



Grant Thornton

An instinct for growth™

To the Recipient as Addressed

5 October 2017

Dear Sir/Madam

Initial Information for Creditors of the Companies See Appendix A (“the Companies”)

The purpose of this letter is to provide you with information about the liquidation of the Companies and your rights as a creditor.

Notification of appointment

Andrew Stewart Reed Hewitt and I were appointed Liquidators of the Companies by the Court on 6 September 2017.

A copy of our Declaration of Independence, Relevant Relationships and Indemnities (DIRRI) is attached at **Appendix B**. The DIRRI assists you to understand any relevant relationships that we have, and any indemnities or upfront payments that have been provided to us. None of the relationships disclosed in this document affect our independence.

What is a court liquidation?

A court liquidation is where an order to place a company into liquidation is made by the court. Usually this is on application of a creditor where the company has not paid its outstanding debt. Usually this means that the company is insolvent.

According to the Companies' records, you may be a creditor of one or more of the Companies.

What happens to your debt?

All creditors of the Companies are now creditors in the liquidations. As a creditor, you have certain rights, although your debt will be dealt with in the liquidation.

If you have leased the Companies property, have a retention of title claim or hold a Personal Property Security in relation to the Companies, please contact my staff as soon as possible.

Grant Thornton Australia Limited ABN 41 127 556 389 ACN 127 556 389

'Grant Thornton' refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton Australia Limited is a member firm of Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate one another and are not liable for one another's acts or omissions. In the Australian context only, the use of the term 'Grant Thornton' may refer to Grant Thornton Australia Limited ABN 41 127 556 389 and its Australian subsidiaries and related entities. GTIL is not an Australian related entity to Grant Thornton Australia Limited.

Liability limited by a scheme approved under Professional Standards Legislation. Liability is limited in those States where a current scheme applies

Our Ref: P:\D\Diploma Group Entities (Court Liquidation And Provisional Liquidation Appointments)\Official Liquidation\Creditor Initial Information Letterpack (CL) GT - ILRA_20170915\Initial Information To Creditors (CL) GT - ILRA.Doc

Level 1
10 Kings Park Road
West Perth WA 6005

Correspondence to:
PO Box 570
West Perth WA 6872

T +61 8 9480 2000
F +61 8 9322 7787
E info.wa@au.gt.com
W www.granthornton.com.au

We are not trading the business. If you are an employee you will receive a separate communication on how this appointment impacts your ongoing dealings with the Companies.

Your rights as a creditor

Information regarding your rights as a creditor is provided in the information sheet included at **Appendix C**. This includes your right to:

- Make reasonable requests for a meeting;
- Make reasonable requests for information;
- Give directions to me;
- Appoint a reviewing liquidator; and
- Replace me as liquidator.

We wish to draw to your attention to the special right to request a meeting in the first 20 business days of a creditor's voluntary liquidation. If we receive a request for a meeting from at least 5% of known creditors that are not a related entity of the Companies, we are required to hold a meeting, as long as the request is reasonable. The details of whether a request is reasonable or not is included in the information sheet at **Appendix C**.

Summary of the Companies' affairs

We received Reports as to Affairs (RATA) from the directors of the Companies during the Provisional Liquidation on 12 June 2017 and 16 June 2017. A summary of the information in the RATAs is attached at **Appendix D**.

Update as to the progress of the Liquidation

As you may be aware, Andrew Hewitt and myself were appointed Provisional Liquidators of the Companies on 22 May 2017 pursuant to orders made in the Federal Court of Australia. The Provisional Liquidators were required to provide to the Court with a report detailing our investigations into each of the Companies, specifically including the following:

1. The assets and liabilities of each of the Companies;
2. An opinion as to the solvency of each of the Companies;
3. The likely return to creditors in the event that each of the Companies were wound up;
4. Any other information necessary to enable the financial position of the Companies to be assessed;
5. Any suspected contravention of the Corporations Act by any of the Companies; and
6. Any suspected contravention of the Corporations Act by the directors and officers of any of the Companies.

Our reports were provided to the Court and the Australian Securities and Investments Commission on 6 July 2017.

