

## APPENDIX A

### ACARA PMSA School Enrolment Figures 2010 - 2016

Year	No of Students			
	Brisbane Boys College	Somerville House	Clayfield College	Sunshine Coast Grammar School
2010	1579	1190	905	1266
2011	1570	1230	910	1207
2012	1562	1236	892	1201
2013	1575	1280	880	1234
2014	1567	1287	863	1218
2015	1565	1306	758	1201
2016	1553	1362	652	1228

## APPENDIX B

### ACARA PMSA School Staff Numbers 2010 - 2016

Year	No of Teachers			
	Brisbane Boys College	Somerville House	Clayfield College	Sunshine Coast Grammar School
2010	133	101	90	89
2011	137	108	89	93
2012	142	113	83	90
2013	143	115	83	92
2014	146	115	97	91
2015	140	112	108	96
2016	141	117	84	94

Year	No of Total Staff			
	Brisbane Boys College	Somerville House	Clayfield College	Sunshine Coast Grammar School
2010	228	168	137	174
2011	227	174	139	163
2012	236	191	141	164
2013	251	204	144	173
2014	249	215	151	172
2015	241	211	153	176
2016	237	218	130	167

Year	No of Full Time Equivalent Teachers			
	Brisbane Boys College	Somerville House	Clayfield College	Sunshine Coast Grammar School
2010	125.1	98.7	82.4	83.7
2011	131	100.5	80.2	89.4
2012	134.3	103.4	77.4	89.2
2013	137.4	104.8	74.6	88.7
2014	137.5	107	79.4	88.5
2015	129.6	106.7	86.6	92.6
2016	131.5	111.9	72.9	92.2

Year	No of Total Full Time Equivalent Staff			
	Brisbane Boys College	Somerville House	Clayfield College	Sunshine Coast Grammar School
2010	208.1	157.2	123	155.8
2011	206.4	159.5	120.9	146.2
2012	214.5	170.1	120.7	147.3
2013	223.3	176.7	123.1	151.4
2014	224	185.9	119.4	150.6
2015	214.9	191.3	124.8	153.9
2016	215	202	111.7	150

## APPENDIX C

### ASIC – Corporate Relationship between “New Leaf Early Learning” and “Grammar Early Learning Limited”

#### ASIC & Business Names

##### ORGANISATIONAL SEARCH ON GRAMMAR EARLY LEARNING LIMITED

###### Historical Extract

This information was extracted from ASIC database on 15 November 2017 at 02:07PM

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.

115 730 866	GRAMMAR EARLY LEARNING LIMITED	DOCUMENT NO.
	115 730 866	
ABN	69 115 730 866	
Registered In	QLD	
Date Registered	11-Aug-2005	
Review Date	11-Aug-2013	

###### Current Organisation Details

Name	GRAMMAR EARLY LEARNING LIMITED	022654875
Name Start	15-Jan-2006	
Status	REGISTERED	
Type	AUSTRALIAN PUBLIC COMPANY	
Class	LIMITED BY GUARANTEE	
Subclass	UNLISTED PUBLIC COMPANY - NON-PROFIT COMPANY	
Disclosing Entity	NO	

###### Ceased/Former Organisation Details

Details Start	11-Aug-2005	1E1240958
Details End	15-Jan-2006	
Name	NEW LEAF EARLY LEARNING LIMITED	
Name Start	11-Aug-2005	
Status	REGISTERED	
Type	AUSTRALIAN PUBLIC COMPANY	
Class	LIMITED BY GUARANTEE	
Subclass	UNLISTED PUBLIC COMPANY - NON-PROFIT COMPANY	
Disclosing Entity	NO	

This company is registered as a charity with the Australian Charities and Not-for-Profits Commission (ACNC). For CURRENT information on the charity, including the address for service and details of ACNC responsible persons (for example company directors), search the Charities Register at [www.acnc.gov.au](http://www.acnc.gov.au)

###### Current Registered Office

Address	372 MONS ROAD, FOREST GLEN, QLD, 4556	7E0544393
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Start Date 28-Nov-2005

**Ceased/Former Registered Office**

Address MSI TAYLOR PTY LTD, 'TOOWONG TOWER' LEVEL 9, 9 SHERWOOD ROAD, TOOWONG, QLD, 4066 1E1240958  
Start Date 11-Aug-2005  
End Date 27-Nov-2005

**Current Principal Place of Business**

Address 372 MONS ROAD, FOREST GLEN, QLD, 4556 7E0544393  
Start Date 03-Nov-2005

**Ceased/Former Principal Place of Business**

Address 372 MONS ROAD, FOREST GLEN, QLD, 4556 1E1240958  
Start Date 11-Aug-2005  
End Date 02-Nov-2005

