INITIAL REPORT TO CREDITORS

CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED
(IN LIQUIDATION)
ACN: 136 497 473
ABN: 22 136 497 473

15 October 2026

JONATHON KEENAN & PETER KREJCI
Joint & Several Liquidators

Phone 02 8263 2333
Email info@brifnsw.com.au
Website www.briferrier.com.au
Address Suite 4, Level 26, 25 Bligh Street
Sydney NSW 2000

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GLOSSARY OF COMMON ACRONYMS & ABBREVIATIONS

ABN	Australian Business Number
ACN	Australian Company Number
Act	Corporations Act 2001 (Cth)
ARITA	Australian Restructuring Insolvency and Turnaround Association
ASIC	Australian Securities and Investments Commission
ATO	Australian Taxation Office
Company	CNGT Cleaning & Asset Maintenance Pty Limited (In Liquidation)
CVL	Creditors Voluntary Liquidation
Director	Sonny Motai Edwards
DIRRI	Declaration of Independence, Relevant Relationships & Indemnities
FEG	Fair Entitlements Guarantee scheme
Firm	BRI Ferrier
Former Director	Ray Ray Lafferty
IPR	Insolvency Practice Rules (Corporations) 2016
IPS	Insolvency Practice Schedule (Corporations)
O'Maras	O'Maras in Alliance with Grays
POD	Proof of Debt
PPE	Property, Plant and Equipment
PPSR	Personal Property Securities Register
ROCAP	Report on Company Activities and Property
SOA	Summary of Affairs

1 EXECUTIVE SUMMARY

We, Jonathon Keenan and Peter Krejci, were appointed Joint and Several Liquidators of the Company by a resolution of the sole member at a duly convened members meeting held on 30 September 2026.

This report has been prepared pursuant to IPR 70-30 and Section 497 of the Act. You have received this Report because we are aware that you may have a creditor claim and/or the books and records of the Company identified you as a creditor.

Our investigations to date into the Company's affairs and the conduct of its officers are preliminary and a more detailed report will be provided to creditors within three (3) months of the liquidation commencing. Our findings, including any offences identified, will also be reported to ASIC in due course.

We provide herein a brief overview of the Company's affairs as presently known to us.

The Company was incorporated on 7 April 2009 and provided building and asset cleaning and maintenance. The Company operated a mobile cleaning service, attending clients' premises within the greater Sydney metropolitan area to perform the required cleaning work. We understand that the Director purchased the shares in the Company from the Former Director in November 2025, however the relevant ASIC forms to change the shareholdings were not lodged until September 2026. The size of the business operations was relatively minor, and the Director was the only employee just prior to our appointment.

We are advised that the Company had lost contracts and struggled to find new clients. At the same time, it appeared that the statutory liabilities (in particular unpaid superannuation) continued to increase and in early September 2026, the ATO issued Director Penalty Notices to the current and former Directors for various debts totalling approximately $85K. The Company was unable to discharge these liabilities and as such, the Director decided to place the Company into Liquidation on 30 September 2026. The Company ceased to trade and employ on the date of our appointment.

The Director has submitted a SOA and ROCAP which summarises the financial position of the Company. The Company has minimal assets, largely consisting of a 2002 Mitsubishi vehicle, cash at bank and sundry equipment. We are currently exploring the sale of the motor vehicle and the sundry equipment, and have engaged O'Maras to assist us with that process. The remaining assets are cash at bank funds of $10K and trade debtor claims of circa $5K.

The ROCAP also discloses that the Company's liabilities are solely owed to the ATO for GST, PAYG and outstanding superannuation entitlements. Our preliminary review of the Company's records reflects the Director's report, indicating GST and PAYG liabilities of circa $75K, and superannuation entitlements of $120K which appear to date back to 2016 and relate to the employment of the Director and/or Former Director.

A search of the PPSR indicates that there are no security interests registered against the Company at the date of our appointment.

Based on the information currently available, we do not anticipate there will be substantial recoveries from the assets of the Company. As such, any return to creditors will likely be dependent on recovery actions in respect of voidable recoveries being identified and successfully pursued. It is too early to determine whether there are any recovery actions available in the Liquidation and/or what recoveries may result from such claims. We will conduct further investigations into the Company's affairs and the conduct of its officers and report our findings to ASIC and creditors within three (3) months of our appointment, by no later than 30 December 2026.

If any creditors have information relevant to the Liquidation, they are encouraged to contact our office without delay, such that it may assist our investigations and/or improve the prospects of recovery for creditors.

2 EFFECT ON CREDITORS

Creditors should be aware that they are subject to certain restrictions with respect to their claims when the Company is being wound up. We provide a summary of the effect on creditors:

2.1 TRADE SUPPLIERS

Any claims against the Company in respect of goods and/or services provided to the Company prior to our appointment are effectively frozen as at the date of our appointment.

As mentioned above, the Company ceased trading upon our appointment, and we will not accept responsibility or any liability in respect of any goods or services provided after the date of our appointment unless express written authorisation has been provided.

2.2 LANDLORDS/LESSORS

Whilst the Company is in Liquidation, a moratorium is imposed on all debts outstanding as at the date of our appointment. This extends to amounts owed to equipment lessors and landlords of any premises leased by the Company.

The Company does not appear to hold any registered leases or equipment leases. Any parties with such arrangements should contact Vijay Rajmohan of this office immediately so that they may be considered.

2.3 EMPLOYEES

As mentioned above, at the time of our appointment, the Company only employed the Director, which ended on our appointment. The records indicate that there are outstanding superannuation entitlements owing to the Director and/or the Former Director totalling circa $120K.

To the extent there are outstanding employee entitlements owed by the Company to other employees, there is a statutory priority for such entitlements. In the event there are insufficient funds to pay a dividend to priority (employee) creditors in a winding up, employees (excluding directors and related parties) may lodge a claim under the FEG scheme, subject to meeting the eligibility requirements. FEG does not pay outstanding superannuation.

2.4 SECURED CREDITORS AND SECURITY INTERESTS

A search of the PPSR indicates that there are no security interests registered against the Company as at the date of our appointment.

We encourage any creditors with registered or unregistered security interests to contact Vijay Rajmohan urgently and provide the relevant documentation in support of their claims, if they have not already done so.

2.5 CONTRACTS AND AGREEMENTS

Unless advised in writing, we do not accept adoption of any existing contracts. Customers, suppliers and any other parties with such contracts should contact Vijay Rajmohan of this office immediately so that they may be considered.

2.6 LEGAL PROCEEDINGS

Pursuant to Section 500(2) of the Act, our appointment as Liquidators automatically stays any legal proceedings against the Company. Creditors cannot commence or continue proceedings against the Company without our written consent or leave of the Court.

We are not aware of any legal proceedings involving the Company on foot.

3 YOUR RIGHTS AS A CREDITOR

Information regarding your rights as a creditor is provided in the information sheet enclosed. This includes your right to:

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

4 PROPOSALS WITHOUT MEETINGS

We advise that considering the size of the matter, we are not convening a creditors' meeting at this time. Instead, we enclose Proposals without Meeting Forms for creditors' consideration in lieu of convening a Meeting of Creditors, in accordance with IPS 75-40 and IPR 75-130.

If we receive a request for a meeting that complies with the guidelines set out in the creditor rights information sheet, we will hold a meeting of creditors.

5 INFORMATION FOR CREDITORS

We have included the following initial notices and documents in connection with our appointment for your information.