On 6 September 2017, we were appointed as Liquidators to the Companies. Since our appointment we have:

- Completed all required statutory lodgements;
- Attended to communications with creditors and employees;
- Commenced preparation of our statutory reports to ASIC pursuant to section 533 of the Corporations Act; and
- Commenced the appropriate funding applications for the purpose of conducting additional investigations and for the recovery of antecedent transactions

What happens next?

We will proceed with the liquidation, including:

- Finalising funding applications;
- Investigating the Companies' affairs;
- Reporting to the corporate regulator, the Australian Securities and Investments Commission (ASIC); and
- Where appropriate, report to creditors and/or hold creditors meetings.

If we receive a request for a meeting that complies with the guidelines set out the creditor rights information sheet, we will hold a meeting of creditors. However, we do not consider that a meeting will be worthwhile at this stage and note the meetings will be held at a later date if required.

We will write to you within three months of our appointment advising whether a dividend is likely and update you on the progress of our investigations.

We may write to you again after that with further information on the progress of the liquidation.

Where can you get more information?

The Australian Restructuring Insolvency and Turnaround Association (ARITA) provides information to assist creditors with understanding liquidations and insolvency.

This information is available from ARITA's website at www.arita.com.au.

ASIC provides information sheets on a range of insolvency topics. A summary of the information sheets available is attached at **Appendix E**. These information sheets can be accessed on ASIC's website at www.asic.gov.au.

Should you have any queries in relation to the above, please contact Maddison Billinghurst of our office on (08) 9480 2000 or Maddison.billinghurst@au.gt.com.

Yours sincerely



David Hodgson
Joint and Several Liquidator

Attachments

- Appendix A - Schedule of Companies
- Appendix B - Declaration of Independence, Relevant Relationships and Indemnities
- Appendix C - Information Sheet - Creditor Rights in Liquidation
- Appendix D - Summary of affairs
- Appendix E - Summary of ASIC Information Sheets



Grant Thornton

An instinct for growth™

Appendix A

Name of Company
Diploma Group Limited (Receivers and Managers Appointed) (In Liquidation)
Diploma Construction (WA) Pty Ltd (Receivers and Managers Appointed) (In Liquidation)
DGX Construction Pty Ltd (Receivers and Managers Appointed) (In Liquidation)
Diploma Properties Pty Ltd (In Liquidation)
Diploma TCO Holdings Pty Ltd (In Liquidation)
Diploma Construction (NSW) Pty Ltd (In Liquidation)
Diploma Capital Pty Ltd (In Liquidation)
Allegro Realty Holdings Pty Ltd (In Liquidation)
Diploma Development Management Pty Ltd (In Liquidation)
Weststructure Pty Ltd (In Liquidation)
24 Flinders Lane Pty Ltd (In Liquidation)
176 Adelaide Tce Pty Ltd (In Liquidation)
Rockingham Serviced Apartments Pty Ltd (In Liquidation)
Chemlabs Emporium Pty Ltd (In Liquidation)
300 Lord St Pty Ltd (In Liquidation)
303 Campbell St Pty Ltd (In Liquidation)
254 West Coast Hwy Pty Ltd (In Liquidation)
Subiaco Residential Apartments Pty Ltd (In Liquidation)
Diploma Capital Securities Pty Ltd (In Liquidation)
Allegro Realty Pty Ltd (In Liquidation)

Grant Thornton Australia Limited ABN 41 127 556 389

'Grant Thornton' refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton Australia Ltd is a member firm of Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate one another and are not liable for one another's acts or omissions. In the Australian context only, the use of the term 'Grant Thornton' may refer to Grant Thornton Australia Limited ABN 41 127 556 389 and its Australian subsidiaries and related entities. GTIL is not an Australian related entity to Grant Thornton Australia Limited.

Liability limited by a scheme approved under Professional Standards Legislation. Liability is limited in those States where a current scheme applies.

