i) the purchaser intends to use predominately for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009* (Cth), not more than that prescribed amount; or
 - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 7.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 7.5 if –
- (a) the personal property is of a kind that may be described by a serial number in the Personal Property Securities Register; or
 - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 7.7 A release for the purposes of general condition 7.4(a) must be in writing.
- 7.8 A release for the purposes of general condition 7.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 7.9 If the purchaser receives a release under general condition 7.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 7.10 In addition to ensuring a release is received under general condition 7.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 7.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.

- 7.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 7.11
- 7.13 If settlement is delayed under general condition 7.12, the purchaser must pay the vendor -
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
 - (b) any reasonable costs incurred by the vendor as a result of the delay - as though the purchaser was in default.
- 7.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 7.14 applies despite general condition 7.1.
- 7.15 Words and phrases which are defined in the Personal Property Securities Act 2009 (Cth) have the same meaning in general condition 7 unless the context requires otherwise.

8. BUILDING WARRANTY INSURANCE

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.

9. GENERAL LAW LAND

- 9.1 This general condition only applies if any part of the land is not under the operation of the Transfer of Land Act 1958.
- 9.2 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 9.3 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 9.4 The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
 - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 9.5 The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
 - (b) the objection or requirement is not withdrawn in that time.
- 9.6 If the contract ends in accordance with general condition 9.5, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 9.7 General condition 10.1 should be read, in respect of that part of the land which is not under the operation of the Transfer of Land Act 1958, as if the reference to 'registered proprietor' is a reference to 'owner'.

Money

10. SETTLEMENT

- 10.1 At settlement:
- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 10.2 The vendor's obligations under this general condition continue after settlement.
- 10.3 Settlement must be conducted between the hours of 10.00 a.m. and 4.00 p.m. unless the parties agree otherwise.

11. PAYMENT

- 11.1 The purchaser must pay the deposit:
- (a) to the vendor's licensed estate agent; or
 - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
 - (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 11.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
 - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.

- 11.3 The purchaser must pay all money other than the deposit:
- (a) to the vendor, or the vendor's legal practitioner or conveyancer; or
 - (b) in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.
- 11.4 At settlement, payments may be made or tendered:
- (a) in cash; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) if the parties agree, by electronically transferring the payment in the form of cleared funds.
- 11.5 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate in relation to which an authority under subsection 9(3) of the Banking Act 1959 (Cth) is in force.
- 11.6 At settlement, the purchaser must pay the fees on up to three cheques drawn on an authorised deposit-taking institution. If the vendor requests that any additional cheques be drawn on an authorised deposit-taking institution, the vendor must reimburse the purchaser for the fees incurred.

12. STAKEHOLDING

- 12.1 The deposit must be released to the vendor if:
- (a) the vendor provides particulars, to the satisfaction of the purchaser, that either -
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts does not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of section 27 of the *Sale of Land Act* 1962 have been satisfied.
- 12.2 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 12.3 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.

13. GST

- 13.1 The purchaser does not have to pay the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price unless the particulars of sale specify that the price is 'plus GST'. However the purchaser must pay to the vendor any GST payable by the vendor:
- (a) solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
 - (b) if the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or a part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
 - (c) if the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 13.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if the particulars of sale specify that the price is 'plus GST'.
- 13.3 If the purchaser is liable to pay GST, the purchaser is not required to make payment until provided with a tax invoice, unless the margin scheme applies.
- 13.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
- (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 13.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
- (a) the parties agree that this contract is for the supply of a going concern; and
 - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 13.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 13.7 This general condition will not merge on either settlement or registration.
- 13.8 In this general condition:
- (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act* 1999 (Cth); and
 - (b) 'GST' includes penalties and interest.

14. LOAN

- 14.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 14.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
- (a) immediately applied for the loan; and
 - (b) did everything reasonably required to obtain approval of the loan; and
 - (c) serves written notice ending the contract on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
 - (d) is not in default under any other condition of this contract when the notice is given.
- 14.3 All money must be immediately refunded to the purchaser if the contract is ended.

15. ADJUSTMENTS

- 15.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustment paid and received as appropriate.
- 15.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
- (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
 - (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005*); and
 - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
 - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.

Transactional

16. TIME

- 16.1 Time is of the essence of this contract.
- 16.2 Time is extended until the next business day if the time for performing any action falls on a Saturday, Sunday or bank holiday.

17. SERVICE

- 17.1 Any document sent by –
- (a) post is taken to have been served on the next business day after posting, unless proved otherwise;
 - (b) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.
- 17.2 Any demand, notice, or document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party. It is sufficiently served if served on the party or on the legal practitioner or conveyancer:
- (a) personally; or
 - (b) by pre-paid post; or
 - (c) in any manner authorised by law or the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner; or
 - (d) by email.
- 17.3 This general condition applies to the service of any demand, notice or document by or on any party, whether the expression 'give' or 'serve' or any other expression is used.

18. NOMINEE

The purchaser may nominate a substitute or additional transferee, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

19. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

20. GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

21. NOTICES

The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale that does not relate to periodic outgoings. The purchaser may enter the property to comply with that responsibility where action is required before settlement.

22. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

23. TERMS CONTRACT

23.1 If this is a 'terms contract' as defined in the Sale of Land Act 1962:

- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
- (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

23.2 While any money remains owing each of the following applies:

- (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
- (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
- (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
- (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
- (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
- (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
- (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
- (h) the purchaser must observe all obligations that affect owners or occupiers of land;
- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

24. LOSS OR DAMAGE BEFORE SETTLEMENT

- 24.1 The vendor carries the risk of loss or damage to the property until settlement.
- 24.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.
- 24.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 24.2, but may claim compensation from the vendor after settlement.
- 24.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 24.2 at settlement.
- 24.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.
- 24.6 The stakeholder must pay the amounts referred to in general condition 24.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

25. BREACH

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

Default

26. INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act 1983* is payable on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

27. DEFAULT NOTICE

- 27.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.
- 27.2 The default notice must:
 - (a) specify the particulars of the default; and
 - (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of

the notice being given-

- (i) the default is remedied; and
- (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

28. DEFAULT NOT REMEDIED

- 28.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.
- 28.2 The contract immediately ends if:
- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
 - (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.
- 28.3 If the contract ends by a default notice given by the purchaser:
- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
 - (b) all those amounts are a charge on the land until payment; and
 - (c) the purchaser may also recover any loss otherwise recoverable.
- 28.4 If the contract ends by a default notice given by the vendor:
- (a) the deposit up to 20% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
 - (b) the vendor is entitled to possession of the property; and
 - (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
 - (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
 - (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
 - (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.
- 28.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

GUARANTEE & INDEMNITY

THIS GUARANTEE AND INDEMNITY is given on the date set out in Item 1 of the schedule to it ("the schedule") by the guarantors named in Item 2 of the schedule to the vendor named in Item 3 of the schedule.

1. DEFINITIONS

In this guarantee and indemnity unless the context or subject matter or circumstances indicate otherwise:

- 1.1 "guarantors" means and includes the guarantors their legal personal representatives, permitted transferees, assignees, and successors in title;
- 1.2 "contract" means the contract of sale to which this guarantee and indemnity is annexed;
- 1.3 "obligations of the purchaser" means the obligations of the purchaser under the contract;
- 1.4 "purchaser" means the purchaser named in the contract and includes the purchaser its legal personal representatives, permitted transferees, assignees, and successors in title;
- 1.5 "vendor" means the vendor named in the contract and includes the vendor its legal personal representatives, permitted transferees, assignees, and successors in title;

2. INTERPRETATION

In the interpretation of this guarantee and indemnity unless the context otherwise requires:

- 2.1 Words (including defined expressions) importing the singular shall be deemed to include the plural and vice versa;
- 2.2 Words (including defined expressions) importing any gender shall be deemed to include all other genders;
- 2.3 Words (including defined expressions) denoting persons include corporations and vice versa;
- 2.4 Headings are included for convenience only and shall not affect the interpretation of this guarantee and indemnity;
- 2.5 References to a statute, statutory provision or subordinate instrument or any provision thereof shall include any code, statute, statutory provision or subordinate instrument, whether of the same or any other parliament or legislative authority having jurisdiction, which amends, extends, consolidates or replaces the same or which has been amended, extended, consolidated or replaced by the same and subordinate legislation or subordinate instrument made thereunder;
- 2.6 Reference to clauses are references to clauses of this guarantee and indemnity;
- 2.7 References to a schedule are references to a schedule of this Guarantee and Indemnity;
- 2.8 A covenant on the part of two or more persons shall bind them and each of them jointly and severally.

3. GUARANTEE AND INDEMNITY

- 3.1 In consideration of the vendor entering into the contract at the request of the guarantors, the guarantors irrevocably and unconditionally:
 - 3.1.1 Guarantee to the vendor the due and punctual observance and performance of the obligations of the purchaser;
 - 3.1.2 As a separate and independent principal obligation, indemnify and hold the vendor harmless from and against all liabilities, losses, damages, costs or expenses incurred or suffered by the vendor and all actions, proceedings, claims or demands made against the vendor as a result of default by the purchaser in the performance of the obligations of the purchaser or from any such obligations being unenforceable.
- 3.2 The liability of each of the guarantors under this guarantee and indemnity shall not be released or discharged, in whole or in part, by:

- 3.2.1 Any time, concession, waiver or other indulgence being given by the vendor to the purchaser or any surety for or in relation to the observance of performance of the obligations of the purchaser;
 - 3.2.2 Any variation being made to the terms of the contract or its subsequent termination, otherwise than by the purchaser by due exercise of its rights under the contract;
 - 3.2.3 Any other security or contractual obligations to secure the performance of the obligations of the purchaser being or not being taken, held, renewed, varied or enforced by the vendor or that security being void, defective, informal or unenforceable;
 - 3.2.4 All or any of the obligations of the purchaser being discharged otherwise than by their due performance;
 - 3.2.5 The liquidation, bankruptcy or insolvency of the purchaser or any of the guarantors;
 - 3.2.6 The sale or other disposal of some or all of the shares in the purchaser which are owned by any of the guarantors;
 - 3.2.7 By anything done or omitted to be done by the vendor or by anything else which, under the law relating to sureties, might, but for this clause operate to wholly or partially release or discharge any of the guarantors from their liability;
 - 3.2.8 The failure by any guarantor to execute this guarantee and indemnity.
- 3.3 This guarantee and indemnity is a continuing guarantee and indemnity and shall remain in force until the whole of the obligations of the purchaser have been duly performed and satisfied in full.
- 3.4 The vendor may enforce this guarantee and indemnity without first making any demand or taking any action or proceedings to enforce its rights or remedies against the purchaser.

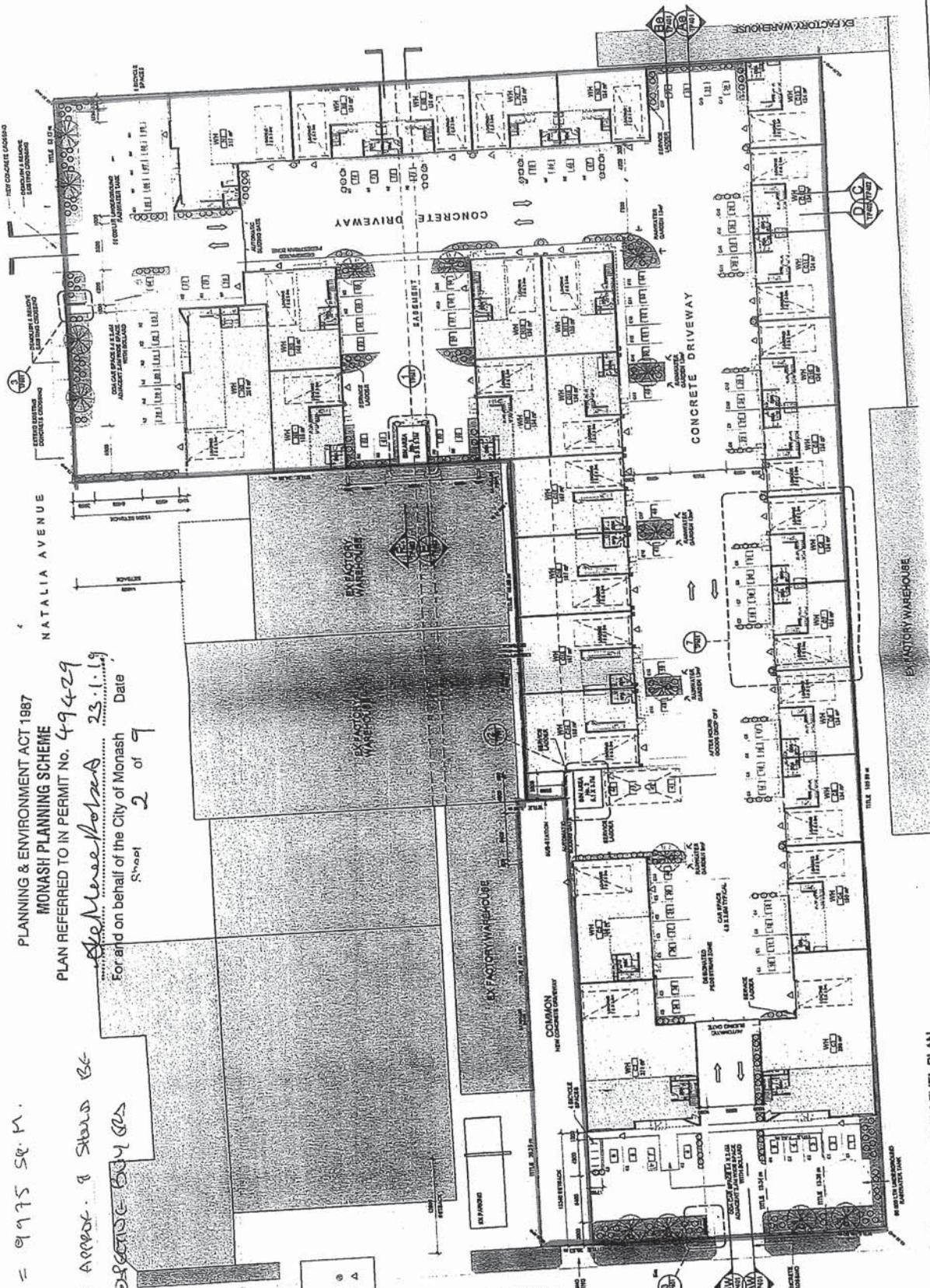
TOTAL AREA = 10400 SQ M.
 COMMON SPACE = 425 SQ M.
 LOT 1 = 9775 SQ M.

THE AREAS ARE APPROX. & SHOULD BE CHECKED BY RESIDENTIAL BODY ORS

PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME

PLAN REFERRED TO IN PERMIT NO. 49429

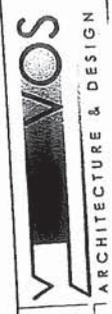
DeMase/Polera 23.1.19
 For and on behalf of the City of Monash
 Date
 Sheet 2 of 9



LIGHTING KEY
 TAKE UP LIGHTING
 BRIDGE DOWN LIGHTING

1 GROUND LEVEL PLAN
 SCALE 1:250

PRIME COMMERCIAL AND INDUSTRIAL DEVELOPMENTS PTY LTD
 WAREHOUSE DEVELOPMENT



GROUND LEVEL PLAN

John Voss Director
 84/85 192 6595
 www.vosarchitecture.com.au
 www.vosarchitecture.com.au
 Architect Reg No. 16337
 BULLIOCH, VIC 3103
 TP201

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	8-12 Natalia Avenue, Oakleigh 3166 including part of Common Property on PS716735J	
Vendor's name	Placelea Pty Ltd ACN 006 289 621	Date 15/06/19.
Vendor's signature	Steve Katsimadakos Solicitor for and on behalf of the Vendor pursuant to POA dated 15 June 2019, see attached	
Purchaser's name	VINCE TESORIERO	Date 16/12/20
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	To	
--	----	--

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Is in the attached copies of title documents.

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X'

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Not applicable

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the Land Acquisition and Compensation Act 1986 are as follows:

Not applicable

5. BUILDING PERMITS

Particulars of any building permit issued under the Building Act 1993 in the preceding 7 years (required only where there is a residence on the land):

Are contained in the attached certificate.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the Owners Corporations Act 2006.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
---------------------------------------------	-------------------------------------	---------------------------------------	-----------------------------------	--------------------------------------------------------

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

- (a) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision – to be provided in relation to the Common Property

11. This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed. **DISCLOSURE OF ENERGY INFORMATION**

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

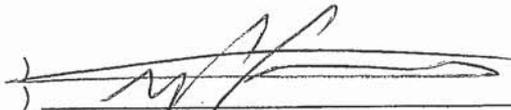
--

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY is made on the 15th day of June 2019 by **CON PAPASOTIROU** of 6 Redpath Close, Oakleigh South, Victoria 3167 in the state of Victoria Under Section 107(1) of the Instruments Act 1958.

1. I APPOINT my Solicitor **STEVE KATSIMADAKOS** Principal and Partner of G&M Lawyers of Level 1, 228 Smith Street, Collingwood in the state of Victoria to my attorney.
2. Pursuant to the authority of the constitution of the company and/or a resolution of the directors of the company I AUTHORISE my attorney to do on my behalf and exercise my rights and responsibilities in my stead in my capacity as a Director of **PLACELEA PTY LTD (ACN: 006 289 621)** during my absence from 16 June 2019 to 30 September 2019 **SOLELY FOR THE PURPOSE** of matters pertaining to the sale and subdivision of anything and directly and indirectly incidental thereto of the property at 8-12 Natalia Avenue Oakleigh South (including any common property) in the State of Victoria.
3. My attorney can only lawfully act upon my instructions provided that those instructions have been first provided to him to act in writing whether it be electronic transmission or facsimile.

SIGNED SEALED AND DELIVERED
by **CON PAPASOTIROU**



Signature of **CON PAPASOTIROU**



Specimen signature of **STEVE KATSIMADAKOS**

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you.

The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](#) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11936 FOLIO 432

Security no : 124076595285J
Produced 18/03/2019 10:49 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 716735J.
PARENT TITLE Volume 10003 Folio 304
Created by instrument PS716735J 01/12/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PLACELEA PTY LTD of 82 CARLISLE CRESCENT OAKLEIGH VIC 3166
PS716735J 01/12/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK956821R 12/03/2014
NATIONAL AUSTRALIA BANK LTD

COVENANT as to part 1314661

COVENANT as to part 1366753

COVENANT as to part 1397953

COVENANT as to part 1450575

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS716735J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 8-12 NATALIA AVENUE OAKLEIGH SOUTH VIC 3167

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 01/12/2017

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS716735J

DOCUMENT END

The information supplied by G&M Lawyers has been obtained from GlobalX by agreement between them. The information supplied has been obtained by GlobalX who is licensed by the State to provide this information via LANDATA® System

PLAN OF SUBDIVISION			LV USE ONLY EDITION I	PS 716735 J
<p style="text-align: center;">LOCATION OF LAND</p> PARISH: MORDIALLOC TOWNSHIP: --- SECTION: 2 CROWN ALLOTMENT: I (PART) CROWN PORTION: --- TITLE REFERENCE: Vol. 10003 Fol. 304 LAST PLAN REFERENCE: LOT I LP 221672 F POSTAL ADDRESS: 12, 12A & 12B NATALIA AVENUE (at time of subdivision) OAKLEIGH SOUTH, 3167 MGA COORDINATES: E 333550 ZONE: 55 (of approx centre of land in plan) N 5801750 GDA 94			Council Name: Monash City Council Council Reference Number: TPS/11746 Planning Permit Reference: TPA/46925 SPEAR Reference Number: S096126H Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Fiona Johnstone for Monash City Council on 05/10/2017 Statement Of Compliance issued: 12/10/2017	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		This is a Spear Plan Building Boundaries are defined by thick continuous lines. Location of Boundaries defined by Buildings Median: Denoted Thus Exterior Face: All Other Boundaries	
Nil	Nil			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
Survey: This plan is based on survey. This survey has been connected to permanent marks no(s) 251 In Proclaimed Survey Area No. --- STAGING This is not a staged subdivision. Planning Permit No.				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan				
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	1.83	LP 10114	ALL LOTS ON LP 10114
NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 Fax 03 5941 7359 mail@nobelius.com.au			Digitally signed by: Timothy Deane Walker (Nobelius Land Surveyors Pty Ltd), Surveyor's Plan Version (B), 10/07/2017, SPEAR Ref: S096126H	
			Sheet 1 of 2 Sheets	
			ORIGINAL SHEET SIZE A3	
			PLAN REGISTERED TIME: 2:01PM DATE: 01/12/17 Ethan KAO Assistant Registrar of Titles	

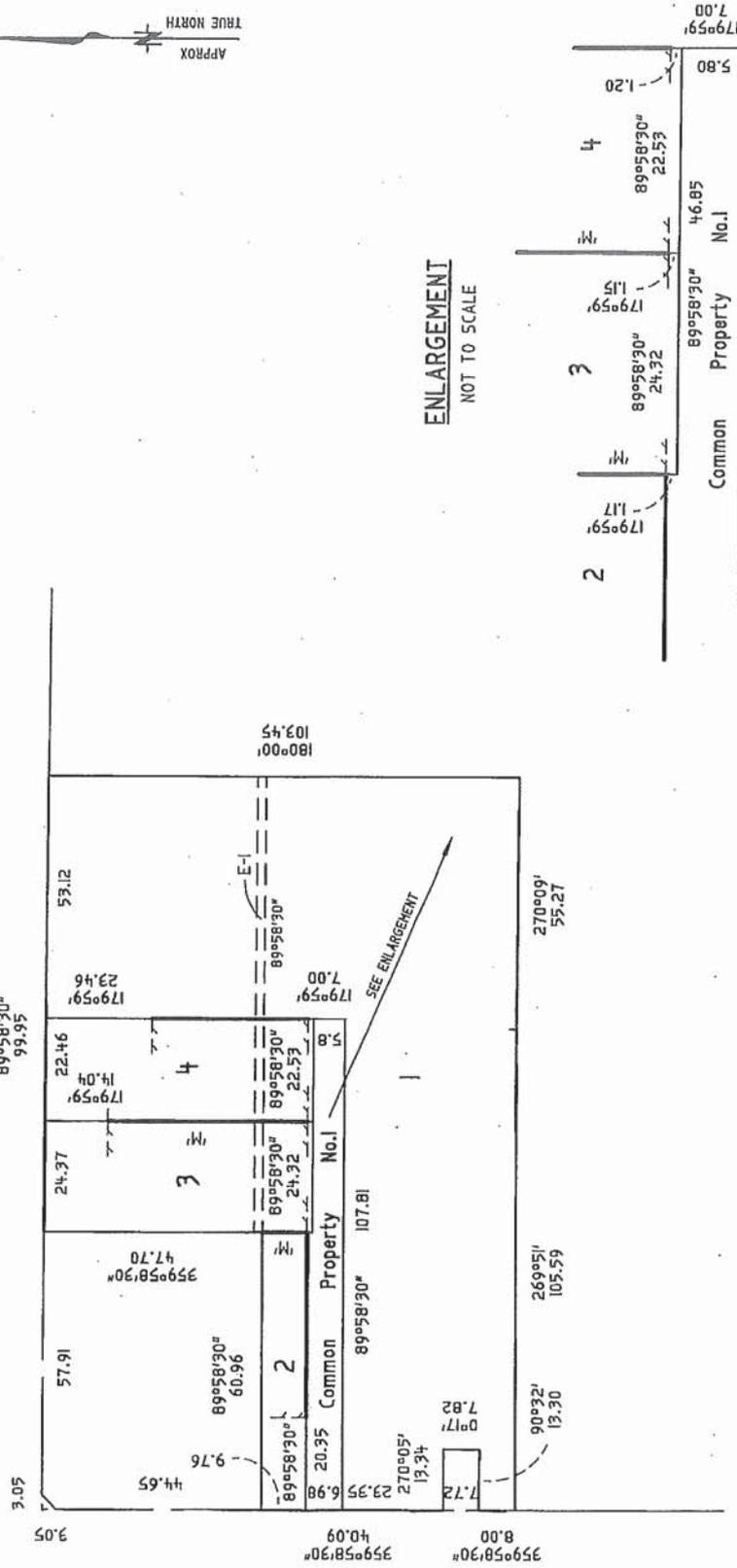
Amended by: Timothy Deane Walker, 30/11/2017.