**Current Director**

Officer Name PAUL DAVID CLEGG 7E4611175  
ABN Not available  
Birth Details 09-Nov-1969 BRISBANE QLD  
Address 33 DUNGANNON COURT, BUDERIM, QLD, 4556  
Appointment Date 25-Jul-2012

Officer Name GREGORY RONALD ADSETT 7E5387877  
ABN Not available  
Birth Details 15-Dec-1966 ATHONTON QLD  
Address 109 FLINDERS PARADE, SCARBOROUGH, QLD, 4020  
Appointment Date 23-Jul-2013

Officer Name LYNETTE STOKES 7E6215719  
ABN Not available  
Birth Details 16-Feb-1958 NEWCASTLE NSW  
Address 16 EUNGELLA WAY, BUDERIM, QLD, 4556  
Appointment Date 19-Jul-2016

Officer Name MARIA MICHELLE WOODS 7E9062828  
ABN Not available  
Birth Details 13-Jul-1968 PAPUA NEW GUINEA PAPUA NEW GUINEA  
Address 10 BARBUDA CIRCUIT, PARREARRA, QLD, 4575  
Appointment Date 25-Jul-2012

**Ceased/Former Director**

Officer Name ERNEST ARCHIE WOODWARD 7E2150176  
ABN Not available

Birth Details	23-Nov-1944 BRISBANE QLD	
Address	104 FLETCHER PARADE, BARDON, QLD, 4065	
Appointment Date	21-Apr-2009	
Cease Date	16-May-2017	
Officer Name	DAVID CREVOLA	7E6411363
ABN	Not available	
Birth Details	18-Jul-1942 OAKLEY QLD	
Address	26 KOORINGAL CRESCENT, BUDDINA, QLD, 4575	
Appointment Date	01-Oct-2014	
Cease Date	15-May-2017	
Officer Name	BERNARD STEIN	1E1240958
ABN	Not available	
Birth Details	21-Sep-1938 BRISBANE QLD	
Address	14 WILSON AVENUE, DICKY BEACH, QLD, 4551	
Appointment Date	11-Aug-2005	
Cease Date	12-May-2017	
Officer Name	JOHN FADIAN	7E0544393
ABN	Not available	
Birth Details	01-Sep-1944 TULLY QLD	
Address	2 REGAL PLACE, ASPLEY, QLD, 4034	
Appointment Date	03-Nov-2005	
Cease Date	29-Jul-2016	
Officer Name	GUIDO KETTNISS	1E1240958
ABN	Not available	
Birth Details	19-Feb-1944 WOLLSTEIN POLAND	
Address	68 CHARLTON STREET, ASCOT, QLD, 4007	
Appointment Date	11-Aug-2005	
Cease Date	01-Feb-2016	
Officer Name	HILARY KNIGHTS	7E1066151
ABN	Not available	
Birth Details	05-Jul-1969 SYDNEY NSW	
Address	68 MUSGRAVE ROAD, BANYO, QLD, 4014	
Appointment Date	22-Mar-2007	
Cease Date	25-Oct-2012	
Officer Name	PAUL DAVID CLEGG	7E4131253
ABN	Not available	
Birth Details	09-Nov-1969 BRISBANE QLD	
Address	33 DUNGANNON COURT, BUDERIM, QLD, 4556	
Appointment Date	02-Dec-2011	
Cease Date	25-Jul-2012	
Officer Name	NIGEL JAMES GREGORY FAIRBAIRN	7E0544393
ABN	Not available	
Birth Details	25-Apr-1958 MELBOURNE VIC	

Address	96 BUDERIM PINES DRIVE, BUDERIM, QLD, 4556	
Appointment Date	03-Nov-2005	
Cease Date	02-Dec-2011	
Officer Name	DESMOND LESLIE ROBINSON	1E1240958
ABN	Not available	
Birth Details	18-Jul-1943 BRISBANE QLD	
Address	90 LANT STREET, CHAPEL HILL, QLD, 4069	
Appointment Date	11-Aug-2005	
Cease Date	07-Sep-2009	
Officer Name	ANDREW MICHAEL STEVENS	7E1141161
ABN	Not available	
Birth Details	13-Oct-1972 FRANKSTON VIC	
Address	18 COOLUM VIEW TERRACE, BUDERIM, QLD, 4556	
Appointment Date	04-Jun-2007	
Cease Date	21-Jul-2009	
<b>Current Secretary</b>		
Officer Name	LYNETTE STOKES	7E8215719
ABN	Not available	
Birth Details	16-Feb-1958 NEWCASTLE NSW	
Address	16 EUNGELLA WAY, BUDERIM, QLD, 4556	
Appointment Date	19-Jul-2016	
<b>Ceased/Former Secretary</b>		
Officer Name	JOHN FADIAN	7E0544393
ABN	Not available	
Birth Details	01-Sep-1944 TULLY QLD	
Address	2 REGAL PLACE, ASPLEY, QLD, 4034	
Appointment Date	03-Nov-2005	
Cease Date	29-Jul-2016	
Officer Name	BERNARD STEIN	1E1240958
ABN	Not available	
Birth Details	21-Sep-1938 BRISBANE QLD	
Address	14 WILSON AVENUE, DICKY BEACH, QLD, 4551	
Appointment Date	11-Aug-2005	
Cease Date	03-Nov-2005	
<b>Ceased/Former Appointed Auditor</b>		
Officer Name	BDO AUDIT PTY LTD	029306831
ACN	134 022 870	
ABN	Not available	
Address	LEVEL 10, 12 CREEK STREET, BRISBANE, QLD, 4000	
Appointment Date	09-Dec-2010	