Appendix B

DECLARATION OF INDEPENDENCE, RELEVANT RELATIONSHIPS AND INDEMNITIES

DIPLOMA GROUP LIMITED (Receivers and Managers Appointed) (In Liquidation)
DIPLOMA CONSTRUCTION (WA) PTY LTD (Receivers and Managers Appointed) (In Liquidation)
DGX CONSTRUCTION PTY LTD (Receivers and Managers Appointed) (In Liquidation)
DIPLOMA PROPERTIES PTY LTD (In Liquidation)
DIPLOMA TCO HOLDINGS PTY LTD (In Liquidation)
DIPLOMA CONSTRUCTION (NSW) PTY LTD (In Liquidation)
DIPLOMA CAPITAL PTY LTD (In Liquidation)
ALLEGRO REALTY HOLDINGS PTY LTD (In Liquidation)
DIPLOMA DEVELOPMENT MANAGEMENT PTY LTD (In Liquidation)
WESTSTRUCTURE PTY LTD (In Liquidation)
24 FLINDERS LANE PTY LTD (In Liquidation)
176 ADELAIDE TCE PTY LTD (In Liquidation)
ROCKINGHAM SERVICED APARTMENTS PTY LTD (In Liquidation)
CHEMLABS EMPORIUM PTY LTD (In Liquidation)
300 LORD ST PTY LTD (In Liquidation)
303 CAMPBELL ST PTY LTD (In Liquidation)
254 WEST COAST HWY PTY LTD (In Liquidation)
SUBIACO RESIDENTIAL APARTMENTS PTY LTD (In Liquidation)
DIPLOMA CAPITAL SECURITIES PTY LTD (In Liquidation)
ALLEGRO REALTY PTY LTD (In Liquidation)
Together “the Companies”

This document requires the Practitioners appointed to an insolvent entity to make declarations as to:

- A. Their independence generally;
- B. Relationships, including
 - 1 The circumstances of the appointment;
 - 2 Any relationships with the Insolvent and others within the previous 24 months;
 - 3 Any prior professional services for the Insolvent within the previous 24 months;
 - 4 That there are no other relationships to declare; and
- C. Any indemnities given, or up-front payments made, to the Practitioner.

This declaration is made in respect of ourselves, our partners, Grant Thornton Australia Limited (“GTAL”) (“the Firm”) and any of GTAL’s associated entities.

A: Independence

We, David Mark Hodgson, and Andrew Stewart Reed Hewitt of Grant Thornton Australia Limited have undertaken a proper assessment of the risks to our independence prior to accepting the appointment as Liquidators of the Companies in accordance with the law and applicable professional standards. This assessment identified no real or potential risks to our independence. We are not aware of any reasons that would prevent us from accepting this appointment.

B: Declaration of Relationships*i. Circumstances of Appointment*

We declare the following relationship circumstances that led to our appointment

Appointment as Voluntary Administrators

On 22 December 2016 we were appointed Voluntary Administrators of the following entities:

- Diploma Group Limited
- Diploma Construction (WA) Pty Ltd
- DGX Construction Pty Ltd

A DIRRI was distributed to all known creditors on 23 December 2016 and we refer you to this document which is available on the Grant Thornton website which details the circumstances leading to our appointment as Voluntary Administrators.

Appointment as Provisional Liquidators

On 11 April 2017, the Australian Securities and Investments Commission requested that we, David Hodgson and Andrew Hewitt, consent to act as Provisional Liquidators of the Companies.

On 22 May 2017 we were appointment Provisional Liquidators of the Companies pursuant to orders made in the Federal Court of Australia.

Appointment as Court Liquidators

On 6 September 2017 we were appointed as Liquidators of the Companies pursuant to orders made in the Federal Court of Australia.

We do not consider any of the above constitutes an impediment or conflict to the Liquidators.

ii. Relevant Relationships (excluding Professional Services to the Insolvent)

We, or a member of our firm, have or have had within the preceding 24 months, a relationship with:

Name	Nature of relationship	Reasons
Westpac Banking Corporation ("Westpac")	<p>Westpac has a registered security interest in a number of the Companies.</p> <p>Grant Thornton does, from time to time, undertake work for Westpac unrelated to the Companies and our appointment.</p> <p>The work undertaken does include engagements where Grant Thornton has acted for Westpac on matters unrelated to our appointment as Liquidators to the Companies.</p>	<p>We believe that this relationship does not result in a conflict of interest or duty because:</p> <ul style="list-style-type: none">• Each professional engagement undertaken for Westpac is conducted on an entirely separate basis, which has no connection with this appointment.• These engagements are only commenced after full regard is given to potential conflicts of interest in relation to all interested stakeholders.• Grant Thornton has not undertaken any engagement for the Companies.• The nature of the work conducted by Grant Thornton as instructed by Westpac on past matters (as mentioned above) will not influence our ability to fully comply with the statutory and fiduciary obligations associated with the Liquidation of the Companies in an object and impartial manner.

