

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

Body Corporate:

Body Corporate For: SALTWATER ON THE PENINSULA CTS: 45747

Lot No: 16 on SP249721

Address: 99 BIRTINYA BOULEVARD, BIRTINYA QLD 4575

Secretary of Body Corporate:

Name: SHIRLEY MEAD

Postal Address: GPO BOX 3025, BRISBANE QLD 4001

Email: brisbane@abcm.com.au

Body Corporate Manager:

Name: ARCHERS BODY CORPORATE MANAGEMENT

Address: LEVEL 4, 97 CREEK STREET, BRISBANE QLD 4001

Telephone: 3220 9400

Body Corporate Committee:

Is there a committee for the Body Corporate? ☒ Yes ☐ No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee? ☐ Yes ☒ No

Annual Contributions and Levies:

Current Financial Year End: 28/02/2026

Current Levy Year Issued: 28/02/2026

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held, and new yearly levies are issued.

Administrative Fund Payable by This Lot:

Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$1,385.83
Period Issued:	01/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$1,385.83
Period Issued:	01/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$622.70
Period Issued:	01/12/2025 - 28/02/2026	Due Date:	1/12/2025	Payable:	\$622.23

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: **\$4,016.59**

Sinking Fund Payable by This Lot:

Period Issued:	01/03/2025 - 31/05/2025	Due Date:	1/03/2025	Payable:	\$502.42
Period Issued:	01/06/2025 - 31/08/2025	Due Date:	1/06/2025	Payable:	\$502.42
Period Issued:	01/09/2025 - 30/11/2025	Due Date:	1/09/2025	Payable:	\$798.20
Period Issued:	01/12/2025 - 28/02/2026	Due Date:	1/12/2025	Payable:	\$798.14

DISCOUNT PAID BY DUE DATE: 20% GROSS LEVY PAYABLE: **\$2,601.18**

Other: INSURANCE: **\$527.30** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES-

Levies for periods starting 1/03/2026 and 1/06/2026 were resolved at the last AGM and will be: Administrative Fund **\$1,004.15**, Sinking Fund **\$650.30** and Insurance **\$131.82**

Schedule of Lot Entitlements:

Contribution Schedule Lot Entitlement:	130	Aggregate:	10304
Interest Schedule Lot Entitlements:	410	Aggregate:	33160

Improvements on
Common Property for
Which Buyer Will Be
Responsible:

NOTHING SIGHTED IN RECORDS PROVIDED

Body Corporate
Assets Required To
Be Recorded:

REFER TO ASSET REGISTER ATTACHED

Information
Prescribed under
Regulation Module:

ACCOMMODATION MODULE - NIL

Financial Statement
Balances

Administrative Fund: \$70,235.12 as at 3/07/2025
Sinking Fund: \$347,365.19 as at 3/07/2025

Insurance

Insurer:

CHUBB INSURANCE AUSTRALIA LIMITED VIA LONGITUDE
INSURANCE

Policy No:

LNG-STR-20335412

Building:

\$30,137,103

Public Liability:

\$50,000,000

Other:

COMMON CONTENTS \$301,371, VOLUNTARY WORKERS
INCLUDED, OFFICE BEARERS' LIABILITY \$2,000,000, FIDELITY
GUARANTEE \$100,000, MACHINERY BREAKDOWN \$100,000.
POLICY EXPIRES 13/03/2026

Signing:

Seller / Sellers Agent

Witness – not required if signed electronically

Date

Buyer's
Acknowledgement:

The Buyer acknowledges having received and read this statement from the Seller

Buyer / Buyers Agent

Witness – not required if signed electronically

Date

SALTWATER ON THE PENINSULA CTS 45747

99 Birtinya Boulevard Birtinya Island QLD 4575

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

STATEMENT

Robyn Shorten
16/99 Birtinya Boulevard
BIRTINYA QLD 4551

Statement Period

01 Mar 24 to 03 Jul 25

A/c No	16	Lot No	16
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Last Certificate Issued: 23/08/19