Annexure	Document	Description	Further Action Required by you
A	Formal Proof of Debt (POD)	You must provide information about what the Company owes you and evidence to support your claim. Please complete and return POD form via email to Vijay Rajmohan of this office to vrajmohan@brifnsw.com.au with your supporting documents.	Yes Include Supporting Documentation
B	A Declaration of Independence, Relevant Relationships and Indemnities	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 mentioned in this document affect our independence.	No
C	Summary of Affairs (Form 509)	We are required to send to each creditor a copy of the Summary of Affairs (Form 509) of the Company prepared by the Director.	No
D	List of Creditors	A detailed list of creditors and an estimate of their claims were provided by the Director. It should be noted that the amounts reported are based on information from creditors, the Director and the Company's records, and are subject to change upon receipt of further information. Any creditors related to the Company are indicated on this list.	No
E	Information Sheet – Creditors Rights in Liquidation	As a creditor, you have certain rights, although you no longer have the right to seek payment by the Company of your outstanding debt. This information sheet provides a detailed list of your rights.	No
F	Information Sheet – Proposals without a Meeting	This is an information sheet to assist you in understanding what a "Proposal without a meeting" is. We are seeking approval of our remuneration, internal disbursements and destruction of the Company's books and records after the Liquidation is finalised.	No
G	Initial Remuneration Notice	This document provides an estimate of the costs to perform the Liquidation, the method of calculating remuneration and our Firm's hourly rates.	No

Annexure	Document	Description	Further Action Required by you
H	Remuneration Approval Report	This document details the anticipated remuneration sought in the Liquidation. We are seeking approval of our remuneration in this matter, as detailed in the attached proposal forms.	No
I	Proposal Without Meeting Forms	These documents set out the resolutions sought from creditors, by way of proposal, rather than meeting of creditors.	Yes
J	Summary of Receipts and Payments	A summary of receipts and payments from the date of our appointment to date.	No

6 WHAT HAPPENS NEXT?

We will proceed with the Liquidation, including:

- Collect and review the books and records of the Company.
- Pursue any recoveries that may be available from the Company's debtors.
- Explore a sale of the Company's assets.
- Conduct investigations into the Company's affairs, subject to available records.
- Issue a further and more detailed report to Creditors.
- Report to the corporate regulator, ASIC.
- Pursue any recoveries available in the form of voidable transactions and insolvent trading claims, if any, subject to funding being available.

We will also write to you within three (3) months of our appointment (by no later than 30 December 2026) 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, if necessary.

7 QUERIES

If creditors have any information which may assist us in our investigations, please contact our office as a matter of urgency.

Please note that Liquidators are not required to publish notices in the print media. ASIC maintains an online notices page for external administrators to publish notices in respect of companies. Creditors are encouraged to visit http://insolvencynotices.asic.gov.au throughout the Liquidation to view any notices which may be published in respect of the Company.

ARITA provides information to assist creditors with understanding liquidations and insolvency. This information is available from ARITA's website at https://www.arita.com.au/creditors.

ASIC also provides information sheets on a range of insolvency topics. These information sheets can be accessed on ASIC's website at asic.gov.au (search for "insolvency information sheets").

The BRI Ferrier staff member responsible for this matter is as follows:

- BRI Contact: Vijay Rajmohan
- Phone: (02) 8263 2366
- Email: vrajmohan@brifnsw.com.au (preferred)
- Mailing: Suite 4, Level 26, 25 Bligh Street, Sydney NSW 2000

Yours faithfully
CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED (IN LIQUIDATION)



JONATHON KEENAN
Joint and Several Liquidator

CNGT Cleaning & Asset Maintenance Pty Limited
ACN 136 497 473
(IN LIQUIDATION)

Annexure "A"
Formal Proof of Debt

FORM 535
CORPORATIONS ACT 2001

Subregulation 5.6.49(2)

FORMAL PROOF OF DEBT OR CLAIM (GENERAL FORM)

To the Joint and Several Liquidators of CNGT Cleaning & Asset Maintenance Pty Limited (In Liquidation) ACN 136 497 473

1. This is to state that the Company was, on 30 September 2026 [1] and still is, justly and truly indebted to[2] (full name):

.....
('Creditor')

.....
of (full address)

for $.....dollars and.....cents.

Particulars of the debt are *(please attach documents to support your claim e.g. purchase orders, invoices, interest schedules):*

Date	Consideration[3] state how the debt arose	Amount $	GST included $	Remarks[4] include details of voucher substantiating payment

2. To my knowledge or belief the creditor has not, nor has any person by the creditor's order, had or received any manner of satisfaction or security for the sum or any part of it except for the following: .....

Insert particulars of all securities held. Where the securities are on the property of the Company, assess the value of those securities. If any bills or other negotiable securities are held, specify them in a schedule in the following form:

Date	Drawer	Acceptor		Amount $ c	Due Date

☐ I am **not** a related creditor of the Company [5]

☐ I am a related creditor of the Company [5]
relationship:_____

3A.[6]* I am employed by the creditor and authorised in writing by the creditor to make this statement. I know that the debt was incurred for the consideration stated and that the debt, to the best of my knowledge and belief, still remains unpaid and unsatisfied.

3B.[6]* I am the creditor's agent authorised to make this statement in writing. I know that the debt was incurred and for the consideration stated and that the debt, to the best of my knowledge and belief, still remains unpaid and unsatisfied.

The External Administrators' (whether as Voluntary Administrators/Deed Administrators/Liquidators) will send and give electronic notification of documents. Please provide your email address below:

Contact Name: _____

Email Address: _____

DATED this……..day of……202……

Signature of Signatory .....

NAME IN BLOCK LETTERS.....

Occupation.....

Address.....

OFFICE USE ONLY

POD No:			ADMIT (**Voting / Dividend**) - Ordinary	$	
Date Received:	/ /		ADMIT (**Voting / Dividend**) – Preferential	$	
Entered into CORE IPS:			Reject (**Voting / Dividend**)	$	
Amount per CRA/RATA	$		Object or H/Over for Consideration	$	
Reason for Admitting / Rejection					
PREP BY/AUTHORISED			**TOTAL PROOF**	$	
DATE AUTHORISED / /					

Proof of Debt Form Directions

* Strike out whichever is inapplicable.

(1) Insert date of Court Order in winding up by the Court, or date of resolution to wind up, if a voluntary winding up.

(2) Insert full name and address (including ABN) of the creditor and, if applicable, the creditor's partners. If prepared by an employee or agent of the creditor, also insert a description of the occupation of the creditor.

(3) Under "Consideration" state how the debt arose, for example "goods sold and delivered to the Company between the dates of .....", "moneys advanced in respect of the Bill of Exchange".

(4) Under "Remarks" include details of vouchers substantiating payment.

(5) Related Party / Entity: Director, relative of Director, related Company, beneficiary of a related trust.

(6) If the Creditor is a natural person and this proof is made by the Creditor personally. In other cases, if, for example, you are the director of a corporate Creditor or the solicitor or accountant of the Creditor, you sign this form as the Creditor's authorised agent (delete item 3A). If you are an authorised employee of the Creditor (credit manager etc), delete item 3B.

Annexures

A. If space provided for a particular purpose in a form is insufficient to contain all the required information in relation to a particular item, the information must be set out in an annexure.

B. An annexure to a form must:

(a) have an identifying mark;

(b) and be endorsed with the words:

i) "This is the annexure of *(insert number of pages)* pages marked *(insert an identifying mark)* referred to in the *(insert description of form)* signed by me/us and dated *(insert date of signing)*; and

(c) be signed by each person signing the form to which the document is annexed.

C. The pages in an annexure must be numbered consecutively.

D. If a form has a document annexed the following particulars of the annexure must be written on the form:

(a) the identifying mark; and

(b) the number of pages.

E. A reference to an annexure includes a document that is with a form.

CNGT Cleaning & Asset Maintenance Pty Limited
ACN 136 497 473
(IN LIQUIDATION)

Annexure "B"
Declaration of Independence, Relevant Relationships and Indemnities

Declaration of Independence, Relevant Relationships and Indemnities

CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED (IN LIQUIDATION)
ACN 136 497 473

("The Company")

15 October 2026

JONATHON KEENAN & PETER KREJCI
Joint and Several Liquidators

Novabrif Pty Ltd ABN 61 643 013 610
Level 26, 25 Bligh Street, Sydney NSW 2000
Phone (02) 8263 2333
Email: info@brifnsw.com.au
Website: www.briferrier.com.au

BRI Ferrier

The purpose of this document is to assist creditors with understanding any relevant relationships that we, the Joint and Several Liquidators, have with parties who are closely connected to the Company and any indemnities or upfront payments that have been provided to us. None of the relationships disclosed in this document are such that our independence is affected.