<p>Australian Taxation Office</p>	<p>Grant Thornton Practitioners do, from time to time, act as Liquidators and Bankruptcy Trustees as members of the Australian Taxation Office's panel.</p>	<p>We believe that these relationships do not result in a conflict of interest or duty because:</p> <ul style="list-style-type: none"> • Our previous relationship with the Australian Taxation Office has not been and is not currently in relation to the Companies' affairs and or the Companies' director or related parties. • The nature of past work conducted by Grant Thornton in relation to the Australian Taxation Office or being on its panel will not influence our ability to fully comply with the statutory and fiduciary obligations associated with the Liquidations of the Companies in an object and impartial manner.
-----------------------------------	---	--

Other than the relationships noted above, neither David Mark Hodgson or Andrew Stewart Reed Hewitt, nor our firm, have, or have had within the preceding 24 months, any relationships with the Companies, an associate of the Companies or any person or entity that has a charge on the whole or substantially whole of the Companies' property (other than those relationships identified above). This includes the following entities that have a registered ALLPAAP security interest against a number of the Companies: Win Mezz No. 111 Pty Ltd; 24 Flinders Lane Pty Ltd and Swiss Re International SE.

iii. Prior Professional Services to the Insolvent

Neither we, nor our Firm, have provided any professional services to the Companies in the previous 24 months.

iv. Concurrent Appointment to related party

Nature of Professional Service	Reasons
<p>We were concurrently appointed Liquidators of the Companies.</p>	<p>We believe that this relationship does not result in a conflict of interest or duty because:</p> <ul style="list-style-type: none"> • The appointment of us as Liquidators of the Companies will not influence our ability to fully comply with the statutory and fiduciary obligations associated with the Liquidation of the Companies in an object and impartial manner. • We have undertaken a preliminary assessment of intercompany transactions and identified various intercompany loans, the recoverability of which appears uncertain. Additionally, we note that there are no known disputes with regard to the loan accounts. • We are not aware of any conflicts of interests as between Companies. Should a conflict arise, we will keep creditors informed and take appropriate actions to resolve the conflict. This may include engaging an independent liquidator to adjudicate on intercompany claims in the event of a dividend.

v. No other relevant relationships to disclose

There are no other known relevant relationships, including personal, business and professional relationships, from the previous 24 months with the Companies an associate of the Companies, a former insolvency practitioner appointed to the Companies or any person or entity that has a security over the whole or substantially whole of the Companies' property that should be disclosed.

C: Indemnities and up-front payments

We advise that we have not received any upfront payment or indemnities relating to our appointment as liquidators of the Companies.

FPDL Investments Pty Ltd (a related party to the Companies) provided an up-front payment of \$200,000 to meet our remuneration and expenses associated with the administrations of the Diploma Construction (WA) Pty Ltd, DGX Construction Pty Ltd and Diploma Group Limited.

The funds are currently being held in our firm's trust account and will not be drawn to meet our remuneration until such time that it is approved by creditors.

There are no conditions on the conduct or outcome of the administration attached to the provision of these funds.

If we form the view (at our sole discretion) that we will recover sufficient funds from the assets of the Companies to pay any remuneration, fees and costs incurred by ourselves, we will repay the trust funds to FPDL Investments Pty Ltd.