Transfer Date: 25/10/19

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			3,149.14	-3,149.14
01/03/24	Administrative Fund	01/03/24 To 31/08/24	I0004976	1,996.97		-1,152.17
01/03/24	Sinking Fund	01/03/24 To 31/08/24	I0005056	727.15		-425.02
01/03/24	Insurance Fund	01/03/24 To 31/08/24	I0005136	425.02		0.00
22/07/24	Administrative Fund	01/09/24 To 30/11/24	I0005216	1,080.26		1,080.26
22/07/24	Sinking Fund	01/09/24 To 30/11/24	I0005296	390.06		1,470.32
22/07/24	Insurance Fund	01/09/24 To 30/11/24	I0005376	152.36		1,622.68
09/09/24	Receipt	Administrative Fund	R0002355		1,080.26	542.42
09/09/24	Receipt	Sinking Fund	RA002355		217.89	324.53
12/09/24	Other	Arrears Notice Fee	M0000374	33.00		357.53
26/09/24	Other	Arrears Notice Fee	M0000379	44.00		401.53
30/09/24	Overdue Interest Jnl	Interest To 30/09/24	J0035271	8.11		409.64
14/10/24	Other	Arrears Notice Fee	M0000382	66.00		475.64
21/10/24	Administrative Fund	01/12/24 To 28/02/25	I0005456	1,080.26		1,555.90
21/10/24	Sinking Fund	01/12/24 To 28/02/25	I0005536	390.06		1,945.96
21/10/24	Insurance Fund	01/12/24 To 28/02/25	I0005616	152.36		2,098.32
31/10/24	Overdue Interest Jnl	Interest To 31/10/24	J0035880	8.11		2,106.43
30/11/24	Overdue Interest Jnl	Interest To 30/11/24	J0036559	8.11		2,114.54
More details on next page...				\$6,561.83	\$4,447.29	\$2,114.54

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$513.96	
0.00	0.00	0.00	513.96	0.00	Date Paid	Amount Paid



ARCHERS BODY CORPORATE M'MENT



DEFT Reference Number:
305343824 1000 0000 167



Billers Code: 96503
Ref: 305343824 1000 0000 167

Lot 16/ Unit 16
Saltwater On The Peninsula

Visit www.deft.com.au to pay by card or direct debit.

** Payments by credit card may attract a surcharge

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account or card

BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay in-store at Australia Post by cheque or EFTPOS

All cheques must be made payable to:

