

30th October 2015

Attention Director
Infrastructure Projects
Planning Services
Department of Planning & Environment
Application Number SS1 6307
GPO Box 39
SYDNEY NSW 2001

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Ashfield NSW 2131
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Dear Sir/Madam

**Re: West Connect
Environmental Impact Statement**

We refer to the recent information sessions and thank you for the opportunity to discuss issues relating to various properties managed by our firm.

We have also spent considerable time ferreting our way through the EIS, which is at times difficult to follow.

We request elaboration as to the dilapidation report process and properties to be included as we have many properties within the zone identified by your EIS as requiring reports.

***Some of the issues raised by our client Ozanu Pty Ltd for
155-157 Parramatta Rod Haberfield as follows:-***

Acting under instruction from Mrs W Yueng director of Ozanu Pty Ltd the owner of the property 155-157 Parramatta Road Haberfield to articulate why this asset will fall in value as a result of the works to be carried out by WestConnex as follows

The subject property is located on the corner of Rogers Avenue Haberfield (The city side of Rogers Avenue Haberfield) being about 2042 Square Metres with a frontage to Parramatta of 64.5 metres and from the city boundary of 155-157 Parramatta Road about 39 metres from Dalhousie Street Haberfield's Traffic Lights.

Traffic: traffic flows during construction will (potentially) increase alarmingly as drivers are redirected, choose established rat runs, create 'new rat runs', and attempt to avoid significant 'Choke points'. Your team and your report have emphasised that the construction time frame will be 3.5 years. This is 3.5 years of significant and alarming disruption to local residents & commercial, and loss of amenity, potentially leading to reduced letability of property and loss of income to our clients, a loss that is directly attributable to the construction process.

We are concerned as there does not appear to be any traffic flow monitoring or forecasting for roads surrounding Parramatta Road. This was confirmed by your representatives at the information presentation.

**The merging of two great names in real estate:
Brough Real Estate & Taylors Real Estate**

Glowroar Pty Ltd, ABN 53 056 002 950
trading as Brough & Taylor Real Estate

Of further concern is the long term impact on 'local' traffic flows. Here we are particularly referring to 'cross river traffic', that is traffic flows crossing Parramatta Road. Three intersections, all with traffic lights, that are of particular concern are Bland Street, Sloane Street and Dalhousie Street. All three of these will see increased traffic burdens during the construction and after as they represent drivers only options (in some cases).

In summary a gigantic fall in the value of this asset.

1) Turning only from Parramatta Road a left hand turn captures about 29% of the traffic travelling towards the city a reduction to the advertising potential by 71% a big part of the rental component achievable on busy highways such as this.

2) The 71% of the traffic exiting the TUNNELS will not be able to safely turn into Rogers Avenue or Dalhousie Street and will cause traffic gridlock as the EIS stands.

3) The 71% of traffics exiting the TUNNELS may try to merge on to the Parramatta Road lane a very dangerous proposition and a further cause of gridlock.

4) The traffic wanting to merge lanes to turn left at the Dalhousie Street traffic lights will slow down traffic and another cause of gridlock situation.

5) The traffic lights at Dalhousie Street when lights are red and another cause of traffic gridlock situation.

6) On the city side of the subject property there are 3 residential flats, there is only car access is on Parramatta Road and another cause of gridlock situation. This intersection has a history of incidents and traffic lights have been reprogrammed.

We have been advised by phone by way of the info line, there will not be a set of traffic lights on the corner of Parramatta Road and Rodgers Avenue, can you confirm this is the case, as we have been advised from another source there will be traffic lights on this corner.

In summary there are serious traffic issue which are unhelpful and certainly a hindrance to a commercial business and again impacting negatively to the asset value. It would be fair to say TRAFFIC HAZARD substantial detriments to the value of 155-157 Parramatta Rd Haberfield.

Fumes / Dust / Particulate matter: during the long construction process this will cause considerable loss of amenity to local residents.

Noise & Vibration: during the construction process this will have significant impact on local residents. We note that this EIS addresses this issue (at length) and we will elaborate further on a particular property later. This also leads onto long term impact of concentrated increased traffic flows into the tunnel.

Flooding and Drainage: this is a significant issue and reference should be made to Ashfield Council's recently completed 'Flood Zone' review. Recent extreme storms have tested the storm water system which has in some circumstances been stretched.

Service Disruption: garbage and postal services may be disrupted the crossing of Parramatta Road by children and their carers to get to and from Haberfield Public School.

The Rental Return

The lease on the subject property expired on the 30/09/2015 at a rental of \$13,383.32pcm plus gst \$1,338.33pcm plus outgoings of about \$40,000.00 p.a.

We have been advertising the subject property and to date have received two offers at \$10,000.00pcm without paying the outgoings, a substantial difference.

A huge reduction of income equals a reduction in value in 155-157 Parramatta Rd

The Advertising Potential on Parramatta Road.

A very big part of running a business on Parramatta is the visibility of the advertising in this case a Car yard plus the additional opportunity to lease advertising space to corporate such as Optus seeking advertising space on Parramatta Road and will pay substantial rent when available. We would strongly point out the visibility time, has been reduced by the traffic exiting from the two tunnels by 71% your percentage.

~~A further deduction in rental income again equals a reduction in value in 155-157 Parramatta Rd.~~

The proximity of this property to the construction site (3.5 years of disruption, reduced amenity and direct impact) and the tunnel, tunnel exit / entrance (3.5 years of construction underground and surface works plus ongoing noise impacts), and great concern will be the truck conveys exiting the construction zone into Bland Street diagonally opposite this building.