Cease Date	23-Feb-2016	
Officer Name	BENTLEYS MRI	023525589
Number	079924379	(FR 2006)
ABN	Not available	
Address	LEVEL 26, 10 EAGLE STREET, BRISBANE, QLD, 4000	
Appointment Date	10-Feb-2006	
Cease Date	09-Dec-2010	

#### Document Details

Received	Form Type	Processed	No. Pages	Effective	
17-May-2017 484A1	484 Change to Company Details Change Officeholder Name Or Address	17-May-2017	2	17-May-2017	7E9062828
17-May-2017 484E	484 Change to Company Details Appointment or Cessation of A Company Officeholder	17-May-2017	2	17-May-2017	7E9062819
03-Aug-2016 484E	484 Change to Company Details Appointment or Cessation of A Company Officeholder	03-Aug-2016	2	03-Aug-2016	7E8215858
03-Aug-2016 484E	484 Change to Company Details Appointment or Cessation of A Company Officeholder	03-Aug-2016	2	03-Aug-2016	7E8215719
04-Mar-2016 315A	315 Notice of Resignation or Removal of Auditor Resignation Of Auditor	08-Mar-2016	1	23-Feb-2016	029306817
29-Feb-2016 484E	484 Change to Company Details Appointment or Cessation of A Company Officeholder	29-Feb-2016	2	29-Feb-2016	7E7738722
05-Feb-2016 343	343 Notice Under Subsection 329(1a) to Remove Auditor	05-Feb-2016	1	05-Feb-2016	029283859
01-Oct-2014 484E	484 Change to Company Details Appointment or Cessation of A Company Officeholder	01-Oct-2014	2	01-Oct-2014	7E6411363
24-Apr-2014 388A	388 Financial Report Financial Report - Public Company Or Disclosing Entity	24-Apr-2014	19	31-Dec-2013	7E6003114 (FR 2013)
23-Jul-2013 484E	484 Change to Company Details Appointment or Cessation of A Company Officeholder	23-Jul-2013	2	23-Jul-2013	7E5387877
18-Apr-2013 388A	388 Financial Report Financial Report - Public Company Or Disclosing Entity	04-May-2013	22	31-Dec-2012	028517937 (FR 2012)

25-Oct-2012 484E	484	25-Oct-2012	2	25-Oct-2012	7E4806530
	Change to Company Details Appointment or Cessation of A Company Officeholder				
25-Jul-2012 484E	484	25-Jul-2012	2	25-Jul-2012	7E4611175
	Change to Company Details Appointment or Cessation of A Company Officeholder				
25-Jul-2012 484E	484	25-Jul-2012	2	25-Jul-2012	7E4611118
	Change to Company Details Appointment or Cessation of A Company Officeholder				
23-Apr-2012 388A	388	09-May-2012	23	31-Dec-2011	027329692 (FR 2011)
	Financial Report Financial Report - Public Company Or Disclosing Entity				
02-Dec-2011 484E	484	02-Dec-2011	2	02-Dec-2011	7E4131253
	Change to Company Details Appointment or Cessation of A Company Officeholder				
27-Apr-2011 388 388E 388A	388	13-Jul-2011	22	31-Dec-2010	027695018 (FR 2010)
	Financial Report Company - Appoint Change Name/address of Auditor Financial Report - Public Company or Disclosing Entity				
17-Jan-2011 315B	315	21-Jan-2011	1	09-Dec-2010	027345398
	Notice of Resignation or Removal of Auditor Removal Of Auditor				
20-Oct-2010 343	343	26-Oct-2010	2	20-Oct-2010	027150362
	Notice Under Subsection 329(1a) to Remove Auditor				
27-Apr-2010 388A	388	03-May-2010	23	31-Dec-2009	026491372 (FR 2009)
	Financial Report Financial Report - Public Company Or Disclosing Entity				
08-Sep-2009 484E	484	08-Sep-2009	2	08-Sep-2009	7E2415658
	Change to Company Details Appointment or Cessation of A Company Officeholder				
21-Jul-2009 484E	484	21-Jul-2009	2	21-Jul-2009	7E2320627
	Change to Company Details Appointment or Cessation of A Company Officeholder				
24-Apr-2009 388A	388	01-May-2009	22	31-Dec-2008	025509525 (FR 2008)
	Financial Report Financial Report - Public Company Or Disclosing Entity				
23-Apr-2009 484E	484	23-Apr-2009	2	23-Apr-2009	7E2150176
	Change to Company Details Appointment or Cessation of A Company Officeholder				
29-May-2008 388A	388	14-Jun-2008	21	30-Jun-2007	024762537 (FR 2007)
	Financial Report Financial Report - Public Company Or				