PS 716735 J

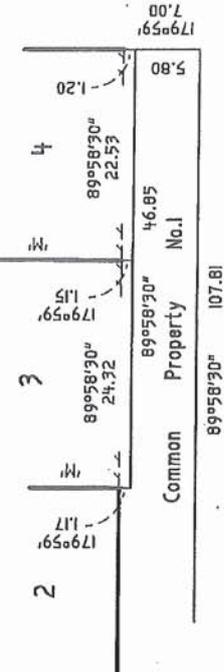
NATALIA AVENUE

ROAD

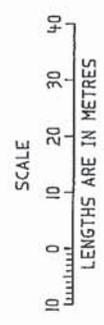
COORA



ENLARGEMENT
NOT TO SCALE



NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
robnobelius.com.au



ORIGINAL SCALE 1 : 1000

Digitally signed by: Timothy Deane Walker (Nobellius Land Surveyors Pty Ltd),
10/07/2017, SPEAR Ref: S098126H

Digitally signed by:
Mensch City Council,
05/10/2017,
SPEAR Ref: S096126H

Sheet 2
ORIGINAL SHEET SIZE A3

Amended by: Timothy Deane Walker, 30/11/2017.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced: 18/03/2019 11:10:54 AM

OWNERS CORPORATION 1
PLAN NO. PS716735J

The land in PS716735J is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1 - 4.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
82 CARLISLE CRESCENT OAKLEIGH VIC 3166

OC037337F 01/12/2017

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
OC037337F 01/12/2017

Notations:
NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	25	25
Lot 2	25	25
Lot 3	25	25
Lot 4	25	25
Total	100.00	100.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan,



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 18/03/2019 11:10:54 AM

OWNERS CORPORATION 1
PLAN NO. PS716735J

Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

274
73

2992331

MULLETT & LANGFORD

John R. Ball

VICTORIA

1397953

2 JAN 1929

FREEHOLD

STAMP DUTY
4-060-1928

Diag Extra nil

368 pl

made an acc

due as above

no whole

the cont here

J.R. Ball

23/1/29

10

10/1/29

6/2/29

TRANSFER OF LAND

I, GEORGE PORTER GATO formerly of Neerim Road, Murrumbidgee but now of "Tosari" Junction Road, Baulkham Hills, Estate Agent being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Fifty pounds paid to me by HORACE WILLIAM COOK Joiner and HILDA MAY COOK Clerk both of Garinish Road, Clayton DO HEREBY TRANSFER to the said Horace William Cook and Hilda May Cook as tenants in common in equal shares All my estate and interest in ALL THAT piece of land being Lot thirteen on Plan of Subdivision Number 10114 lodged in the Office of Titles being part of Crown Allotment one, Section two, Parish of Mordialloc County of Bourke and being part of the land more particularly described in Certificate of Title entered in the Register Book Volume 3668 Folio 737491 together with all registered and appurtenant easements AND the said Horace William Cook and the said Hilda May Cook do hereby for themselves and each of them, their and each of their respective heirs executors administrators and transferees COVENANT with the said George Porter Gato his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the untransferred land comprised in the said Certificate of Title that the said Horace William Cook and the said Hilda May Cook their and each of their respective heirs executors administrators and transferees will not remove from the said land hereby transferred any sand gravel or clay except for the purpose of building thereon

DATED the Sixth day of November One thousand nine hundred and twenty-eight.

SIGNED by the said GEORGE PORTER GATO }
 in New South Wales in the presence of)

J.P. Gato




IMAGED

SIGNED by the said HORACE WILLIAM
COOK in Victoria in the presence of

H. W. Cook

[Signature]

SIGNED by the said HILDA MAY COOK
in Victoria in the presence of

H. M. Cook

[Signature]

ENCUMBRANCES REFERRED TO

Special Railway Condition contained in Crown Grant to Henry
De Carle and William Jones.

TRANSFER OF LAND

- to -

G. P. OATTO, ESQ.

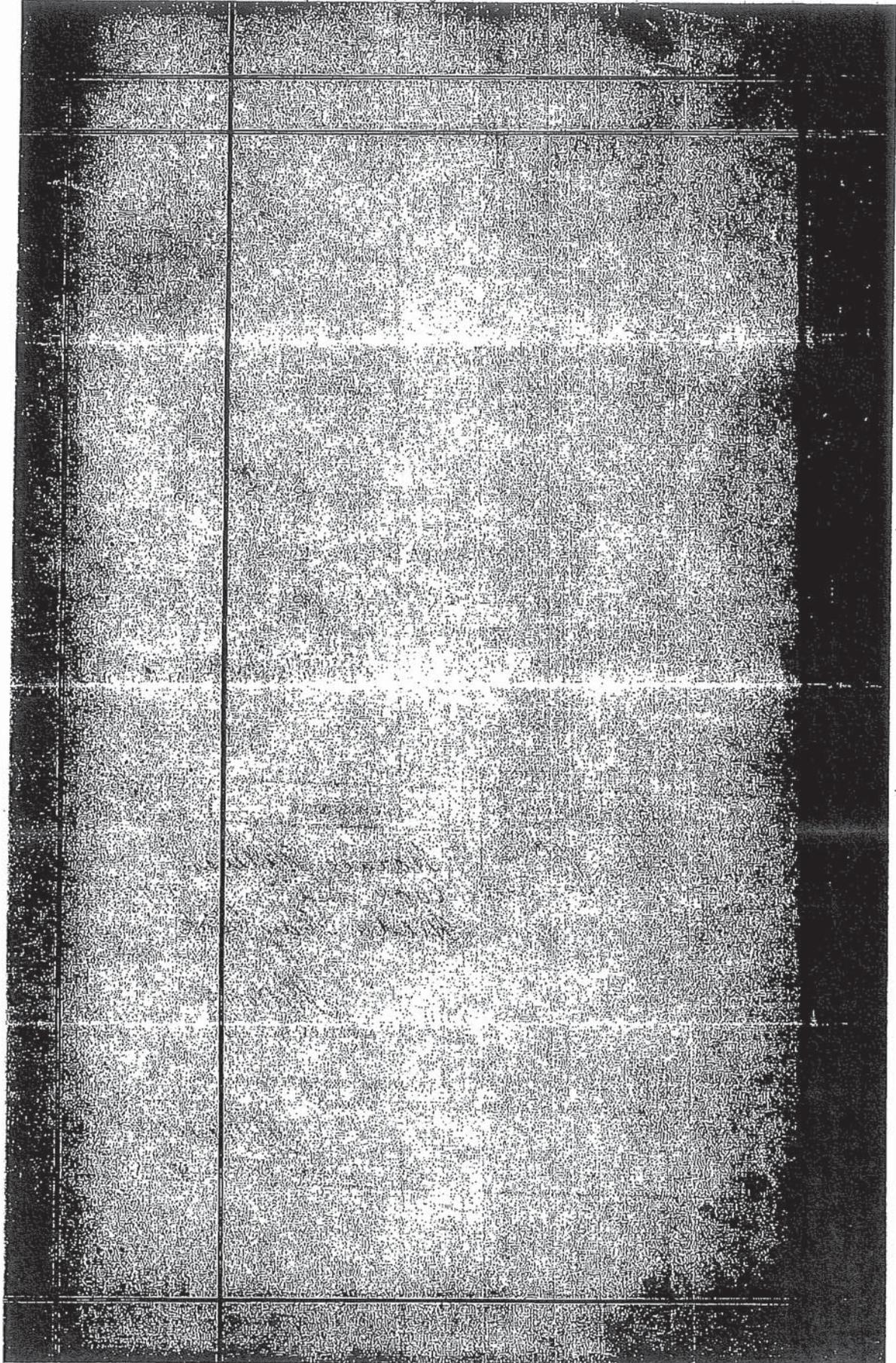
E. W. COOK, ESQ. & H. N. COOK

WILLIAMS & LANGFORD
Solicitors
325 Collins Street
MELBOURNE

DATED 1928

MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYMBOL THEREON
Transfer as to part	12th January 1929	TO Horace William Cook and Hilda May Cook	1397953
<p>I Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL. 3668. FOL. 133491.</p>		<p style="text-align: center;"><i>H. Norrall</i> ASSISTANT REGISTRAR OF TITLES</p> <p style="text-align: center;"><i>H. Norrall</i> ASSISTANT REGISTRAR OF TITLES</p>	



3118030

3118030

1450575

FREEHOLD

HENDERSON & BALL

IMAGED

VICTORIA

TRANSFER OF LAND

125 MAR 1930



I GEORGE PORTER CATO formerly of Neerim Road Murrumbidgee but now of "Tosari" Junction Road Baulkham Hills Estate Agent being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder, in consideration of the sum of Sixty-two pounds ten shillings paid to me by STANLEY KENNETT of 4 Marne Street Surrey Hills ^{South Wales} DO HEREBY TRANSFER to the said Stanley Kennett All my estate and interest in ALL THAT piece of land being Lot twelve on Plan of Subdivision No. 10114 lodged in the Office of Titles being part of Crown Allotment ~~5742~~ ⁶⁷⁴² Section two Parish of Mordialloc County of Bourke and being a part of the land described in Certificate of Title Volume 3668 Folio 733491 AND the said Stanley Kennett hereby for himself his heirs executors administrators or transferees covenants with the said George Porter Cato his heirs executors or administrators the registered proprietor or proprietors for the time being of the untransferred land comprised in the said Certificate of Title that he the said Stanley Kennett his heirs executors and transferees will not remove from the said Lot any sand gravel or clay except for the purpose of building thereon.

DATED the fifteenth day of March One thousand nine hundred and thirty.

SIGNED in New South Wales by the said) GEORGE PORTER CATO in the presence of:-(

G.P. Cato

SIGNED in Victoria by the said STANLEY KENNETT in the presence of:-

Stanley Kennett

W. Weave J.P.

ENCUMBRANCES REFERRED TO.

Special railway condition contained in Crown Grants to Henry De Carle and William Jones.

As to so much of the said Lot as is colored blue on the said Plan of Subdivision. The covenants (if any) affecting the same.

Handwritten notes and signatures:
 20/3/30
 1930
 1930
 1930
 1930
 1930

DATED 1930.

-to-

MR. F. P. OAKO

MR. S. KENNETT

T R A N S F E R

HENDERSON & BART
SOLICITORS
430 Little Collins Street
Melbourne.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	REGISTERED OR INDEXED
TRANSFER AS TO PART	THE 25 th DAY OF <i>March</i> 1930	TO <i>Stanley Kennett</i>	<i>1450575</i>

ASSISTANT REGISTRAR OF TITLES

I Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL *3660* FOL *733491*.

ASSISTANT REGISTRAR OF TITLES

2971915

1366753

HENDERSON & BALL
VICTORIA.

TRANSFER OF

G.P. paid

VICTORIA
STAMP CITY

VICTORIA
MAY 1928

George Porter Gato

I, GEORGE PORTER GATO formerly of Neerim Road Murrumbidgee but now of "Tosari" Junction Road Baulkham Hills Estate Agent being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder, in consideration of the sum of NINETY POUNDS paid to me by ERIC GRANVILLE MURRAY PHILLIPS of 69 Barkly Street St. Kilda Accountant DO HEREBY TRANSFER to the said Eric Granville Murray Phillips All my estate and interest in ALL THAT piece of land, being Lots Fourteen and Twenty-eight on Plan of Subdivision Number 10114 lodged in the Office of Titles being part of Crown Allotment Two Section Two Parish of Mordialloc County of Bourke and being part of the land described in Certificates of Title Volume 3668 Folio 733491 and Volume 4749 Folio 949727 And the said Eric Granville Murray Phillips HEREBY for himself his heirs executors administrators and transferees COVENANTS with the said George Porter Gato his executor or administrator the registered proprietor or proprietors for the time being of the untransferred land comprised in the said Certificates of Title that he the said Eric Granville Murray Phillips his heirs executors administrators and transferees will not remove from the said land any sand gravel or clay except for the purpose of building thereon.

DATED the 15th day of May One thousand nine hundred and twenty-eight.

G.P. Gato

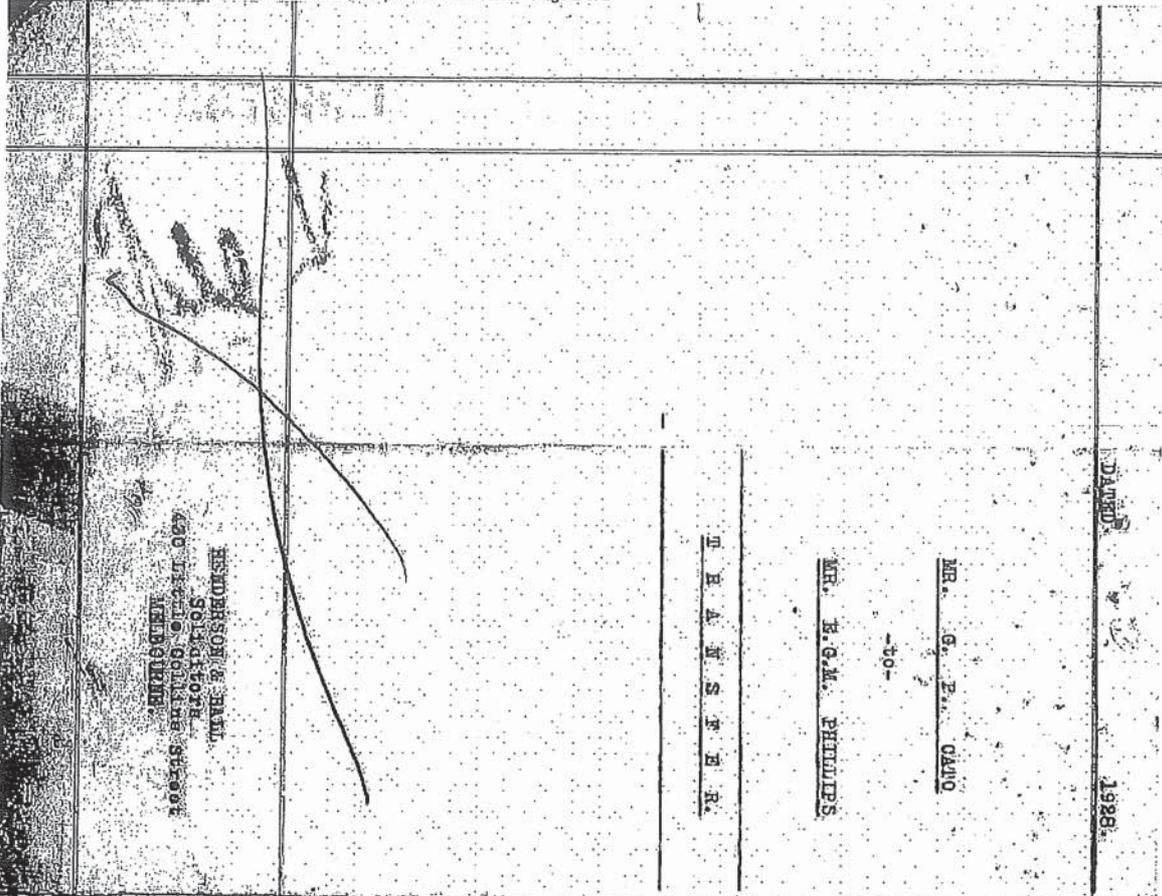
SIGNED in New South Wales by the said GEORGE PORTER GATO in the presence of:
E. A. Power J.P.
at Paramatta

SIGNED in Victoria by the said ERIC GRANVILLE MURRAY PHILLIPS in the presence of:
Howard W. Phillips
Barkly Hill & Henderson & Ball
Solicitors, Melbourne

ENCUMBRANCES REFERRED TO.
As to the land described in Certificate of Title Volume 3668 Folio 733491 - Special railway condition contained in Crown Grants to Henry De. Carle and William Jones - As to so much of said Lot Fourteen as is colored blue on the said Plan of Subdivision - any easements implied under Act 3168.

IMAGED

Handwritten notes on the left margin:
- bar road
- fenced blue
- 3668/733 part
- 4749/949 part
- untransferred
- buried hole line
- any easements implied
- to whole lot
- in 34, 1366753
- D.H.
- 23.6.28
- de 266
- 28.6.28
- 1/10
- 13.7.28



ROBINSON & HALL
 SOLICITORS
 430 LITTLE COLLINGWOOD STREET
 MELBOURNE

D E A W S E R R

MR. H.G.M. PHILLIPS

MR. G. P. OLLIV

-30-

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	THE PRODUCT TO WHICH	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 26 th DAY OF May 1928	To Eric Granville Murray Phillips	1366/53

J. Marshall
 ASSISTANT REGISTRAR OF TITLES

I CERTIFY THAT A MEMORIAL OF THE INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 3668 FOL. 133491
 4749 949/27

J. Marshall
 ASSISTANT REGISTRAR OF TITLES

2805630

~~2805502~~ FREEHOLD.

HENDERSON & BALL
VICTORIA

1314661

TRANSFER OF LAND

C.O.T.
2 MAY 1927

RECEIVED
26 APR 1927
FCC



REAPPOINT
26 APR 1927

I GEORGE PORTER GATO formerly of Neerim Road Murrumbidgee but now of "Tosari" Junction Road Baulkham Hills Estate Agent being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder, in consideration of the sum of SIXTY TWO POUNDS TEN SHILLINGS paid to me by JOSEPH JAMES BRIGINSHAW of 13 Bridge Street Elsternwick Gentleman

DO HEREBY TRANSFER to the said Joseph James Briginshaw

All my estate and interest in All that Piece of land being Lot Eleven on Plan of Subdivision No. 10114 lodged in the Office of Titles being part of Crown Allotment Two Section Two Parish of Mordialloc County of Bourke and being part of the land described in Certificate of Title Volume 3668 Folio 733491 Together with all registered appurtenant and reserved easements AND the said Joseph James Briginshaw hereby for himself his heirs executors administrators and transferees covenants with the said George Porter Gato his executors or administrators the registered proprietor or proprietor for the time being of the untransferred land comprised in the said Certificate of Title that he the said Joseph James Briginshaw his heirs executors administrators and transferees will not remove from the said land any sand gravel or clay except for the purpose of building thereon.
Dated the Twenty first day of March One thousand nine hundred and twenty-seven.

New South Wales
SIGNED in Victoria by the said GEORGE PORTER GATO

G.P. Gato

in the presence of
Red Wine
3668
Signed in Victoria by the said JOSEPH JAMES BRIGINSHAW

J. Briginshaw

Joseph J. Briginshaw

in the presence of
Blue Ink
27/5/27
Blurb to Henderson & Ball
Solrs Melbourne

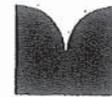
IMAGED

ENCUMBRANCES REFERRED TO

Special railway condition contained in Crown Grants to Henry Degarle and William Jones

Note.—The witness may be (within the limits of Victoria) either the Registrar or an Assistant Registrar, or a Barrister, Solicitor, or Clerk to a Solicitor of the Supreme Court, Registrar of County Court, Clerk of Petty Sessions, Town Clerk, Shire Secretary, Postmaster, Postmistress, Justice of the Peace, Head Teacher of State School, Bank Manager, Secretary of Building Society, or Minister of Religion authorised to celebrate marriages within Victoria.

27/4/27
27/5/27



LAND INFORMATION CERTIFICATE

CITY OF MONASH

Local Government Act 1989 - Section 229

Certificate Number 50421

Issued 25-Mar-2019

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the council, as at the above date.

This certificate is **not required** to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

Property Information

Property Location: 12 Natalia Avenue OAKLEIGH SOUTH VIC 3167

Title Details: PTL 1 LP 221672F Parish of Mordialloc

- Please note that the property, which is the subject of your application for a Land Information Certificate, is presently valued as a Part Lot. A Supplementary Valuation will be returned, when Council receives Titles Office release and a subsequent rate adjustment may be levied.
- Please note that the property which is the subject of your application for a Land Information Certificate is presently part of a subdivision and is not yet separately rated. Accordingly no Certificate can be issued on this property. This Certificate has been issued on the property to be subdivided. As a result of this subdivision, a Supplementary Valuation will be returned in due course and a subsequent rate adjustment may be levied.

Valuation Details

Current level of Value Date:	01-Jan-2018
Valuation Date operative for Rating purposes:	01-Jul-2018
Capital Improved Value:	4,040,000
Site Value:	4,040,000
Net Annual Value:	260,279

This Council uses "Capital Improved Value" of the property for rating purposes.

Due Dates for Payment

1. **Arrears Rates & Charges & Arrears Legal** - Immediately - **PLEASE NOTE** If this certificate has Arrears Rates & Charges greater than \$100.00 or any Arrears Legal then **the owner must contact** Australian Receivables Ltd on 1300 303 855 to discuss this debt as further legal action may be pending and additional costs incurred.
2. **Legal/Bank fees/Interest raised current year** - Immediately.
3. **In Full** - 15 February 2019. If amount unpaid after this date refer to point 1 above.
4. **Four Instalments** – 1 October 2018, 30 November 2018, 28 February 2019 & 31 May 2019.
5. **Ten Instalments** – Commencing 03 September 2018 ending 03 June 2019.

Rates & Charges – multiple assessments may apply (see below) for the year ending 30 June 2019

Assessment No. 1774934

Residential/Supplementary Rate	7,095.15
Residential Waste	22.00
Fire Services Levy	3,182.30
Government Rebate-Pension	0.00
Council Rebate-Pension	0.00
Fire Services Rebate-Pension	0.00
Arrears Rates & Charges	B/Fwd 01/07/2018 0.00
Arrears Legal	B/Fwd 01/07/2018 0.00
Interest raised current year on	Arrears Rates & Charges 0.00
Interest raised current year on	Overdue Instals/General/Supp Rates 0.00
Legal/Bank Fees	0.00
Payments	-10,299.45
Overpayments	0.00
Refunds	0.00

BALANCE OWING Assessment No. 1774934 **\$0.00**

The Local Government Act 1989, Section 175, requires all arrears/interest/legal fees amounts to be paid in full immediately upon settlement. Section 175 of the Local Government Act 1989 refers to the purchasers' responsibilities for payments upon becoming the owner of the land.