Dated this 6th day of September 2017



David Mark Hodgson
Joint and Several Liquidator



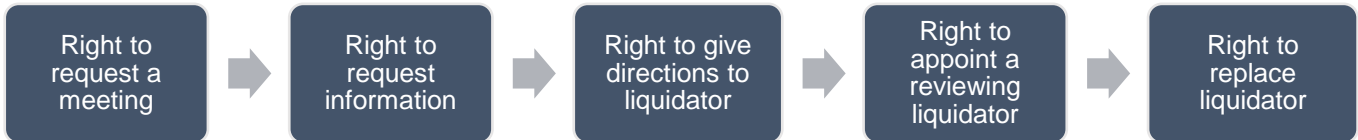
Andrew Stewart Reed Hewitt
Joint and Several Liquidator

NOTE:

- 1 If circumstances change, or new information is identified, we are required under the Corporations Act 2001 and ARITA Code of Professional Practice to update this Declaration and provide a copy to creditors with our next communication as well as table a copy of any replacement declaration at the next meeting of the insolvent's creditors.
- 2 Any relationship, indemnities or up-front payments disclosed in the DIRRI must not be such that the Practitioner is no longer independent. The purpose of components B and C of the DIRRI is to disclose relationships that, while do not result in the Practitioner having a conflict of interest or duty, ensure that creditors are aware of those relationships and understand why the Practitioner nevertheless remains independent.

Creditor Rights in Liquidations

As a creditor, you have rights to request meetings and information or take certain actions:



Right to request a meeting

In liquidations, no meetings of creditors are held automatically. However, creditors with claims of a certain value can request in writing that the liquidator hold a meeting of creditors.

A meeting may be requested in the first 20 business days in a creditors' voluntary liquidation by $\geq 5\%$ of the value of the debts held by known creditors who are not a related entity of the company.

Otherwise, meetings can be requested at any other time or in a court liquidation by:

- $> 10\%$ but $< 25\%$ of the known value of creditors on the condition that those creditors provide security for the cost of holding the meeting
- $\geq 25\%$ of the known value of creditors
- creditors by resolution, or
- a Committee of Inspection (this is a smaller group of creditors elected by, and to represent, all the creditors).

If a request complies with these requirements and is 'reasonable', the liquidator must hold a meeting of creditors as soon as reasonably practicable.

Right to request information

Liquidators will communicate important information with creditors as required in a liquidation. In addition to the initial notice, you should receive, at a minimum, a report within the first three months on the likelihood of a dividend being paid.

Additionally, creditors have the right to request information at any time. A liquidator must provide a creditor with the requested information if their request is 'reasonable', the information is relevant to the liquidation, and the provision of the information would not cause the liquidator to breach their duties.

A liquidator must provide this information to a creditor within 5 business days of receiving the request, unless a longer period is agreed. If, due to the nature of the information requested, the liquidator requires more time to comply with the request, they can extend the period by notifying the creditor in writing.

Requests must be reasonable.

They are not reasonable if:

Both meetings and information:

- (a) complying with the request would prejudice the interests of one or more creditors or a third party
- (b) there is not sufficient available property to comply with the request
- (c) the request is vexatious

Meeting requests only:

- (d) a meeting of creditors dealing with the same matters has been held, or will be held within 15 business days

Information requests only:

- (e) the information requested would be privileged from production in legal proceedings
- (f) disclosure would found an action for breach of confidence
- (g) the information has already been provided
- (h) the information is required to be provided under law within 20 business days of the request

If a request is not reasonable due to (b), (d), (g) or (h) above, the liquidator must comply with the request if the creditor meets the cost of complying with the request.

Otherwise, a liquidator must inform a creditor if their meeting or information request is not reasonable and the reason why.

Right to give directions to liquidator

Creditors, by resolution, may give a liquidator directions in relation to a liquidation. A liquidator must have regard to these directions, but is not required to comply with the directions.

If a liquidator chooses not to comply with a direction given by a resolution of the creditors, they must document their reasons.

An individual creditor cannot provide a direction to a liquidator.

Right to appoint a reviewing liquidator

Creditors, by resolution, may appoint a reviewing liquidator to review a liquidator's remuneration or a cost or expense incurred in a liquidation. The review is limited to:

- remuneration approved within the six months prior to the appointment of the reviewing liquidator, and
- expenses incurred in the 12 months prior to the appointment of the reviewing liquidator.