BODY CORPORATE FOR SALTWATER ON THE PENINSULA CTS 45747



*496 305343824 10000000167

TOTAL AMOUNT DUE
DUE DATE

\$513.96

SALTWATER ON THE PENINSULA CTS 45747

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

STATEMENT

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Robyn Shorten 16/99 Birtinya Boulevard BIRTINYA QLD 4551	Statement Period			
	01 Mar 24 to 03 Jul 25			
	A/c No	16	Lot No	16
	Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		6,561.83	4,447.29	2,114.54
02/12/24	Receipt	Administrative Fund	R0002462		864.21	1,250.33
02/12/24	Discount	Insurance Fund Disc	RA002462		30.47	1,219.86
02/12/24	Receipt	Sinking Fund	RB002462		484.22	735.64
02/12/24	Receipt	Insurance Fund	RC002462		274.25	461.39
02/12/24	Receipt	Overdue Interest	RD002462		12.90	448.49
02/12/24	Receipt	Overdue Interest	RE002462		11.43	437.06
02/12/24	Receipt	Other	RF002462		126.78	310.28
02/12/24	Discount	Admin Discount	RG002462		216.05	94.23
02/12/24	Discount	Sink Discount	RH002462		78.01	16.22
20/01/25	Administrative Fund	01/03/25 To 31/05/25	I0005696	1,385.83		1,402.05
20/01/25	Sinking Fund	01/03/25 To 31/05/25	I0005776	502.42		1,904.47
20/01/25	Insurance Fund	01/03/25 To 31/05/25	I0005856	243.25		2,147.72
28/02/25	Receipt	Administrative Fund	R0002576		1,108.66	1,039.06
28/02/25	Discount	Insurance Fund Disc	RA002576		48.65	990.41
28/02/25	Receipt	Sinking Fund	RB002576		401.94	588.47
28/02/25	Receipt	Insurance Fund	RC002576		194.60	393.87
28/02/25	Receipt	Other	RD002576		16.22	377.65
28/02/25	Discount	Admin Discount	RE002576		277.17	100.48
28/02/25	Discount	Sink Discount	RF002576		100.48	0.00
17/04/25	Administrative Fund	01/06/25 To 31/08/25	I0005936	1,385.83		1,385.83
17/04/25	Sinking Fund	01/06/25 To 31/08/25	I0006016	502.42		1,888.25
17/04/25	Insurance Fund	01/06/25 To 31/08/25	I0006096	243.25		2,131.50
10/06/25	Receipt	Administrative Fund	R0002718		1,385.83	745.67
10/06/25	Receipt	Sinking Fund	RA002718		319.37	426.30
12/06/25	Other	Arrears Notice Fee	M0000398	33.00		459.30
27/06/25	Other	Arrears Notice Fee	M0000405	44.00		503.30
30/06/25	Overdue Interest Jnl	Interest To 30/06/25	J0041430	10.66		513.96
				\$10,912.49	\$10,398.53	\$513.96

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

SALTWATER ON THE PENINSULA CTS 45747

BALANCE SHEET

AS AT 03 JULY 2025

	ACTUAL 03/07/2025	ACTUAL 28/02/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	70,235.12	18,606.69
Sinking Fund	347,365.19	295,306.60
<u>TOTAL</u>	<u>\$ 417,600.31</u>	<u>\$ 313,913.29</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	433,373.63	441,056.16
Levies Billed - Not Yet Due	0.00	169,339.27
Levies Rec'd - Not Yet Billed	12,341.43	7,164.33
Levies In Arrears	2,325.75	0.00
Other Arrears	1,375.63	43.11
Prepayments	0.00	6,367.65
Second Debtors	5,976.85	0.00
<u>TOTAL ASSETS</u>	<u>455,393.29</u>	<u>623,970.52</u>
<u>LIABILITIES</u>		
G S T Clearing Account	(147.01)	8,853.54
Arrears Clearing Account	176.00	121.00
Creditors	14,202.97	2,475.20
Sundry Creditors	0.00	14,100.30
Accrued Expenses	0.00	3,451.25
Next Year Discounts	0.00	(28,322.22)
Levies Billed - Not Yet Due	0.00	153,944.80
Levies Rec'd - Not Yet Billed	11,219.59	6,513.14
All Levies Rec'd In Advance	12,341.43	132,503.95
Other Payments In Advance	0.00	16,416.27
<u>TOTAL LIABILITIES</u>	<u>37,792.98</u>	<u>310,057.23</u>
<u>NET ASSETS</u>	<u>\$ 417,600.31</u>	<u>\$ 313,913.29</u>