In reviewing the EIS, in particular the noise treatments you have identified this property as requiring "Architectural Treatments" as standard actions are insufficient. Having been heavily engaged with work under the Sydney Aircraft Noise Insulation Project (SANIP), we look forward to working with you to positively resolve the need for Architectural Treatment and request that the appropriate personnel contact the writer immediately so that appropriate work can be agreed and commenced in a timely manner.

Once again we look forward to meeting with your representatives to resolve the necessary actions aimed at mitigating our client's loss.

Yours faithfully

BROUGH & TAYLOR REAL ESTATE



TIM SIMPSON
Director

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

Active Status: Active

Tenant Account

1 records selected - All Tenants

For All Managers

Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PAR155HER Hertz Australia Pty Ltd												
					155-157 Parramatta Road, Haberfield NSW 2045							
19/11/08		0.00	LC		Rent Rent OLD:10942.70/M1 NEW: 11482.57/M1							
19/11/08		0.00	LC		Rent Last Reneg OLD:10804.27/M1 NEW: 10942.70/M1							
19/11/08		0.00	LC		Rent Last Reneg Date OLD:01/12/07 NEW:01/12/08							
19/11/08		0.00	LC		* Above 3 tenant detail change(s) made. Reason:							
					Annual CPI inc from 01.10.08							
24/11/08	00023739	1187.72	LC	101	Bal rent inc 01.10.08-30.11.08 \$1079.74+GST\$107.97							1187.71
					Includes 107.97 GST							
				101	Bal rnt 01.10.08-30.10.08							0.01
					Direct Deposit.							
28/11/08	00023984	12630.83	LC	101	Rent	11482.57	M1	0.00	31/12/08	01/12/08	31/12/08	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit.							
07/01/09	00025815	12630.83	LC	101	Rent	11482.57	M1	11482.57	31/01/09	01/01/09	31/01/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit.							
03/02/09	00027026	453.59	LC	163	WaterRatesOct=Dec+others\$412.35+GST\$41.24							453.59
					Includes 41.24 GST							
					Direct Deposit.							
04/02/09	00027089	12630.83	LC	101	Rent	11482.57	M1	11482.57	28/02/09	01/02/09	28/02/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit.							
04/03/09	00028338	12630.83	LC	101	Rent	11482.57	M1	11482.57	31/03/09	01/03/09	31/03/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit.							
02/04/09	00029658	448.23	LC	163	WaterRatesJan-Mar+others\$407.48+GST\$40.75							448.23
					Includes 40.75 GST							
					Direct Deposit.							
03/04/09	00029742	12630.83	LC	101	Rent	11482.57	M1	11482.57	30/04/09	01/04/09	30/04/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit.							
06/05/09	00031162	12630.83	LC	101	Rent	11482.57	M1	11482.57	31/05/09	01/05/09	31/05/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit.							
04/06/09	00032443	12630.83	LC	101	Rent	11482.57	M1	11482.57	30/06/09	01/06/09	30/06/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit.							
22/06/09	00033201	21793.20	LC	165	Land Tax 2009 \$19812.00 + \$1981.20gst							21793.20
					Includes 1,981.20 GST							
					Direct Deposit.							
03/07/09	00033758	12630.83	LC	101	Rent	11482.57	M1	11482.57	31/07/09	01/07/09	31/07/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit. - 03/07/09							
09/07/09	00033997	451.83	LC	163	WaterRatesApr-Jun+others\$410.75+GST\$41.08							451.83
					Includes 41.08 GST							
					Direct Deposit. - 09/07/09							
07/08/09	00035321	12630.83	LC	101	Rent	11482.57	M1	11482.57	31/08/09	01/08/09	31/08/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit. - 07/08/09							
07/09/09	00036635	12630.83	LC	101	Rent	11482.57	M1	11482.57	30/09/09	01/09/09	30/09/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit. - 07/09/09							
29/09/09	00037578	480.92	LC	163	WaterRatesJul-Sep+others\$437.20+GST\$43.72							480.92
					Includes 43.72 GST							
					Direct Deposit. - 29/09/09							
29/09/09	00037593	10205.75	LC	162	Council Rates Y09-10 \$9277.95+GST\$927.80							10205.75
					Includes 927.80 GST							
					Direct Deposit. - 29/09/09							
02/10/09	00037771	12630.83	LC	101	Rent	11482.57	M1	11482.57	31/10/09	01/10/09	31/10/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit. - 02/10/09							
05/11/09	00039248	12630.83	LC	101	Rent	11482.57	M1	11482.57	30/11/09	01/11/09	30/11/09	0.00 11482.57
					Plus 1,148.26 GST							
					Direct Deposit. - 05/11/09							
17/11/09		0.00	LC		Rent Rent OLD:11482.57/M1 NEW: 11634.84/M1							
17/11/09		0.00	LC		Rent Last Reneg OLD:10942.70/M1 NEW: 11482.57/M1							
17/11/09		0.00	LC		Rent Last Reneg Date OLD:01/12/08 NEW:01/12/09							
17/11/09		0.00	LC		* Above 3 tenant detail change(s) made. Reason:							
					annual cpi rnt inc from 01.10.09							
04/12/09	00040580	13133.31	LC	101	Rent	11634.84	M1	11634.84	31/12/09	01/12/09	31/12/09	0.00 11634.84
					Plus 1,163.48 GST							
				101	Bal.rent incr frm 01.10.09-30.11.09 \$304.54+G30.45							334.99
					Includes 30.45 GST							
					Direct Deposit. - 04/12/09							
06/01/10	00042021	12798.32	LC	101	Rent	11634.84	M1	11634.84	31/01/10	01/01/10	31/01/10	0.00 11634.84
					Plus 1,163.48 GST							