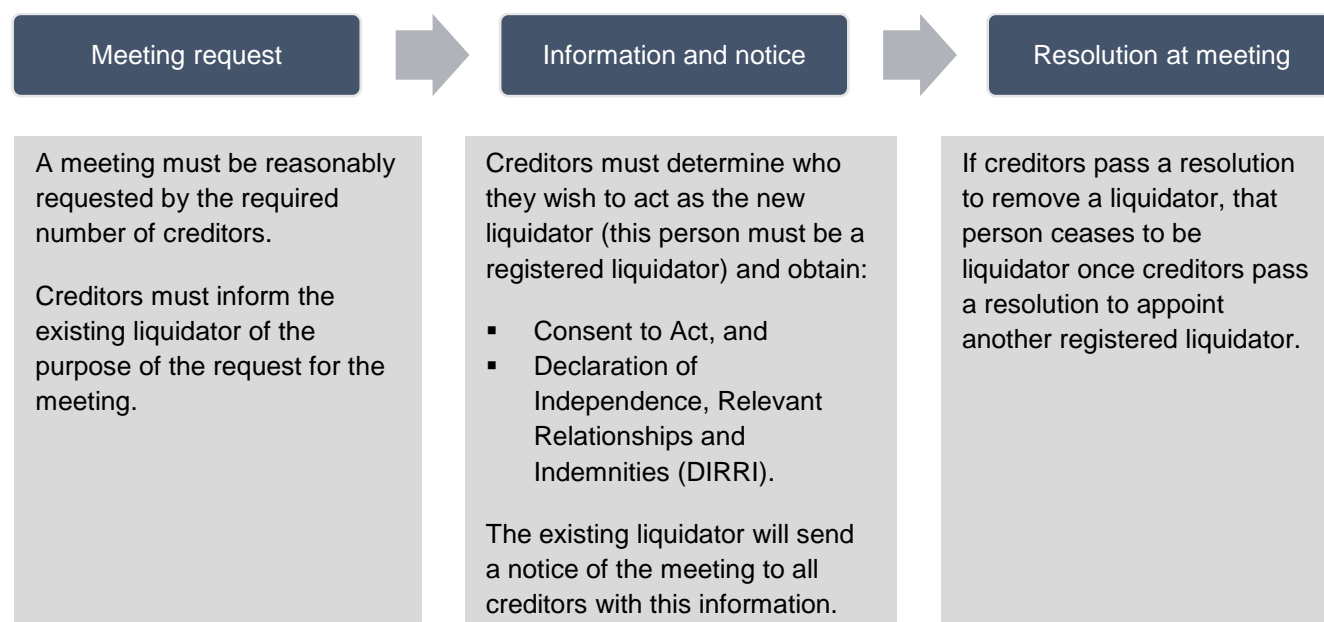
The cost of the reviewing liquidator is paid from the assets of the liquidation, in priority to creditor claims.

An individual creditor can appoint a reviewing liquidator with the liquidator's consent, however the cost of this reviewing liquidator must be met personally by the creditor making the appointment.

Right to replace liquidator

Creditors, by resolution, have the right to remove a liquidator and appoint another registered liquidator.

For this to happen, there are certain requirements that must be complied with:



For more information, go to www.arita.com.au/creditors



Grant Thornton

An instinct for growth™

Appendix D

Reports As To Affairs

Diploma Group Limited

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Debtors	2,100	-
Plant and Equipment	109	-
Total Assets not specifically charged	2,208	-
Assets subject to specific charges		
Net Assets subject to specific charges	-	-
Total Assets	2,208	-
Amount owing to priority creditors	(29)	(29)
Assets available to secured creditor	2,179	(29)
Amounts owing to secured creditor	(3,514)	(3,514)
Deficit to Secured Creditor	(1,334)	(3,542)
Amounts owing to Unsecured Creditors	(988)	(988)
Contingent Assets	(15,700)	(15,700)
Estimated Deficiency	(18,022)	(20,231)

Grant Thornton Australia Limited ABN 41 127 556 389

'Grant Thornton' refers to the brand under which the Grant Thornton member firms provide assurance, tax and advisory services to their clients and/or refers to one or more member firms, as the context requires. Grant Thornton Australia Ltd is a member firm of Grant Thornton International Ltd (GTIL). GTIL and the member firms are not a worldwide partnership. GTIL and each member firm is a separate legal entity. Services are delivered by the member firms. GTIL does not provide services to clients. GTIL and its member firms are not agents of, and do not obligate one another and are not liable for one another's acts or omissions. In the Australian context only, the use of the term 'Grant Thornton' may refer to Grant Thornton Australia Limited ABN 41 127 556 389 and its Australian subsidiaries and related entities. GTIL is not an Australian related entity to Grant Thornton Australia Limited.