SALTWATER ON THE PENINSULA CTS 45747

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2025 TO 03 JULY 2025

	ACTUAL 01/03/25-03/07/25	ACTUAL 01/03/24-28/02/25	BUDGET 01/03/25-28/02/26
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	199,714.90	299,572.31	289,420.00
Discount - Admin Fund	(36,698.40)	(56,185.02)	(57,884.00)
Levies - Insurance	35,769.86	53,654.76	38,770.00
Discount - Insurance	(6,572.59)	(9,965.56)	(7,754.00)
Interest On Overdue Levies	57.40	132.22	0.00
TOTAL ADMIN. FUND INCOME	192,271.17	287,208.71	262,552.00
<u>EXPENDITURE - ADMIN. FUND</u>			
<u>AIRCONDITIONING</u>			
A/C - Contract	415.03	980.39	1,000.00
A/C - Repairs	0.00	670.00	500.00
<u>BANK CHARGES</u>			
Transaction Fees	62.48	90.63	100.00
<u>BODY CORPORATE MANAGEMENT</u>			
Audit Assistance Fee	0.00	880.00	880.00
Business Activity Statements	530.00	1,060.00	1,060.00
Disbursements	5,076.81	6,106.51	6,000.00
Secretarial Fees Additional	446.50	1,522.00	1,500.00
Secretarial Fees	7,169.10	11,977.02	12,336.00
Disbursements - Additional	504.34	313.26	500.00
Flying Minute	0.00	100.00	0.00
<u>CARETAKER</u>			
Caretaker Fees	39,170.65	131,074.43	134,034.00
<u>CLEANING</u>			
Cleaning - General	3,630.00	7,075.00	6,500.00
Cleaning - Materials	0.00	437.26	500.00
<u>COMMUNITY POWER</u>			
Electricity	4,083.14	11,637.44	12,000.00
<u>CONTRIBUTIONS</u>			
Water Rates	0.00	0.00	500.00
<u>COUNCIL FEES</u>			
Backflow Registration	505.52	1,463.71	1,500.00

SALTWATER ON THE PENINSULA CTS 45747

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2025 TO 03 JULY 2025

	ACTUAL	ACTUAL	BUDGET
	01/03/25-03/07/25	01/03/24-28/02/25	01/03/25-28/02/26
<u>FIRE CONTROL</u>			
Fire - Contract	2,862.70	4,617.98	5,000.00
Fire - Evacuation Plan	0.00	262.50	265.00
Fire - Repairs & Maintenance	2,973.75	2,492.26	2,500.00
Fire - Qfes Monitoring	923.75	2,761.16	3,000.00
Fire - Training	0.00	420.00	420.00
Fire - Evacuation Practice	0.00	420.00	420.00
Fire - Occupier's Statement	0.00	210.00	210.00
Fire - Annual Audit	0.00	844.77	850.00
<u>GENERAL EXPENSES</u>			
Returning Officer	240.00	0.00	0.00
<u>INSURANCE</u>			
Insurance - Premiums	32,049.67	39,882.38	28,679.00
Insurance - Stamp Duty	2,645.38	3,448.19	2,337.00
Insurance - Claims	8,280.00	8,249.10	0.00
Insurance - Refunds	0.00	(10,074.00)	0.00
<u>LICENCES & FEES</u>			
Water Rates - No Gst	(166.33)	121.43	0.00
<u>LIFT EXPENSES</u>			
Lift - Contract	8,406.52	13,519.63	13,926.00
Lift - Repairs & Maintenance	0.00	0.00	500.00
Lift - Registration Fee	558.62	603.50	600.00
<u>PEST CONTROL</u>			
Pest Control	3,000.00	0.00	4,000.00
<u>POOL EXPENDITURE</u>			
Pool - Chemicals	3,054.20	8,579.97	9,000.00
Pool - Repairs & Maintenance	186.14	2,172.73	1,500.00
Pool Safety Inspections	380.00	380.00	400.00
<u>PROFESSIONAL FEES</u>			
Audit Fees	0.00	1,600.00	1,600.00
Consultancy Fees	1,600.00	1,350.00	0.00
Insurance Valuations	881.82	0.00	880.00
Prep Of Income Tax Return	0.00	220.00	220.00
Sinking Fund Forecast	1,400.00	0.00	1,400.00
Work Place Health & Safety	0.00	930.68	935.00

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

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SALTWATER ON THE PENINSULA CTS 45747