Disclosing Entity

07-Aug-2007 2501	2501	29-Oct-2007	2	07-Aug-2007	023748296 (AR 2007)
Appln For Extension to Hold Annual General Meeting					
06-Jun-2007 484E	484	05-Jun-2007	2	06-Jun-2007	7E1141161
CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER					
04-Apr-2007 484E	484	04-Apr-2007	2	04-Apr-2007	7E1066151
CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER					
20-Dec-2006 388	388	10-Jan-2007	17	30-Jun-2006	023525589 (FR 2006)
FINANCIAL REPORT					
388E COMPANY - APPOINT CHANGE NAME/ADDRESS OF AUDITOR					
388A FINANCIAL REPORT - PUBLIC COMPANY OR DISCLOSING ENTITY					
23-Aug-2006 350	350	23-Aug-2006	1	23-Aug-2006	018996766
CERTIFICATION OF COMPLIANCE WITH STAMP DUTIES LAW BY PROVISIONAL CHARGE					
Afers 021 379 789					
06-Jun-2006 309A	309	05-Jun-2006	41	08-May-2006	021379789
NOTIFICATION OF DETAILS OF A CHARGE					
Atered by 018 996 766					
03-Jan-2006 205A	205	16-Jan-2006	1	20-Dec-2005	022654875
NOTIFICATION OF RESOLUTION CHANGING COMPANY NAME					
21-Nov-2005 484	484	21-Nov-2005	3	21-Nov-2005	7E0544393
CHANGE TO COMPANY DETAILS					
484B CHANGE OF REGISTERED ADDRESS					
484C CHANGE OF PRINCIPAL PLACE OF BUSINESS (ADDRESS)					
484E APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER					
11-Aug-2005 201B	201	11-Aug-2005	3	11-Aug-2005	1E1240958
APPLICATION FOR REGISTRATION AS A PUBLIC COMPANY LIMITED BY GUARANTEE					
11-Aug-2005 218	218	11-Aug-2005	34	11-Aug-2005	021601656
CONSTITUTION OF COMPANY					

Financial Reports

Balance Date	Report Due Date	AGM Due Date	Extended AGM Due Date	AGM Held Date	Outstanding	
30-Jun-2006	30-Nov-2006	Unknown	Unknown	Unknown	N	023525589
30-Jun-2007	31-Oct-2007	30-Nov-2007	31-May-2008	Unknown	N	024762537
31-Dec-2008	30-Apr-2009	Unknown	Unknown	Unknown	N	025509625
31-Dec-2009	30-Apr-2010	Unknown	Unknown	Unknown	N	026491372
31-Dec-2010	30-Apr-2011	Unknown	Unknown	Unknown	N	027695018
31-Dec-2011	30-Apr-2012	Unknown	Unknown	Unknown	N	027329692
31-Dec-2012	30-Apr-2013	Unknown	Unknown	Unknown	N	028517937

31-Dec-2013	30-Apr-2014	Unknown	Unknown	Unknown	N	7E6003114
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\*\*\* End of Extract \*\*\*

## APPENDIX D

### Title Search- 45 Okinja Rd Alexandra Headlands.

CURRENT TITLE SEARCH  
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND  
Request No: 27326690  
Search Date: 14/11/2017 09:17  
Title Reference: 50416040  
Date Created: 21/11/2002

Previous Title: 50248700

REGISTERED OWNER

Dealing No: 706122440 15/11/2002

THE PRESBYTERIAN CHURCH OF QUEENSLAND

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 152220  
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 12965161 (POR 27)
2. EASEMENT No 709002474 23/09/2005 at 14:20 burdening the land to LOT 333 ON RP91180 OVER EASEMENT A ON SP181335
3. EASEMENT No 709002478 23/09/2005 at 14:20 burdening the land to LOT 332 ON RP91180 OVER EASEMENT A ON SP181335
4. COVENANT No 717254302 17/05/2016 at 14:51 SUNSHINE COAST REGIONAL COUNCIL OVER COVENANT B ON SP280323
5. LEASE No 717254364 17/05/2016 at 14:56 GRAMMAR EARLY LEARNING LTD A.C.N. 115 730 866 OF LEASE D ON SP285863 TERM: 01/01/2016 TO 31/12/2035 OPTION 10 YEARS
6. MORTGAGE No 717317817 15/06/2016 at 15:57 WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141 over LEASE: 717254364
7. EASEMENT No 717254376 17/05/2016 at 14:58 burdening the land to LEASE 717254364 OVER EASEMENT C ON SP285863