Liability limited by a scheme approved under Professional Standards Legislation. Liability is limited in those States where a current scheme applies.

Diploma Construction (WA) Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Interest in land	346	800
Plant and Equipment	21	30
Total Assets not specifically charged	367	830
Assets subject to specific charges		
Motor vehicles	21	32
Amount owing to Charge Holder	(49)	(46)
Net Assets subject to specific charges	(29)	(14)
Total Assets	367	830
Amount owing to priority creditors	326	326
Assets available to secured creditor	41	504
Amounts owing to secured creditor	7,000	7,000
Deficit to Secured Creditor	(6,959)	(6,496)
Amounts owing to Unsecured Creditors	(26,332)	(26,332)
Contingent Assets	3,196	3,196
Estimated Deficiency	(30,094)	(29,631)

DGX Construction Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Debtors	2,015	-
Total Assets not specifically charged	2,015	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	2,015	-
Amount owing to priority creditors	71	71
Assets available to secured creditor	1,944	(71)
Amounts owing to secured creditor	-	-
Surplus (Deficit) to Secured Creditor	1,944	(71)
Amounts owing to Unsecured Creditors	4,571	4,571
Estimated Deficiency	(2,627)	(4,642)

Diploma Properties Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Debtors	11,061	-
Total Assets not specifically charged	11,061	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	11,061	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	11,061	-
Amounts owing to secured creditor	(4,179)	(4,179)
Deficit to Secured Creditor	6,883	(4,179)
Amounts owing to Unsecured Creditors	(2)	(2)
Contingent Assets	-	-
Estimated Deficiency	6,881	(4,181)

Diploma TCO Holdings Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	(3,300)	(3,300)
Deficit to Secured Creditor	(3,300)	(3,300)
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Estimated Deficiency	(3,300)	(3,300)

Diploma Construction (NSW) Pty
Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Estimated Deficiency	-	-

Note: The Report as to Affairs ("RATA") detailed above was provided by the Directors on or around 12 June 2017. We note that the RATA did not disclose any assets or liabilities.

Diploma Capital Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Estimated Deficiency	-	-

Note: The Report as to Affairs ("RATA") detailed above was provided by the Directors on or around 12 June 2017. We note that the RATA did not disclose any assets or liabilities.

Allegro Realty Holdings Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Estimated Deficiency	-	-

Note: The Report as to Affairs ("RATA") detailed above was provided by the Directors on or around 12 June 2017. We note that the RATA did not disclose any assets or liabilities.

Diploma Development Management Pty
Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Deficit to Creditors before costs	-	-

Note: The Report as to Affairs ("RATA") detailed above was provided by the Directors on or around 12 June 2017. We note that the RATA did not disclose any assets or liabilities.

Weststructure Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Interest in Fund	500	200
Total Assets not specifically charged	500	200
Assets subject to specific charges		
Net Assets subject to specific charges	-	-
Total Assets	500	200
Amount owing to priority creditors	-	-
Assets available to secured creditor	500	200
Amounts owing to secured creditor	-	-
Amounts owing to Unsecured Creditors	-	-
Contingent Liability	(6,200)	(6,200)
Estimated Deficiency	(5,700)	(6,000)

24 Flinders Lane Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Interest in land	2,300	2,300
Amount owing to Charge Holder	(1,200)	(1,200)
Net Assets subject to specific charges	1,100	1,100
Total Assets	1,100	1,100
Amount owing to priority creditors	-	-
Assets available to secured creditor	1,100	1,100
Amounts owing to secured creditor	-	-
Surplus to Secured Creditor	1,100	1,100
Amounts owing to Unsecured Creditors	(2,000)	(2,000)
Contingent Assets	-	-
Estimated Deficiency	(900)	(900)