To confirm the amount payable please contact Customer Service on **(03) 9518 3555**. Please note, overdue amounts continue to accrue interest at 10.00% pa until payment in full is received by Council.

Notices, Orders, Outstanding or Potential Liability/Sub-divisional

- A. Potential liability for rates under the Cultural and Recreational Land Act 1963:
- N/A
- B. Potential liability for property to become rateable under Section 173 or 174A of the Local Government Act 1989:
- N/A
- C. Outstanding monies required to be paid under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958 or 1989:
- Application for subdivision has been received, however, there is no Public Open Space required for this subdivision. Enquiries should be directed to Town Planning on 9518 3463.
- D. Monies owed under Section 227 of the Local Government Act 1989:
- N/A
- E. Flood levels specified by Council:
- N/A
- F. Other Information under Section 229 (3) of the Local Government Act 1989:
- A notice may be/has been served on the owner to clear a potential fire hazard non-compliance with this notice will result in a charge being levied. Council's Local Law No. 3 requires the owners of the land shall keep it free of vegetation and any other materials which are likely to constitute a fire hazard. Enquires to Local Laws on (03) 9518 3555.

IMPORTANT TO NOTE

- Verbal confirmation of any variation to this certificate **will not** be given after 23-Jun-2019. A new certificate **must be** applied for after this date.
- No liability will be accepted for verbal updates given or for any changes that occur after the issue date.
- In all cases Council recommends a new Certificate be applied for to have written updated information.
- Amounts shown as paid on this certificate may be subject to clearance by a Bank.
- Overdue amounts accrue interest on a daily basis at 10.00% pa.

I have received the sum of **\$26.30** being the fee for this Certificate.

PLEASE NOTE: The prescribed fee for a Land Information Certificate effective from 1 July 2018 is \$26.30.

PAYMENT OPTIONS:

**Payment can be made direct to Council
by using the payment link and reference/s below:**

<https://www.monash.vic.gov.au/Services/Payments>

Reference: 1774934

Amount: \$0.00

Total: \$0.00

Or via BPay



Bill Code: 1826

Ref: 0001774934 \$0.00

Via internet or phone banking

Margaret Spowart

MARGARET SPOWART

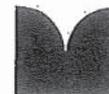
Coordinator Customer Services

Reference No: 31115034-015-2

Landata

GPO Box 527

MELBOURNE VIC 3001



LAND INFORMATION CERTIFICATE

CITY OF MONASH

Local Government Act 1989 - Section 229

Certificate Number 50422

Issued 25-Mar-2019

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the council, as at the above date.

This certificate is **not required** to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

Property Information

Property Location: 12B Natalia Avenue OAKLEIGH SOUTH VIC 3167

Title Details: PTL 1 LP 221672F Parish of Mordialloc

- Please note that the property, which is the subject of your application for a Land Information Certificate, is presently valued as a Part Lot. A Supplementary Valuation will be returned, when Council receives Titles Office release and a subsequent rate adjustment may be levied.
- Please note that the property which is the subject of your application for a Land Information Certificate is presently part of a subdivision and is not yet separately rated. Accordingly no Certificate can be issued on this property. This Certificate has been issued on the property to be subdivided. As a result of this subdivision, a Supplementary Valuation will be returned in due course and a subsequent rate adjustment may be levied.

Valuation Details

Current level of Value Date:	01-Jan-2018
Valuation Date operative for Rating purposes:	01-Jul-2018
Capital Improved Value:	1,150,000
Site Value:	1,150,000
Net Annual Value:	74,131

This Council uses "Capital Improved Value" of the property for rating purposes.

Due Dates for Payment

1. **Arrears Rates & Charges & Arrears Legal** - Immediately - **PLEASE NOTE** If this certificate has Arrears Rates & Charges greater than \$100.00 or any Arrears Legal then the owner must contact Australian Receivables Ltd on 1300 303 855 to discuss this debt as further legal action may be pending and additional costs incurred.
2. **Legal/Bank fees/Interest raised current year** - Immediately.
3. **In Full** - 15 February 2019. If amount unpaid after this date refer to point 1 above.
4. **Four Instalments** – 1 October 2018, 30 November 2018, 28 February 2019 & 31 May 2019.
5. **Ten Instalments** – Commencing 03 September 2018 ending 03 June 2019.

Rates & Charges – multiple assessments may apply (see below) for the year ending 30 June 2019

Assessment No. 1774942

Residential/Supplementary Rate		2,019.65
Residential Waste		22.00
Fire Services Levy		1,063.95
Government Rebate-Pension		0.00
Council Rebate-Pension		0.00
Fire Services Rebate-Pension		0.00
Arrears Rates & Charges	B/Fwd 01/07/2018	0.00
Arrears Legal	B/Fwd 01/07/2018	0.00
Interest raised current year on	Arrears Rates & Charges	0.00
Interest raised current year on	Overdue Instals/General/Supp Rates	0.00
Legal/Bank Fees		0.00
Payments		-3,105.60
Overpayments		0.00
Refunds		0.00

BALANCE OWING

Assessment No. 1774942

\$0.00

The Local Government Act 1989, Section 175, requires all arrears/interest/legal fees amounts to be paid in full immediately upon settlement. Section 175 of the Local Government Act 1989 refers to the purchasers' responsibilities for payments upon becoming the owner of the land.

To confirm the amount payable please contact Customer Service on (03) 9518 3555. Please note, overdue amounts continue to accrue interest at 10.00% pa until payment in full is received by Council.

Notices, Orders, Outstanding or Potential Liability/Sub-divisional

A. Potential liability for rates under the Cultural and Recreational Land Act 1963:

- N/A

B. Potential liability for property to become rateable under Section 173 or 174A of the Local Government Act 1989:

- N/A

C. Outstanding monies required to be paid under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958 or 1989:

- Application for subdivision has been received, however, there is no Public Open Space required for this subdivision. Enquiries should be directed to Town Planning on 9518 3463.

D. Monies owed under Section 227 of the Local Government Act 1989:

- N/A

E. Flood levels specified by Council:

- N/A

F. Other Information under Section 229 (3) of the Local Government Act 1989:

- A notice may be/has been served on the owner to clear a potential fire hazard non-compliance with this notice will result in a charge being levied. Council's Local Law No. 3 requires the owners of the land shall keep it free of vegetation and any other materials which are likely to constitute a fire hazard. Enquires to Local Laws on (03) 9518 3555.

IMPORTANT TO NOTE

- Verbal confirmation of any variation to this certificate **will not** be given after 23-Jun-2019. A new certificate **must** be applied for after this date.
- No liability will be accepted for verbal updates given or for any changes that occur after the issue date.
- In all cases Council recommends a new Certificate be applied for to have written updated information.
- Amounts shown as paid on this certificate may be subject to clearance by a Bank.
- Overdue amounts accrue interest on a daily basis at 10.00% pa.

I have received the sum of **\$26.30** being the fee for this Certificate.

PLEASE NOTE: The prescribed fee for a Land Information Certificate effective from 1 July 2018 is **\$26.30**.

PAYMENT OPTIONS:

**Payment can be made direct to Council
by using the payment link and reference/s below:**

<https://www.monash.vic.gov.au/Services/Payments>

Reference:1774942

Amount: \$0.00

Total: \$0.00

Or via BPay



Biller Code: 1826

Ref: 0001774942 \$0.00

Via internet or phone banking

Margaret Spewart

MARGARET SPOWART

Coordinator Customer Services

Reference No: 31139142-005-7

Landata

GPO Box 527

MELBOURNE VIC 3001



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced: 18/03/2019 11:10:54 AM

OWNERS CORPORATION 1
PLAN NO. PS716735J

The land in PS716735J is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1 - 4.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
82 CARLISLE CRESCENT OAKLEIGH VIC 3166

OC037337F 01/12/2017

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
OC037337F 01/12/2017

Notations:
NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	25	25
Lot 2	25	25
Lot 3	25	25
Lot 4	25	25
Total	100.00	100.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan,



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 18/03/2019 11:10:54 AM

OWNERS CORPORATION 1
PLAN NO. PS716735J

Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Shirley Luong
Level 1, 228 Smith St
COLLINGWOOD 3066

Client Reference: 190144

NO PROPOSALS. As at the 18th March 2019, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

8-12 NATALIA AVENUE, OAKLEIGH SOUTH 3167
CITY OF MONASH

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 18th March 2019

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 31115034 - 31115034104916 '190144'

Your Ref: 31115034-016-9

Our Ref: CERT1 No. 57641

20-Mar-2019

Landata
GPO Box 527
MELBOURNE VIC 3001

PROPERTY: 8-12 Natalia Avenue OAKLEIGH SOUTH VIC 3167

Thank you for your request for property information relating to the above property address.

Occupancy Permits and Certificates of Final Inspection issued in preceding 10 years are as follows:

Building Permit Details:

Permits / Certificates were issued, in the preceding 10 years, on the following date(s):
No Permits or Certificates have been issued.

Notices/Orders

There are no current Notices or Orders issued under the Building Act 1993, Building Regulations 2018, Building Interim Regulations 2017, Building Regulations 2006, Building (Interim) Regulations 2005, or Building Regulations 1994, of which this department is aware.

Smoke Detectors:

All dwellings/units are required to be fitted with self-contained smoke alarms in accordance with Regulation 145 of the Building Regulations 2018.

Swimming Pools & Spas:

The property owner is responsible for providing and maintaining pool/spa barriers in accordance with the Building Regulations 2018. Your pool can be inspected and a Certificate of Compliance issued on request – a fee is applicable. Swimming pools/spas that don't comply may incur a fine and/or a Building Notice.

Part 5 – Siting

Part 5 of the Building Regulations 2018 applies to the construction of a Class 1 or 10 building on this allotment. Scheduled variations to Regulations 74, 75, 76, 77, 79, 80, 86 and 89 apply within the City of Monash.

RICHARD WHITTING

Municipal Building Surveyor

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

574293

APPLICANT'S NAME & ADDRESS

SHIRLEY LUONG C/- GXS
MELBOURNE

VENDOR

PLACELEA PTY LTD

PURCHASER

REFERENCE

190144

This certificate is issued for:

LOT 1 PLAN PS716735, LOT CM1 PLAN PS716735 ALSO KNOWN AS 8 - 12 NATALIA AVENUE OAKLEIGH SOUTH
MONASH CITY

The land is covered by the:

MONASH PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a INDUSTRIAL 1 ZONE
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/monash>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
(<http://vhd.heritage.vic.gov.au/>)

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

18 March 2019

Hon. Richard Wynne MP
Minister for Planning

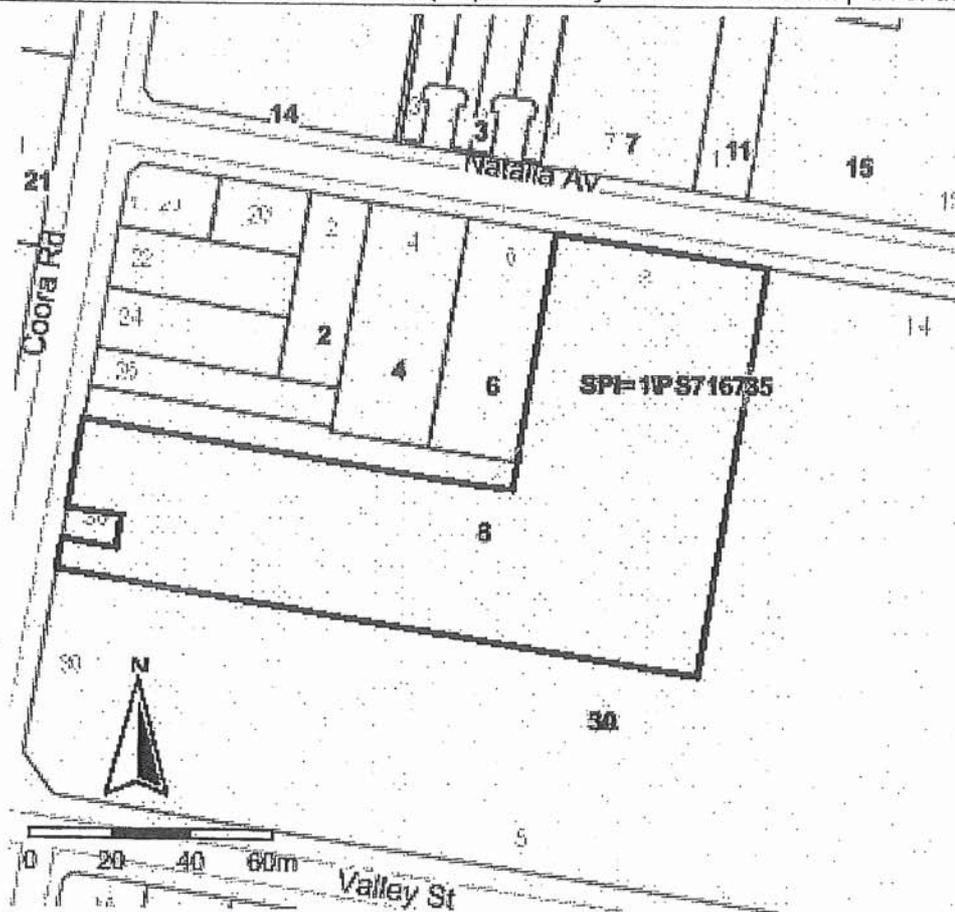


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



Land Tax Clearance Certificate

Land Tax Act 2005



SHIRLEY LUONG

Your Reference: LD:31115034-018-3.19014
Certificate No: 28980462
Issue Date: 18 MAR 2019
Enquiries: ESYSPROD

Land Address: 8 -12 NATALIA AVENUE OAKLEIGH SOUTH VIC 3167

Land Id	Lot	Plan	Volume	Folio	Tax Payable
44569187	1	716735	11936	432	\$18,562.50

Vendor: PLACELEA PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
PAPASOTIRIOU INVESTMENT TRUST	2019	\$1,297,500	\$18,562.50	\$0.00	\$18,562.50

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

Paul Broderick
 Commissioner of State Revenue

CAPITAL IMP VALUE:	\$1,297,500
SITE VALUE:	\$1,297,500
AMOUNT PAYABLE:	\$18,562.50

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 28980462
Land ID: 44569187
Amount Payable: \$18,562.50

State Revenue Office
 GPO Box 4376
 MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf. Do not mark below this line.

<0001856250<0001856250>028980462000<028980462000>424<424>

Notes to certificates under Section 105 of the Land Tax Act 2005



Certificate No: 28980462

- Under Section 96 of the Land Tax Act 2005 (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
- If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$5,355.00

Taxable Value = \$1,297,500

Calculated as \$2,975 plus (\$1,297,500 - \$1,000,000)
multiplied by 0.800 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Land Tax Clearance Certificates are available via the SRO website www.sro.vic.gov.au/certificates

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Shirley Luong
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 1 NATALIA AVENUE OAKLEIGH
SOUTH 3167
1.PS 716735

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
27D//07251/00018	LANDATA CER 31115034-027-5	18 MAR 2019	33353023

1. Statement of Fees Imposed

(a) By Other Authorities

(b) By South East Water

TOTAL UNPAID BALANCE \$0.00

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

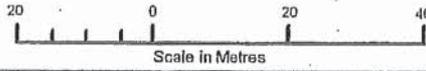


TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

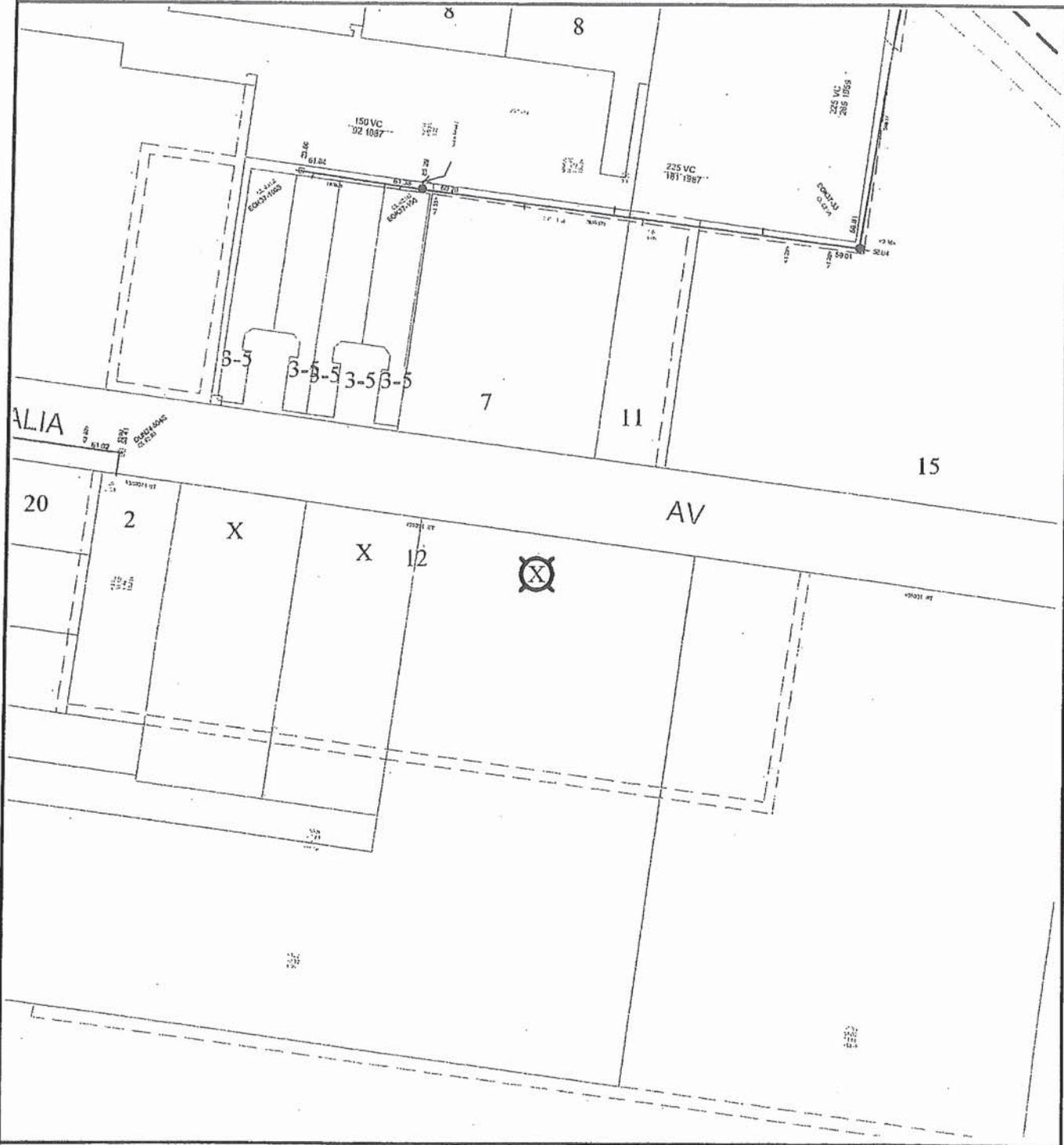
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 33353023



Date: 18MARCH2019



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

———	Title/Road Boundary		Subject Property	●	Maintenance Hole
- - - - -	Proposed Title/Road		Sewer Main	□	Inspection Shaft
- - - - -	Easement		Direction of Flow	<1.0>	Offset from Boundary
Melbourne Water Assets					
- - - - -	Sewer Main	- - - - -	Underground Drain	- - - - -	Natural Waterway
●	Maintenance Hole	- - - - -	Channel Drain	□	Underground Drain M.H.