This information is provided so you have trust and confidence in our independence and, if not, you can ask for further explanation or information and can act to remove and replace us if you wish.

This declaration is made in respect of ourselves, our partners and BRI Ferrier.

We are Professional Members of ARITA – Australian Restructuring Insolvency and Turnaround Association. We acknowledge that we are bound by the ARITA Code of Professional Practice.

A. INDEPENDENCE

We, Jonathon Keenan and Peter Krejci, of BRI Ferrier have assessed our independence prior to accepting the appointment as Joint and Several Liquidators of the Company in accordance with the law and applicable professional standards and we are not aware of any reasons that would prevent us from accepting this appointment.

There are no other known relevant relationships, including personal, business and professional relationships that should be disclosed beyond those we have disclosed in this document.

B. CIRCUMSTANCES OF APPOINTMENT

I. HOW WE WERE REFERRED THIS APPOINTMENT

This appointment was referred to us by BDJ Accounting ("BDJ"), the external accountants for the Company.

Our firm has been referred other matters from BDJ, however these matters were referred to our firm on an irregular basis. Further, we have not received or paid any benefit to BDJ with respect to these referrals. Therefore, we are of the view that the referral source will not give rise to a conflict of interest.

There is no expectation, agreement or understanding between ourselves and BDJ regarding the conduct of the Liquidation and we are free to act independently and in accordance with the law and applicable professional standards.

II. DID WE MEET WITH THE COMPANY, THE DIRECTORS OR THEIR ADVISORS BEFORE WE WERE APPOINTED?

☒ Yes ☐ No

We have engaged in various discussions regarding the potential appointment, as detailed below:

- On 11 April 2024, Jonathon Keenan received an email from Andrew Fraser of BDJ to introduce the Company and its Director at the time (Mr Ray Ray Lafferty), and requested a meeting to discuss options given the Company's financial circumstances. Several emails followed with Mr Lafferty and BDJ between 11 and 17 April 2024, to organise a meeting and to provide financial information.

- On 18 April 2024, Mr Keenan attended a teleconference with Mr Fraser, Ms Sophie Woodbridge (BDJ) and Mr Lafferty to discuss the Company's financial circumstances, including its assets, liabilities, trading affairs and historical superannuation debts. There was a discussion of the external administration options given the Company's financial position, including Small Business Restructuring ("SBR") or Creditors' Voluntary Liquidation ("CVL"). As there were outstanding superannuation debts, the SBR process was not viable, and a CVL was discussed as a possibility. Mr Lafferty advised that he would consider the position and respond if he wished to proceed. We heard nothing further for an extended period.
- On 14 September 2026, Jonathon Keenan received a telephone call from Mr Fraser to briefly discuss the Company's financial affairs and the potential options for CVL or SBR. Mr Fraser sent an email that day, along with copies of Director Penalty Notices ("DPN") that had been issued by the ATO.
- On 16 September 2026, Mr Keenan attended a meeting at BDJ's office with Mr Fraser and the new Director (Mr Sonny Edwards) to further discuss the Company's financial circumstances, including its assets, liabilities, trading position and the DPN that had been issued. We were advised that the former Director and Shareholder Mr Lafferty had sold the business to Mr Edwards in November 2025, with Mr Lafferty resigning as a Director at that time. There was a discussion of the external administration options given the Company's financial position, and noting that there remained historical unpaid superannuation debts, that the only viable option was a CVL.
- On 25 September 2026, Mr Fraser sent email correspondence confirming the Director's instructions that the Company was to be placed into CVL and was preparing for that process. Emails were exchanged requesting information on the assets and making banking arrangements.
- On 28 and 29 September 2026, emails were exchanged with the Director and BDJ to prepare for the liquidation and to provide the pro-forma CVL appointment documents.
- On 30 September 2026, further emails were exchanged and Mr Keenan had telephone calls with the Director and Mr Fraser in respect of the completion of the CVL documents. The CVL appointment documents were executed that day.

Our staff and us have not received any remuneration for the abovementioned correspondence and advice regarding the Company.

In our opinion, the above do not affect our independence for the following reasons:

- The Courts and the ARITA COPP specifically recognise the need for practitioners to provide advice on the insolvency practice and the options available and do not consider that such advice is a conflict or is an impediment to accepting the appointment.
- We did not provide any advice to the Company or the Director prior to our appointment.
- The Director obtained his own advice regarding the financial position of the Company.

We have provided no other information or advice to the Company, its Director or advisors prior to our appointment beyond that outlined in this DIRRI.

C. RELEVANT RELATIONSHIPS (EXCLUDING PROFESSIONAL SERVICES TO THE INSOLVENT)

Within the previous two years, we, or members of our firm, have, or have had a relationship with	
The Company?	☐ Yes ☒ No
The directors?	☐ Yes ☒ No
Any associates of the Company?	☐ Yes ☒ No
A former insolvency practitioner appointed to the Company?	☐ Yes ☒ No
A secured creditor entitled to enforce a security over the whole or substantially the whole of the Company's property?	☐ Yes ☒ No

Do we have any other relationships that we consider are relevant to creditors assessing our independence?

☒ Yes ☐ No

Australian Taxation Office

The records identify that the ATO is a creditor of the Company.

The ATO is a sophisticated statutory creditor and is administratively bound to act as a Model Litigant. In our experience the ATO does not seek to exert improper pressure on insolvency practitioners in connection with the discharge of their duties to creditors generally.

Principals and Directors of BRI Ferrier around Australia, were, until its expiration at the end of 2014, members of a panel of Official Liquidators established by the ATO and accepted appointments by Australian Courts initiated by the Federal Commissioner. These Official Liquidators had undertaken to the ATO to accept appointments as Liquidator appointed by a Court under the Corporations Act where the ATO is the applicant creditor, whether the Company has assets or not. BRI Ferrier is likely to seek inclusion in any comparable panel should one be established in future. Membership of the panel was not conditional upon any preference or benefit being conferred upon the ATO.

BDJ

Our firm has been referred other matters from BDJ, however these matters were referred to our firm on an irregular basis. Further, we have not received or paid any benefit to BDJ with respect to these referrals. Therefore, we are of the view that the referral source will not give rise to a conflict of interest.

BDJ is an accounting firm that we have dealt with from time to time. This relationship will not impede our independence or influence our ability to be able to fully comply with the statutory and fiduciary obligations associated with the Liquidation of the Company in an objective and impartial manner.

Do we have any other relationships that we consider are relevant to creditors assessing our independence?
The referral source does not impact our independence as the referral is not contingent upon the achievement of any specific outcome. There is no expectation, agreement or understanding between us and BDJ regarding the conduct of the Liquidation and we are free to act independently and in accordance with the law and applicable professional standards.

In addition to the above, we also note that Principals of BRI Ferrier routinely accept nominations and appointment as insolvency practitioners by the major trading banks, in addition to creditors such as the ATO (as discussed above). The nature of these relationships varies over time depending on the nature of the engagements. Such relationships do not impede our independence or give rise to a conflict of duties because we accept such engagements only on the basis that our independence will be maintained and the relationships are maintained on professional commercial terms.

There are no other prior professional or personal relationships that should be disclosed.

IV. 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 Company, an associate of the Company, a former insolvency practitioner appointed to the Company or any person or entity that has a valid and enforceable security interest on the whole or substantially whole of the Company' property that should be disclosed.

D. INDEMNITIES AND UP-FRONT PAYMENTS

The Company deposited $10,000 of its funds into our firm's trust account. We have since transferred these funds in full to the new Liquidation bank account. These are the Company's cash at bank funds, and there are no conditions on the conduct or outcome of the Liquidation attached to the provision of the Company's funds. We have not received any other upfront payments.

We have not been indemnified in relation to the Liquidation, other than any indemnities that we may be entitled to under statute.

Dated: 15 October 2026



.....

Jonathon Keenan

Joint and Several Liquidator



.....