176 Adelaide Tce Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Debtors	2,513	-
Total Assets not specifically charged	2,513	-
Assets subject to specific charges		
Recoveries from legal disputes	1,060	1,060
Recoveries from funds held on trust	1,060	1,060
Amount owing to Charge Holder	(3,300)	(3,300)
Net Assets subject to specific charges	(1,180)	(1,180)
Total Assets	1,333	(1,180)
Amount owing to priority creditors	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	(1,180)
Amounts owing to Unsecured Creditors	(2,634)	(2,634)
Estimated Deficiency	(2,634)	(3,814)

Rockingham Serviced Apartments Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Estimated Deficiency	-	-

Note: The Report as to Affairs ("RATA") detailed above was provided by the Directors on or around 12 June 2017. We note that the RATA did not disclose any assets or liabilities.

Chemlabs Emporium Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	(3,300)	(3,300)
Deficit to Secured Creditor	(3,300)	(3,300)
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Estimated Deficiency	(3,300)	(3,300)

300 Lord Street Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	(2,300)	(2,300)
Contingent Assets	-	-
Estimated Deficiency	(2,300)	(2,300)

303 Campbell St Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	(2,700)	(2,300)
Contingent Assets	-	-
Estimated Deficiency	(2,700)	(2,300)

254 West Coast Hwy Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	(3,300)	(3,300)
Deficit to Secured Creditor	(3,300)	(3,300)
Amounts owing to Unsecured Creditors	(480)	(480)
Contingent Assets	-	-
Estimated Deficiency	(3,780)	(3,780)

Subiaco Residential Apartments Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	(3,300)	(3,300)
Deficit to Secured Creditor	(3,300)	(3,300)
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Estimated Deficiency	(3,300)	(3,300)

Diploma Capital Securities Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Amount owing to Charge Holder	-	-
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	(1,100)	(1,100)
Estimated Deficiency	(1,100)	(1,100)

Allegro Realty Pty Ltd

(\$'000)	Book Value	Estimated Realisable Value
Assets not specifically charged		
Total Assets not specifically charged	-	-
Assets subject to specific charges		
Net Assets subject to specific charges	-	-
Total Assets	-	-
Amount owing to priority creditors	-	-
Assets available to secured creditor	-	-
Amounts owing to secured creditor	-	-
Deficit to Secured Creditor	-	-
Amounts owing to Unsecured Creditors	-	-
Contingent Assets	-	-
Estimated Deficiency	-	-

Note: The Report as to Affairs ("RATA") detailed above was provided by the Directors on or around 12 June 2017. We note that the RATA did not disclose any assets or liabilities.

Appendix E



ASIC

Australian Securities & Investments Commission

Insolvency information for directors, employees, creditors and shareholders

This information sheet (INFO 39) lists ASIC's information sheets for directors, employees, creditors and shareholders affected by a company's insolvency.

We have produced these with endorsement from the Australian Restructuring Insolvency & Turnaround Association (ARITA).

The information sheets give a basic understanding of the three most common company insolvency procedures – liquidation, voluntary administration and receivership – as well as the independence requirements for external administrators and approving external administrator remuneration. There is also a glossary of commonly used insolvency terms.

List of information sheets

- [INFO 41](#) Insolvency: A glossary of terms
- [INFO 42](#) Insolvency: A guide for directors
- [INFO 43](#) Insolvency: A guide for shareholders
- [INFO 45](#) Liquidation: A guide for creditors
- [INFO 46](#) Liquidation: A guide for employees
- [INFO 54](#) Receivership: A guide for creditors
- [INFO 55](#) Receivership: A guide for employees
- [INFO 74](#) Voluntary administration: A guide for creditors
- [INFO 75](#) Voluntary administration: A guide for employees
- [INFO 84](#) Independence of external administrators: A guide for creditors
- [INFO 85](#) Approving fees: A guide for creditors

Where can I get more information?

Further information is available from the [ARITA website](#). The ARITA website also contains the [ARITA Code of Professional Practice for Insolvency Practitioners](#).

This is **Information Sheet 39 (INFO 39)** updated on 1 September 2017. Information sheets provide concise guidance on a specific process or compliance issue or an overview of detailed guidance.