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

Active Status: Active

Tenant Account

1 records selected - All Tenants
 For All Managers

Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PAR155HER Hertz Australia Pty Ltd												
155-157 Parramatta Road, Haberfield NSW 2045												
19/01/10	00042590	516.34	LC	163	Direct Deposit. - 06/01/10 WaterRatesOct-Dec+others\$469.40+GST\$46.94 Includes 46.94 GST							516.34
05/02/10	00043421	12798.32	LC	101	Direct Deposit. - 19/01/10 Rent Plus 1,163.48 GST	11634.84	M1 11634.84	28/02/10	01/02/10	28/02/10	0.00	11634.84
05/03/10	00044710	12798.32	LC	101	Direct Deposit. - 05/02/10 Rent Plus 1,163.48 GST	11634.84	M1 11634.84	31/03/10	01/03/10	31/03/10	0.00	11634.84
22/03/10	00045417	526.63	LC	163	Direct Deposit. - 05/03/10 WaterRatesJan-Mar+others\$478.75+GST\$47.88 Includes 47.88 GST							526.63
06/04/10	00045993	12798.32	LC	101	Direct Deposit. - 22/03/10 Rent Plus 1,163.48 GST	11634.84	M1 11634.84	30/04/10	01/04/10	30/04/10	0.00	11634.84
06/04/10	00045994	22356.40	LC	165	Direct Deposit. - 06/04/10 Land Tax 2010 \$20324+GST\$2032.40 Includes 2,032.40 GST							22356.40
05/05/10	00047389	12798.32	LC	101	Direct Deposit. - 06/04/10 Rent Plus 1,163.48 GST	11634.84	M1 11634.84	31/05/10	01/05/10	31/05/10	0.00	11634.84
09/06/10	00048886	12798.32	LC	101	Direct Deposit. - 05/05/10 Rent Plus 1,163.48 GST	11634.84	M1 11634.84	30/06/10	01/06/10	30/06/10	0.00	11634.84
09/07/10	00050193	12798.32	LC	101	Direct Deposit. - 09/06/10 Rent Plus 1,163.48 GST	11634.84	M1 11634.84	31/07/10	01/07/10	31/07/10	0.00	11634.84
06/08/10	00051399	12798.32	MH	101	Direct Deposit. - 09/07/10 Rent Plus 1,163.48 GST	11634.84	M1 11634.84	31/08/10	01/08/10	31/08/10	0.00	11634.84
09/08/10	00051472	541.04	MH	163	Direct Deposit. - 06/08/10 WaterRatesApr-Jun+others\$491.85+G\$49.19=\$541.04 Includes 49.19 GST							541.04
03/09/10	00052585	12798.32	LC	101	Direct Deposit. - 09/08/10 Rent Plus 1,163.48 GST	11634.84	M1 11634.84	30/09/10	01/09/10	30/09/10	0.00	11634.84
23/09/10		0.00	LC		Direct Deposit. - 03/09/10 Rent Rent OLD:11634.84/M1 NEW: 12100.23/M1							
23/09/10		0.00	LC		Rent Last Reneg OLD:11482.57/M1 NEW: 11634.84/M1							
23/09/10		0.00	LC		Rent Last Reneg Date OLD:01/12/09 NEW:01/10/10							
23/09/10		0.00	LC		* Above 3 tenant detail change(s) made. Reason: 4% inc during option period							
06/10/10	00053961	13310.25	MH	101	Rent Plus 1,210.02 GST	12100.23	M1 12100.23	31/10/10	01/10/10	31/10/10	0.00	12100.23
10/11/10	00055445	13310.25	LC	101	Direct Deposit. - 06/10/10 Rent Plus 1,210.02 GST	12100.23	M1 12100.23	30/11/10	01/11/10	30/11/10	0.00	12100.23
25/11/10	00056082	570.02	LC	163	Direct Deposit. - 10/11/10 WaterRatesJul-Sep+others\$518.20+GST\$51.82 Includes 51.82 GST							570.02
02/12/10	00056404	10482.16	LC	162	Direct Deposit. - 25/11/10 Council rates Y10-11 \$9529.24+GST\$952.92 Includes 952.92 GST							10482.16
08/12/10	00056650	13310.25	LC	101	Direct Deposit. - 02/12/10 Rent Plus 1,210.02 GST	12100.23	M1 12100.23	31/12/10	01/12/10	31/12/10	0.00	12100.23
11/01/11	00058000	13310.25	LC	101	Direct Deposit. - 08/12/10 Rent Plus 1,210.02 GST	12100.23	M1 12100.23	31/01/11	01/01/11	31/01/11	0.00	12100.23
11/01/11	00058120	606.60	LC	163	Direct Deposit. - 11/01/11 WaterRatesOct-Dec+others\$551.45+GST\$55.15 Includes 55.15 GST							606.60
03/02/11		0.00	SS		Direct Deposit. - 11/01/11 General Letter Sent HERTZ AUSTRALIA PTY LTD L6 10							
07/02/11	00059261	13310.25	LC	101	Rent Plus 1,210.02 GST	12100.23	M1 12100.23	28/02/11	01/02/11	28/02/11	0.00	12100.23
04/03/11	00060436	13310.25	LC	101	Direct Deposit. - 07/02/11 Rent Plus 1,210.02 GST	12100.23	M1 12100.23	31/03/11	01/03/11	31/03/11	0.00	12100.23
04/04/11	00061743	593.34	LC	163	Direct Deposit. - 04/03/11 WaterRatesJan-Mar+others\$539.4+GST\$53.94 Includes 53.94 GST							593.34
08/04/11	00061989	13310.25	LC	101	Direct Deposit. - 04/04/11 Rent Plus 1,210.02 GST	12100.23	M1 12100.23	30/04/11	01/04/11	30/04/11	0.00	12100.23