Peter Krejci

Joint and Several Liquidator

NOTE:

1. *The assessment of independence has been made based on an evaluation of the significance of any threats to independence and in accordance with the requirements of the relevant legislation and professional Standards.*

2. *If circumstances change, or new information is identified, we are required under the Corporations Act 2001 and the 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 Company's creditors. For creditors' voluntary liquidations and voluntary administrations, this document and any updated versions of this document are required to be lodged with ASIC.*

CNGT Cleaning & Asset Maintenance Pty Limited
ACN 136 497 473
(IN LIQUIDATION)

Annexure "C"
Summary of Affairs (Form 509)

Australian Securities & Investments Commission

Form 509
Corporations Act 2001
497(1)(a)(i)

Presentation of summary of affairs of a company

If there is insufficient space in any section of the form, you may attach an annexure and submit as part of this lodgement
Related forms:
5604 Information about the company's affairs sent to creditors

Company details

Company name
CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED

ACN
136 497 473

Lodgement details

An image of this form will be available as part of the public register.

Who should ASIC contact if there is a query about this form?

ASIC Registered agent number (if applicable)
524239

Firm/organisation
BRI Ferrier

Contact name/position description
Jonathon Keenan/Principal

Telephone number (during business hours)
(02) 8263 2333

Email address (optional)
jkeenan@brifnsw.com.au

Postal address
Level 26, 25 Bligh Street

Suburb/City
Sydney

State/Territory
NSW

Postcode
2000

Summary of assets and liabilities

Date to which summary is made up
30/09/16
[D D] / [M M] / [Y Y]

Continued... **Summary of assets and liabilities**

		Valuation (for each entry show whether cost or net book amount) $	Estimated Realisable Values
1	Assets not specifically subject to security interest		
	(a) interest in land		$5183
	(b) sundry debtors		$240
	(c) cash on hand		$1630
	(d) cash at bank		$5000
	(e) stock		
	(f) work in progress		
	(g) plant and machinery		
	(h) other assets		
	Sub-total		
2	Assets subject to specific security interests		
	Less amounts owing		
	Total Assets	($)	
	Total Estimated Realisable Values		($ 10,424.63)
3	Less amounts payable in advance of secured creditor(s) including employee entitlements		
4	Less amounts owing and secured by debenture or circulating security interests over assets		
5	Less preferential claims ranking behind secured creditors		
6	Less balances owing to partly secured creditors		
	Total Claims ($)		
	Security Held ($)		
7	Less creditors (Unsecured) Amount claimed		118,606
8	Add contingent assets **Estimated to produce**		
9	Less contingent liabilities **Estimated to rank**		
	☒ Estimated deficiency or ☐ Estimated surplus		$ 108182
	☐ Subject to costs of administration or ☒ Subject to costs of liquidation		

Share capital $ 240

Issued $ 240

Paid Up $ 240

CNGT Cleaning & Asset Maintenance Pty Limited
ACN 136 497 473
(IN LIQUIDATION)

Annexure "D"
List of Creditors

Creditor Listing

CNGT Cleaning & Asset Maintenance Pty Limited - CNGT Cleaning & Asset Maintenance Pty Limited

All Creditors

PRIORITY CREDITORS (EMPLOYEES AND SGC)

Creditor Name	Related Party	Address		ROCAP	Advised	Claimed
Australian Taxation Office		GPO Box 186 Melbourne VIC 3001		41,183.79	41,183.79	0.00
Totals for Priority Creditors (Employees and SGC)			1	41,183.79	41,183.79	0.00

UNSECURED CREDITORS

Creditor Name	Related Party	Address		ROCAP	Advised	Claimed
Australian Taxation Office		GPO Box 186 Melbourne VIC 3001		78,362.62	78,362.62	0.00
Totals for Unsecured Creditors			1	78,362.62	78,362.62	0.00
Totals for All Creditors:			2	119,546.41	119,546.41	0.00

CNGT Cleaning & Asset Maintenance Pty Limited ACN 136 497 473 (IN LIQUIDATION)

Annexure "E"
ARITA Information Sheet – Creditors Rights in Liquidation

Creditor Rights in Liquidations

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



If a simplified liquidation process is adopted, these rights are effectively limited to the right to request information.

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. The right to request meetings, including in the circumstances described below, is not available if a simplified liquidation process is adopted.

A meeting may be requested in the first 20 business days in a creditors' voluntary liquidation by ≥ 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
- ≥ 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.

Specific queries about the liquidation should be directed to the liquidator's office.

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.

If a simplified liquidation process is adopted, you may not be able to give directions, because meetings cannot be held to pass a resolution.

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. This right is not available if a simplified liquidation process is adopted. 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. This right is not available if a simplified liquidation process is adopted, because meetings cannot be held.

To replace a liquidator, there are certain requirements that must be complied with:

Meeting request	Information and notice	Resolution at meeting
A meeting must be reasonably requested by the required number of creditors. Creditors must inform the existing liquidator of the purpose of the request for the meeting.	Creditors must determine who they wish to act as the new liquidator (this person must be a registered liquidator) and obtain: ▪ Consent to Act, and ▪ Declaration of Independence, Relevant Relationships and Indemnities (DIRRI). The existing liquidator will send a notice of the meeting to all creditors with this information.	If creditors pass a resolution to remove a liquidator, that person ceases to be liquidator once creditors pass a resolution to appoint another registered liquidator.

For more information, go to www.arita.com.au/creditors.
Specific queries about the liquidation should be directed to the liquidator's office.

CNGT Cleaning & Asset Maintenance Pty Limited ACN 136 497 473 (IN LIQUIDATION)

Annexure "F"
ARITA Information Sheet – Proposals without a Meeting

Information sheet: Proposals without meetings

You may be a creditor in a liquidation, voluntary administration or deed of company arrangement (collectively referred to as an external administration).

You have been asked by the liquidator, voluntary administrator or deed administrator (collectively referred to as an external administrator) to consider passing a proposal without a meeting.

This information sheet is to assist you with understanding what a proposal without a meeting is and what your rights as a creditor are.

What is a proposal without a meeting?

Meetings of creditors were previously the only way that external administrators could obtain the views of the body of creditors. However, meetings can be very expensive to hold.

A proposal without a meeting is a cost effective way for the external administrator to obtain the consent of creditors to a particular course of action.

What types of proposals can be put to creditors?

The external administrator is able to put a range of proposals to creditors by giving notice in writing to the creditors. There is a restriction under the law that each notice can only contain a single proposal. However, the external administrator can send more than one notice at any single time.

What information must the notice contain?

The notice must:

- include a statement of the reasons for the proposal and the likely impact it will have on creditors if it is passed
- invite the creditor to either:
    - vote yes or no to the proposal, or
    - object to the proposal being resolved without a meeting, and
- specify a period of at least 15 business days for replies to be received by the external administrator.

If you wish to vote or object, you will also need to lodge a Proof of Debt (POD) to substantiate your claim in the external administration. The external administrator will provide you with a POD to complete. You should ensure that you also provide documentation to support your claim.

If you have already lodged a POD in this external administration, you do not need to lodge another one.

The external administrator must also provide you with enough information for you to be able to make an informed decision on how to cast your vote on the proposal. With some types of proposals, the law or ARITA's Code of Professional Practice sets requirements for the information that you must be provided.

For example, if the external administrator is asking you to approve remuneration, you will be provided with a Remuneration Approval Report, which will provide you with detailed information about how the external administrator's remuneration for undertaking the external administration has been calculated.

What are your options if you are asked to vote on a proposal without a meeting?

You can choose to vote yes, no or object to the proposal being resolved without a meeting.

How is a resolution passed?

A resolution will be passed if more than 50% in number and 50% in value (of those creditors who did vote) voted in favour of the proposal, but only so long as not more than 25% in value objected to the proposal being resolved without a meeting.

What happens if the proposal doesn't pass?

If the proposal doesn't pass and an objection is not received, the external administrator can choose to amend the proposal and ask creditors to consider it again or the external administrator can choose to hold a meeting of creditors to consider the proposal.

The external administrator may also be able to go to Court to seek approval.