ASSET INFORMATION - WATER

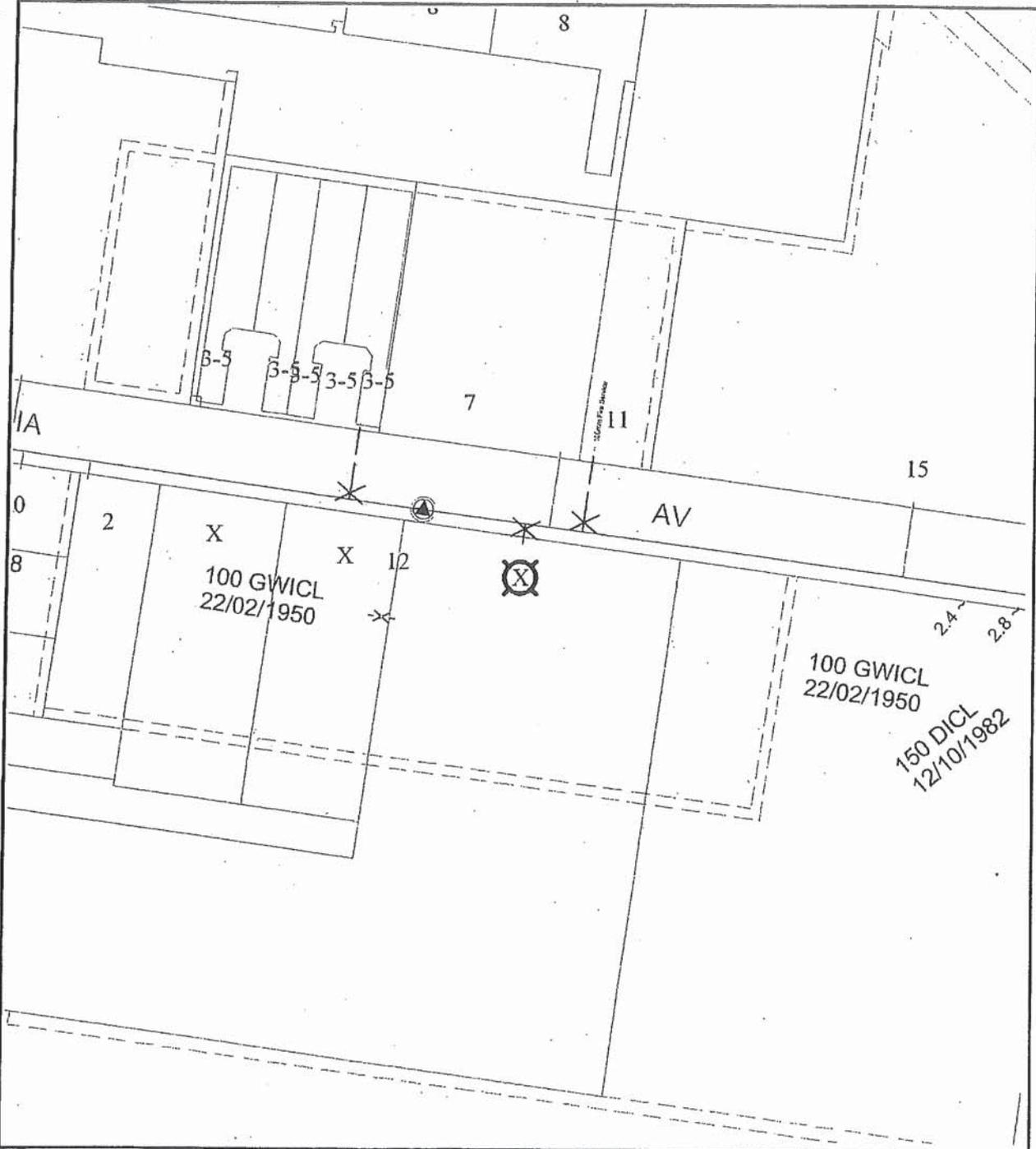
Property: Lot 1 LOT 1 NATALIA AVENUE OAKLEIGH SOUTH 3167



Case Number: 33353023



Date: 18MARCH2019



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

Title/Road Boundary	Subject Property	Hydrant
Proposed Title/Road	Water Main Valve	Fireplug/Washout
Easement	Water Main 100 DICL 26.9.1975	~ 1.0 Offset from Boundary



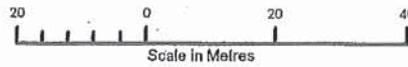
ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

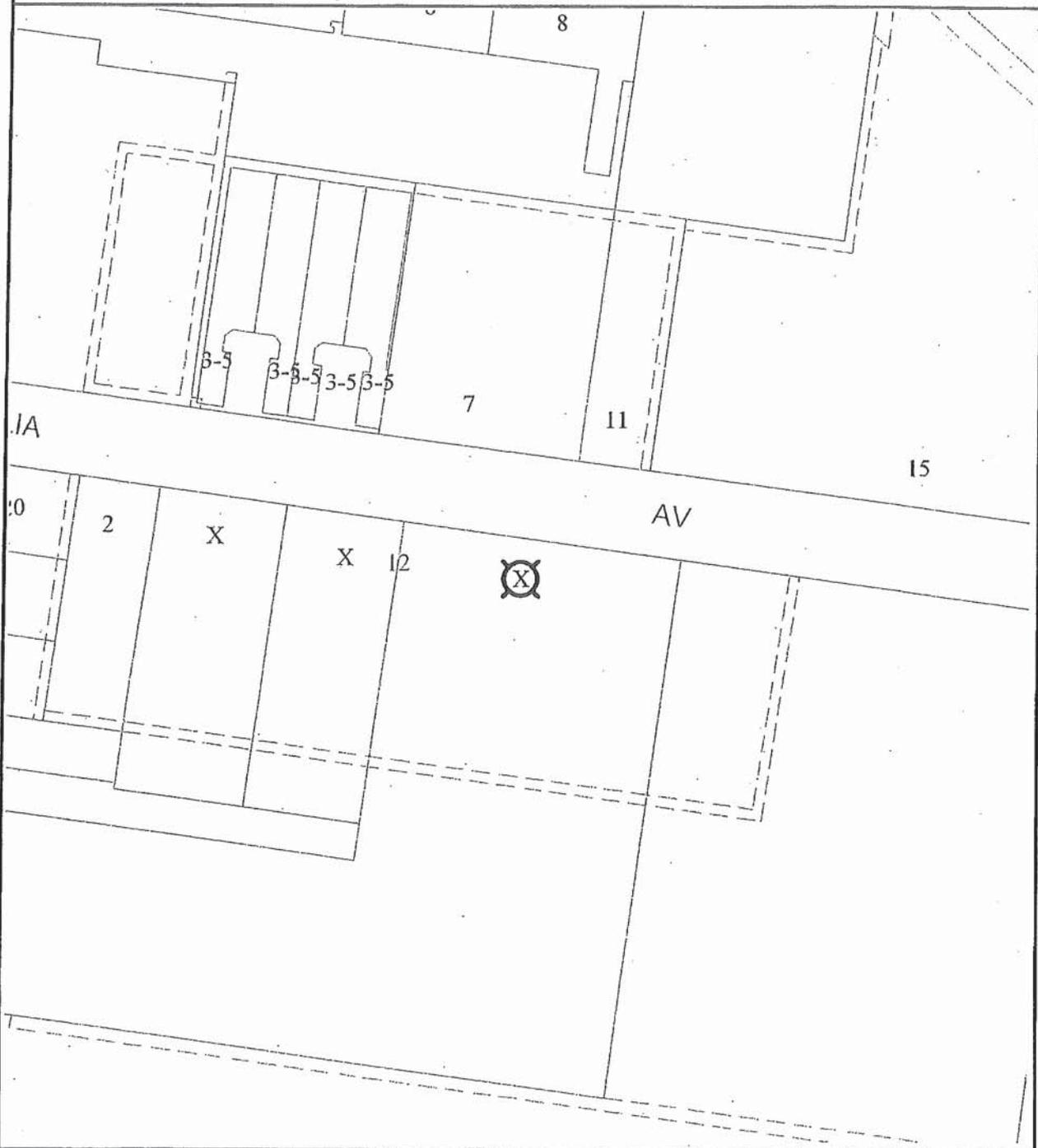
Property: Lot 1 LOT 1 NATALIA AVENUE OAKLEIGH SOUTH 3167



Case Number: 33353023



Date: 18MARCH2019



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

Title/Road Boundary	Subject Property	Hydrant
Proposed Title/Road	Recycled Water Main Valve	Fireplug/Washout
Easement	Recycled Water Main	Offset from Boundary

Your Ref: 31115034-016-9

Our Ref: CERT1 No. 57641

20-Mar-2019

Landata
GPO Box 527
MELBOURNE VIC 3001

PROPERTY: 8-12 Natalia Avenue OAKLEIGH SOUTH VIC 3167

Thank you for your request for property information relating to the above property address.

Occupancy Permits and Certificates of Final Inspection issued in preceding 10 years are as follows:

Building Permit Details:

Permits / Certificates were issued, in the preceding 10 years, on the following date(s):
No Permits or Certificates have been issued.

Notices/Orders

There are no current Notices or Orders issued under the Building Act 1993, Building Regulations 2018, Building Interim Regulations 2017, Building Regulations 2006, Building (Interim) Regulations 2005, or Building Regulations 1994, of which this department is aware.

Smoke Detectors:

All dwellings/units are required to be fitted with self-contained smoke alarms in accordance with Regulation 145 of the Building Regulations 2018.

Swimming Pools & Spas:

The property owner is responsible for providing and maintaining pool/spa barriers in accordance with the Building Regulations 2018. Your pool can be inspected and a Certificate of Compliance issued on request – a fee is applicable. Swimming pools/spas that don't comply may incur a fine and/or a Building Notice.

Part 5 – Siting

Part 5 of the Building Regulations 2018 applies to the construction of a Class 1 or 10 building on this allotment. Scheduled variations to Regulations 74, 75, 76, 77, 79, 80, 86 and 89 apply within the City of Monash.

RICHARD WHITTING
Municipal Building Surveyor



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Shirley Luong
Level 1, 228 Smith St
COLLINGWOOD 3066

Client Reference: 190144

NO PROPOSALS. As at the 18th March 2019, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

8-12 NATALIA AVENUE, OAKLEIGH SOUTH 3167
CITY OF MONASH

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 18th March 2019

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 31115034 - 31115034104916 '190144'

Land Tax Clearance Certificate

Land Tax Act 2005



SHIRLEY LUONG

Your Reference: LD:31115034-018-3.19014
Certificate No: 28980462
Issue Date: 18 MAR 2019
Enquiries: ESYSPROD

Land Address: 8 -12 NATALIA AVENUE OAKLEIGH SOUTH VIC 3167

Land Id	Lot	Plan	Volume	Folio	Tax Payable
44569187	1	716735	11936	432	\$18,562.50

Vendor: PLACELEA PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
PAPASOTIRIOU INVESTMENT TRUST	2019	\$1,297,500	\$18,562.50	\$0.00	\$18,562.50

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

Paul Broderick
 Commissioner of State Revenue

CAPITAL IMP VALUE:	\$1,297,500
SITE VALUE:	\$1,297,500
AMOUNT PAYABLE:	\$18,562.50

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 28980462
Land ID: 44569187
Amount Payable: \$18,562.50

State Revenue Office
 GPO Box 4376
 MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
 Do not mark below this line.

<0001856250<0001856250>028980462000<028980462000>424<424>

Notes to certificates under Section 105 of the Land Tax Act 2005



Certificate No: 28980462

- Under Section 96 of the Land Tax Act 2005 (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
- If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$5,355.00

Taxable Value = \$1,297,500

Calculated as \$2,975 plus (\$1,297,500 - \$1,000,000) multiplied by 0.800 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Land Tax Clearance Certificates are available via the SRO website www.sro.vic.gov.au/certificates



Reference: TPA/49429

23 January 2019

Chris Costa
 The Costa Group Pty Ltd
 204-208 Waverley Rd
 MOUNT WAVERLEY VIC 3149

Dear Sir

8-12 NATALIA AVENUE OAKLEIGH SOUTH VIC 3167
PLANNING PERMIT APPLICATION - TPA/49429

I am pleased to advise that application TPA/49429 for the construction of a warehouse premises including a reduction in the applicable car parking requirement and display of business identification signage has been approved subject to conditions.

The planning permit and an endorsed copy of the plans and Sustainable Management Plan are enclosed.

Your attention is drawn to the conditions of the permit. Please read them carefully.

If you have any questions, please contact Anne Maree Roberts, Senior Statutory Planner, on 9518 3068.

Yours sincerely

Natasha Swan
 NATASHA SWAN
 Manager, City Planning

Ends



**PLANNING
PERMIT**

Permit No.: **TPA/49429**
 Planning Scheme: **Monash Planning Scheme**
 Responsible Authority: **Monash City Council**

ADDRESS OF THE LAND

8-12 Natalia Avenue OAKLEIGH SOUTH VIC 3167

THE PERMIT ALLOWS

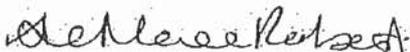
The construction of a warehouse premises including a reduction in the applicable car parking requirement and display of business identification signage

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
3. The amenity of the area must not be detrimentally affected by the development, through the:
 - (a) transport of materials, goods or commodities to or from the land;
 - (b) appearance of any building, works or materials; and
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
4. No goods must be stored or left exposed outside the building/s so as to be visible from any public road or thoroughfare.
5. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
6. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction

Page 1 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 

IMPORTANT INFORMATION ABOUT THIS NOTICE**WHAT HAS BEEN DECIDED?**

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if-
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision-
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of appeal exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an application for review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

PLANNING PERMIT

No. TPA/49429

of the Responsible Authority.

7. Prior to the commencement of works on the site, the owner shall prepare a Waste Management Plan for the collection and disposal of garbage and recyclables for all uses on the site. The Waste Management Plan shall provide for:
- a) The method of collection of garbage and recyclables for uses;
 - b) Designation of methods of collection including the need to provide for private services or utilisation of council services;
 - c) Appropriate areas of bin storage on site and areas for bin storage on collection days;
 - d) Measures to minimise the impact upon local amenity and on the operation, management and maintenance of car parking areas;
 - e) Litter management.

A copy of this plan must be submitted to Council.

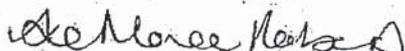
8. Concurrent with the endorsement of any plans, a Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority. The report must include, but is not limited to, the following:
- a) Demonstration of how 'best practice' sustainability measures have been addressed, having regard to the relevant aspects of Clause 21.13 of the Planning Scheme.
 - b) Identify relevant statutory obligations, strategic or other documented sustainability targets or performance standards.
 - c) Document the means by which the appropriate target or performance is to be achieved.
 - d) Identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring.
 - e) Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.
 - f) Any relevant requirements of the Condition 1 sub-clauses hereof.

All works must be undertaken in accordance with the endorsed Sustainability Management Plan to the satisfaction of the Responsible Authority. No alterations to the endorsed Sustainable Management Plan may occur without written consent of the Responsible Authority and (to the extent material and necessary) any relevant flow-on changes to the design response must be also incorporated into the endorsed

Page 2 of 8

Date issued:
23 January 2019

Signature for the

Responsible Authority: 

PLANNING PERMIT

No. TPA/49429

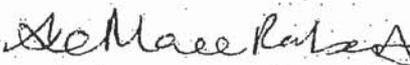
architectural plans.

9. Prior to the occupation of the development approved under this permit, a report from the author of the endorsed Sustainable Management Plan (or similarly qualified person or company) must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that (in relation to those relevant completed dwellings ready for occupation) all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.
10. Before the development starts, a construction management plan must be prepared and submitted to the Responsible Authority for approval. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
 - a) measures to control noise, dust and water runoff;
 - b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - c) the location of where building materials are to be kept during construction;
 - d) site security;
 - e) maintenance of safe movements of vehicles to and from the site during the construction phase;
 - f) on-site parking of vehicles associated with construction of the development;
 - g) wash down areas for trucks and vehicles associated with construction activities;
 - h) cleaning and maintaining surrounding road surfaces;
 - i) a requirement that construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery).
11. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
12. A landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be

Page 3 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority:



PLANNING PERMIT

No. TPA/49429

submitted to and approved by the Responsible Authority prior to the commencement of any works. The plan must show the proposed landscape treatment of the site including:-

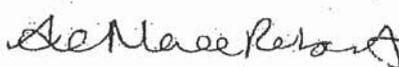
- the location of all existing trees and other vegetation to be retained on site;
- provision of canopy trees with spreading crowns located throughout the site including substantial planting within the front setback;
- planting to soften the appearance of hard surface areas such as driveways and other paved areas;
- a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material;
- the location and details of all fencing;
- the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site;
- details of all proposed hard surface materials including pathways.

When approved the plan will be endorsed and will then form part of the permit.

13. The existing street tree in Coora Road will be removed and replaced by Council at the cost of the developer. Payment of \$11,452.90 is required prior to the commencement of the development. Note – This amount is valid for 6 months from the date of issue of the permit.
14. Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed and maintained to the satisfaction of the Responsible Authority.
15. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from driveways onto the footpath. Such a system may include either:
 - a) a trench grate (150mm minimum internal width) located within the property; and/or
 - b) shaping the driveway so that water is collected in a grated pit on the property; and/or
 - c) another Council approved equivalent.
16. Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. Approval of any detention system is required by the City of

Page 4 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 

PLANNING PERMIT

No. TPA/49429

Monash, the Responsible Authority, prior to works commencing.

17. Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the Responsible Authority.

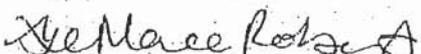
The plans must show a drainage scheme providing for the collection of stormwater within the site and for the conveying of the stormwater to the nominated point of discharge.

If the point of discharge cannot be located then notify Council's Engineering Division immediately.

18. Parking areas and access lanes must be kept available for these purposes at all times.
19. The loading and unloading of goods from vehicles must only be carried out on the land.
20. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g. by spilling gravel onto the roadway).
21. The development must be provided with a corner splay or area at least 50% clear of visual obstructions (which may include adjacent landscaping areas with a height of less than 0.9 metres) extending at least 2.0 metres long x 2.5 metres deep (within the property) from the edge of the exit lane of each vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road.
22. The layout of the development shall follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme.
23. The accessible parking spaces must be designed (other than length of space which should be 4.9 metres) in accordance with the Australian Standard for *Off-Street Parking for people with disabilities, AS/NZS 2890.6*.
24. Before the development permitted is completed, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
- a) Constructed to the satisfaction of the Responsible Authority;
 - b) Properly formed to such levels that they can be used in accordance with the plans;

Page 5 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 

PLANNING PERMIT

No. TPA/49429

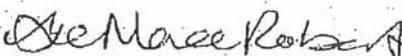
- c) Surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
- d) Drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
- e) Line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

- 25. The location and details of signs shown on the endorsed plans must not be altered without the written consent of the responsible Authority.
- 26. All signs must be located wholly within the boundary of the land.
- 27. The sign must not distract drivers due to its colouring, be mistaken for a traffic signal, be able to be mistaken as an instruction to drivers or constitute a road safety hazard in any way.
- 28. The sign must not obstruct the view of motorists, obscure traffic signals or constitute a road safety hazard in any way.
- 29. The intensity of the light in the signs must be limited so as not to cause glare or distraction to motorists, or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.
- 30. The approval contained in this permit for the sign shown on the endorsed plans expires fifteen years from the date of this permit.
- 31. This permit will expire in accordance with section 68 of the *Planning and Environment Act 1987*, if one of the following circumstances applies:
 - The development is not started before 2 years from the date of issue.
 - The development is not completed before 4 years from the date of issue.
 In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

Page 6 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 

PLANNING PERMIT

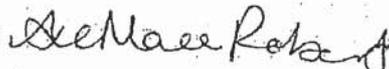
No. TPA/49429

NOTES-

1. Building approval must be obtained prior to the commencement of the above approved works.
2. No signs must be constructed or displayed without a further permit unless a permit is not required under the provisions of the Monash Planning Scheme.
3. Building Permit approval for this development must take into consideration the location of future subdivision boundaries and their compliance with the Fire Separation Provisions of the Building Code of Australia, including Separating Walls and Openings near Boundaries, as well as the requirements of the Building Regulations.
4. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
5. Disabled access to the building must be provided to the satisfaction of the Responsible Authority. All work carried out to provide disabled access must be constructed in accordance with Australian Standards Design for Access and Mobility AS 1428.1.
6. Any new drainage work within the road reserve, the work will require the approval of the Council's Engineering Division prior to the works commencing. One copy of the plans (A3-A1 size) for the drainage works must be submitted to and approved by the Engineering Division. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit. A refundable security deposit of \$500 is to be paid prior to the drainage works commencing.
7. Engineering permits must be obtained for new vehicle crossings and for new connections to the Council pits and these works are to be inspected by Council (telephone: 9518 3555).
8. Use of Easement approval is required. Approval should be given subject to:
 - Council and South East Water approval being obtained.
 - The use of easement agreement being signed by Council.
 - A construction joint being made along the easement line.
9. The proposed crossings are to be constructed in accordance with the City of Monash standards.
10. Approval of each proposed crossing, and a permit for installation or modification of

Page 7 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 

PLANNING PERMIT

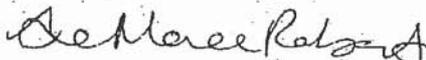
No. TPA/49429

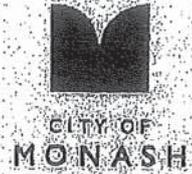
any vehicle crossing is required from Council's Engineering Department.

11. The redundant crossings are to be removed and reinstated with kerb and channel to the satisfaction of Council. The footpath and naturestrip are to be reinstated to the satisfaction of Council.
12. All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any tree canopy, power pole, drainage or service pit or other services. Approval from affected service authorities is required as part of the vehicle crossing application process
13. Tree planting should be kept off the drainage easement.

Page 8 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 



Reference: TPA/49429

23 January 2019

Chris Costa
The Costa Group Pty Ltd
204-208 Waverley Rd
MOUNT WAVERLEY VIC 3149

Dear Sir

**8-12 NATALIA AVENUE OAKLEIGH SOUTH VIC 3167
PLANNING PERMIT APPLICATION: TPA/49429**

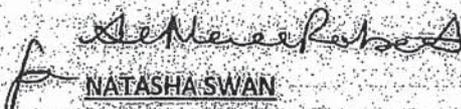
I am pleased to advise that application TPA/49429 for the construction of a warehouse premises including a reduction in the applicable car parking requirement and display of business identification signage has been approved subject to conditions.

The planning permit and an endorsed copy of the plans and Sustainable Management Plan are enclosed.

Your attention is drawn to the conditions of the permit. Please read them carefully.

If you have any questions, please contact Anne Maree Roberts, Senior Statutory Planner, on 9518 3068.

Yours sincerely


NATASHA SWAN
Manager, City Planning

Encls



**PLANNING
PERMIT**

Permit No.: **TPA/49429**
 Planning Scheme: **Monash Planning Scheme**
 Responsible Authority: **Monash City Council**

ADDRESS OF THE LAND

8-12 Natalia Avenue OAKLEIGH SOUTH VIC 3167

THE PERMIT ALLOWS

The construction of a warehouse premises including a reduction in the applicable car parking requirement and display of business identification signage

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
3. The amenity of the area must not be detrimentally affected by the development, through the:
 - (a) transport of materials, goods or commodities to or from the land;
 - (b) appearance of any building, works or materials; and
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
4. No goods must be stored or left exposed outside the building/s so as to be visible from any public road or thoroughfare.
5. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
6. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction

Page 1 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: *Ashlee Roberts*

IMPORTANT INFORMATION ABOUT THIS NOTICE**WHAT HAS BEEN DECIDED?**

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit; unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if:
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of appeal exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an application for review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

PLANNING PERMIT

No. TPA/49429

of the Responsible Authority.

7. Prior to the commencement of works on the site, the owner shall prepare a Waste Management Plan for the collection and disposal of garbage and recyclables for all uses on the site. The Waste Management Plan shall provide for:
- a) The method of collection of garbage and recyclables for uses;
 - b) Designation of methods of collection including the need to provide for private services or utilisation of council services;
 - c) Appropriate areas of bin storage on site and areas for bin storage on collection days;
 - d) Measures to minimise the impact upon local amenity and on the operation, management and maintenance of car parking areas;
 - e) Litter management.

A copy of this plan must be submitted to Council.

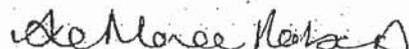
8. Concurrent with the endorsement of any plans, a Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority. The report must include, but is not limited to, the following:
- a) Demonstration of how 'best practice' sustainability measures have been addressed, having regard to the relevant aspects of Clause 21.13 of the Planning Scheme.
 - b) Identify relevant statutory obligations, strategic or other documented sustainability targets or performance standards.
 - c) Document the means by which the appropriate target or performance is to be achieved.
 - d) Identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring.
 - e) Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.
 - f) Any relevant requirements of the Condition 1 sub-clauses hereof.

All works must be undertaken in accordance with the endorsed Sustainability Management Plan to the satisfaction of the Responsible Authority. No alterations to the endorsed Sustainable Management Plan may occur without written consent of the Responsible Authority and (to the extent material and necessary) any relevant flow-on changes to the design response must be also incorporated into the endorsed

Page 2 of 8

Date issued:
23 January 2019

Signature for the

Responsible Authority: 

PLANNING PERMIT

No. TPA/49429

architectural plans.

9. Prior to the occupation of the development approved under this permit, a report from the author of the endorsed Sustainable Management Plan (or similarly qualified person or company) must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that (in relation to those relevant completed dwellings ready for occupation) all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.

10. Before the development starts, a construction management plan must be prepared and submitted to the Responsible Authority for approval. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
 - a) measures to control noise, dust and water runoff;
 - b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - c) the location of where building materials are to be kept during construction;
 - d) site security;
 - e) maintenance of safe movements of vehicles to and from the site during the construction phase;
 - f) on-site parking of vehicles associated with construction of the development;
 - g) wash down areas for trucks and vehicles associated with construction activities;
 - h) cleaning and maintaining surrounding road surfaces;
 - i) a requirement that construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery).

11. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

12. A landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be

Page 3 of 8

Date issued:
23 January 2019

Signature for the

Responsible Authority: 

PLANNING PERMIT

No. TPA/49429

submitted to and approved by the Responsible Authority prior to the commencement of any works. The plan must show the proposed landscape treatment of the site including:-

- the location of all existing trees and other vegetation to be retained on site;
- provision of canopy trees with spreading crowns located throughout the site including substantial planting within the front setback;
- planting to soften the appearance of hard surface areas such as driveways and other paved areas;
- a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material;
- the location and details of all fencing;
- the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site;
- details of all proposed hard surface materials including pathways.

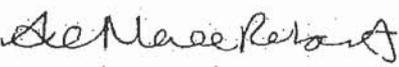
When approved the plan will be endorsed and will then form part of the permit.

13. The existing street tree in Coora Road will be removed and replaced by Council at the cost of the developer. Payment of \$11,452.90 is required prior to the commencement of the development. Note – This amount is valid for 6 months from the date of issue of the permit.
14. Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed and maintained to the satisfaction of the Responsible Authority.
15. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from driveways onto the footpath. Such a system may include either:
 - a) a trench grate (150mm minimum internal width) located within the property; and/or
 - b) shaping the driveway so that water is collected in a grated pit on the property; and/or
 - c) another Council approved equivalent.
16. Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. Approval of any detention system is required by the City of

Page 4 of 8

Date issued:
23 January 2019

Signature for the

Responsible Authority: 

PLANNING PERMIT

No. TPA/49429

Monash, the Responsible Authority, prior to works commencing.

- 17. Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the Responsible Authority.

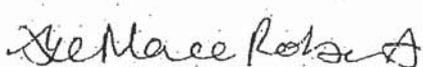
The plans must show a drainage scheme providing for the collection of stormwater within the site and for the conveying of the stormwater to the nominated point of discharge.

If the point of discharge cannot be located then notify Council's Engineering Division immediately.

- 18. Parking areas and access lanes must be kept available for these purposes at all times.
- 19. The loading and unloading of goods from vehicles must only be carried out on the land.
- 20. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g. by spilling gravel onto the roadway).
- 21. The development must be provided with a corner splay or area at least 50% clear of visual obstructions (which may include adjacent landscaping areas with a height of less than 0.9 metres) extending at least 2.0 metres long x 2.5 metres deep (within the property) from the edge of the exit lane of each vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road.
- 22. The layout of the development shall follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme.
- 23. The accessible parking spaces must be designed (other than length of space which should be 4.9 metres) in accordance with the Australian Standard for *Off-Street Parking for people with disabilities, AS/NZS 2890.6*.
- 24. Before the development permitted is completed, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
 - a) Constructed to the satisfaction of the Responsible Authority;
 - b) Properly formed to such levels that they can be used in accordance with the plans;

Page 5 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 

PLANNING PERMIT

No. TPA/49429

- c) Surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
- d) Drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
- e) Line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

- 25. The location and details of signs shown on the endorsed plans must not be altered without the written consent of the responsible Authority.
- 26. All signs must be located wholly within the boundary of the land.
- 27. The sign must not distract drivers due to its colouring, be mistaken for a traffic signal, be able to be mistaken as an instruction to drivers or constitute a road safety hazard in any way.
- 28. The sign must not obstruct the view of motorists, obscure traffic signals or constitute a road safety hazard in any way.
- 29. The intensity of the light in the signs must be limited so as not to cause glare or distraction to motorists, or loss of amenity in the surrounding area, to the satisfaction of the Responsible Authority.
- 30. The approval contained in this permit for the sign shown on the endorsed plans expires fifteen years from the date of this permit.
- 31. This permit will expire in accordance with section 68 of the *Planning and Environment Act 1987*, if one of the following circumstances applies:
 - The development is not started before 2 years from the date of issue.
 - The development is not completed before 4 years from the date of issue.In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

Page 6 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 

PLANNING PERMIT

No. TPA/49429

NOTES-

1. Building approval must be obtained prior to the commencement of the above approved works.
2. No signs must be constructed or displayed without a further permit unless a permit is not required under the provisions of the Monash Planning Scheme.
3. Building Permit approval for this development must take into consideration the location of future subdivision boundaries and their compliance with the Fire Separation Provisions of the Building Code of Australia, including Separating Walls and Openings near Boundaries, as well as the requirements of the Building Regulations.
4. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
5. Disabled access to the building must be provided to the satisfaction of the Responsible Authority. All work carried out to provide disabled access must be constructed in accordance with Australian Standards Design for Access and Mobility AS 1428.1.
6. Any new drainage work within the road reserve, the work will require the approval of the Council's Engineering Division prior to the works commencing. One copy of the plans (A3-A1 size) for the drainage works must be submitted to and approved by the Engineering Division. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit. A refundable security deposit of \$500 is to be paid prior to the drainage works commencing.
7. Engineering permits must be obtained for new vehicle crossings and for new connections to the Council pits and these works are to be inspected by Council (telephone: 9518 3555).
8. Use of Easement approval is required. Approval should be given subject to:
 - Council and South East Water approval being obtained.
 - The use of easement agreement being signed by Council.
 - A construction joint being made along the easement line.
9. The proposed crossings are to be constructed in accordance with the City of Monash standards.
10. Approval of each proposed crossing, and a permit for installation or modification of

Page 7 of 8

Date issued:
23 January 2019

Signature for the

Responsible Authority:

DeMae Roberts

PLANNING PERMIT

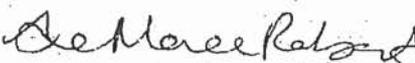
No. TPA/49429

any vehicle crossing is required from Council's Engineering Department.

11. The redundant crossings are to be removed and reinstated with kerb and channel to the satisfaction of Council. The footpath and naturestrip are to be reinstated to the satisfaction of Council.
12. All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any tree canopy, power pole, drainage or service pit or other services. Approval from affected service authorities is required as part of the vehicle crossing application process
13. Tree planting should be kept off the drainage easement.

Page 8 of 8

Date issued:
23 January 2019

Signature for the
Responsible Authority: 

Declaration of Registrar of Titles or other authorised person, taking Declaration of attesting witness. Appeared before me at the day of One thousand nine hundred and

the attesting witness to this Instrument and declared that he personally knew the person signing the same and whose signature the said attested; and that the name purporting to be the signature of the said in own handwriting, and that he was of sound mind and freely and voluntarily signed such instrument.

HENDERSON & BALL
SOLICITORS
430 LITTLE COLLINS STREET, MELBOURNE.

Transfer

MR. J. J. BRIGSHAW.

MR. G. F. OATO.

TO

Date: March 1927.

MEMORIAL OF INSTRUMENT

Nature of Instrument.	Time of its Production for Registration.	To Whom given.	Number of Symbol thereon.
TRANSFER. AS TO PART	The 2 nd day of May 1927.	To Joseph James Brigshaw	1314661.

J. J. Brighaw
Assistant Registrar of Titles.

I certify that a memorial of the within Instrument was entered at the time last above mentioned in the Register Book
Vol. 3665. Fol. 733491

J. J. Brighaw
Assistant Registrar of Titles.

Sample owners corporation certificate

Owners Corporation Act 2006 Section 151, Owners Corporations Regulations 2018 Regulation 16

Owners corporation number	PS716735J		
Address	8- 12 Natalia Avenue , Clayton South Victoria		
This certificate is issued for lot	1	on plan of subdivision number	Common Property
Postal address	82 CARLISLE CRESCENT OAKLEIGH VIC 3166		
Applicant for the certificate	Placelea Pty Ltd		
Address for delivery of certificate	228 Smith Street, Collingwood Victoria		
Date that the application was received	15 June 2019		

Important:

The information in this certificate is issued on (insert date) 15 June 2019

You can inspect the owners corporations register for additional information and you should obtain a new certificate for current information prior to settlement.

1.	The current annual fees for the lot *per quarter or *annually (*strike out if not applicable) are:
	<i>Estimated at \$400 per quarter</i>
2.	The date which the fees for the lot have been paid up to is:
	The fees are paid up to 31 December 2017.
3.	The total of any unpaid fees or charges for the lot is: Nil
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are: Nil

5.	Repairs, maintenance or other work which has been or is about to be performed, and which may incur additional charges not included in annual fees, maintenance fund or special fees as set out above: NIL
6.	The owners corporation has the following insurance cover: TBA •
7.	Has the owners corporation resolved that the members may arrange their own insurance under section 63 of the Act? If so, provide the date of that resolution:
	No
8.	The total funds held by the owners corporation NIL:
	The total funds should report the best available statement of financial position of the owners corporation The statement of financial position at the end of the last financial year of the owners corporation on NOT APPLICABLE
9.	Are there any liabilities of the owners corporation that are not covered by annual fees, special levies and repairs and maintenance as set out above? If so, provide details:
	NIL
10.	Are there any current contracts, leases, licences or agreements affecting the common property? If so, provide details: Nil
11.	Are there any current agreements to provide services to lot owners, occupiers or the public? If so, provide details: NIL
12.	Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied? If so, provide details:
	<i>Sample 1</i> There are no notices or orders as at (insert date)
13.	Are there any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation is aware that are likely to give rise to proceedings? If so, provide details:

14.	Has the owners corporation appointed or resolved to appoint a manager? NO:
	A manager is appointed. NO
15.	Has an administrator been appointed for the owners corporation, or has there been a proposal for the appointment of an administrator? NO
16.	A copy of the minutes of the most recent annual general meeting of the owners corporation. NONE
17.	Documents required to be attached to the owners corporation certificate are: NIL
	<ul style="list-style-type: none"> • A copy of all resolutions made at the last annual general meeting NIL • A copy of the consolidated rules registered at Land Victoria • A copy of Schedule 3 of the Owners Corporations Regulations 2018 entitled "Statement of advice and information for prospective purchasers and lot owners"
18.	<p>Note:</p> <p>More information can be obtained by an inspection of the owners corporation register.</p> <p>Please make your request to inspect the owners corporation register in writing to:</p>

This owners corporation certificate was prepared by:

Postal address

82 CARLISLE CRESCENT OAKLEIGH VIC 3166

(signature)

(print name)

(name of management company if relevant) as delegate of the owners corporation

The common seal of owners corporation number

was affixed in accordance with Section 20 of the *Owners Corporations Act 2006* and in the presence of:

Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

Model rules for an owners corporation

1. Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes;

or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3. Management and administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

- (1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
- (2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.
- (8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

VOLUME 11936 FOLIO 432

Security no : 124080760338B
Produced 15/12/2019 08:42 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 716735J.
PARENT TITLE Volume 10003 Folio 304
Created by instrument PS716735J 01/12/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PLACELEA PTY LTD of 82 CARLISLE CRESCENT OAKLEIGH VIC 3166
PS716735J 01/12/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK956821R 12/03/2014
NATIONAL AUSTRALIA BANK LTD

COVENANT as to part 1314661

COVENANT as to part 1366753

COVENANT as to part 1397953

COVENANT as to part 1450575

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS716735J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AS583367U	CHANGE ADDRESS OWNER CORP Registered	08/10/2019

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 8-12 NATALIA AVENUE OAKLEIGH SOUTH VIC 3167

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 01/12/2017



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS716735J

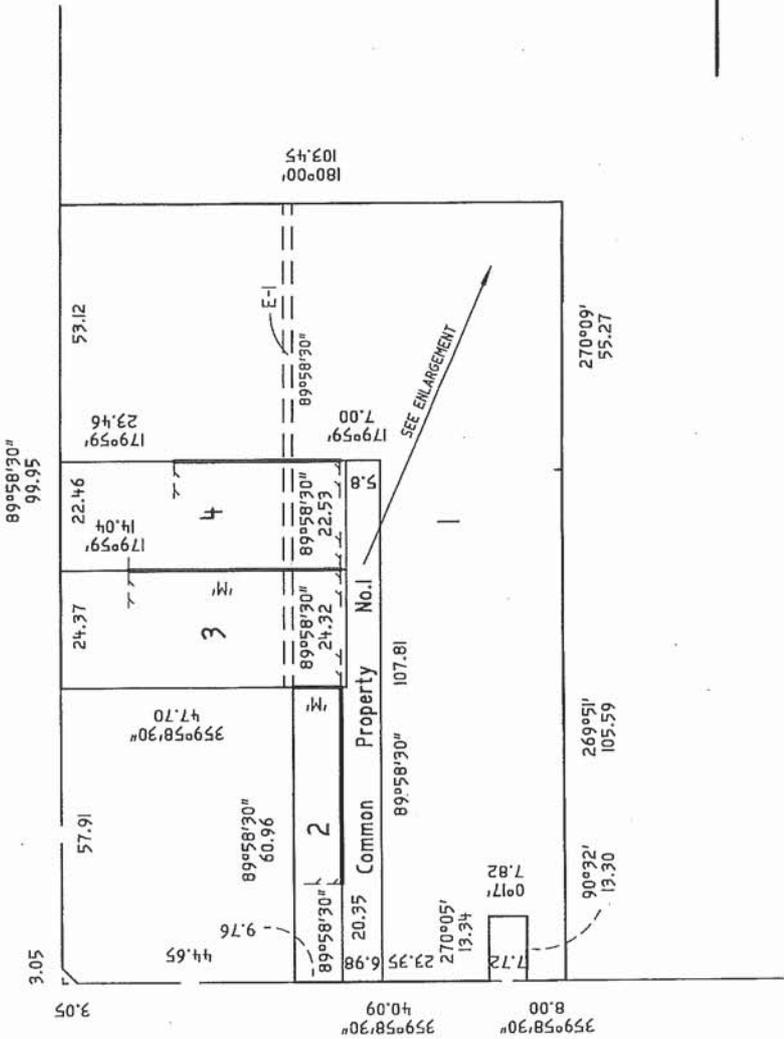
DOCUMENT END

PLAN OF SUBDIVISION		LV USE ONLY EDITION 1	PS 716735 J		
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: MORDIALLOC TOWNSHIP: --- SECTION: 2 CROWN ALLOTMENT: 1 (PART) CROWN PORTION: ---</p> <p>TITLE REFERENCE: Vol. 10003 Fol. 304 LAST PLAN REFERENCE: LOT 1 LP 221672 F</p> <p>POSTAL ADDRESS: 12, 12A & 12B NATALIA AVENUE (at time of subdivision) OAKLEIGH SOUTH, 3167</p> <p>MGA COORDINATES: E 333550 ZONE: 55 (of approx centre of land in plan) N 5801750 GDA 94</p>		<p>Council Name: Monash City Council</p> <p>Council Reference Number: TPS/11746 Planning Permit Reference: TPA/46925 SPEAR Reference Number: S096126H</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Fiona Johnstone for Monash City Council on 05/10/2017</p> <p>Statement Of Compliance Issued: 12/10/2017</p>			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	<p>This is a Spear Plan</p> <p>Building Boundaries are defined by thick continuous lines.</p> <p><u>Location of Boundaries defined by Buildings</u></p> <p>Median: Denoted Thus 'M'</p> <p>Exterior Face: All Other Boundaries</p>			
Nil	Nil				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
<p>Survey: This plan is based on survey.</p> <p>This survey has been connected to permanent marks no(s) 251 In Proclaimed Survey Area No. ---</p> <p>STAGING This is not a staged subdivision. Planning Permit No.</p>					
EASEMENT INFORMATION					
<p>LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p> <p>Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan</p>					
Easement Reference	Purpose	Width (metres)	Origin		
E-1	DRAINAGE & SEWERAGE	1.83	LP 10114		
			Land Benefited/In Favour Of		
			ALL LOTS ON LP 10114		
<p>NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 Fax 03 5941 7359 mail@nobelius.com.au</p>		<p>Digitally signed by: Timothy Deane Walker (Nobelius Land Surveyors Pty Ltd), Surveyor's Plan Version (B), 10/07/2017, SPEAR Ref: S096126H</p>			
				Sheet 1 of 2 Sheets	
				ORIGINAL SHEET SIZE A3	
		<p>PLAN REGISTERED TIME: 2:01PM DATE: 01/12/17</p> <p style="text-align: right;">Ethan KAO Assistant Registrar of Titles</p>			

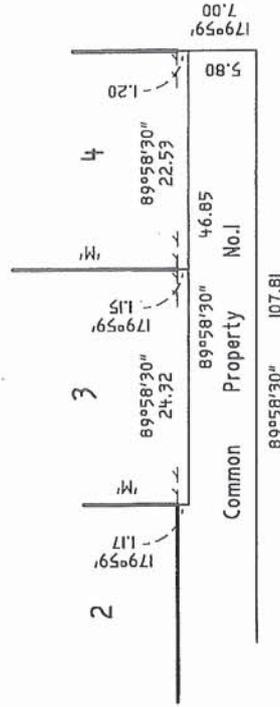
Amended by: Timothy Deane Walker, 30/11/2017.

PS 716735 J

NATALIA AVENUE



ENLARGEMENT
NOT TO SCALE



NOBELIUS LAND SURVEYORS

P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au



ORIGINAL SCALE 1 : 1000

Sheet 2
ORIGINAL SHEET SIZE A3

Digitally signed by: Timothy Deane Walker (Nobelius Land Surveyors Pty Ltd),
Monash City Council,
05/10/2017,
SPEAR Ref: S096126H

Amended by: Timothy Deane Walker, 30/11/2017.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report (Premium)

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

Produced: 15/12/2019 08:55:07 AM

OWNERS CORPORATION 1
PLAN NO. PS716735J

The land in PS716735J is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 4.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

82 CARLISLE CRESCENT OAKLEIGH VIC 3166

OC037337F 01/12/2017

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

OC037337F 01/12/2017

Notations:

NIL

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Common Property 1	11936/436	0	0
Lot 1	11936/432	25	25
Lot 2	11936/433	25	25
Lot 3	11936/434	25	25
Lot 4	11936/435	25	25
Total		100.00	100.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report (Premium)

Produced: 15/12/2019 08:55:07 AM

OWNERS CORPORATION 1
PLAN NO: PS716735J

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

629825

APPLICANT'S NAME & ADDRESS

FRANCA DAL POZZO CI- GX5
MELBOURNE

VENDOR

PLACELEA PTY LTD

PURCHASER

REFERENCE

190144

This certificate is issued for:

LOT CM1 PLAN PS716735, LOT 1 PLAN PS716735 ALSO KNOWN AS 8 - 12 NATALIA AVENUE OAKLEIGH SOUTH
MONASH CITY

The land is covered by the:

MONASH PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a INDUSTRIAL 1 ZONE
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/monash>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
(<http://vhd.heritage.vic.gov.au/>)

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.
The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

15 December 2019

Hon. Richard Wynne MP
Minister for Planning

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

Please note: The map is for reference purposes only and does not form part of the certificate.



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria. Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.





INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Franca Dal Pozzo
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 1 NATALIA AVENUE OAKLEIGH
SOUTH 3167
1 PS 716735

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
27D//07251/00018	LANDATA CER 34069076-026-7	15 DEC 2019	35372707

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

- (a) By Other Authorities
- (b) By South East Water

TOTAL UNPAID BALANCE \$0.00

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:
Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.
Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.

AUTHORISED OFFICER:

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

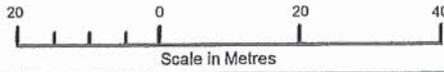


TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

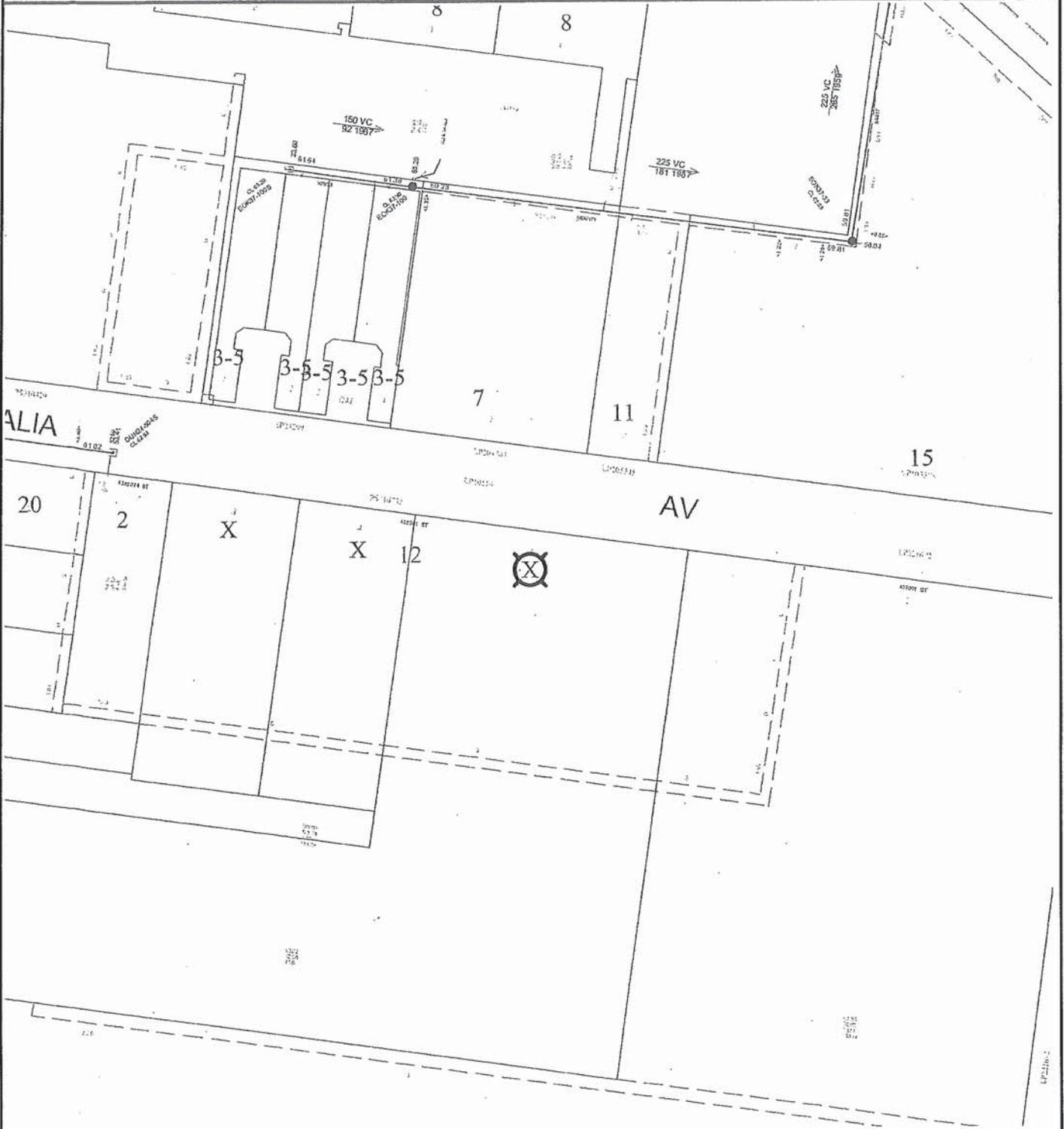
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 35372707



Date: 15DECEMBER2019



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

Title/Road Boundary	Subject Property	Maintenance Hole
Proposed Title/Road	Sewer Main	Inspection Shaft
Easement	Direction of Flow	Offset from Boundary
Melbourne Water Assets		
Sewer Main	Underground Drain	Natural Waterway
Maintenance Hole	Channel Drain	Underground Drain M.H.