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

Active Status: Active

Tenant Account

1 records selected - All Tenants
 For All Managers

Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PAR155HER Hertz Australia Pty Ltd												
155-157 Parramatta Road, Haberfield NSW 2045												
04/05/11	00063089	13310.25	LC		Direct Deposit. - 08/04/11							
				101	Rent	12100.23	M1 12100.23	31/05/11	01/05/11	31/05/11	0.00	12100.23
					Plus 1,210.02 GST							
06/06/11	00064595	13310.25	LC		Direct Deposit. - 04/05/11							
				101	Rent	12100.23	M1 12100.23	30/06/11	01/06/11	30/06/11	0.00	12100.23
					Plus 1,210.02 GST							
20/06/11	00065204	22866.80	LC		Direct Deposit. - 06/06/11							
				165	Land Tax 2011 \$20788.00 + GST \$2078.80							22866.80
					Includes 2,078.80 GST							
05/07/11	00065920	13310.25	LC		Direct Deposit. - 20/06/11							
				101	Rent	12100.23	M1 12100.23	31/07/11	01/07/11	31/07/11	0.00	12100.23
					Plus 1,210.02 GST							
19/07/11		0.00	MS		Direct Deposit. - 05/07/11							
19/07/11		0.00	BD		General Letter Sent HERTZ AUSTRALIA PTY LTD L6 10							
08/08/11	00067425	13310.25	LC		General Letter Sent HERTZ AUSTRALIA PTY LTD L6 10							
				101	Rent	12100.23	M1 12100.23	31/08/11	01/08/11	31/08/11	0.00	12100.23
					Plus 1,210.02 GST							
16/08/11		0.00	SS		Direct Deposit. - 08/08/11							
07/09/11	00068826	13861.52	LC		Letter Sent HERTZ AUSTRALIA PTY LTD L6 10 DORCAS S							
				101	Rent	12100.23	M1 12100.23	30/09/11	01/09/11	30/09/11	0.00	12100.23
					Plus 1,210.02 GST							
				163	WaterRatesApr-Jun+others\$501.15+GST\$50.12							551.27
					Includes 50.12 GST							
07/10/11	00070166	13310.25	LC		Direct Deposit. - 07/09/11							
				101	Rent	12100.23	M1 12100.23	31/10/11	01/10/11	31/10/11	0.00	12100.23
					Plus 1,210.02 GST							
07/11/11	00071461	24636.73	LC		Direct Deposit. - 07/10/11							
				101	Rent	12100.23	M1 12100.23	30/11/11	31/10/11	31/10/11	12100.22	12100.22
					Plus 1,210.02 GST							
				163	WaterRatesJul-Sep+others\$514.35+GST\$51.44							565.79
					Includes 51.44 GST							
				162	Council Rates Y11-12 \$9782.45+GST\$978.25							10760.70
					Includes 978.25 GST							
07/11/11	00071462	0.01	LC		Direct Deposit. - 07/11/11							
				101	Rent	12100.23	M1 0.01	30/11/11	01/11/11	30/11/11	0.00	0.01
					Plus 0.00 GST							
08/12/11	00072885	13310.25	LC		Direct Deposit. - 07/11/11							
				101	Rent	12100.23	M1 12100.23	31/12/11	01/12/11	31/12/11	0.00	12100.23
					Plus 1,210.02 GST							
06/01/12	00074167	13310.25	LC		Direct Deposit. - 08/12/11							
				101	Rent	12100.23	M1 12100.23	31/01/12	01/01/12	31/01/12	0.00	12100.23
					Plus 1,210.02 GST							
20/01/12		0.00	LC		Direct Deposit. - 06/01/12							
20/01/12		0.00	LC		Rent Rent OLD:12100.23/M1 NEW: 12542.15/M1							
20/01/12		0.00	LC		Rent Last Reneg OLD:11634.84/M1 NEW: 12100.23/M1							
20/01/12		0.00	LC		Rent Last Reneg Date OLD:01/10/10 NEW:01/02/12							
					* Above 3 tenant detail change(s) made. Reason:							
08/02/12	00075554	16257.26	LC		ANNUAL CPI INC FRM 01.10.11							
				101	Rent	12542.15	M1 12542.15	29/02/12	01/02/12	29/02/12	0.00	12542.15
					Plus 1,254.21 GST							
				101	Bal.rent inc from01.10.11-31.01.12\$1767.68+G176.77							1944.45
					Includes 176.77 GST							
				163	W/R Oct-Dec+w/u+AgrFee+QtyChrg \$469.5+Gst\$46.95							516.45
					Includes 46.95 GST							
08/03/12	00076847	13796.36	LC		Direct Deposit. - 08/02/12							
				101	Rent	12542.15	M1 12542.15	31/03/12	01/03/12	31/03/12	0.00	12542.15
					Plus 1,254.21 GST							
10/04/12	00078184	13796.36	LC		Direct Deposit. - 08/03/12							
				101	Rent	12542.15	M1 12542.15	30/04/12	01/04/12	30/04/12	0.00	12542.15
					Plus 1,254.21 GST							
07/05/12	00079489	13796.36	LC		Direct Deposit. - 10/04/12							
				101	Rent	12542.15	M1 12542.15	31/05/12	01/05/12	31/05/12	0.00	12542.15
					Plus 1,254.21 GST							
06/06/12	00081319	13796.36	LC		Direct Deposit. - 07/05/12							
				101	Rent	12542.15	M1 12542.15	30/06/12	01/06/12	30/06/12	0.00	12542.15
					Plus 1,254.21 GST							
09/07/12	00083383	13796.36	LC		Direct Deposit. - 06/06/12							
				101	Rent	12542.15	M1 12542.15	31/07/12	01/07/12	31/07/12	0.00	12542.15
					Plus 1,254.21 GST							
31/07/12		0.00	MS		Direct Deposit. - 09/07/12							
07/08/12	00085238	13796.36	LC		General Letter Sent HERTZ AUSTRALIA PTY LTD L6 10							
				101	Rent	12542.15	M1 12542.15	31/08/12	01/08/12	31/08/12	0.00	12542.15
					Plus 1,254.21 GST							
10/09/12	00087426	13796.36	LC		Direct Deposit. - 07/08/12							
				101	Rent	12542.15	M1 12542.15	30/09/12	01/09/12	30/09/12	0.00	12542.15