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2025 TO 03 JULY 2025

	ACTUAL	ACTUAL	BUDGET
	01/03/25-03/07/25	01/03/24-28/02/25	01/03/25-28/02/26
<u>REPAIRS & MAINTENANCE</u>			
R & M - Building	3,291.04	3,401.16	4,000.00
R & M - Gardens & Grounds	2,233.08	6,601.91	6,500.00
R & M - Electrical	2,447.27	4,738.99	3,000.00
R & M - Gym Equipment	0.00	0.00	500.00
R & M - Plumbing	1,370.00	0.00	1,000.00
R & M - Recreational Equipment	0.00	431.03	0.00
<u>SECURITY</u>			
Security	431.56	5,108.36	5,000.00
<u>YEAR END ADJUSTMENTS</u>			
Use Of Prior Year Surplus	0.00	0.00	(15,000.00)
<u>TOTAL ADMIN. EXPENDITURE</u>	140,642.74	278,681.38	262,552.00
<u>SURPLUS / DEFICIT</u>	\$ 51,628.43	\$ 8,527.33	\$ 0.00
Opening Admin. Balance	18,606.69	10,079.36	18,606.69
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 70,235.12	\$ 18,606.69	\$ 18,606.69

SALTWATER ON THE PENINSULA CTS 45747

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 MARCH 2025 TO 03 JULY 2025

	ACTUAL	ACTUAL	BUDGET
	01/03/25-03/07/25	01/03/24-28/02/25	01/03/25-28/02/26
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	72,404.84	108,607.46	187,431.00
Discount - Sinking Fund	(13,304.54)	(20,237.27)	(37,486.00)
Interest Income	0.00	0.57	0.00
Interest On Overdue Levies	25.37	47.97	0.00
<u>TOTAL SINKING FUND INCOME</u>	59,125.67	88,418.73	149,945.00
<u>EXPENDITURE - SINKING FUND</u>			
Barbeque	2,450.91	0.00	0.00
Building Repairs	2,109.09	119,486.45	346,039.00
Consultancy - Professional	0.00	23,650.00	0.00
Electrical	0.00	2,132.73	0.00
Fire Doors	2,507.08	10,348.36	0.00
Income Tax	0.00	(0.33)	2,279.00
Plumbing Work	0.00	2,170.17	0.00
Pool Repairs	0.00	2,813.64	0.00
Smoke Detectors	0.00	9,381.82	0.00
Waterproofing	0.00	7,379.80	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	7,067.08	177,362.64	348,318.00
<u>SURPLUS / DEFICIT</u>	\$ 52,058.59	\$ (88,943.91)	\$ (198,373.00)
Opening Sinking Fund Balance	295,306.60	384,250.51	295,306.60
<u>SINKING FUND BALANCE</u>	\$ 347,365.19	\$ 295,306.60	\$ 96,933.60

ASSET REGISTER

SALTWATER ON THE PENINSULA CTS 45747

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
20 chairs 6 tables, 8 lounges	Furniture & Fittings	Purchase	30/04/14	DAYDREAM LEISURE		0.00	5,000.00
BBQ x 2 befeater hooded gas	Furniture & Fittings	Purchase	28/03/25			0.00	2,696.00
31/05/18 SCRUBBER	Plant and Machinery	Purchase	07/06/18	BATTERIES 2 GO 6 CHARLES COURT KUNDA PARK Q 4556	670.00	670.00	670.00
Micromag Floor Scrubber	Plant and Machinery	Purchase	04/03/14			0.00	
Atom Deluxe Lawn Edger	Plant and Machinery					0.00	550.00
Machine Floor Sweeper	Plant and Machinery					0.00	340.00
Step Ladder 4 ft	Plant and Machinery					0.00	150.00
Freerider FR2000 Robotic Pool	Plant and Machinery	Purchase	06/02/25	Swimart		0.00	3,095.00
Page Totals					670.00	670.00	12,501.00
Report Totals					670.00	670.00	12,501.00



Issue date: 12 March 2025

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Saltwater on the Peninsula CTS 45747	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	99 BIRTINYA BOULEVARD, BIRTINYA, QLD 4575	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$30,137,103.00 Common Contents - \$301,371.00	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$2,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 5:	<u>Machinery Breakdown</u> Limit - \$100,000 in the aggregate Period of Insurance	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$50,000,000.00 each and every Occurrence	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20335412	
PERIOD OF INSURANCE:	13 March 2025 expiring on 13 March 2026 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).