ASSET INFORMATION - WATER

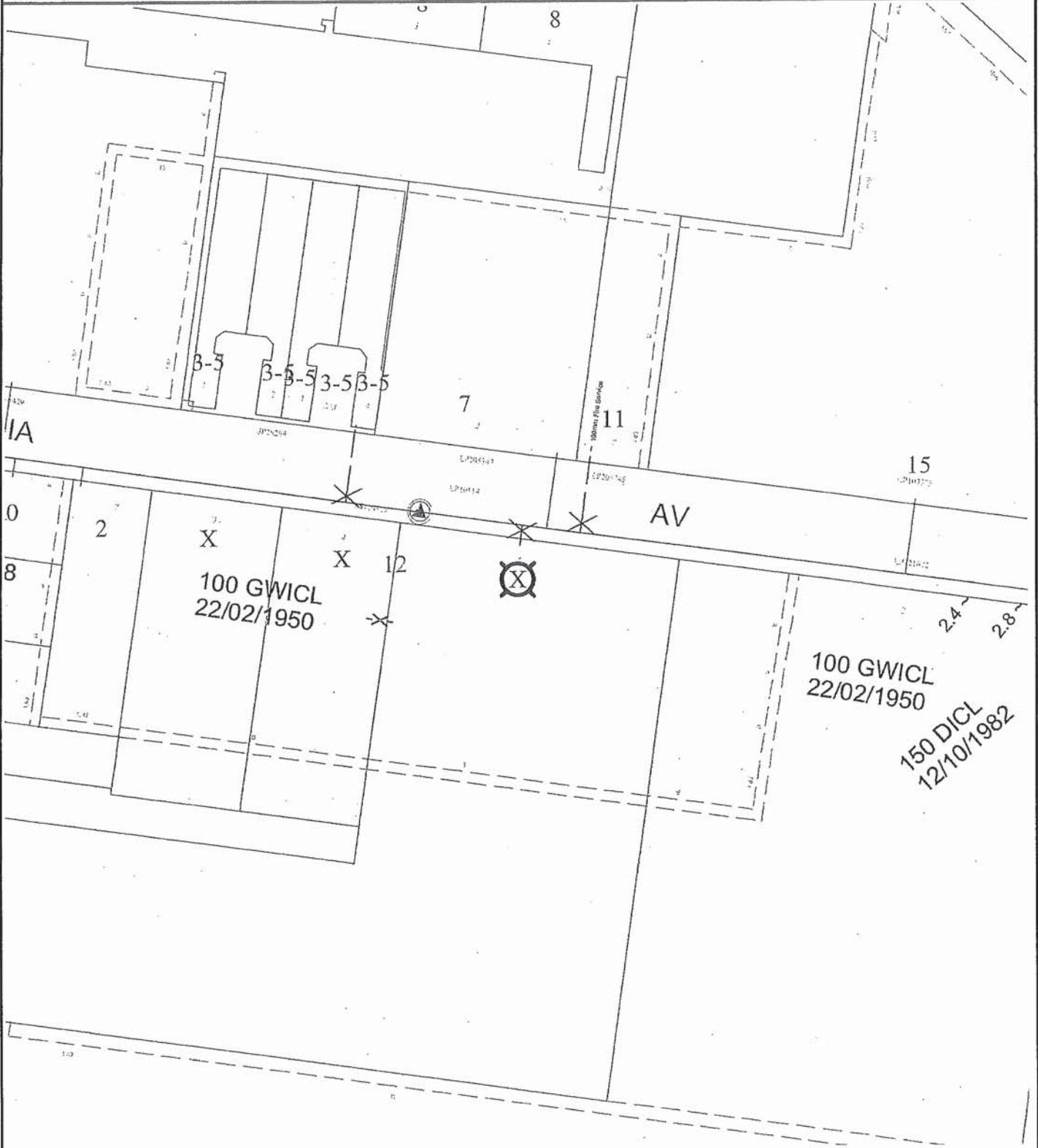
Property: Lot 1 LOT 1 NATALIA AVENUE OAKLEIGH SOUTH 3167



Case Number: 35372707



Date: 15DECEMBER2019



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

Title/Road Boundary	Subject Property	Hydrant	Electrolysis
Proposed Title/Road	Water Main Valve	Fireplug/Washout	
Easement	Water Main 100 DICL 26.9.1975	~ 1.0 Offset from Boundary	

ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

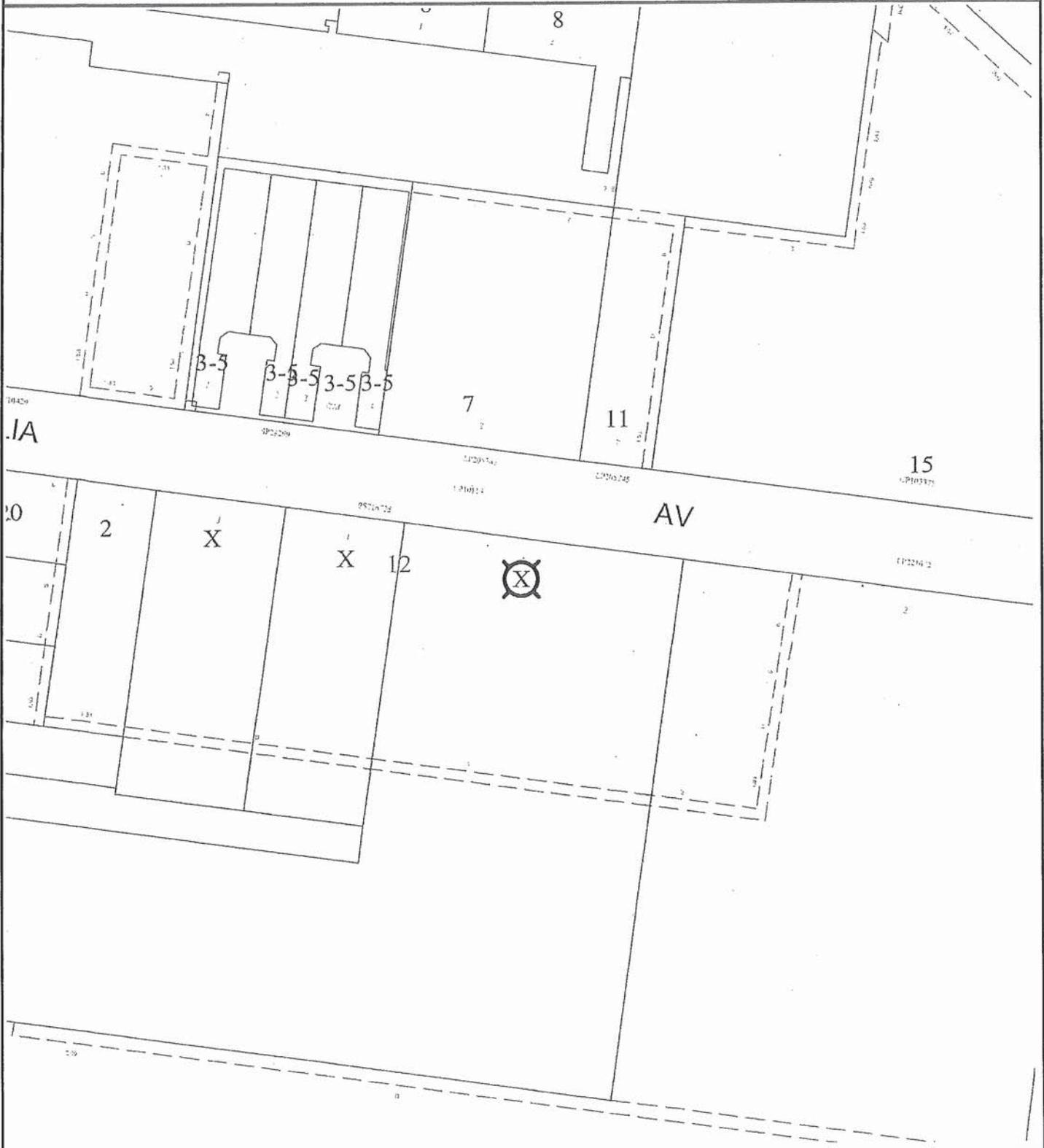
Property: Lot 1 LOT 1 NATALIA AVENUE OAKLEIGH SOUTH 3167



Case Number: 35372707



Date: 15DECEMBER2019



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

Title/Road Boundary	Subject Property	Hydrant
Proposed Title/Road	Recycled Water Main Valve	Fireplug/Washout
Easement	Recycled Water Main	Offset from Boundary



Department of Environment, Land, Water & Planning

Owners Corporation Search Report (Premium)

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

Produced: 15/12/2019 08:55:07 AM

OWNERS CORPORATION 1
PLAN NO. PS716735J

The land in PS716735J is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1 - 4.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
82 CARLISLE CRESCENT OAKLEIGH VIC 3166

OC037337F 01/12/2017

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
OC037337F 01/12/2017

Notations:
NIL

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Common Property 1	11936/436	0	0
Lot 1	11936/432	25	25
Lot 2	11936/433	25	25
Lot 3	11936/434	25	25
Lot 4	11936/435	25	25
Total		100.00	100.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report (Premium)

Produced: 15/12/2019 08:55:07 AM

OWNERS CORPORATION 1
PLAN NO. PS716735J

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Franca Dal Pozzo
Level 1, 228 Smith St
COLLINGWOOD 3066

Client Reference: 190144

NO PROPOSALS. As at the 15th December 2019, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

8-12 NATALIA AVENUE, OAKLEIGH SOUTH 3167
CITY OF MONASH

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 15th December 2019

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 34069076 - 34069076084238 '190144'

NOTICE OF DEFAULT

- To the Initial Purchaser: **Vincent Frank Tesoriero &/or Nominees**
of Level 5, 141 Walker Street North Sydney NSW 2060
email: vtesoriero@forumgroup.com.au
- To the Subsequent Purchaser: **Natave Pty Ltd as Trustee for the Oakleigh Discretionary Trust (ACN 651 532 035)**
of 2-4 Birmingham Street, Alexandria NSW 2015; and
16 Virginia Street, Kensington NSW 2033
- And to the Purchaser's Legal Practitioners: **SLF Lawyers**
Level 2, 395 Collins St, Melbourne VIC 3000
email: rsenewiratne@slflawyers.com.au

SCHEDULE

1. Vendor: **Placelea Pty Ltd (ACN 006 289 621)**
of 12 Natalia Avenue, Oakleigh South Vic 3161
2. Initial Purchaser: **Vincent Frank Tesoriero &/or Nominees**
of Level 5, 141 Walker Street North Sydney NSW 2060
email: vtesoriero@forumgroup.com.au
3. Subsequent Purchaser: **Natave Pty Ltd as Trustee for the Oakleigh Discretionary Trust (ACN 651 532 035)**
of 2-4 Birmingham Street, Alexandria NSW 2015; and
16 Virginia Street, Kensington NSW 2033
4. Date of contract: 16 December 2019
5. Land description: (Parent Title 11936 Folio 432 being on Lot 1 **and** part of Common Property of Lot 1 on Plan of Subdivision 716735J)

CERTIFICATE OF TITLE VOLUME 12298 FOLIO 008 BEING LOT 5 ON PS7167735; being the new Title Particulars arising from the Registration of the Plan of Subdivision of the Common Property (Two Lot Boundary Re-Alignment - between Common Property & Lot 1).
6. Property address: 8-12 Natalia Avenue, Oakleigh South Victoria 3167
7. Purchase price: \$5,860,000.00 plus GST
8. Settlement Date: **3 August 2021**

INITIALLY PURSUANT TO THE CONTRACT OF SALE was due on the latter of 230 (equivalent to 7.5 months) from the day of sale or 14 days after the Vendor has notified the Purchaser in writing of Registration of the Plan of Subdivision of the Common Property (Two Lot Boundary Re-Alignment - between Common Property & Lot 1) referred to in Special Condition 14

VARIED on 5 June 2020 by mutual agreement in writing to **31 March 2021**

LATER VARIED AGAIN by mutual agreement and confirmed by way of correspondence by G&M Lawyers to Laptep Legal dated 9 June 2021 to **15 July 2021**

LATER VARIED AGAIN by mutual agreement to **3 August 2021**

9. Deposit: \$586,00.00 was paid on signing Contract of Sale
\$586,000.00 was paid on 9 June 2020
10. Date deposit due: 10% paid in on signing of Contract of Sale; and
10% 90 days from the day of sale.
11. Balance owing to Vendor: \$4,688,000.00 plus/minus adjustments, plus costs.
12. Particulars of default: The Purchaser has failed to pay the balance of the purchase funds owed to the Vendor by 3 August 2021.
13. Interest rate: 2% per annum plus the rate fixed by Section 2 of the *Penalty Interest Rates Act 1983*, 12%.
14. Legal costs: \$1,100.00.00

Take notice that

- a) You are in default of the terms and conditions of the contract detailed in the Schedule, and the particulars of default are specified in Item 11 of the Schedule.
- b) The Vendor intends to enforce and exercise its rights and remedies under the contract unless the default is remedied by You within 14 days from the date of service of this notice upon you and the reasonable legal costs specified in Item 11 are paid.
- c) Unless the default is remedied by You within 14 days the Vendor reserves the right to end the contract in accordance with general condition 28.
- d) The Vendor is entitled to any interest that has accrued on the deposit in accordance with general condition 12.2.
- e) In addition to any other remedy, the Vendor may sue for damages for breach of contract.
- f) The ending of the contract does not affect the rights of the Vendor as a consequence of the default.
- g) Alternatively, the Purchaser may seek specific performance of the contract.

Date: 4 August 2021

G & M Lawyers

Signed by G & M Lawyers

For and on behalf of the Vendor

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
16/12/2019	AUTOMATIC DRAWING 1634617 FLEXIRENT FORUM GROUP FINA		2,113.00 DR		
16/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151091474 Loan to FG		150,000.00 DR		
16/12/2019	TRANSFER DEBITS INTERNET TRANSFER PMT 000150995781 RETURN OF CAPI		300,418.25 DR		
16/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151058714 Loan to FG		450,000.00 DR		
16/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151056373 Loan to FG		1,700,000.00 DR		3,288,729.22 CR
19/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151425449 Ark Resources		3,157.00 DR		
19/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151424921 Pacific Blue		8,030.00 DR		
19/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151425123 Metier 9727		44,000.00 DR		
19/12/2019	TRANSFER DEBITS TT30Y9857879 Payment-Id 151428194TG DIGES UK AUS		265,131.80 DR		
19/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151345975 Deposit 12 Natalia		586,000.00 DR		2,382,410.42 CR
20/12/2019	TRANSFER CREDITS FINS WESTLAWN FORUM FINS			4,434,823.00 CR	
20/12/2019	INTER-BANK CREDIT RTGS (ANZ-004178) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			800,000.00 CR	
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151518762 BC Invoice 1840		150.00 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869239 Payment-Id 151520940UK PAYROLL DEC19		883.21 DR		
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151524882 Louise A UK Exp		1,001.44 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869362 Payment-Id 151533162GERPAYROLL DEC19		1,640.58 DR		
20/12/2019	TRANSFER DEBITS Internet Transfer PYMT-ID 151518185 Suzi Phillips		2,000.00 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869335 Payment-Id 151520129UK PAYROLL DEC19		2,026.93 DR		
20/12/2019	TRANSFER DEBITS TT30Y9869363 Payment-Id 151532703GREPAYROLL DEC19		2,460.87 DR		

Transaction History Report (Continued)

Date	Narrative	Reference number	Debit amount	Credit amount	EOD balance
02/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160874417 Metrix Insurance		10,686.84 DR		
02/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160833203 Jun20 Rent		13,566.66 DR		
02/06/2020	TRANSFER DEBITS TT3020747958 Payment-Id 160833921IUGISGRE OFFICE2		21,813.93 DR		2,791,218.90 CR
03/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 160913384 Deposit James St 7		100,000.00 DR		2,691,218.90 CR
04/06/2020	INTER-BANK CREDIT ATHE2-4 CRABTREES REAL E FORUM GROUP FINA			5,522.90 CR	
04/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161094296 QBE Excess AKV932		1,000.00 DR		
04/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161040180 Sus Asset Fin 1079		22,000.00 DR		2,673,741.80 CR
05/06/2020	TRANSFER CREDITS FORUM FINANCE PTY LTFINS WESTLAWN			1,257,362.00 CR	
05/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161180378 1160 Glen Huntly		1,485.00 DR		
05/06/2020	AUTOMATIC DRAWING 00764506 AUDI FORUM GROUP FINA		3,287.76 DR		
05/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161171997 Rotman Morris21387		8,800.00 DR		3,917,531.04 CR
09/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161267803 James St Int Pntly		68,000.00 DR		
09/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161267269 Natalia Deposit		586,000.00 DR		3,263,531.04 CR
10/06/2020	INTER-BANK CREDIT RTGS (ANZ-002097) ORCA ENVIRO SOLUTIONNEW SOUTH WALES AUST			1,475,000.00 CR	
10/06/2020	INTER-BANK CREDIT FX rate refund CUST REMEDICATION FORUM GROUP FINA			28.20 CR	
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161371215 Glen Huntly S02		114.07 DR		
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161371061 Glen Huntly S01		3,600.00 DR		
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161371385 Glen Huntly S03		91,960.00 DR		
10/06/2020	TRANSFER DEBITS Internet Transfer PYMT-ID 161327502 Deposit James St 8		100,000.00 DR		
10/06/2020	TRANSFER DEBITS TT3020784192 Payment-Id 161329661ENVIROFINA		271,272.93 DR		

Alana Galasso

From: Anthony Sommer
Sent: Monday 27 September 2021 08:24 AM
To: 'Pierre Safi'
Cc: Caitlin Murray; Michael Hughes; 'sazz.nasimi@madgwicks.com.au'; 'Christopher Nehme'; 'Sarah Colegrove'; 'Roy Hanna'
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Safi

We refer to our email below.

Please could you urgently respond to our email.

Regards

Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com [Follow us on LinkedIn and Twitter](#)



Alana Galasso

From: Anthony Sommer
Sent: Tuesday 28 September 2021 12:54 PM
To: 'Pierre Safi'
Cc: Caitlin Murray; Michael Hughes; sazz.nasimi@madgwicks.com.au; Christopher Nehme; Roy Hanna
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Safi

We refer to your email below.

During our telephone conversation yesterday you said that you were waiting for response from your former clients' new lawyers Madgwicks and/or your former client before you could substantively respond to Our Email. You did not substantively respond to Our Email during that conversation. You said that you were hoping for a resolution of the matter by the end of yesterday, and that you would respond to Our Email in respect of your proposed resolution. As we did not hear further from you as to or receive your substantive response to Our Email, we sent our email below of today.

The essential point of departure between our conversation and your email of today is that you foreshadowed during our telephone conversation that any payment was subject to preserving your Firm's lien. It was that condition which we dispute is permissible.

Our clients otherwise agree to the money being paid into Court to be held to abide the outcome of the Proceedings and otherwise without any condition sought to be imposed by you. Our clients' position is that payment into Court is the appropriate course, given we have not heard from Madgwicks in respect of this issue.

Please urgently confirm that you will cause that money being held in your trust account to be paid into Court as requested in our emails below.

Regards

—
Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com [Follow us on LinkedIn and Twitter](#)



From: Pierre Safi <pjsafi@fortislaw.com.au>
Sent: Tuesday 28 September 2021 11:55 AM
To: Anthony Sommer <Anthony.Sommer@minterellison.com>
Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Michael Hughes <Michael.Hughes@minterellison.com>; sazz.nasimi@madgwicks.com.au; Christopher Nehme <cnehme@fortislaw.com.au>; Roy Hanna <rhanna@fortislaw.com.au>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr. Sommer,

Are you suggesting that we did not speak yesterday. The lack of acknowledgement in your email below to our discussion of yesterday is surprising and unfortunate.

That discussion contained our proposed response. I informed you that since our firm was no longer representing Mr. Tesoriero in the proceedings, the appropriate course for us would be to facilitate whatever arrangement you and the current representatives of Mr. Tesoriero might agree to, failing which, and absent any Court Order, we would take steps to deposit the money in Court.

You were not opposed to the funds being deposited into Court even though that action would be inconsistent with the undertaking you say was given by Mr. Nehme and which you say below will be the subject of an application by your client to enforce the undertaking.

To be clear, we stand ready to facilitate any arrangement which is consistent with preserving the status of the trust money, whether it be in a controlled money account held between Fortis and Minters, whether it be in a controlled money account held between Madgwicks and Minters or whether it be deposited in Court.

If you do approach the Court, separately on this issue, please be sure to include this email. I note that the matter is next before the Court on 1 October 2021.

In the interim, until we hear further from the you and Mr. Nasimi of Madgwicks our firm will continue to hold the sum of \$773,362.88, undisturbed, in our trust account.

We will rely on this correspondence on the question of costs should your foreshadowed application be made.

Kind Regards

Pierre J Safi | **Managing Partner**

FORTIS | LAW

Liability limited by a scheme approved under Professional Standards Legislation

From: Anthony Sommer <Anthony.Sommer@minterellison.com>
Sent: Tuesday, 28 September 2021 11:09 AM
To: Pierre Safi <pjsafi@fortislaw.com.au>
Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Michael Hughes <Michael.Hughes@minterellison.com>; sazz.nasimi@madgwicks.com.au; Christopher Nehme <cnehme@fortislaw.com.au>; Sarah Colegrove <scolegrove@fortislaw.com.au>; Roy Hanna <rhanna@fortislaw.com.au>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Safi

We refer to our email below, and note that we have not received your response to our email of 23 September 2021 (**Our Email**).

We note that your Firm is only holding the money on a limited basis and subject to the solicitors' undertaking. Our clients' position is that your Firm is bound by Mr Nehme's undertaking and has no right to continue to hold the money in your Firm's trust account.

Please urgently respond to Our Email as soon as possible and by no later than 5pm today. If we do not receive a satisfactory response to Our Email our clients intend to make an application to the Court to seek appropriate orders in aid of the freezing order against Mr Tesoriero and to enforce the solicitors' undertaking without further notice. Our clients intend to rely upon this correspondence on the question of costs of such application.

Regards

Anthony Sommer
Senior Associate
T +61 2 9921 4182 M +61 431 058 780
anthony.sommer@minterellison.com



Alana Galasso

From: Anthony Sommer
Sent: Tuesday 28 September 2021 08:26 AM
To: Sazz Nasimi
Cc: Melissa Passarelli; Candy Nelson; Caitlin Murray; Michael Hughes; justin.kang@dentons.com; Leen, Delano; Canny, Elizabeth
Subject: Westpac Banking Corporation & Anor v Forum Finance Pty Limited & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]
Attachments: RE: Vincenzo Tesoriero - proposed payment for legal expenses [IWOV- Documents.FID10220696] [ME-ME.FID6264995]

Dear Mr Nasimi

We note that your email of 21 September 2021 to us and your clients' former solicitors Fortis Law stated "*[your] client was entitled to a monthly allowance for legal fees under the exclusions stated in the Penal Notice. [You] are informed by Mr Nehme that [your] client has not been able to utilise the exclusions due to all his funds and liquid assets being frozen.*"

We refer you to our attached letter of 20 September 2021 to Dentons on behalf of National Australia Bank Limited (**NAB**), a copy of which was sent to Fortis Law (**Our Letter**), and the email of 16 September 2021 from Dentons to which Our Letter responds. Capitalised terms used below have the same meaning given in Our Letter.