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

Active Status: Active

Tenant Account

1 records selected - All Tenants
 For All Managers

Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PAR155HER Hertz Australia Pty Ltd												
					155-157 Parramatta Road, Haberfield NSW 2045							
					Plus 1,254.21 GST							
12/09/12		0.00	MH		Direct Deposit. - 10/09/12							
19/09/12	00088067	1998.91	LC	163	Arrears Letter Sent HERTZ AUSTRALIA PTY LTD L6 10							
				163	WaterRatesJan-Mar+w/u+AgrFee+QtyChg\$593.6+\$59.36							652.96
					Includes 59.36 GST							
				163	WaterRatesApr-Jun+w/u+AgrFee+QtyChrg\$559.96+G56							615.95
					Includes 56.00 GST							
				175	Insurance unoccupied period20.09.11-19.11.11 \$730							730.00
					Includes 60.93 GST							
05/10/12	00089151	13796.36	LC	101	Direct Deposit. - 19/09/12							
					Rent	12542.15	M1 12542.15	31/10/12	01/10/12	31/10/12	0.00	12542.15
					Plus 1,254.21 GST							
16/10/12		0.00	LC		Direct Deposit. - 05/10/12							
					Invoiced for: Water Rates Jul-Sep+w/u+agr fee+tdw							
					Amt: \$688.00 - Due: 16/10/2012							
17/10/12		0.00	LC		Invoiced for: Council Rates Y12-13 \$10263.57+GST\$1							
					Amt: \$11289.93 - Due: 17/10/2012							
18/10/12	00089859	29568.00	LC	165	Land Tax 2012 \$26880+GST\$2688							29568.00
					Includes 2,688.00 GST							
05/11/12	00090963	13796.36	LC	101	Direct Deposit. - 18/10/12							
					Rent	12542.15	M1 12542.15	30/11/12	01/11/12	30/11/12	0.00	12542.15
					Plus 1,254.21 GST							
11/12/12	00500915	13796.36	LC	101	Direct Deposit. - 05/11/12							
					Rent	12542.15	M1 12542.15	31/12/12	01/12/12	31/12/12	0.00	12542.15
					Plus 1,254.21 GST							
07/01/13	00094906	13796.36	LC	101	Direct Deposit. - 11/12/12							
					Rent	12542.15	M1 12542.15	31/01/13	01/01/13	31/01/13	0.00	12542.15
					Plus 1,254.21 GST							
04/02/13	00096664	13796.36	LC	101	Direct Deposit. - 07/01/13							
					Rent	12542.15	M1 12542.15	28/02/13	01/02/13	28/02/13	0.00	12542.15
					Plus 1,254.21 GST							
13/02/13		0.00	LC		Direct Deposit. - 04/02/13							
13/02/13		0.00	LC		Rent Rent OLD:12542.15/M1 NEW: 12830.91/M1							
13/02/13		0.00	LC		Rent Last Reneg OLD:12100.23/M1 NEW: 12542.15/M1							
13/02/13		0.00	LC		Rent Last Reneg Date OLD:01/02/12 NEW:01/03/13							
					* Above 3 tenant detail change(s) made. Reason:							
					annual cpi inc from 01.10.12							
13/02/13		0.00	LC		Invoiced for: Bal. rent increase frm 01.10.12-28.0							
					Amt: \$1588.18 - Due: 13/02/2013							
07/03/13	00098710	13796.36	LC	101	Rent	12830.91	M1 12830.91	31/03/13	28/02/13	28/02/13	209.32	209.32
					Plus 20.93 GST							
				163	Water Rates Jul-Sep+w/u+agr fee+tdw wte \$688							688.00
					Includes 62.55 GST							
				162	Council Rates Y12-13 \$10263.57+GST\$1026.36							11289.93
					Includes 1,026.36 GST							
				101	Bal. rent increase frm 01.10.12-28.02.13 \$1443.8+G							1588.18
					Includes 144.38 GST							
08/04/13	00100571	13796.36	LC	101	Direct Deposit. - 07/03/13							
					Rent	12830.91	M1 25452.50	30/04/13	28/02/13	28/02/13	12751.47	12542.15
					Plus 1,254.21 GST							
03/05/13	00102272	13796.36	LC	101	Direct Deposit. - 08/04/13							
					Rent	12830.91	M1 25741.26	31/05/13	01/03/13	31/03/13	12462.70	12542.14
					Plus 1,254.22 GST							
14/05/13		0.00	LC		Direct Deposit. - 03/05/13							
					Invoiced for: WtrRateOct-Dec12+w/u+AgrFee+QtyChrg\$							
					Amt: \$841.28 - Due: 14/05/2013							
14/05/13		0.00	LC		Invoiced for: WtrRateJan-Mar13+w/u+AgrFee+QtyChrg\$							
					Amt: \$962.06 - Due: 14/05/2013							
14/05/13		0.00	LC		Invoiced for: Land Tax 2013 \$28,906.67+GST\$2890.67							
					Amt: \$31797.34 - Due: 14/05/2013							
06/06/13	00104386	13796.36	LC	101	Rent	12830.91	M1 26030.03	30/06/13	01/04/13	30/04/13	12173.94	12542.15
					Plus 1,254.21 GST							
21/06/13		0.00	LC		Direct Deposit. - 06/06/13							
					Invoiced for: WtrRatesApr-Jun+w/u+AgrFee+QtyChrg\$78							
					Amt: \$861.03 - Due: 21/06/2013							
02/07/13	00106030	13796.36	LC	101	Rent	12830.91	M1 26318.79	31/07/13	01/05/13	31/05/13	11885.17	12542.14
					Plus 1,254.22 GST							
25/07/13	00107468	15154.33	LC	101	Direct Deposit. - 02/07/13							
					Rent	12830.91	M1 13776.65	31/07/13	01/06/13	31/07/13	0.00	13776.65
					Plus 1,377.66 GST							
				163	WtrRateOct-Dec12+w/u+AgrFee+QtyChrg\$764.8+G76.48							0.02
02/08/13	00108040	14114.00	LC	101	Direct Deposit. - 25/07/13							
					Rent	12830.91	M1 12830.91	31/08/13	01/08/13	31/08/13	0.00	12830.91
					Plus 1,283.09 GST							
					Direct Deposit. - 02/08/13							