ADMINISTRATIVE ADVICES - NIL

## APPENDIX E

**Grammar Early Learning Limited use of Sunshine Coast Grammar Products and Services as identified by the following examples.**

**Example 1 – Shows Newleaf represents itself as - “A Service of the Presbyterian and Methodist Schools Association”**

Phone: 07 5453 7077	Email: <a href="mailto:enquire@newleaf.qld.edu.au">enquire@newleaf.qld.edu.au</a>	372 Mons Rd,	Grammar Early Learning Limited ABN 69 115 730 866	
Fax: 07 5453 7295	<a href="http://www.newleaf.qld.edu.au">www.newleaf.qld.edu.au</a>	Forest Glen Qld 4556	trading as New Leaf Early Learning Centre A Service of the Presbyterian and Methodist Schools Association	

Source: <https://newleaf.qld.edu.au/wp-content/uploads/Forest-Glen-Assistant-Educator.pdf>

Example 2 SCGS represents “New Leaf Early Learning” as part of the products and services being offered by SCGS.

The screenshot displays the website for the New Leaf Early Learning Centre, part of Sunshine Coast Grammar School. The page layout includes a top navigation bar with links for 'Home', 'About Us', 'Curriculum', 'Extra-Curricular', 'Spiritual & Student Well-being', and 'Enrolments'. A sidebar on the left contains a 'Community Portal' and various links such as 'Principal's Welcome', 'Our Vision / Mission Statement', 'School Governance', 'Leadership Team', 'Term Dates', 'Retail Shop', 'Out-of-School Hours Care Program', and 'Employment'. The main content area features a large image of children in a garden, followed by a section titled 'New Leaf Early Learning Centre' with a description of the service as an approved long day care service focusing on quality care and early learning experiences. Below this, there are three smaller images: a child at a computer, a child with face paint, and a child holding a book. A 'Next Open Day' banner is also visible. The footer contains a 'Life at GRAMMAR' section, a 'Subscribe to Lines Near' section, a 'Recent News headlines' section, and a 'Contact the School' section with the school's address and contact details.

Source: <https://www.scgs.qld.edu.au/about-us/new-leaf-early-learning-centre/>

Example 3 – SCGS appears to be co-branding with New leaf as evident from the SCGS website.



**Example 4 – Newleaf’s management capability appears to be supplied by key staff at SCGS.**



Ms Lyn Stokes

BA, MCom, GD Corp Gov, CPA, FGIA.

Welcome to our New Leaf Early Learning Centre website. As Financial Controller and now Business Manager of Sunshine Coast Grammar School I have been pleased to be involved in the management of New Leaf since 2011. I was appointed Director/Secretary of the Grammar Early Learning Limited Board in 2016.

I have over 10 years' experience in educational administration but also have a number of years' experience over a diverse range of sectors including retail, media, property development, accounting, insurance and the Not for profit sector.

I hold a Bachelor of Arts (Psychology) and a Master of Commerce (Professional Accounting), both from the University of Queensland. I am a Certified Practising Accountant (CPA).

I am particularly committed to good corporate governance and ethics and read widely on these topics. I recently completed my Graduate Diploma of Applied Corporate Governance and was pleased to be admitted as a Fellow of the Governance Institute of Australia.

As a firm believer in lifelong learning and the enduring influence of quality education, I am proud to be part of the team at New Leaf Early Learning Centre.

Source: <https://newleaf.qld.edu.au/about-us/meet-the-team/>

**Example 5 – The extent of services provided goes from Management to basic services such as HR - The final two steps of the HR process on how to apply for employment with “Newleaf”**

**Step 3**

Please complete the [application form](#).

**Step 4**

Please email your single application document as an attachment to Human Resources at [employment@scgs.qld.edu.au](mailto:employment@scgs.qld.edu.au)

**HUMAN RESOURCES**

Sunshine Coast Grammar School  
372 Mons Road, Forest Glen Q 4556  
Tel: 5445 4444 Fax: 5477 4401

Source: <https://newleaf.qld.edu.au/about-us/employment/>



## APPENDIX F

### Sale details for 3 London Road, Clayfield

#### Last Sale Details

Sale Price: \$4,400,000  
Sale Date: 30 Jun 2003  
Settlement Date: 30 Jul 2003  
Sale Type: Multi-sale  
  
Land Use 1: Educational - Including Kindergarten  
Zoning: Residential B R3

#### Legal Description

RPD: L2 RP61916  
LA: Brisbane - Toombul  
Issue Date: Feb 04  
VG Number: 00009210000000  
Fee Code: Freehold  
Owner Code: Private Person  
  