We note that we have not received a response to Our Letter, nor have we received any correspondence from you or Fortis Law on behalf of your client in relation to Our Letter. Our clients remain concerned about the Proposed Payments, for the reasons identified in Our Letter. However, we think it appropriate to make the following clear.

Our clients accept that their consent is not required to the Proposed Payments within the exception for legal costs in paragraph 10(b) of the Freezing Orders, although they reserve their right to seek to vary the Freezing Orders in the future. We are unsure why our clients' consent was sought.

Our clients do not propose, at least presently and without more information, to consent to the Proposed Payments for three reasons. *First*, to the extent our clients have a proprietary right to or over the money held by the Relevant Companies, our clients do not consent to any dealing or payment inconsistent with their rights. That is, any payment is made at the risk of the payor, and the payee where on notice of our clients' claim takes subject to that claim. Our clients will not waive those rights. We add that our clients presently do not know whether any moneys held by the Relevant Companies are not the subject of our clients' claims in part as your client has not sought to identify and explain any legitimate source of funds. *Second*, our clients are concerned that the Proposed Payments by the Relevant Companies are not for a proper corporate purpose and do not propose to consent to the Relevant Companies paying away money for Mr Tesoriero's benefit but not the Relevant Companies' own benefit. Our clients will not give their imprimatur to payments of that character but accept that their consent is not required. *Third*, the permitted sum under paragraph 10(b) of the Freezing Orders is \$30,000 a month, not \$33,000 a month.

We note that Dentons are copied to this email.

Regards

Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com [Follow us on LinkedIn and Twitter](#)



Alana Galasso

From: Anthony Sommer
Sent: Monday 20 September 2021 03:49 PM
To: Kang, Justin; Caitlin Murray; Kate Cockburn; Andrew Clarke; Michael Hughes
Cc: Leen, Delano; Canny, Elizabeth; Ramsha Sulaman; Christopher Nehme; Pierre Safi; Roy Hanna
Subject: RE: Vincenzo Tesoriero - proposed payment for legal expenses [IWOV- Documents.FID10220696] [ME-ME.FID6264995]
Attachments: L - Dentons re VT - 20.09.21.PDF

Dear Colleagues

Please see the attached correspondence.

Regards

Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com [Follow us on LinkedIn and Twitter](#)



From: Kang, Justin <justin.kang@dentons.com>
Sent: Thursday 16 September 2021 12:14 PM
To: Caitlin Murray <Caitlin.Murray@minterellison.com>; Anthony Sommer <Anthony.Sommer@minterellison.com>; Kate Cockburn <Kate.Cockburn@minterellison.com>; Andrew Clarke <Andrew.Clarke@minterellison.com>; Michael Hughes <Michael.Hughes@minterellison.com>
Cc: Leen, Delano <delano.leen@dentons.com>; Canny, Elizabeth <elizabeth.canny@dentons.com>; Ramsha Sulaman <ramsha@fortislaw.com.au>; Christopher Nehme <cnehme@fortislaw.com.au>; Pierre Safi <pjsafi@fortislaw.com.au>; Roy Hanna <rhanna@fortislaw.com.au>
Subject: Vincenzo Tesoriero - proposed payment for legal expenses [IWOV-Documents.FID10220696]

Dear Colleagues

As you know, we act for National Australia Bank Limited (**NAB**).

We note you act for Westpac Banking Corporation (**Westpac**) which is the applicant under the **attached** freezing orders against Vincenzo Tesoriero.

We have received correspondence from Fortis Law on behalf of Mr Tesoriero foreshadowing that their client will be requesting NAB pay amounts totalling \$66,000 towards Mr Tesoriero's legal expenses for the month of July and August from accounts held in the names of:

- 275 High Street Golden Square Pty Ltd ATF 275 High Street Golden Square Unit Trust;
- 4 Cowslip Street Violet Town Pty Ltd ATF 4 Cowslip Violet Town Unit Trust;
- 9 Main Street Derrinallum Pty Ltd ATF 9 Main Street Derrinallum Unit Trust;
- 123 High Street Taradale Pty Ltd ATF 123 High Street Taradale Unit Trust;
- 89 Betka Road Mallacoota Pty Ltd ATF 89 Betka Road Mallacoota Unit Trust.

Fortis Law have expressed to us the view that such payment is not prohibited under the attached freezing orders, despite the above accounts not being in Mr Tesoriero's name, having regard to:

- (1) paragraph 6 of the freezing orders and specifically the reference to Mr Tesoriero's "assets";
- (2) paragraph 7 of the freezing orders as to what Mr Tesoriero's assets include for the purposes of the freezing orders; and
- (3) paragraph 10(b) of the freezing orders.

As we have discussed with Fortis Law, we are writing to you to request your response as to whether Westpac agrees that payment from the accounts of the above companies towards Mr Tesoriero's legal expenses would not be prohibited under the freezing orders.

Our client proposes to allow such payment to be made if you advise us that your client does so agree.

We have copied Fortis Law with this email.

Regards



Justin Kang
Partner

What's Next? The answer is Talent. With more than 20,000 people, 12,000 lawyers and 200 locations, Dentons has the talent for what you need, where you need it.

D +61 2 9931 4771 | F +61 2 9931 4888
justin.kang@dentons.com
[LinkedIn](#) | [Website](#)

Dentons Australia Limited
Eora Country, 77 Castlereagh Street Sydney, NSW 2000 Australia

[Sirote](#) > [Adepetun Caxton-Martins Agbor & Segun](#) > [Davis Brown](#) > [East African Law Chambers](#) > [Eric Silwamba, Jalasi and Linyama](#) > [Durham Jones & Pinegar](#) > [LEAD Advogados](#) > [Rattagan Macchiavello Arocena](#) > [Jiménez de Aréchaga, Viana & Brause](#) > [Lee International](#) > [Kensington Swan](#) > [Bingham Greenebaum](#) > [Cohen & Grigsby](#) > [Sayarh & Menjra](#) > For more information on the firms that have come together to form Dentons, go to [dentons.com/legacyfirms](https://www.dentons.com/legacyfirms)

Dentons is a global legal practice providing client services worldwide through its member firms and affiliates. This email may be confidential and protected by legal privilege. If you are not the intended recipient, disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Dentons records and stores emails sent to us or our affiliates in keeping with our internal policies and procedures. Please see [dentons.com](https://www.dentons.com) for Legal Notices.

20 September 2021

BY EMAIL: justin.kang@dentons.com

Justin Kang
Partner
Dentons
77 Castlereagh Street
Sydney NSW 2000

Dear Mr Kang

Westpac Banking Corporation & Anor v Forum Finance Pty Limited & Ors - Federal Court of Australia Proceeding NSD616/2021 (Proceedings)

We refer to:

- (a) your email of 16 September 2021 (**Your Email**); and
- (b) the worldwide freezing order against Vincenzo Frank Tesoriero (**Mr Tesoriero**) made on 2 July 2021 (as varied on 9 July 2021 and 27 August 2021) in the Proceedings, a copy of which was attached to Your Email (**Freezing Orders**).

As you are aware, paragraph 6 of the Freezing Orders prevents Mr Tesoriero from disposing of, dealing with or diminishing the value of his Australian assets up to the Relevant Amount (as defined in the Freezing Orders). Further, paragraph 7(a)(iii)(A)(h),(k),(m),(o) and (u) of the Freezing Orders provides that for the purposes of the Freezing Orders, Mr Tesoriero's shares in the following companies listed in Your Email:

- (a) 123 High Street Taradale Pty Ltd ACN 639 872 512;
- (b) 4 Cowslip Street Violet Town Pty Ltd ACN 639 872 352;
- (c) 89 Betka Road Mallacoota Pty Ltd ACN 641 393 179;
- (d) 9 Main Street Derrinallum Pty Ltd ACN 639 872 736; and
- (e) 275 High Street Golden Square Pty Ltd ACN 639 870 545,

(together, the **Relevant Companies**),

form part of his identified Australian assets. As your client would be aware, Mr Tesoriero is the director and shareholder of the Relevant Companies.

We note that the Freezing Orders are a prohibition with an exception, not a permission. Paragraph 10(b) of the Freezing Orders provides that the Freezing Orders do not prohibit Mr Tesoriero paying \$30,000 per month (up to the sum of \$350,000 unless varied by subsequent order) on his reasonable legal expenses.

Our clients do not accept that the Freezing Orders permit payment of the amount of \$66,000 towards Mr Tesoriero's legal expenses for the months of July and August from accounts held with your client in the names of the Relevant Companies (**Proposed Payments**).

Further, the amount of the Proposed Payments being \$66,000 exceeds the monthly amount of \$30,000 specified in paragraph 10(b).

Our clients do not consider that it would be appropriate that the Proposed Payments be made by the Relevant Companies on account of Mr Tesoriero's legal fees, which is what is being proposed, based upon Your Email.

In light of our clients' proprietary claims against Mr Tesoriero and the Relevant Companies as set out in our clients' amended statement of claim dated 10 August 2021 filed in the Proceedings, our clients' position is that the property of Mr Tesoriero and the Relevant Companies including the funds held in accounts with your client are held on trust for our clients in accordance with the principles set out in *Black v S Freedman & Co* (1910) 12 CLR 105 at 110.

Please could you confirm that your client will not allow the Proposed Payments to be made out the accounts of the Relevant Companies held with your client until we provide an update with respect to any variation orders made with respect to the Freezing Orders. Particularly, we are concerned that no assets of Mr Tesoriero and the Relevant Companies are transferred out of your client's control without our clients' consent or pursuant to an order of the Federal Court of Australia.

We note that Fortis Law, the solicitors acting for Mr Tesoriero and the Relevant Companies, are copied to this correspondence. We have not otherwise received any communication from Fortis Law regarding the Proposed Payments the subject of Your Email.

All of our clients' rights are expressly reserved.

Yours faithfully
MinterEllison



Contact: Anthony Sommer T: +61 2 9921 4182
anthony.sommer@minterellison.com
Partner: Caitlin Murray T: +61 2 9921 4279
OUR REF: 1353397

COPY TO:

Christopher Nehme
Partner
Fortis Law
Level 11, 75 Elizabeth Street
Sydney NSW 2000
cnehme@fortislaw.com.au

Alana Galasso

From: Sazz Nasimi <Sazz.Nasimi@madgwicks.com.au>
Sent: Wednesday 29 September 2021 02:26 PM
To: Anthony Sommer
Cc: Melissa Passarelli; Candy Nelson; Caitlin Murray; Michael Hughes; Alana Galasso; Pierre Safi
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Sommers,

I reply to both the email below and your letter dated 27 September 2021.

Presently, I cannot make comment on the purported agreement alleged to have ben reached with Fortis Law in respect of the funds presently held by them. However, it occurs to me that your client has made a quantum leap by attributing the comments made by His Honour in the winding up application of Forum Finance, as being findings of facts applicable to my client and his related entities. Such is clearly not the case.

Further, noting the expansive freezing orders obtained by your client and the carve outs contained within them, we make the following comments and observations:

- Our client is entitled to reasonably funding in his defence of this matter
- The exceptions in the penal notice have proven to be inadequate
- Our client has legitimate business expenses that need to be met, such as loan repayments on various other properties being properties that are currently the subject of the freezing orders and that your client has lodged caveats over.
- The funds presently held by Fortis Law are the only funds presently available from which our client can fund his legal team.

Having regard to the above, we are of the view that placing the funds held by Fortis law into either a controlled account or into Court is both counterproductive and against the interests of both parties.

Instead, we suggest that the funds be released to Madgwicks in order to address the fees accumulated by Fortis law, and then thereafter be held by Madgwicks in order to secure its fees and to also meet any ordinary and reasonable business expenses that may arise from time to time.

In this regard, we also suggest that the Penal Notice be varied to reflect the reality that the exceptions relating to legal funding are presently inadequate and the sums to be released need to be increased.

So far as business expenses are concerned, we concede that there ought to be a regime agreed to whereby our client/our firm is to give you notice prior to making such payments but the same condition ought not apply to legal expenses.

Failing your agreement to our proposed course, we invite an application to the Court so that we may also raise our concerns with His Honour. Presently, we fear that our client will be denied, if he hasn't already been so denied, a fair trial.

We look forward to your response and trust that common sense will prevail.

Sazz Nasimi
Partner

MADGWICKS
LAWYERS

[Visit our COVID-19 Resources Hub for practical information to assist you through this time](#)

T: +61 3 9242 4741 E: Sazz.Nasimi@madgwicks.com.au



This email and attachments may be confidential and subject to legal professional privilege. If you are not the intended recipient please inform the sender immediately and delete the email. Madgwicks manages personal information in accordance with Australian privacy laws. Our privacy policy can be viewed at <https://www.madgwicks.com.au/privacy-policy/>

Liability limited by a scheme approved under Professional Standards Legislation.

Security Warning: We take cyber security risks seriously. Please confirm any bank transfer details by phone directly before making a payment.

From: Anthony Sommer <Anthony.Sommer@minterellison.com>
Sent: Wednesday, 29 September 2021 12:46 PM
To: Sazz Nasimi <Sazz.Nasimi@madgwicks.com.au>
Cc: Melissa Passarelli <Melissa.Passarelli@madgwicks.com.au>; Candy Nelson <Candy.Nelson@madgwicks.com.au>; Caitlin Murray <Caitlin.Murray@minterellison.com>; Michael Hughes <Michael.Hughes@minterellison.com>; Alana Galasso <Alana.Galasso@minterellison.com>
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Nasimi

We refer to the email below. We note that we have not had any further correspondence from Mr Safi in response to this email. We have also not had any correspondence from you on this issue.

It is our client's position that these funds need to be either paid into Court or otherwise held in a controlled monies account in the name of our respective firms, which may only be operated on a joint signature of our respective clients' representatives and which cannot be dispersed without our respective clients' written agreement.

Please confirm your agreement to these matters by 4.00pm today. Otherwise, our client reserves its rights to make an application to the Court for these funds to be paid into Court as a matter of priority.

Regards

Anthony Sommer
Senior Associate
T +61 2 9921 4182 M +61 431 058 780
anthony.sommer@minterellison.com
MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000
minterellison.com **Follow us on LinkedIn and Twitter**



Alana Galasso

From: Sazz Nasimi <Sazz.Nasimi@madgwicks.com.au>
Sent: Wednesday 29 September 2021 11:52 PM
To: Alana Galasso; Melissa Passarelli; Candy Nelson
Cc: Caitlin Murray; Michael Hughes; Anthony Sommer
Subject: RE: Westpac Banking Corporation v Tesoriero & Ors [ME-ME.FID6264995]

Thank you Alana.

I am indebted to you. However, there is a further issue concerning our funding which is hindering our ability to get up to speed in this matter. Presently, the cause of that hindrance is your client. That said, we have written to your colleagues today and are hopeful that common sense will prevail and which shall place us in funds to be able to read and analyse the documents which may be in the link provided to us by you.

In any event we are appreciative of your efforts and the spirit of cooperation shown.

Regards

Sazz Nasimi
Partner

MADGWICKS
LAWYERS

[Visit our COVID-19 Resources Hub for practical information to assist you through this time](#)

T: +61 3 9242 4741 E: Sazz.Nasimi@madgwicks.com.au

Level 6, 140 William Street, Melbourne VIC 3000
www.madgwicks.com.au



This email and attachments may be confidential and subject to legal professional privilege. If you are not the intended recipient please inform the sender immediately and delete the email. Madgwicks manages personal information in accordance with Australian privacy laws. Our privacy policy can be viewed at <https://www.madgwicks.com.au/privacy-policy/>

Liability limited by a scheme approved under Professional Standards Legislation.

Security Warning: We take cyber security risks seriously. Please confirm any bank transfer details by phone directly before making a payment.

From: Alana Galasso <Alana.Galasso@minterellison.com>
Sent: Tuesday, 28 September 2021 11:20 AM
To: Sazz Nasimi <Sazz.Nasimi@madgwicks.com.au>; Melissa Passarelli <Melissa.Passarelli@madgwicks.com.au>; Candy Nelson <Candy.Nelson@madgwicks.com.au>
Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Michael Hughes <Michael.Hughes@minterellison.com>; Anthony Sommer <Anthony.Sommer@minterellison.com>
Subject: RE: Westpac Banking Corporation v Tesoriero & Ors [ME-ME.FID6264995]

Dear Mr Nasimi

By way of email introduction, I am a colleague of Anthony's in MinterEllison's insolvency team.

To assist in your review of the abovementioned matter, we have collated the sealed court documents and transcripts of proceedings to date.

These documents can be accessed via this link: <https://share.minterellison.com/w/f-8d0b2668-18e7-4070-883f-094ae3bd56da>

Please don't hesitate to contact us if there are any issues accessing the files.

Kind regards
Alana

Alana Galasso

Lawyer

T +61 2 9921 4287

alana.galasso@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com [Follow us on LinkedIn and Twitter](#)



IMPORTANT INFORMATION, PLEASE READ

This email, including any attachments, is confidential and may be legally privileged (and neither is waived or lost by mistaken delivery). Please notify us if you have received this email in error and promptly delete it from your system. Any unauthorised use of this email is expressly prohibited. Our liability in connection with this email (including due to viruses in any attachments) is limited to re-supplying this email and its attachments. We collect personal information to provide and market our services and for other purposes - please refer to our privacy policy for more information on how we collect and handle personal information.

Sensitive: Legal

Alana Galasso

From: Sazz Nasimi <Sazz.Nasimi@madgwicks.com.au>
Sent: Thursday 30 September 2021 12:11 AM
To: Anthony Sommer; Pierre Safi
Cc: Caitlin Murray; Michael Hughes; Christopher Nehme; Roy Hanna
Subject: RE: Tesoriero, Papadimitriou and Forum Finance Pty Ltd ats Westpac Banking Corporation Pty Ltd Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Sommers,

I confirm that Mr Safi was indeed awaiting correspondence from me yesterday, which due to time constraints was only sent to him earlier today. Our client's position is otherwise as stated in our email to you of earlier today.

Sazz Nasimi

Partner

MADGWICKS
LAWYERS

[Visit our COVID-19 Resources Hub for practical information to assist you through this time](#)

T: +61 3 9242 4741 E: Sazz.Nasimi@madgwicks.com.au

Level 6, 140 William Street, Melbourne VIC 3000

www.madgwicks.com.au

 MERITAS® LAW FIRMS WORLDWIDE

This email and attachments may be confidential and subject to legal professional privilege. If you are not the intended recipient please inform the sender immediately and delete the email. Madgwicks manages personal information in accordance with Australian privacy laws. Our privacy policy can be viewed at <https://www.madgwicks.com.au/privacy-policy/>

Liability limited by a scheme approved under Professional Standards Legislation.

Security Warning: We take cyber security risks seriously. Please confirm any bank transfer details by phone directly before making a payment.

Alana Galasso

From: Anthony Sommer
Sent: Wednesday 22 September 2021 11:57 AM
To: 'KGray@abl.com.au'
Cc: Caitlin Murray; Christopher Nehme; 'Sazz Nasimi'
Subject: Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]
Attachments: Westpac v Forum - Letter to ABL (Oakleigh Property) - 22.09.21.PDF

Dear Mr Gray

Please see the attached correspondence.

Regards

—
Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com [Follow us on LinkedIn and Twitter](#)



22 September 2021

BY EMAIL: KGray@abl.com.au

Ken Gray
Partner
Arnold Bloch Leibler
Level 21, 333 Collins Street
Melbourne VIC 3000

Dear Mr Gray

**Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors,
Federal Court of Australia proceedings number NSD616/2021 (Proceedings)**

1. We refer to our previous correspondence with Mr Christopher Nehme of Fortis Law, the former solicitor for Vincenzo Frank Tesoriero (**Mr Tesoriero**) and his related entities, in relation to 8-12 Natalia Avenue Oakleigh South Victoria 3167 and part of the common property on 716735J (**Oakleigh Property**) to which you were copied, particularly to our email of 20 August 2021 at 1.47pm (**Our Email**).
2. As you would be aware, we act for Westpac Banking Corporation and Westpac New Zealand Limited, the applicants in the Proceedings, against Forum Finance Pty Ltd (in liquidation) (**Forum Finance**), Mr Tesoriero and others as respondents.
3. We understand that you act for Oakleigh Industrial Pty Ltd ACN 652 817 733 as bare nominee for Lasky Oakleigh Industrial Pty Ltd (as trustee for The Lasky (Oakleigh) Unit Trust) and Troon Group (Shepparton) Pty Ltd (the **Nominee**).
4. The following events have transpired in connection with Mr Tesoriero and the Oakleigh Property:
 - (a) On or around 16 December 2019, Mr Tesoriero executed a contract of sale to acquire the Oakleigh Property. In the contract for sale, the purchaser is identified as "Vince Tesoriero &/or nominees".
 - (b) Between 19 December 2019 and 2 June 2021, amounts totalling \$1,436,150 were paid by Forum Group Financial Services Pty Ltd (provisional liquidators appointed) out of funds that had been fraudulently obtained from our clients to acquire or in relation to the Oakleigh Property (some payments made to or through 8-12 Natalia Ave Oakleigh Pty Ltd (**8-12 Natalia Ave**), an entity owned and controlled by Mr Tesoriero). All of the money paid for the purpose (or with the effect) of Mr Tesoriero or 8-12 Natalia Ave acquiring an interest in or right to acquire the Oakleigh Property, or to make improvements to that property, appears to have been money which is the traceable proceeds of money misappropriated from our clients.
 - (c) On or about 20 August 2021 the Nominee and Mr Tesoriero entered into a Nomination Deed in relation to the Oakleigh Property, a draft copy of which was provided to us by email from Fortis Law on 19 August 2021 to which you were copied. We have not been provided with a final executed copy of the Nomination Deed. We are therefore not aware of the terms that were agreed between as Mr Tesoriero and the Nominee in relation to the Oakleigh Property. Nonetheless, all rights obtained by Mr Tesoriero or 8-12 Natalia Ave (including to all payments) under the Nomination Deed appear to be the traceable proceeds of the money misappropriated from our clients.