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

Active Status: Active

Tenant Account

1 records selected - All Tenants

For All Managers

Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PAR155HER Hertz Australia Pty Ltd												
					155-157 Parramatta Road, Haberfield NSW 2045							
03/09/13	00110000	14114.00	LC	101	Rent	12830.91 M1	12830.91	30/09/13	01/09/13	30/09/13	0.00	12830.91
					Plus 1,283.09 GST							
20/09/13		0.00	LC		Direct Deposit. - 03/09/13							
20/09/13		0.00	LC		Invoiced for: W/r Jul-Sept 13,w/u,AgrFee,QtyChrg \$							
					Amt: \$946.06 - Due: 20/09/2013							
20/09/13		0.00	LC		Invoiced for: Council Rates Y13-14 \$10263.57+GST\$1							
					Amt: \$11289.93 - Due: 20/09/2013							
20/09/13		0.00	LC		Inv. Cr Applied: Council Rates Y13-14 \$10263.57+GS							
					Cr: \$11289.93 - New Inv Amt: \$0.00							
20/09/13		0.00	LC		Invoiced for: Council Rates Y13-14 \$10673.32+GST\$1							
					Amt: \$11740.65 - Due: 20/09/2013							
02/10/13	00111833	14114.00	LC	101	Rent	12830.91 M1	12830.91	31/10/13	01/10/13	31/10/13	0.00	12830.91
					Plus 1,283.09 GST							
25/10/13	00113325	35407.75	LC	163	Direct Deposit. - 02/10/13							
					WtrRateOct-Dec12+w/u+AgrFee+QtyChrg\$764.8+G76.48							841.26
					Includes 76.48 GST							
				163	WtrRateJan-Mar13+w/u+AgrFee+QtyChrg\$874.6+G87.46							962.06
					Includes 87.46 GST							
				165	Land Tax 2013 \$28,906.67+GST\$2890.67							31797.34
					Includes 2,890.67 GST							
				163	WtrRatesApr-Jun+w/u+AgrFee+QtyChg\$782.75+G\$78.28							861.03
					Includes 78.28 GST							
				163	W/r Jul-Sept 13,w/u,AgrFee,QtyChrg \$860.05+G\$86.01							946.06
					Includes 86.01 GST							
25/10/13	00113326	11740.65	LC	162	Direct Deposit. - 25/10/13							
					Council Rates Y13-14 \$10673.32+GST\$1067.33							11740.65
					Includes 1,067.33 GST							
04/11/13	00113845	14114.00	LC	101	Direct Deposit. - 25/10/13							
					Rent	12830.91 M1	12830.91	30/11/13	01/11/13	30/11/13	0.00	12830.91
					Plus 1,283.09 GST							
03/12/13	00115692	14114.00	LC	101	Direct Deposit. - 04/11/13							
					Rent	12830.91 M1	12830.91	31/12/13	01/12/13	31/12/13	0.00	12830.91
					Plus 1,283.09 GST							
02/01/14	00117474	14114.00	LC	101	Direct Deposit. - 03/12/13							
					Rent	12830.91 M1	12830.91	31/01/14	01/01/14	31/01/14	0.00	12830.91
					Plus 1,283.09 GST							
03/02/14	00119496	14114.00	LC	101	Direct Deposit. - 02/01/14							
					Rent	12830.91 M1	12830.91	28/02/14	01/02/14	28/02/14	0.00	12830.91
					Plus 1,283.09 GST							
12/02/14		0.00	LC		Direct Deposit. - 03/02/14							
					Invoiced for: WtrRte Oct-Dec+w/u+agrfee+qtychrg\$10							
					Amt: \$1151.37 - Due: 12/02/2014							
28/02/14	00121179	1151.37	LC	163	WtrRte Oct-Dec+w/u+agrfee+qtychrg\$1046.7+G\$104.67							1151.37
					Includes 104.67 GST							
03/03/14	00121279	14114.00	LC	101	Direct Deposit. - 28/02/14							
					Rent	12830.91 M1	12830.91	31/03/14	01/03/14	31/03/14	0.00	12830.91
					Plus 1,283.09 GST							
03/04/14	00123283	14114.00	LC	101	Direct Deposit. - 03/03/14							
					Rent	12830.91 M1	12830.91	30/04/14	01/04/14	30/04/14	0.00	12830.91
					Plus 1,283.09 GST							
02/05/14	00125137	14114.00	LC	101	Direct Deposit. - 03/04/14							
					Rent	12830.91 M1	12830.91	31/05/14	01/05/14	31/05/14	0.00	12830.91
					Plus 1,283.09 GST							
08/05/14		0.00	LC		Direct Deposit. - 02/05/14							
08/05/14		0.00	LC		Rent Rent OLD:12830.91/M1 NEW: 13094.56/M1							
08/05/14		0.00	LC		Rent Last Reneg OLD:12542.15/M1 NEW: 12830.91/M1							
08/05/14		0.00	LC		Rent Last Reneg Date OLD:01/03/13 NEW:01/06/14							
					* Above 3 tenant detail change(s) made. Reason:							
08/05/14		0.00	LC		annual cpi inc from 01.10.13							
08/05/14		0.00	LC		Invoiced for: WaterRatesJan-Mar14/usages/AgrFee/Qt							
					Amt: \$2601.01 - Due: 08/05/2014							
08/05/14		0.00	LC		Invoiced for: Land Tax 2014 \$31466.67+GST\$3146.67							
					Amt: \$34613.34 - Due: 08/05/2014							
08/05/14		0.00	LC		Invoiced for: Bal.Rnt Inc from 01.10.13-31.05.14\$2							
					Amt: \$2320.12 - Due: 08/05/2014							
26/05/14		0.00	LC		Invoiced for: Bal water rates jan-mar 14							
					Amt: \$0.04 - Due: 26/05/2014							
26/05/14	00126557	39534.51	LC	163	WaterRatesJan-Mar14/usages/AgrFee/QtyChg\$2364.55+G							2601.01
					Includes 236.46 GST							
				165	Land Tax 2014 \$31466.67+GST\$3146.67							34613.34
					Includes 3,146.67 GST							
				101	Bal.Rnt Inc from 01.10.13-31.05.14\$2109.2+G\$210.92							2320.12
					Includes 210.92 GST							
				163	Bal water rates jan-mar 14							0.04
					Direct Deposit. - 26/05/14							