[Get Title Reference \(javascript:openTitlesModal\('3905071', 'QLD'\)\)](#)

#### Land Values

Valuation Date	Site Value	Valuation Number
30 Jun 2017	\$2,600,000	00009210000000

#### Ownership

THE PRESBYTERIAN AND  
METHODIST SCHOOLS  
ASSOCIATION

## APPENDIX G

### Title Record - 3 London Road, Clayfield

#### CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 27334517

Search Date: 14/11/2017 16:04

Title Reference: 13601225

Date Created: 06/09/1963

Previous Title: 13518167  
13518168

#### REGISTERED OWNER

Dealing No: 707308804 17/12/2003

THE PRESBYTERIAN AND METHODIST SCHOOLS ASSOCIATION

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 61916  
Local Government: BRISBANE CITY

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19509059 (POR 79)
2. MORTGAGE No 707308808 17/12/2003 at 11:51  
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
3. LEASE No 715604704 17/02/2014 at 14:47  
CHILDREN FIRST LEARNING CENTRES PTY LTD A.C.N. 009 986 547  
AS TRUSTEE UNDER INSTRUMENT 715604704  
THE WHOLE OF THE LAND  
TERM: 01/01/2014 TO 31/12/2018 OPTION 5 YEARS
4. TRANSFER No 715869324 01/07/2014 at 11:28  
LEASE: 715604704  
CHILDREN FIRST LEARNING CENTRES (PROPERTIES) PTY LTD A.C.N.  
169 146 043 TRUSTEE  
UNDER INSTRUMENT NO.715604704

#### ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713621380	HERITGE SITE QUEENSLAND HERITAGE ACT 1992	13/12/2010 10:29	CURRENT

UNREGISTERED DEALINGS - NIL

#### CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

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

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]  
Requested By: D-ENQ CITEC CONFIRM

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# APPENDIX H

## Lease Details - 3 London Road, Clayfield

QUEENSLAND LAND REGISTRY  
Land Title Act 1994, Land Act 1994 and Water Act 2000

### LEASE/SUB LEASE

FORM 7 Version 6  
Page 1 of 19



**715604704**

Duty Imprint

**\$157.40**

17/02/2014 14:47

**BE 500**

SEARCHABLE REGISTERS IN THE LAND REGISTRY AND THE WATER REGISTRY. For more information about privacy in NSW see <http://www.nsw.qld.gov.au/about/privacy/index.html>.

<b>1. Lessor</b> The Presbyterian and Methodist Schools Association	<b>Lodger</b> (Name, address & phone number) McInnes Wilson Lawyers Ref: JDH:TJS:97789	<b>Lodger Code</b> 234A
<b>2. Lot on Plan Description</b> Lot 2 on RP 61916	<b>County</b> Stanley	<b>Parish</b> Toombul
<b>3. Lessee</b> Given names: Children First Learning Centres Pty Ltd Surname/Company name and number: ACN 009 986 547		(Include tenancy if more than one) As trustee (trust documents deposited with dealing <del>740143522</del> 705169 NA and 705945537)
<b>4. Interest being leased</b> Fee simple		
<b>5. Description of premises being leased</b> The whole of the Land		
<b>6. Term of lease</b> Commencement date/event: 01/01/2014 Expiry date: 31/12/2018 and/or Event: Options: 4 x 5 years #Insert N/A if no option or inset option period (eg 3 years or 2 x 3 years)		<b>7. Rental/Consideration</b> \$79,930.00 per annum subject to variation in accordance with clause 3 of the attached schedule.

**6. Grant/Execution**  
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

PRESBYTERIAN AND METHODIST SCHOOLS ASSOCIATION

*Gail Caroline FRANKCOM* signature  
Gail Caroline FRANKCOM full name

Com for Dec. qualification X 11/02/14  
38939

**Witnessing Officer**  
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

*Kevin Patrick Standish* signature  
Kevin Patrick Standish COUNCIL MEMBER  
*Guido Karl Rottmisse* signature  
Guido Karl Rottmisse CHAIRPERSON  
Lessor's Signature

Execution Date

**9. Acceptance**  
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.  
Children First Learning Centres Pty Ltd ACN 009 986 547

*Gaye Frances Roberts* signature  
GAYE FRANCES ROBERTS full name  
C.DEC 88726 qualification

**Witnessing Officer**  
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

3 12 14  
Execution Date

SOLE DIRECTOR  
Lessee's Signature

97789-4318355\_3

**Title Reference 13601225**

**Annexure A Reference Schedule**

**Item 1** (Clause 1.1 ("Definitions"))  
(Date of Agreement to Lease)

**Item 2** (Clause 1.1 ("Definitions"))

(Bond) \$39,326.35 plus interest accrued during the term of the lease.