What happens if I object to the proposal being resolved without a meeting?

If more than 25% in value of creditors responding to the proposal object to the proposal being resolved without a meeting, the proposal will not pass even if the required majority vote yes. The external administrator will also be unable to put the proposal to creditors again without a meeting.

You should be aware that if you choose to object, there will be additional costs associated with convening a meeting of creditors or the external administrator seeking the approval of the Court. This cost will normally be paid from the available assets in the external administration.

This is an important power and you should ensure that it is used appropriately.

Where can I get more information?

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

This information is available from ARITA's website at artia.com.au/creditors.

ASIC also provides information sheets on a range of insolvency topics. These information sheets can be accessed on ASIC's website at asic.gov.au (search for "insolvency information sheets").

For more information, go to www.arita.com.au/creditors.
Specific queries should be directed to the external administrator's office.

CNGT Cleaning & Asset Maintenance Pty Limited ACN 136 497 473 (IN LIQUIDATION)

Annexure "G"
Initial Remuneration Notice

INITIAL REMUNERATION NOTICE

Insolvency Practice Schedule (Corporations) 70-50
Insolvency Practice Rules (Corporations) 70-35

CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED (IN LIQUIDATION)
ACN 136 497 473/ ABN 22 136 497 473

("THE COMPANY")

The purpose of the Initial Remuneration Notice is to provide you with information about how our remuneration for undertaking the Administration will be set.

A. REMUNERATION METHOD

There are four methods for calculation of remuneration that can be used to calculate the remuneration of an Insolvency Practitioner. They are:

- Time based / hourly rates or "Time Cost"

This is the most common method. It provides for remuneration to be charged at an hourly rate for each person working on the matter. The hourly rate charged will reflect the level of experience each person has.

- Fixed Fee

The total remuneration for the administration is quoted at commencement of the appointment and is the total charge for the administration. Sometimes a practitioner will finalise an administration for a fixed fee.

- Percentage

The remuneration for the appointment is based on a percentage of a particular variable, such as the gross proceeds of asset realisations.

- Contingency

The total remuneration for the matter is structured to be contingent on a particular outcome being achieved.

B. METHOD CHOSEN

BRI Ferrier normally chooses to use a Time Cost basis, because:

- It is often difficult to estimate accurately the likely cost of undertaking an appointment, as appointments differ in unforeseeable ways as to their factual or legal complexity;
- The Time Cost method reflects the opportunity cost to BRI Ferrier of the use of staff on a particular engagement

- The Time Cost method reflects the extent of work undertaken, reflecting in turn the nature of the appointment
- The Time Cost method can be applied equally to all aspects of an appointment, while percentage or contingent remuneration normally only reflect parts of an appointment, such as the recovery of assets. Our duties include activities, such as reporting to creditors and ASIC, that do not directly yield asset recovery, while contributing to the overall return to creditors.

BRI Ferrier reviews its hourly rates every twelve months. The hourly rates quoted below remain current. BRI Ferrier may increase the hourly rates charged for work performed and if hourly rates are increased, we will seek creditors' approval.

C. EXPLANATION OF HOURLY RATES

The rates applicable are set out in the table on the following page together with a general guide to the qualifications and experience of staff engaged in administration and the role they undertake in the administration. The hourly rates charged encompass the total cost of providing professional services and are not comparable to an hourly wage rate.

Title	Description	Hourly Rate (ex GST) 1 Oct 26
Appointee / Principal	Senior member of the firm. May be a Registered Liquidator and/or Registered Trustee. A senior accountant with over 10 years' experience who brings specialist skills and experience to the appointment. Leads staff carrying out appointments.	$750
Director	An accountant with more than 10 years' experience. May be a Liquidator. Fully qualified and able to control all aspects of an appointment. May have specialist industry knowledge or skills. Assists with all facets of appointment.	$720
Senior Manager	An accountant with more than 7 years' experience. Qualified and answerable to the Team Leader. Self-sufficient in completing and planning all aspects of large appointments.	$680
Manager	An accountant with at least 6 years' experience. Typically qualified with well-developed technical and commercial skills. Controls and plans all aspects of medium to larger appointments, reporting to the Team Leader.	$630
Supervisor	An accountant with more than 4 years' experience. Typically qualified with sound knowledge of insolvency principles and developing commercial skill. Assists to plan and control specific tasks on medium to larger appointments. Often undertaking post qualification study specialising in Insolvency and Reconstruction.	$560
Senior 1	An accountant with more than 2 years' experience. Typically a graduate undertaking study leading to professional qualification as a Chartered Accountant or CPA. Able to complete work on appointments with limited supervision.	$500
Senior 2	An accountant with less than 2 years' experience. Typically a graduate who has commenced study leading to professional qualifications. Able to complete many tasks on medium to large appointments under supervision.	$440
Intermediate 1	An accountant with less than 2 years' experience. Typically a graduate and commencing study for qualifications. Able to complete multiple tasks on smaller to medium appointments under supervision.	$385

Title	Description	Hourly Rate (ex GST) 1 Oct 26
Intermediate 2	An accountant with less than 1 year's experience. A trainee undertaking degree with an accountancy major. Assists in the appointment under supervision.	$315
Senior Administration	Appropriately skilled and undertakes support activities including but not limited to treasury, word processing and other administrative, clerical and secretarial tasks.	$315
Junior Administration	Appropriately skilled and undertakes support activities including but not limited to treasury, word processing and other administrative, clerical and secretarial tasks.	$210

D. ESTIMATED REMUNERATION

We estimate that the Liquidation may cost approximately $45,000 (exclusive of GST, disbursements and legal costs, as necessary). This estimate is based on a number of assumptions which may have a significant effect on this estimate that we are unable to determine at this early stage, including:

- Information provided to us before appointment about the Company's assets, its liabilities and its trading performance is substantially accurate;
- The records of the Company are made available immediately on our appointment in a form permitting examination and investigation;
- All property of the Company are surrendered to us upon appointment;
- All relevant officers comply with their statutory duties to provide information about the Company's affairs;
- No appointment is made by any secured creditors;
- Identifying potential recoveries from our investigations into the Company's affairs;
- There is no, or minimal, disputes regarding the conduct of the administration, adjudication of claims and dealing with the Company's assets; and
- There will be no actions requiring the commencement of legal proceedings.

Should any of the above circumstances change, then we believe that costs will likely increase from our estimate above.

We received an upfront payment of $10,000 from the Company's cash at bank to contribute to the estimated costs. This has been disclosed in our declaration of relevant relationships and indemnities. However, as mentioned previously, actual remuneration sought to be approved may exceed this estimate and this higher amount must be approved by the Creditors, Committee of Inspection or Court.

E. DISBURSEMENTS

Disbursements are divided into three types:

- Externally provided professional services - these are recovered at cost. An example of an externally provided service disbursement is legal fees.
- Externally provided non-professional costs such as travel, accommodation and search fees. These are recovered at cost.
- Internal disbursements such as photocopying, printing and postage. These disbursements, if charged to the Administration, would generally charged at cost; though some expenses such as telephone calls, photocopying and printing may be charged at a rate which recoups both variable and fixed costs. The recovery of these costs must be on a reasonable commercial basis.

We are not required to seek creditor approval for disbursements paid to third parties, but must account to creditors. However, we must be satisfied that these disbursements are appropriate, justified and reasonable.

We are required to obtain creditor's consent for the payment of internal disbursements. Creditors will be asked to approve our internal disbursements prior to these disbursements being paid from the administration.

Details of the basis of recovering disbursements in this administration are provided below.