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

Active Status: Active

Tenant Account

1 records selected - All Tenants

For All Managers

Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PAR155HER Hertz Australia Pty Ltd												
155-157 Parramatta Road, Haberfield NSW 2045												
02/06/14	00126974	14404.02	LC	101	Rent Plus 1,309.46 GST	13094.56 M1	13094.56	30/06/14	01/06/14	30/06/14	0.00	13094.56
					Direct Deposit. - 02/06/14							
02/07/14	00128910	14404.02	LC	101	Rent Plus 1,309.46 GST	13094.56 M1	13094.56	31/07/14	01/07/14	31/07/14	0.00	13094.56
					Direct Deposit. - 02/07/14							
04/08/14	00130962	14404.02	LC	101	Rent Plus 1,309.46 GST	13094.56 M1	13094.56	31/08/14	01/08/14	31/08/14	0.00	13094.56
					Direct Deposit. - 04/08/14							
02/09/14	00132715	14404.02	LC	101	Rent Plus 1,309.46 GST	13094.56 M1	13094.56	30/09/14	01/09/14	30/09/14	0.00	13094.56
					Direct Deposit. - 02/09/14							
25/09/14		0.00	LC		Invoiced for: WtrRatesApr-Jun+w/u+AgrFee+QtyChrg\$1							
					Amt: \$1233.87 - Due: 25/09/2014							
25/09/14		0.00	LC		Invoiced for: WtrRatesJul-Sep+w/u+AgrFee+QtyChrg\$8							
					Amt: \$946.50 - Due: 25/09/2014							
25/09/14		0.00	LC		Invoiced for: Council Rates 01.07.14-30.06.15\$1266							
					Amt: \$13928.40 - Due: 25/09/2014							
02/10/14	00134552	14404.02	LC	101	Rent Plus 1,309.46 GST	13094.56 M1	13094.56	31/10/14	01/10/14	31/10/14	0.00	13094.56
					Direct Deposit. - 02/10/14							
29/10/14	00136151	16108.77	LC	163	WtrRatesApr-Jun+w/u+AgrFee+QtyChrg\$1121.70+112.17							1233.87
					Includes 112.17 GST							
				163	WtrRatesJul-Sep+w/u+AgrFee+QtyChrg\$860.45+\$86.05							946.50
					Includes 86.05 GST							
				162	Council Rates 01.07.14-30.06.15\$12662.18+1266.22							13928.40
					Includes 1,266.22 GST							
					Direct Deposit. - 29/10/14							
04/11/14	00136521	14404.02	LC	101	Rent Plus 1,309.46 GST	13094.56 M1	13094.56	30/11/14	01/11/14	30/11/14	0.00	13094.56
					Direct Deposit. - 04/11/14							
14/11/14		0.00	LC		Rent Rent OLD:13094.56/M1 NEW: 13383.32/M1							
14/11/14		0.00	LC		Rent Last Reneg OLD:12830.91/M1 NEW: 13094.56/M1							
14/11/14		0.00	LC		Rent Last Reneg Date OLD:01/06/14 NEW:01/12/14							
14/11/14		0.00	LC		* Above 3 tenant detail change(s) made. Reason:							
					annual cpi inc from 01.10.25							
14/11/14		0.00	LC		Invoiced for: Bal.Rent Inc from 01.10.14-30.11.14 \$							
					Amt: \$635.25 - Due: 14/11/2014							
14/11/14		0.00	LC		Inv. Cr Applied: Bal.Rent Inc from 01.10.14-30.11.1							
					Cr: \$635.25 - New Inv Amt: \$0.00							
14/11/14		0.00	LC		Invoiced for: Bal.Rnt Inc from 01.10.14-30.11.14 \$							
					Amt: \$635.27 - Due: 14/11/2014							
02/12/14	00138207	14404.02	LC	101	Rent Plus 1,309.46 GST	13383.32 M1	13383.32	31/12/14	30/11/14	30/11/14	13094.56	13094.56
					Direct Deposit. - 02/12/14							
13/12/14		0.00	SS		General Letter Sent HERTZ AUSTRALIA PTY LTD L6 10							
05/01/15	00140180	14404.02	LC	101	Rent Plus 1,309.45 GST	13383.32 M1	13672.08	31/01/15	01/12/14	31/12/14	12805.81	13094.57
					Direct Deposit. - 05/01/15							
12/01/15		0.00	LC		Invoiced for: WtrRateOct-Dec+w/u+AgrFee+QtyChrg\$87							
					Amt: \$964.92 - Due: 12/01/2015							
28/01/15	00141533	1600.19	LC	101	Bal.Rnt Inc from 01.10.14-30.11.14 \$577.52+G\$57.75							635.27
					Includes 57.75 GST							
				163	WtrRateOct-Dec+w/u+AgrFee+QtyChrg\$877.2+\$87.72							964.92
					Includes 87.72 GST							
					Direct Deposit. - 28/01/15							
03/02/15	00141939	14404.02	LC	101	Rent Plus 1,309.46 GST	13383.32 M1	13960.83	28/02/15	01/01/15	31/01/15	12517.05	13094.56
					Direct Deposit. - 03/02/15							
03/03/15	00143543	14404.02	LC	101	Rent Plus 1,309.45 GST	13383.32 M1	14249.59	31/03/15	01/02/15	28/02/15	12228.30	13094.57
					Direct Deposit. - 03/03/15							
08/04/15	00145603	14404.02	LC	101	Rent Plus 1,309.46 GST	13383.32 M1	14538.34	30/04/15	01/03/15	31/03/15	11939.54	13094.56
					Direct Deposit. - 08/04/15							
04/05/15	00147074	14404.02	LC	101	Rent Plus 1,309.45 GST	13383.32 M1	14827.10	31/05/15	01/04/15	30/04/15	11650.79	13094.57
					Direct Deposit. - 04/05/15							
18/05/15		0.00	LC		Invoiced for: Wtr Rates Jan-Mar+w/u+AgrFee+QtyChrg							
					Amt: \$1000.67 - Due: 18/05/2015							
18/05/15		0.00	LC		Invoiced for: Land Tax 2015 1.6% = \$34933.33+Gst\$3							
					Amt: \$38426.66 - Due: 18/05/2015							
20/05/15		0.00	LC		Inv. Cr Applied: Land Tax 2015 1.6% = \$34933.33+Gs							
					Cr: \$38426.66 - New Inv Amt: \$0.00							
20/05/15		0.00	LC		Invoiced for: Land Tax 01.01.15-30.09.15 \$26128.22							