**Item 3** (Clause 8 ("Insurance"))

(Public risk amount) \$20,000,000.00

**Item 4** (Clause 13 ("Notices"))

(Address for service of notices)

**Landlord**

The Presbyterian Methodist Schools Association  
23 Gregory Street  
Clayfield 4011  
Fax 07 3262 0444

**Tenant**

Children First Learning Centres Pty Ltd  
ACN 009 986 547 as Trustee of the Community Property Investment Superannuation Fund  
103 Limestone Street  
Ipswich 4305  
Fax 07 3812 7566

**Item 5** (clause 1.1

("Definitions))

(Further Term)

- (a) 5 years from the 1<sup>st</sup> day of January 2019 until the 31<sup>st</sup> day of December 2023
- (b) 5 years from the 1<sup>st</sup> day of January 2024 until the 31<sup>st</sup> day of December 2028
- (c) 5 years from the 1<sup>st</sup> day of January 2029 until the 31<sup>st</sup> day of December 2033
- (d) 5 years from the 1<sup>st</sup> day of January 2034 until the 31<sup>st</sup> day of December 2038

## APPENDIX I

### Example PMSA correspondence of 2 November 2017



2 November 2017

#### Statement from the Presbyterian and Methodist Schools Association

The Presbyterian and Methodist Schools Association (PMSA) today noted the meeting held last night by some parents and community members to discuss a number of issues relating to the governing of the four PMSA schools.

The Chairman of the PMSA, Greg Adsett, said the PMSA had been communicating directly with the parents and the communities of the four schools within the group - Somerville House, Brisbane Boys' College, Clayfield College and the Sunshine Coast Grammar School - and would continue to do so.

"We respect the right of school parents and other members of the community to discuss and raise issues of concern and we welcome their input and suggestions," Mr Adsett said.

"The PMSA is sorry that a number of issues have caused frustration and concern among our school communities, especially parents. We are committed to the ongoing improvement of our governance processes to ensure they meet contemporary expectations.

"As we have been doing for the past 99 years, the PMSA has and will continue to focus on the best interest of our more than 5,000 students, over 1000 staff and of course, our parents, school supporters and alumni.

"Our mission, guided and upheld by our Christian values, is at the very heart of what makes our school communities strong, viable and successful. We acknowledge that we have been slow to explain our position to our school communities and will work harder to be more responsive to the concerns expressed by those communities," Mr Adsett said.

#### Media contact.

Ben Leeson  
Cannings Strategic Communications  
M: 0404 648 275  
bleeson@cannings.net.au

## APPENDIX J

### Other evidence of potential capital issues in the PMSA and its schools



BRISBANE BOYS' COLLEGE

KENSINGTON TERRACE • TOOWONG • QUEENSLAND 4066  
TELEPHONE (07) 3309 3500 • FACSIMILE (07) 3371 2679  
E-MAIL: mail@bbc.qld.edu.au • WWW: http://www.bbc.qld.edu.au

21 February 2017

The Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001  
Attention: Roger Greenway  
Delegate

**Received**  
**07/03/2017**  
**BCC DA**

Dear Sir

**Application Reference:** A004485980  
**Address of Site:** 433 Cliveden Avenue, Oxley QLD 4075  
**Support for the extension of the DA Approval for the Oxley Sporting Fields**

Brisbane Boys' College (BBC) is single-mindedly committed to the development of the Oxley Playing Fields' site to ensure that the College has first class playing facilities to continue its proud 115-year history of Sporting and Co-curricular success.

In order for BBC to successfully contest at the GPS level with competing sporting fields such as Brisbane Grammar School – Northgate Fields and St Joseph's College (Gregory Terrace) - Tennyson Fields, BBC must develop, at the very least, equivalent standard sporting facilities. BBC proposes to achieve this and more, with the development of the Oxley Playing Fields.

BBC sought a time extension (in late 2016) to the Development Application approval for the Oxley Playing Fields. The delay in commencing Stage 1 of the Oxley Development was due to the sizeable capital investment required for the construction of a new Middle School Facility (under the Queensland Government "Flying Start" educational initiative). In 2012, BBC commenced the building of a \$16 Million, 4 level facility with 35 learning spaces which opened for the 2014 school year. The capital works were funded by substantial commercial borrowings, which precluded the opportunity to undertake in parallel, the commencement of Stage 1 of the Oxley Playing Fields.

BBC has fast-tracked the reduction of commercial debt and is now poised to undertake prudently the significant capital costs associated with the development of the Oxley Playing Fields.

Now looking to the future, BBC's focus is on the delivery of the Oxley Playing Fields as an integral part of its Facility Master Plan over the next ten years.

BBC's current intention for Stages 1(a) and 1(b) are to prepare Operational Works Plans covering:

- Bulk Earthworks;
- Rehabilitation Plans;
- Landscape Plans;
- Environmental Management Plan;
- Construction Management Plan;
- Vegetation Management Plan;
- Water Quality Plans.