Disbursement Type	Rate (excl. GST)
Externally provided professional services	At cost
Externally provided non-professional costs	At cost
Internal disbursements	
ASIC Charges for appointments and notifiable events	At cost
Faxes and Photocopying	$0.25 per page
Postage	At cost
Staff vehicle use	In accordance with ATO mileage allowance

Dated: 15 October 2026



CNGT Cleaning & Asset Maintenance Pty Limited
ACN 136 497 473
(IN LIQUIDATION)

Annexure "H"
Remuneration Approval Report

Remuneration Approval Report

CNGT Cleaning & Asset Maintenance Pty Limited
(In Liquidation)
("the Company")

ACN 136 497 473

15 October 2026

Jonathon Keenan & Peter Krejci

Novabrif Pty Ltd ABN 61 643 013 610
Level 26, 25 Bligh Street, Sydney NSW 2000
Phone (02) 8263 2333
Email: info@brifnsw.com.au
Website: www.briferrier.com.au

BRI Ferrier

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1 EXECUTIVE SUMMARY

We are asking creditors to approve our remuneration of $45,639.00 (excl. GST) and internal disbursements of $1,000.00 (excl. GST).

Details of remuneration and disbursements can be found in sections 3 and 4 of this report.

We are asking creditors to approve our remuneration via a proposal without a meeting.

We estimate the total cost of this Liquidation may be approximately $45,000 (excl. GST).

At this stage we are only seeking approval of our initial remuneration to allow us to commence our investigations and attend to our statutory duties. Subject to the outcome from our investigations into the Company's affairs, if there are further investigations/recovery action required and further costs are incurred, then we would seek approval of this further remuneration.

2 DECLARATION

We have undertaken an assessment of this remuneration and disbursement claim in accordance with the law and applicable professional standards. We are satisfied that the remuneration and disbursements claimed are necessary and proper.

We have reviewed the work in progress report for the Liquidation to ensure that remuneration is only being claimed for necessary and proper work performed and no adjustment was necessary.

3 REMUNERATION SOUGHT

The remuneration we are asking creditors to approve is as follows:

For	Period	Amount $ (excl. GST)	Rates	When it will be drawn
Completed Work	30 September 2026 to 12 October 2026	$17,639.00	Provided in our Initial Remuneration Notice dated 15 October 2026	Subject to creditor approval
Future Work	13 October 2026 to conclusion	$28,000.00	Provided in our Initial Remuneration Notice dated 15 October 2026	It will be drawn when incurred, when funds are available
TOTAL		$45,639.00 (excl. GST)		

Details of the work already completed for the period 30 September 2026 to 12 October 2026 and future work that we intend to complete are included at Schedule A.

Schedule B includes a breakdown of time spent by staff members on each major task for completed work.

Actual resolutions to be put to creditors are included at Schedule C for your information. These resolutions also appear in the proposal form provided to you.

4 DISBURSEMENTS SOUGHT

We are not required to seek creditor approval for costs paid to third parties or where we are recovering a cost incurred on behalf of the administration, but we must provide details to creditors. We have not paid any such costs to date.

We are required to obtain creditor's consent for the payment of a disbursement where we, or a related entity of ourselves, may directly or indirectly obtain a profit.

For more information about disbursements, please refer to the Initial Remuneration Notice dated 15 October 2026.

The disbursements we would like creditors to approve is as follows:

For	Period	Amount $ (excl. GST)
Disbursements to a capped amount	30 September 2026 to conclusion	$1,000.00
	TOTAL	**$1,000.00**

Details of the disbursements incurred and future disbursements are included at Schedule D. Actual resolutions to be put to creditors are also included at Schedule C. This resolution also appears in the proposal form provided to you.

5 LIKELY IMPACT ON DIVIDENDS

The Corporations Act sets the order of payment of claims against the Company, and it provides for remuneration of the Liquidators to be paid in priority to other claims. This ensures that when there are sufficient funds, the Liquidators receives payment for the work done to recover assets, investigate the Company's affairs, report to creditors and ASIC and distribute any available funds. Even if creditors approve our remuneration, this does not guarantee that we will be paid, as we are only paid if sufficient assets are recovered.

Any dividend to creditors will also be impacted by the amount of assets that we are able to recover, and the amount of creditor claims that are admitted to participate in any dividend, including any claims by priority creditors such as employees.

We are unable to provide a dividend estimate of any certainty at this stage of the Liquidation. If we do declare a dividend, any creditor whose claim has not yet been admitted will be contacted and asked to submit a proof of debt.

6 QUERIES & INFORMATION SHEET

If you have any queries in relation to the information in this report, please contact our office.

You can also access information which may assist you on the following websites:

- ARITA at www.arita.com.au/creditors
- ASIC at http://www.asic.gov.au (search for INFO 85).

Further supporting documentation for our remuneration claim can be provided to creditors on request.

7 ATTACHMENTS

Schedule A – Details of work

Schedule B – Time spent by staff on each major task

Schedule C – Resolutions

Schedule D – Disbursements

SCHEDULE A – DETAILS OF WORK

Company	CNGT Cleaning & Asset Maintenance Pty Limited (In Liquidation)	**Period From**	30 September 2026	**To**	Conclusion
Practitioner	Jonathon Keenan and Peter Krejci	**Firm**	BRI Ferrier		
Administration Type	Creditors Voluntary Liquidation				

		Tasks	
		Work already completed (excl. GST)	**Future work (excl. GST)**
Period		**30 September 2026 to 12 October 2026**	**13 October 2026 to conclusion**
Amount (excl. GST)		**$17,639.00**	**$28,000.00**
Task Area	**General Description**		
Assets		**11.8 hours $5,997.00**	**$6,000.00**
	Bank Accounts	Correspondence with banks	Correspondence with banks Requesting sweep of cash at bank Requesting closure of bank accounts
	Plant and Equipment	Obtaining further information from Director on motor vehicles and sundry equipment Reviewing vehicle registration and insurance details Liaising with valuers in relation to market appraisal of motor vehicle and sundry equipment Liaising with insurance broker regarding insurance requirements Liaising with auctioneer in relation to sundry equipment and motor vehicle Liaising with auctioneer in relation to the collection and realisation of sundry equipment and motor vehicle	Tasks associated with realising sundry equipment and motor vehicle Preparing sale documents for motor vehicle Liaise with auctioneer in relation to finalising the sale of the sundry equipment Liaise with auctioneer in relation to the collection and realisation of the Company's sundry equipment Receipt of sale proceeds from sundry equipment and motor vehicle

Task Area	General Description		
		Correspondence with the Director to arrange delivery of the sundry equipment	
	Debtors	N/A	Correspondence with debtors Reviewing and assessing debtors' ledgers Issuing demands to debtors Liaising with debtors regarding claims Liaising with debt collectors and solicitors to pursue recovery, if necessary Assess recovery of debtor claims Maintain schedule of debtor claims and correspondence
Creditors		**5.4 hours $2,464.00**	**$7,000.00**
	Creditor Reports	Preparing Initial Report to Creditors Preparation of necessary annexures for Initial Report to Creditors	Finalising Initial Report to Creditors Finalising necessary annexures for Initial Report to Creditors Prepare Statutory Report to Creditors Preparation of necessary Annexures for Statutory Report to Creditors Prepare further reports to creditors, if necessary
	Dealing with proofs of debt	N/A	Receipting and filing POD when not related to a dividend
	Proposal to Creditors	Preparing proposal notices and voting forms	Reviewing votes and determining outcome of proposal Preparation and lodgement of proposal outcome with ASIC
	Creditor Enquiries	Receive and respond to creditor enquiries	Receive and respond to creditor enquiries Receive and follow up creditor enquiries by telephone Review and prepare correspondence to creditors and their representatives by email and post

Task Area	General Description		
			Compiling information requested by creditors
Employees		**0.9 hours $444.00**	**$2,000.00**
	Other employee issues	Preparation of correspondence to employees regarding termination of employment	N/A
	Calculation of entitlements	N/A	Reviewing employee files and company's books and records Reconciling superannuation accounts Calculating employee entitlements
Investigation		**6.7 hours $3,450.00**	**$9,000.00**
	Conducting Investigation	Conducting initial investigations in relation to the Company's business and affairs Preparing and issuing letter to Director regarding their obligations, ROCAP and requesting delivery of the Company's books and records Review Director's pack Correspondence with Director in relation to Company's books and records Review of the Company's books and records to conduct investigations Requesting Company's books and records from accountants Organising transfer of Xero subscription Reviewing records received from accountants	Review of the Company's books and records to conduct investigations Review and preparation of narrative of business nature and history Conducting and summarising statutory searches Preparation of comparative financial statements Preparation of deficiency statement Conducting investigations to identify potential voidable transactions (if any) and consider potential recovery actions to be taken Conducting investigations with respect to solvency position of the Company and considering any potential insolvent trading claim Liaising with Director regarding certain transactions Preparation of investigation file Lodgement of investigation with the ASIC