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History
 Active Status: Active
 Tenant Account

1 records selected - All Tenants
 For All Managers

Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PAR155HER Hertz Australia Pty Ltd												
155-157 Parramatta Road, Haberfield NSW 2045												
Amt: \$28741.04 - Due: 20/05/2015												
03/06/15	00148854	14404.02	LC	101	Rent Plus 1,309.45 GST	13383.32	M1 15115.85	30/06/15	01/05/15	31/05/15	11362.04	13094.57
Direct Deposit. - 03/06/15												
05/06/15		0.00	LC		Invoiced for: WtrRateApr-Jun+W/u+AgrFee+QtyChrg\$86							
Amt: \$950.18 - Due: 05/06/2015												
02/07/15	00150608	14721.65	LC	101	Rent Plus 1,338.33 GST	13383.32	M1 15404.60	31/07/15	01/06/15	30/06/15	11362.04	13383.32
Direct Deposit. - 02/07/15												
05/08/15	00152599	14721.65	LC	101	Rent Plus 1,338.33 GST	13383.32	M1 15404.60	31/08/15	01/07/15	31/07/15	11362.04	13383.32
Direct Deposit. - 05/08/15												
31/08/15	00154159	39376.84	LC	101	Rent Plus 1,540.46 GST	13383.32	M1 2021.28	31/08/15	01/08/15	30/09/15	0.00	15404.60
165 Land Tax 01.01.15-30.09.15 \$26128.22+GST\$2612.82												
Includes 2,039.25 GST												
Direct Deposit. - 31/08/15												
02/09/15	00154295	14721.65	LC	101	Rent Plus 1,338.33 GST	13383.32	M1 0.00	31/10/15	01/10/15	31/10/15	0.00	13383.32
Direct Deposit. - 02/09/15												
04/09/15	00154295	-14721.65	LC	101	Rent Reversal Plus -1,338.33 GST	13383.32	M1 (Prev Paid To 31/10/15)			30/09/15	0.00	-13383.32
transfer to land tax/water												
04/09/15	00154474	14721.65	LC	101	Rent Plus 587.41 GST	13383.32	M1 0.00	30/09/15	30/09/15	30/09/15	5874.13	5874.13
163 Wtr Rates Jan-Mar+w/u+AgrFee+QtyChrg\$909.70+90.97												
Includes 90.97 GST												
165 Land Tax 01.01.15-30.09.15 \$26128.22+GST\$2612.82												
Includes 573.57 GST												
163 WtrRateApr-Jun+W/u+AgrFee+QtyChrg\$863.80+GST\$86.38												
Includes 86.38 GST												
Direct Deposit. - 04/09/15												
28/09/15		0.00	LC		Vacating Date: NEW:30/09							
Total Rent												
Plus GST on total rent 102,152.79												