- (d) On 21 September 2021, Fortis Law wrote to us stating that they no longer act for Mr Tesoriero and his related entities, and that Mr Sazz Nasimi of Madgwicks had been instructed to act for Mr Tesoriero and his related entities in place of Fortis Law.
 - (e) Contrary to the arrangement set out in the chain of emails preceding Our Email, and despite our repeated requests, no controlled moneys account has been established in which the moneys paid by your client under the Nomination Deed are to be held under joint instruction by us and Fortis Law pending resolution of our clients' claims in the Proceedings.
 - (f) On 21 September 2021, Fortis Law wrote to us stating that they hold the proceeds in relation to moneys paid by the Nominee under the Nomination Deed in Fortis Law's trust account, being the amount of \$773,362.88 (**Relevant Amount**). On the same day we wrote to Fortis Law demanding that the Relevant Amount be paid into Court. We have not received a response from Fortis Law.
 - (g) Fortis Law have also informed us that the balance of the Deposit less the Relevant Amount, being \$398,637.12 (**Balance Amount**), is being by Arnold Bloch Leibler pending a revenue assessment in relation to the Oakleigh Property. Please urgently let us know if that is not the case.
5. Our clients' position is that in circumstances where the amount of \$1,436,150 in relation to the Oakleigh Property was paid out of funds stolen from our clients, any amount paid or benefit received in relation to the Oakleigh Property belongs to and is held on trust for our clients, including the Relevant Amount and the Balance Amount, in accordance with the principles set out in *Black v S Freedman & Co* (1910) 12 CLR 105 at 110.
 6. Please could you urgently confirm that you will hold and not pay away the Balance Amount otherwise than with our clients' consent or by order of the Federal Court of Australia. Our clients consent to the Balance Amount being paid into Court to be held pending the outcome of the Proceedings. To the extent that you pay away any of the Balance Amount, you do so at your own risk, given you are on notice of our clients' claim to a proprietary interest in the Balance Amount.
 7. We note that Fortis Law and Madgwicks, the respective former and current solicitors for Mr Tesoriero and his related entities, are copied to this correspondence.

Yours faithfully
MinterEllison



Contact: Anthony Sommer T: +61 2 9921 4182
anthony.sommer@minterellison.com
Partner: Caitlin Murray T: +61 2 9921 4279
OUR REF: 1353397

COPY TO:

Christopher Nehme
Fortis Law
cnehme@fortislaw.com.au

Sazz Nasimi
Madgwicks Lawyers
Sazz.Nasimi@madgwicks.com.au

Alana Galasso

From: Ken Gray <KGray@abl.com.au>
Sent: Monday 27 September 2021 09:51 AM
To: Anthony Sommer
Cc: Caitlin Murray; Christopher Nehme; Sazz Nasimi
Subject: RE: Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Anthony

We acknowledge receipt of your letter of 22 September 2021. We expect to be in a position to provide a substantive response by close of business tomorrow, 28 September 2021

Regards

Ken Gray | Partner

Arnold Bloch Leibler
Level 21, 333 Collins Street, Melbourne Victoria 3000
E: kgray@abl.com.au | T: 61 3 9229 9874 | M: 0417 352 369 | [Vcard](#)

Arnold Bloch Leibler

Lawyers and Advisers



Arnold Bloch Leibler accepts the invitation contained in the Uluru Statement from the Heart to walk together with Aboriginal and Torres Strait Islander peoples in a movement of the Australian people for a better future.

From: Anthony Sommer <Anthony.Sommer@minterellison.com>
Sent: Monday, 27 September 2021 8:29 AM
To: Ken Gray <KGray@abl.com.au>
Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Christopher Nehme <cnehme@fortislaw.com.au>; Sazz Nasimi <Sazz.Nasimi@madgwicks.com.au>
Subject: RE: Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Gray

We refer to our letter of 22 September 2021.

Please could you urgently respond to our letter.

Regards

Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com [Follow us on LinkedIn and Twitter](#)

From: Anthony Sommer
Sent: Wednesday 22 September 2021 11:57 AM
To: 'KGray@abl.com.au' <KGray@abl.com.au>
Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Christopher Nehme <cnehme@fortislaw.com.au>; 'Sazz Nasimi' <Sazz.Nasimi@madgwicks.com.au>
Subject: Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Gray

Please see the attached correspondence.

Regards

Anthony Sommer
Senior Associate
T +61 2 9921 4182 M +61 431 058 780
anthony.sommer@minterellison.com
MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000
minterellison.com **Follow us on [LinkedIn](#) and [Twitter](#)**

IMPORTANT INFORMATION, PLEASE READ

This email, including any attachments, is confidential and may be legally privileged (and neither is waived or lost by mistaken delivery). Please notify us if you have received this email in error and promptly delete it from your system. Any unauthorised use of this email is expressly prohibited. Our liability in connection with this email (including due to viruses in any attachments) is limited to re-supplying this email and its attachments. We collect personal information to provide and market our services and for other purposes - please refer to our privacy policy for more information on how we collect and handle personal information.

Sensitive: Legal

----- Disclaimer -----

This email and any attachments are confidential and may contain privileged information. If you are not the intended recipient you must not disclose, print, copy or use this email or any attachments. If you have received this message in error, please notify the sender immediately and delete it from your system. Please be aware of the increase in cybercrime and fraud. If you receive an email purporting to be from someone at ABL which seeks to direct a payment to bank details which differ from those which we have already given you (in our engagement letter and on our invoices) it is unlikely to be genuine. Please do not reply to the email or act on any information contained in it but contact us immediately, it is unlikely to be genuine. Please do not reply to the email or act on any information contained in it but contact us immediately. It is possible for emails to be intercepted in transit and email details changed. When receiving an email from ABL containing bank account details, please phone us (on the number on our website) to verify the account details before transferring the funds. Arnold Bloch Leibler does not accept liability for any loss or damage (whether direct, indirect, consequential or economic) however caused, and whether by negligence or otherwise, which may result directly or indirectly from this email or any attachments (including as a result of your failure to scan this email for viruses or as a result of interference or unauthorised access during communication). In any event, our liability is limited to the cost of re-supplying this communication.

DisclaimerID:AUUYGH000012

Alana Galasso

From: Ken Gray <KGray@abl.com.au>
Sent: Tuesday 28 September 2021 03:41 PM
To: Anthony Sommer
Cc: Caitlin Murray; Christopher Nehme; Sazz Nasimi
Subject: RE: Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]
Attachments: ABL-8997648-1-Letter to MinterEllison - Westpac.pdf

Dear Anthony

Please refer to the attached letter

Regards

Ken Gray | Partner

Arnold Bloch Leibler
Level 21, 333 Collins Street, Melbourne Victoria 3000
E: kgray@abl.com.au | T: 61 3 9229 9874 | M: 0417 352 369 | [Vcard](#)

Arnold Bloch Leibler
Lawyers and Advisers



Arnold Bloch Leibler accepts the invitation contained in the Uluru Statement from the Heart to walk together with Aboriginal and Torres Strait Islander peoples in a movement of the Australian people for a better future.

From: Ken Gray
Sent: Monday, 27 September 2021 9:51 AM
To: Anthony Sommer <Anthony.Sommer@minterellison.com>
Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Christopher Nehme <cnehme@fortislaw.com.au>; Sazz Nasimi <Sazz.Nasimi@madgwicks.com.au>
Subject: RE: Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Anthony

We acknowledge receipt of your letter of 22 September 2021. We expect to be in a position to provide a substantive response by close of business tomorrow, 28 September 2021

Regards

Ken Gray | Partner

Arnold Bloch Leibler
Level 21, 333 Collins Street, Melbourne Victoria 3000
E: kgray@abl.com.au | T: 61 3 9229 9874 | M: 0417 352 369 | [Vcard](#)



Arnold Bloch Leibler accepts the invitation contained in the Uluru Statement from the Heart to walk together with Aboriginal and Torres Strait Islander peoples in a movement of the Australian people for a better future.

From: Anthony Sommer <Anthony.Sommer@minterellison.com>
Sent: Monday, 27 September 2021 8:29 AM
To: Ken Gray <KGray@abl.com.au>
Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Christopher Nehme <cnehme@fortislaw.com.au>; Sazz Nasimi <Sazz.Nasimi@madgwicks.com.au>
Subject: RE: Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Gray

We refer to our letter of 22 September 2021.

Please could you urgently respond to our letter.

Regards

Anthony Sommer
Senior Associate
T +61 2 9921 4182 M +61 431 058 780
anthony.sommer@minterellison.com
MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000
minterellison.com **Follow us on LinkedIn and Twitter**



From: Anthony Sommer
Sent: Wednesday 22 September 2021 11:57 AM
To: 'KGray@abl.com.au' <KGray@abl.com.au>
Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Christopher Nehme <cnehme@fortislaw.com.au>; 'Sazz Nasimi' <Sazz.Nasimi@madgwicks.com.au>
Subject: Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors - Federal Court of Australia Proceeding NSD616/2021 [ME-ME.FID6264995]

Dear Mr Gray

Please see the attached correspondence.

Regards

Anthony Sommer
Senior Associate
T +61 2 9921 4182 M +61 431 058 780
anthony.sommer@minterellison.com
MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000
minterellison.com **Follow us on LinkedIn and Twitter**



IMPORTANT INFORMATION, PLEASE READ

This email, including any attachments, is confidential and may be legally privileged (and neither is waived or lost by mistaken delivery). Please notify us if you have received this email in error and promptly delete it from your system. Any unauthorised use of this email is expressly prohibited. Our liability in connection with this email (including due to viruses in any attachments) is limited to re-supplying this email and its attachments. We collect personal information to provide and market our services and for other purposes - please refer to our privacy policy for more information on how we collect and handle personal information.

Sensitive: Legal

----- Disclaimer -----

This email and any attachments are confidential and may contain privileged information. If you are not the intended recipient you must not disclose, print, copy or use this email or any attachments. If you have received this message in error, please notify the sender immediately and delete it from your system. Please be aware of the increase in cybercrime and fraud. If you receive an email purporting to be from someone at ABL which seeks to direct a payment to bank details which differ from those which we have already given you (in our engagement letter and on our invoices) it is unlikely to be genuine. Please do not reply to the email or act on any information contained in it but contact us immediately. It is unlikely to be genuine. Please do not reply to the email or act on any information contained in it but contact us immediately. It is possible for emails to be intercepted in transit and email details changed. When receiving an email from ABL containing bank account details, please phone us (on the number on our website) to verify the account details before transferring the funds. Arnold Bloch Leibler does not accept liability for any loss or damage (whether direct, indirect, consequential or economic) however caused, and whether by negligence or otherwise, which may result directly or indirectly from this email or any attachments (including as a result of your failure to scan this email for viruses or as a result of interference or unauthorised access during communication). In any event, our liability is limited to the cost of re-supplying this communication.

DisclaimerID:AUUYYG000012

28 September 2021

By E-mail

MinterEllison
Level 40
Governor Macquarie Tower
1 Farrer Place, Sydney
NSW 2001

Att: Caitlin Murray & Anthony Sommer

Anthony.Sommer@minterellison.com

Caitlin.Murray@minterellison.com

Your Ref

File No. 011917952

Contact
Ken Gray
Direct 61 3 9229 9874
kgray@abl.com.au

Partner
Justin Vaatstra
Direct 61 3 9229 9778
jvaatstra@abl.com.au



MELBOURNE
SYDNEY

Partners
Mark M Leibler AC
Henry D Lanzer AM
Joseph Borensztajn AM
Leon Zwier
Philip Chester
Ross A Paterson
Stephen L Sharp
Kenneth A Gray
Kevin F Frawley
Zaven Mardrossian
Jonathan M Wenig
Paul Sokolowski
Paul Rubenstein
Peter M Seidel
John Mitchell
Ben Mahoney
Jonathan Milner
John Mengolian
Caroline Goulden
Matthew Lees
Genevieve Sexton
Jeremy Leibler
Nathan Briner
Jonathan Caplan
Justin Vaatstra
Clint Harding
Susanna Ford
Tyrone McCarthy
Teresa Ward
Christine Fleer
Jeremy Lanzer
Bridget Little
Gia Cari
Jason van Grieken
Elyse Hilton
Jonathan Ortner
Stephen Lloyd
Scott Phillips
Gavin Hammerschlag
Shaun Cartoon
Damian Cuddihy
Dorian Henneron
Rebecca Zwier
Consultant
Jane C Sheridan
Special Counsel
Sam Dollard
Laila De Melo
Emily Simmons
Bridgid Cowling
Rosalie Cattermole
Senior Associates
Liam Thomson
Bianna Youngson
Kaitlin Lowdon
Stephanie Campbell
Claire Stubbe
Briely Trollope
Laura Cochrane
Rachel Soh
Greg Judd
Ben Friis-O'Toole
Ely Bishop
Raphael Leibler
Gabriel Sakkal
Mark Macrae
David Monteith
Rebekah French
Gisella D'Costa
Lisa Garson
Vidushee Deora
Luke Jedynak
Emily Korda
Jenny Leongue
Chris Murphy
Michael Repse
Anna Sapountsis
Jessica Thrower
John Birrell
Rob Deev
Caitlin Edwards
Jessica Elliott
Simone Gould
Alexandra Harrison-Ichlov
Andrew Low
Genevieve Pope
Claire Southwell
Luise Squire

Dear Mr Sommer and Ms Murray,

**Westpac Banking Corporation & Anor v Forum Finance Pty Limited (in liquidation) & Ors
- Federal Court of Australia Proceeding NSD616/2021**

We act for Oakleigh Industrial Pty Ltd ACN 652 817 733 as bare nominee for Lasky Oakleigh Industrial Pty Ltd (as trustee for The Lasky (Oakleigh) Unit Trust) and Troon Group (Shepparton) Pty Ltd.

We refer to your letter dated 22 September 2021 to which we are instructed to respond as follows:

- 1 For the avoidance of any doubt, our client had no knowledge of the matters alleged in paragraph 4(b) of your letter at the time it entered the Nomination Deed dated 20 August 2021 with Mr Tesoriero (**Nomination Deed**). Indeed, given the circumstances of extreme urgency outlined in paragraph 6 below, our client had little opportunity to conduct investigations before entering into the Nomination Deed.
- 2 We confirm that we are currently holding on trust the amount of \$398,637.12 (**Balance Amount**). Contrary to the assumptions and assertions in your letter, the Balance Amount does not constitute any part of the deposit funds that were paid by or on behalf of Mr Tesoriero under the original sale contract (**Sale Contract**) in respect of the property at 8-12 Natalia Avenue, Oakleigh (the **Property**).
- 3 Under the Nomination Deed, our client agreed to:
 - (a) pay the whole purchase price for the Property under the Sale Contract on an "at cost" basis; and
 - (b) pay an amount equivalent to the amount of the initial deposit under the Sale Contract (**Deposit Repayment**) (less any contractually stipulated deductions) to Mr Tesoriero (to effectively reimburse him for the initial deposit).

- 4 The "Relevant Amount" (as defined in your letter) and the Balance Amount together constitute the Deposit Repayment.
- 5 In accordance with the terms of the Nomination Deed, our client:
 - (a) paid the Relevant Amount, which is being held in the trust account of Fortis Law; and
 - (b) retained the Balance Amount in the trust account of our firm pursuant to clauses 2.1(b) and 5.2 of the Nomination Deed.
- 6 It should be noted that the actions of our client, in taking (at very short notice) a nomination and settling the Sale Contract on the last day available for settlement to occur prevented rescission of the Sale Contract and forfeiture of the entire deposit paid by Mr. Tesoriero under the Sale Contract - thereby preserving at least the Relevant Amount, potentially for the benefit of your client.
- 7 The Balance Amount is being held on trust in accordance with the Nomination Deed to meet any statutory or third-party liabilities that may have been incurred in relation to the sale of the Property, including stamp duty that may be assessed by the State Revenue Office Victoria under Part 4A of the Duties Act 2000 (Vic). On 14 September 2021 we lodged, on behalf of our client, a submission with State Revenue Office, seeking confirmation as to whether any liability for additional duty arises in respect of the Nomination Deed, under Part 4A of the Duties Act 2000 (Vic). We have not yet had a response to that submission.
- 8 Importantly, the Balance Amount does not comprise money funded by your client. It represents an amount our client may or may not be contractually obliged to pay to Mr Tesoriero under the Nomination Deed (depending upon the outcome of the State Revenue Office assessment).
- 9 The principle in *Black v S Freedman & Co* (1910) 12 CLR 105 referred to in your letter is that that where property is stolen and then passed on to a third party, not being a bona fide purchaser for value without notice, the property is subject to a trust in favour of the owner.
- 10 Plainly those principles have no application to the Balance Amount. That sum represents money that may be payable under a contract (i.e. the Nomination Deed) to Mr Tesoriero at some future time. Those funds do not comprise the funds that were allegedly fraudulently obtained from your client. Accordingly, the principles in *Black v S Freedman* do not apply to the Balance Amount.
- 11 If our client is liable to the State Revenue Office for stamp duty following assessment, our client will be obligated to remit the Balance Amount (or part of it) to the State Revenue Office in accordance with that assessment.
- 12 If, however, it transpires that no additional duty is payable and the Balance Amount is payable to Mr Tesoriero under the Nomination Deed, our client confirms that it will not pay any amount to Mr Tesoriero without your client's consent or by order of the Federal Court of Australia.
- 13 Further, our client confirms that we will continue to hold the Balance Amount in our trust account pending the outcome of the investigations and assessment by the State Revenue Office and we will not deal with the Balance Amount in the meantime.
- 14 We will also provide notice when the State Revenue Office completes its investigations and will not remit the Balance Amount to the State Revenue Office or any other person without first giving you 5 days' notice.

All of our client's rights are reserved.

Yours sincerely



Ken Gray
Partner



Justin Vaatstra
Partner

cc Christopher Nehme
Fortis Law
cnehme@fortislaw.com.au

Sazz Nasimi
Madgwicks Lawyers
Sazz.nasimi@madgwicks.com.au

TRUST ACCOUNT RECEIPT



RECEIPT NO. 133
DATE 19 DEC 2019
ISSUED BY MAREE FILOPOULOS

COMPANY NAME Buxton Oakleigh Pty Ltd
COMPANY ADDRESS 21-23 Atherton Road, Oakleigh, VIC
3166, Australia
PHONE 95642288
EMAIL oakleigh@buxton.com.au
ACN 613 527 389
ABN 79 613 527 389

VENDOR Placelea Pty. Ltd.
PROPERTY 8-12 Natalia Avenue, Oakleigh South, VIC 3167,
Australia

RECEIVED FROM
RECEIPT FROM
Vincenzo Tesoriero
OF
Level 5/141 Walker Street, North Sydney

TO ACCOUNT
LEDGER NAME NATA8-12
VENDOR Placelea Pty. Ltd.
PURCHASER Vincenzo Tesoriero
PROPERTY ADDRESS 8-12 Natalia Avenue, Oakleigh South, VIC 3167, Australia
TRUST ACCOUNT Buxton (Oakleigh) Comm & Industrial

RECEIPT DETAILS

RECEIPT TYPE	DESCRIPTION	AMOUNT
EFT	Part Deposit	\$586,000.00

SIGNATURE:

PRINTED BY Maree Filopoulos
PRINTED 20 Dec 2019
ISSUED 20 Dec 2019

Alana Galasso

From: Anthony Sommer
Sent: Wednesday 29 September 2021 02:08 PM
To: Rocco Panetta
Cc: Caitlin Murray; Michael Hughes; Simon Brandis; 'Samuel Crowder'
Subject: RE: Westpac Banking Corporation and Another v Forum Finance Pty Ltd (In Liquidation) and Others [ME-ME.FID6264995]
Attachments: Notice of Ceasing to Act - B Papadimitriou (sealed 27 September 2021).pdf

Dear Mr Panetta

We refer to the attached notice of ceasing to act you served on us below.

As you are aware, Mr Papas does not presently reside at 23 Margaret Street, Rozelle NSW 2039, which is listed as Mr Papas' last known residential or business address in your notice.

Can you please provide the last known contact details for Mr Papas which he can be contacted on.

Regards

—
Anthony Sommer

Senior Associate

T +61 2 9921 4182 M +61 431 058 780

anthony.sommer@minterellison.com

MinterEllison Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000

minterellison.com **Follow us on LinkedIn and Twitter**



From: Rocco Panetta <r.panetta@panetta.com.au>

Sent: Wednesday 29 September 2021 09:10 AM

To: Anthony Sommer <Anthony.Sommer@minterellison.com>

Cc: Caitlin Murray <Caitlin.Murray@minterellison.com>; Michael Hughes <Michael.Hughes@minterellison.com>;

Simon Brandis <Simon.Brandis@minterellison.com>; 'Samuel Crowder' <samuel.crowder@panetta.com.au>

Subject: Westpac Banking Corporation and Another v Forum Finance Pty Ltd (In Liquidation) and Others

Dear Mr Sommer

We enclose by way of service sealed copy of Notice of ceasing to act in relation to the second respondent. In relation to the twenty-eighth respondent, we have not filed an appearance but confirm that we no longer act for it.

Kind regards

Rocco Panetta

PANETTA LAWYERS

Level 6, 111 Elizabeth St

Sydney NSW 2000

P: +61 2 9159 9048

M: +61 406 888 999

F: +61 2 8572 9992

r.panetta@panetta.com.au

www.panetta.com.au

The information in this email and/or its attachments is intended only for the person or entity to which it is addressed and may be private, confidential or privileged. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this email in error, please contact the sender and delete the material from any computer. Opinions, conclusions and other information in this message that do not relate to the official business of Panetta Lawyers shall be understood as neither given nor endorsed by it.

Liability limited by a Scheme approved under Professional Standards Legislation.

NOTICE OF FILING

This document was lodged electronically in the FEDERAL COURT OF AUSTRALIA (FCA) on 27/09/2021 8:38:17 AM AEST and has been accepted for filing under the Court's Rules. Details of filing follow and important additional information about these are set out below.

Details of Filing

Document Lodged: Notice of Ceasing to Act - Form 8 - Rule 4.05(1)(b) 4.04(3)
File Number: NSD616/2021
File Title: WESTPAC BANKING CORPORATION ABN 33 007 457 141 & ANOR v
FORUM FINANCE PTY LIMITED & ORS
Registry: NEW SOUTH WALES REGISTRY - FEDERAL COURT OF
AUSTRALIA



A handwritten signature in blue ink that reads 'Sia Lagos'.

Dated: 27/09/2021 1:21:05 PM AEST

Registrar

Important Information

As required by the Court's Rules, this Notice has been inserted as the first page of the document which has been accepted for electronic filing. It is now taken to be part of that document for the purposes of the proceeding in the Court and contains important information for all parties to that proceeding. It must be included in the document served on each of those parties.

The date and time of lodgment also shown above are the date and time that the document was received by the Court. Under the Court's Rules the date of filing of the document is the day it was lodged (if that is a business day for the Registry which accepts it and the document was received by 4.30 pm local time at that Registry) or otherwise the next working day for that Registry.



Notice of ceasing to act

No. NSD616 of 2021

Federal Court of Australia
District Registry: New South Wales
Division: General

Westpac Banking Corporation and another

Applicant

Forum Finance Pty Ltd (In Liquidation) and others

Respondent

Rocco Vincenzo Panetta of Panetta Lawyers has ceased to act as lawyer for Basile Papadimitriou, the second respondent in the proceedings.

The last known residential or business address of the second respondent is 23 Margaret St Rozelle NSW 2039.

Date: 16 September 2021

A handwritten signature in black ink that reads 'Rocco Panetta'.

Signed by Rocco Vincenzo Panetta
Lawyer

Filed on behalf of (name & role of party)	Basile Papadimitriou, second respondent		
Prepared by (name of person/lawyer)	Rocco Panetta, lawyer		
Law firm (if applicable)	Panetta Lawyers		
Tel	02 9159 9048	Fax	02 8572 9992
Email	law@panetta.com.au		
Address for service (include state and postcode)	Level 6, 111 Elizabeth St Sydney NSW 2000		