Task Area	General Description		
			Preparation and lodgement of supplementary report if required
	ASIC reporting	N/A	Preparing statutory investigation reports Liaising with ASIC
Administration		**10.7 hours $5,284.00**	**$4,000.00**
	ASIC Forms and lodgements	Preparing and lodging ASIC forms including 505 and 205 Preparing and lodging ASIC advert regarding notice of appointment	Preparing and lodging ASIC forms including 531, 507, 5011, 5022, 5602, 5604 and 5603 Correspondence with ASIC regarding statutory forms
	Books and records/ storage	Dealing with books and records	Dealing with books and records
	Correspondence	Preparing and issuing day one notifications	General correspondence with stakeholders
	Document maintenance/file review/checklist	Filing of documents Updating checklists	Filing of documents File review Updating checklists
	Bank account administration	Preparing correspondence opening accounts Prepare receipt vouchers	Preparing correspondence closing accounts Bank account reconciliations Prepare receipts and payments vouchers
	Insurance	Initial correspondence with insurer regarding insurance requirements	N/A
	ATO and other statutory reporting	Notification of appointment	Preparing BAS Requesting taxation documents
	Planning / Review	Discussion regarding status of administration	Discussion regarding status of administration

SCHEDULE B – TIME SPENT BY STAFF ON MAJOR TASKS (COMPLETED WORK)

CNGT Cleaning & Asset Maintenance Pty Limited (In Liquidation)
ACN 136 497 473
For the period 30 September 2026 to 12 October 2026

Staff Classification	Name	Hourly Rate	Administration		Assets		Creditors		Employees		Investigation		Total Hrs	Total $
			Hrs	$	Hrs	$	Hrs	$	Hrs	$	Hrs	$		
Principal	Jonathon Keenan	750.00	1.30	975.00	1.90	1,425.00	0.50	375.00	-	-	1.00	750.00	4.70	3,525.00
Senior Manager	Katherine La	680.00	1.60	1,088.00	0.90	612.00	0.20	136.00	0.20	136.00	0.80	544.00	3.70	2,516.00
Senior 2	Vijay Rajmohan	440.00	6.70	2,948.00	9.00	3,960.00	4.20	1,848.00	0.70	308.00	4.90	2,156.00	25.50	11,220.00
Senior Administration	Ashley D Souza	315.00	0.40	126.00	-	-	-	-	-	-	-	-	0.40	126.00
Junior Administration	Roshel Mulingbayan	210.00	0.70	147.00	-	-	0.50	105.00	-	-	-	-	1.20	252.00
Grand Total			**10.70**	**5,284.00**	**11.80**	**5,997.00**	**5.40**	**2,464.00**	**0.90**	**444.00**	**6.70**	**3,450.00**	**35.50**	**17,639.00**
													GST	1,763.90
												Total Fee Approval Sought		**19,402.90**
Average rate per hour				***493.83***		***508.22***		***456.30***		***493.33***		***514.93***		***496.87***

SCHEDULE C – RESOLUTIONS

We will be seeking approval of the following resolutions to approve our remuneration and disbursements. Details to support these resolutions are included in section 3 and 4 and in the attached Schedules.

Resolution 1: Liquidators' Remuneration for the period 30 September 2026 to 12 October 2026

"That the remuneration of the Liquidators, their partners and staff for the period 30 September 2026 to 12 October 2026, be calculated on a time basis in accordance with the rates of charge annexed to the Liquidators' Initial Report to Creditors dated 15 October 2026, be fixed and approved at $17,639.00 (plus GST), and that the Liquidators be authorised to draw that amount as required."

Resolution 2: Liquidators' Remuneration for the period 13 October 2026 to Conclusion

"That the remuneration of the Liquidators, their partners and staff for the period 13 October 2026 to the conclusion of the Liquidation, be calculated on a time basis in accordance with the rates of charge annexed to the Liquidators' Initial Report to Creditors dated 15 October 2026 and approved to an interim cap of $28,000.00 (plus GST) and that the Liquidators be authorised to draw that amount as and when incurred."

Resolution 3: Liquidators' Internal Disbursements for the period 30 September 2026 to Conclusion

"That the Liquidators be allowed internal disbursements for the period 30 September 2026 to the conclusion of the Liquidation at the rates of charge annexed to the Liquidators' Initial Report to Creditors dated 15 October 2026, up to an amount of $1,000.00 (plus GST) and that the Liquidators be authorised to draw that amount as accrued."

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SCHEDULE D – DISBURSEMENTS

Disbursements are divided into three types:

- Externally provided professional services - these are recovered at cost. An example of an externally provided service disbursement is legal fees.
- Externally provided non-professional costs such as travel, accommodation, and search fees. These are recovered at cost.
- Internal disbursements such as photocopying, printing and postage. These disbursements, if charged to the Administration, would generally be charged at cost; though some expenses such as telephone calls, photocopying and printing may be charged at a rate which recoups both variable and fixed costs. The recovery of these costs must be on a reasonable commercial basis.

We advise that to date, we have not paid any disbursements incurred during this Liquidation by our Firm.

We are not obliged to seek creditor approval for disbursements paid to third parties, but must account to creditors, this includes providing details of the basis of charging for these types of disbursements to creditors as part of the Remuneration Approval Report.

We are required to seek creditor approval for internal disbursements where there could be a profit or advantage. Accordingly, we will be seeking approval from creditors for **Resolution 3**, of which details are provided in **Schedule C** of this Remuneration Approval Report.

Future disbursements provided by our Firm will be charged to the administration on the following basis:

Disbursement Type	Rate (excl. GST)
Externally provided professional services	At cost
Externally provided non-professional costs	At cost
Internal disbursements	
ASIC Charges for appointments and notifiable events	At cost
Faxes and Photocopying	$0.25 per page
Postage	At cost
Staff vehicle use	In accordance with ATO mileage allowance

CNGT Cleaning & Asset Maintenance Pty Limited
ACN 136 497 473
(IN LIQUIDATION)

Annexure "I"
Proposal Without Meeting Forms

NOTICE OF PROPOSAL TO CREDITORS

Dated: 15 October 2026 **Voting Poll Closes: 9 November 2026**

CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED (IN LIQUIDATION)
ACN 136 497 473 / ABN 22 136 497 473
("the Company")

Proposal No. 1 for creditor approval

"That the remuneration of the Liquidators, their partners and staff for the period 30 September 2026 to 12 October 2026, be calculated on a time basis in accordance with the rates of charge annexed to the Liquidators' Initial Report to Creditors dated 15 October 2026, be fixed and approved at $17,639.00 (plus GST), and that the Liquidators be authorised to draw that amount as required."

Reasons for the proposal and the likely impact it will have on creditors if it is passed

- A Liquidator is entitled to be fairly remunerated for undertaking statutory and other duties, including reporting obligations in acting as a liquidator.
- We are unable to pay our remuneration without the approval of the Committee of Inspection (if one has been appointed), Creditors, or the Court.
- Approval by Creditors is efficient and timely and is less costly than an application to the Court.
- Approval of our remuneration will allow us to progress further investigations in a timely manner to ensure the prospect of any dividends can be maximised.

Vote on the Proposal No. 1

Please select the appropriate Yes, No or Object box referred to below with a ☑ to indicate your preferred position.

Yes	☐	I approve the proposal
No	☐	I do not approve the proposal
Object	☐	I object to the proposal being resolved without a meeting of creditors

For your vote to count, your claim against the Company must have been admitted for the purposes of voting by the Liquidator. Please select the option that applies:

☐ I have previously submitted a proof of debt form and supporting documents

☐ I have **enclosed** a proof of debt form and supporting documents with this proposal form

Creditor details

Name of creditor			
Address			
ABN (if applicable)		*Contact number*	
Email address			

☐ I am **not** a related creditor of the Company

☐ I am a related creditor of the Company*

relationship:_____
***eg** Director, relative of Director, related company, beneficiary of a related trust.