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A SCHOOL OF THE PRESBYTERIAN AND METHODIST SCHOOLS ASSOCIATION

ABN 43 237 489 021 CRICOS PROVIDER 00491

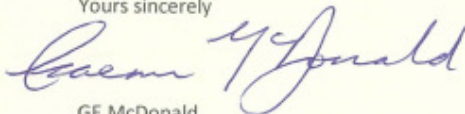
BBC's anticipated timeline for the development of the Oxley site is as follows:

#	Proposed Works or Development Stages	Expected Completion Date
a)	Operational Works Design Process	June 2017
b)	Commence Design and Operational Works Application including soil investigations	September 2017
c)	Complete Design Process	December 2017
d)	Obtain Operational Works approvals	March 2018
e)	Send out for Tender	April 2018
f)	Commence Construction	June 2018
g)	Commence Building Design	September 2018
h)	Obtain Building Approvals	March 2019
i)	Construct Buildings	March 2021
j)	Complete all Stage 2 Works	March 2023
k)	Complete all Stage 3 Works	March 2025
l)	Complete all Stage 4 Works	March 2027

The College is looking to raise suitable commercial finance to complete the above development and in relation to that, the College's Finance Committee is currently preparing the necessary financial plans/ forecast and supporting documentation to assist the College in reaching its strategic goal.

I trust that the above information as outlined, clarifies the reason why Brisbane Boys' College has been delayed in commencing Stage 1 of the Oxley Playing Fields and accordingly, why BBC has found it necessary to seek a time extension to the Development Application.

Yours sincerely



GE McDonald  
Headmaster

## APPENDIX K

### PMSA Letter of 31 August 2016 regarding appointment of Clayfield College Principal



**The Presbyterian &  
Methodist Schools Association**  
ABN 22 728 296 617

Level 9, Toowong Tower  
9 Sherwood Road, Toowong  
PO Box 298, Toowong Qld 4066

**Telephone 07 3371 0709**  
Facsimile 07 3371 0414

**Email [info@pmsa-schools.edu.au](mailto:info@pmsa-schools.edu.au)**  
Website [www.pmsa-schools.edu.au](http://www.pmsa-schools.edu.au)

31 August 2016

Dear Clayfield College Community

#### **Appointment of Clayfield College Principal**

On behalf of the PMSA and Clayfield College Councils, we are delighted to announce the appointment of Mrs Kathy Bishop as Principal of Clayfield College.

Mrs Bishop has been performing an outstanding job as Acting Principal for the past 9 months, guiding the College through some challenging times. The Council strongly believes that Mrs Bishop is the best person to lead Clayfield College into the future.

Mrs Bishop has a strong academic background, with over 35 years' experience in education including 23 years working in key senior roles within independent girls' schools. Mrs Bishop has a clear vision for the College and has, most recently, worked effectively with the School Council, the College Foundation, the P&F Association, the Old Girls and other stakeholders to develop a strategic plan that the College will announce shortly.

We trust that the Clayfield College community joins with us in congratulating Mrs Bishop on her appointment and supports her in her efforts to continue to grow Clayfield College into a market-leading educational environment for students.

Yours sincerely

#### **Presbyterian & Methodist Schools Association**

**Robert J McCall**  
PMSA Chairman

**Anne Bennett**  
Clayfield College Chairman



# APPENDIX L

## Example of "Prescare" Development Capability

### BCC Development Approval Documents - Kingsford Terrace, Chelmer

**THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT ANY BUILT TO BOUNDARY WALLS OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.**

Stage.1	34 Retirement Apartments and Central Facilities for Site 1, 2 and 4 Levels and Basement 40 covered carparks, 27 external carparks
Stage.2	34 Retirement Apartments 5, 4 and 2 Levels and Basement 37 covered carparks
Stage.3	40 Retirement Apartments 5 Levels and Basement 42 covered carparks
Stage.4	39 Retirement Apartments 3 Levels and Basement 42 covered carparks, 17 external carparks
Stage.5	62 Retirement Apartments 2, 4 and 5 Levels and Basement 67 covered carparks, 8 external carparks
Stage.6	52 Resident Care Facility 2 Levels 18 covered carparks

**PLANS AND DOCUMENTS** referred to in the **NEGOTIATED DECISION**  
Dated: 14/11/2012

**Received**  
20 Aug. 2012  
BCC DA

**PLANS AND DOCUMENTS** referred to in the **DEVELOPMENT PERMIT**  
Dated: 14/09/2012

North

gary j. garnett and associates pty. ltd. architects

Project: Hopetoun  
Client: Prescare Redevelopment

2 1.08.12 Staging Adjusted  
1 12.06.12 D.A. issue pen. updates

1347- SM-05