Name of creditor /authorised person: _____

Signature: _____ **Date:** _____

For your vote to count, you **must complete** this document and return it together with any **supporting documents** by no later than close of business on **9 November 2026**, by email to Vijay Rajmohan at vrajmohan@brifnsw.com.au. Should you have any queries in relation to this matter, please contact Vijay Rajmohan on (02) 8263 2366.

BRI FERRIER
Level 26
25 Bligh Street
Sydney NSW 2000

NOTICE OF PROPOSAL TO CREDITORS

Dated: 15 October 2026 **Voting Poll Closes: 9 November 2026**

CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED (IN LIQUIDATION)
ACN 136 497 473 / ABN 22 136 497 473
("the Company")

Proposal No. 2 for creditor approval

"That the remuneration of the Liquidators, their partners and staff for the period 13 October 2026 to the conclusion of the Liquidation, be calculated on a time basis in accordance with the rates of charge annexed to the Liquidators' Initial Report to Creditors dated 15 October 2026 and approved to an interim cap of $28,000.00 (plus GST) and that the Liquidators be authorised to draw that amount as and when incurred."

Reasons for the proposal and the likely impact it will have on creditors if it is passed

- A Liquidator is entitled to be fairly remunerated for undertaking statutory and other duties, including reporting obligations in acting as a liquidator.
- We are unable to pay our remuneration without the approval of the Committee of Inspection (if one has been appointed), Creditors, or the Court.
- Approval by Creditors is efficient and timely and is less costly than an application to the Court.
- Approval of our remuneration will allow us to progress further investigations in a timely manner to ensure the prospect of any dividends can be maximised.

Vote on the Proposal No. 2

Please select the appropriate Yes, No or Object box referred to below with a ☑ to indicate your preferred position.

Yes	☐	I approve the proposal
No	☐	I do not approve the proposal
Object	☐	I object to the proposal being resolved without a meeting of creditors

For your vote to count, your claim against the Company must have been admitted for the purposes of voting by the Liquidator. Please select the option that applies:

☐ I have previously submitted a proof of debt form and supporting documents

☐ I have **enclosed** a proof of debt form and supporting documents with this proposal form

Creditor details

Name of creditor			
Address			
ABN (if applicable)		*Contact number*	
Email address			

☐ I am **not** a related creditor of the Company

☐ I am a related creditor of the Company*

relationship:_____
***eg** Director, relative of Director, related company, beneficiary of a related trust.

Name of creditor /authorised person: _____

Signature: _____ **Date:** _____

For your vote to count, you **must complete** this document and return it together with any **supporting documents** by no later than close of business on **9 November 2026**, by email to Vijay Rajmohan at vrajmohan@brifnsw.com.au. Should you have any queries in relation to this matter, please contact Vijay Rajmohan on (02) 8263 2366.

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Sydney NSW 2000

NOTICE OF PROPOSAL TO CREDITORS

Dated: 15 October 2026 **Voting Poll Closes: 9 November 2026**

CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED (IN LIQUIDATION)
ACN 136 497 473 / ABN 22 136 497 473
("the Company")

Proposal No. 3 for creditor approval

"That the Liquidators be allowed internal disbursements for the period 30 September 2026 to the conclusion of the Liquidation at the rates of charge annexed to the Liquidators' Initial Report to Creditors dated 15 October 2026, up to an amount of $1,000.00 (plus GST) and that the Liquidators be authorised to draw that amount as accrued."

Reasons for the proposal and the likely impact it will have on creditors if it is passed

- A Liquidator is entitled to be fairly remunerated for undertaking statutory and other duties, including reporting obligations in acting as a liquidator.
- We are unable to pay our remuneration without the approval of the Committee of Inspection (if one has been appointed), Creditors, or the Court.
- Approval by Creditors is efficient and timely and is less costly than an application to the Court.
- Approval of our remuneration will allow us to progress further investigations in a timely manner to ensure the prospect of any dividends can be maximised.

Vote on the Proposal No. 3

Please select the appropriate Yes, No or Object box referred to below with a ☑ to indicate your preferred position.

Yes	☐	I approve the proposal
No	☐	I do not approve the proposal
Object	☐	I object to the proposal being resolved without a meeting of creditors

For your vote to count, your claim against the Company must have been admitted for the purposes of voting by the Liquidator. Please select the option that applies:

☐ I have previously submitted a proof of debt form and supporting documents

☐ I have **enclosed** a proof of debt form and supporting documents with this proposal form

Creditor details

Name of creditor			
Address			
ABN (if applicable)		*Contact number*	
Email address			

☐ I am **not** a related creditor of the Company

☐ I am a related creditor of the Company*

relationship:_____
***eg** Director, relative of Director, related company, beneficiary of a related trust.

Name of creditor /authorised person: _____

Signature: _____ **Date:** _____

For your vote to count, you **must complete** this document and return it together with any **supporting documents** by no later than close of business on **9 November 2026**, by email to Vijay Rajmohan at vrajmohan@brifnsw.com.au. Should you have any queries in relation to this matter, please contact Vijay Rajmohan on (02) 8263 2366.

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NOTICE OF PROPOSAL TO CREDITORS

Dated: 15 October 2026 **Voting Poll Closes: 9 November 2026**

CNGT CLEANING & ASSET MAINTENANCE PTY LIMITED (IN LIQUIDATION)
ACN 136 497 473 / ABN 22 136 497 473
("the Company")

Proposal No. 4 for creditor approval

"That subject to the consent of the Australian Securities & Investment Commission, the Liquidators be approved to destroy the books and records of the Company at any time after the dissolution of the Company."

Reasons for the proposal and the likely impact it will have on creditors if it is passed

- The Liquidator must retain the books and records of the Company for a period of five (5) years from the end of the Liquidation.
- To minimise the costs of storage, we are able to destroy the books and records at any time after the end of the Liquidation, with the consent of Creditors and the Australian Securities and Investments Commission.

Vote on the Proposal No. 4

Please select the appropriate Yes, No or Object box referred to below with a ☑ to indicate your preferred position.

Yes	☐	I approve the proposal
No	☐	I do not approve the proposal
Object	☐	I object to the proposal being resolved without a meeting of creditors

For your vote to count, your claim against the Company must have been admitted for the purposes of voting by the Liquidator. Please select the option that applies:

☐ I have previously submitted a proof of debt form and supporting documents

☐ I have **enclosed** a proof of debt form and supporting documents with this proposal form

Creditor details

Name of creditor			
Address			
ABN (if applicable)		*Contact number*	
Email address			

☐ I am **not** a related creditor of the Company

☐ I am a related creditor of the Company*

relationship:_____
***eg** Director, relative of Director, related company, beneficiary of a related trust.

Name of creditor /authorised person: _____

Signature: _____ **Date:** _____

For your vote to count, you **must complete** this document and return it together with any **supporting documents** by no later than close of business on **9 November 2026**, by email to Vijay Rajmohan at vrajmohan@brifnsw.com.au. Should you have any queries in relation to this matter, please contact Vijay Rajmohan on (02) 8263 2366.

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Sydney NSW 2000

CNGT Cleaning & Asset Maintenance Pty Limited
ACN 136 497 473
(IN LIQUIDATION)

Annexure "J"
Summary Receipts & Payments

Receipts and Payments Summary By Account: CNGT Cleaning & Asset Maintenance Pty Limited -
Bank, Cash and Cash Investment Accounts: All Dates (Gross Method)

Type	Account	GST	Total
NON-TRADING RECEIPTS			
	Cash at Bank		10,000.00
	Insurance Refund (no GST)		115.21
		0.00	10,115.21
	Net Non-Trading Receipts and Payments	0.00	10,115.21
	Net Receipts (Payments)	0.00	10,115.21