

Initial Written Return | Disclosure of Pecuniary Interests and Other Matters

Initial Disclosure of Interest Form completed by:

Last Name *

Nikolovski

First Name *

Councillor Stephen

INITIAL DISCLOSURE in respect of the period

Date: *

2024-10-21

The date you commenced being a Councillor

Date: *

2024-12-31

Period end date is 30 June 2025

For detailed guidance notes on completing this disclosure please refer to the Office of Local Government's 'Guide to Completing Returns of Interest' in the Councillor HUB Channel; Disclosures and Reporting Requirements.

A. Real Property

Street address of each parcel of real property in which I will have an interest during the return period.

NOTE: you must declare if you directly own or lease real property ANYWHERE in Australia. This includes any interest as an owner, lessee or beneficiary.

Do you have interests in real property to disclose? *

- Yes
 Nil

Type: Street Address

1. [REDACTED] Illawong NSW
2. [REDACTED] Sydney NSW
3. [REDACTED] BANKSTOWN, NSW
4. [REDACTED] Bankstown NSW
5. [REDACTED] BANKSTOWN NSW

Label 1, 2, 3 if there is more than one. If there is insufficient space, please attach below a separate document

containing the additional information.

Additional Information

Choose File No file selected

Nature of interest

For example, owner, part owner, lessee, part lessee, beneficiary or part beneficiary.

Type: Nature of Interest

- 1. Part Owner of property which is family home.
- 2. Owned via SMSF
- 3. Owned via SMSF
- 4. Lessor via Simaco Partners Pty Ltd
- 5. Part owner via PELAGONIA ASSET MANAGEMENT PTY LTD

Label 1, 2, 3 if there is more than one. If there is insufficient space, please attach below a separate document containing the additional information.

Additional Information.

Choose File No file selected

B. Sources of Income

1. Sources of income I reasonably expect to receive from an occupation at any time during the return period.

NOTE: You must declare your role as a Councillor in this section. You must also declare any other occupation where you receive or reasonably expect to receive an income.

Type: Name and address of employer or description of office held (if applicable) *

- 1. Simaco Partners Pty Ltd G1, [REDACTED] Bankstown NSW
- 2. Sutherland Shire Council, 4-20 Eton Street, Sutherland NSW
- 3. Owners Corporation, [REDACTED] Sydney

Label 1, 2, 3 if there is more than one

Type: Description of Occupation *

- 1. Employee
- 2. Councillor
- 3. Owners Corp board (received as a small honorarium)

Label 1, 2, 3 if there is more than one

Type: Name under which partnership conducted (if applicable)

N/A

Label 1, 2, 3 if there is more than one

2. Sources of income I reasonably expect to receive from a trust at any time during the return period.

Do you expect to receive any income from a trust? *

- Yes
 Nil

Type: Name and address of settlor

1. Damian Michael Markovski [REDACTED] MIRANDA NSW 2228
2. N/A as unit trust
3. Damian Michael Markovski [REDACTED] MIRANDA NSW 2228

Label 1, 2, 3 if there is more than one

Type: Name and address of trustee

1. L SGN Asset Management Pty Ltd Pty Ltd ATF L SGN Family Trust - [REDACTED] Bankstown NSW
2. Direct Financial Advice Pty Ltd ATF Simaco Financial Advice Unit Trust - [REDACTED] [REDACTED] Bankstown NSW
3. L SGN ASSET MANAGEMENT NO.2 PTY LTD ACN 673 620 418 ATF L SGN Family Trust No. 2, [REDACTED] Bankstown NSW

Label 1, 2, 3 if there is more than one

3. Sources of other income I reasonably expect to receive at any time during the return period.

Include description sufficient to identify the person from whom, or the circumstances in which, that income was received.

NOTE: Include any other income in excess of \$500 including but not limited to rental, income, business revenue, investments and welfare payments. You do NOT need to put in the address of the income source.

For Example: If you will receive/are receiving rental income from properties where you have an interest, you need only put "rental income from investment property/properties".

Do you expect to receive any other sources of income? *

- Yes
 Nil

Type: Sources of incomes I have received at any time during the return period

1. Simaco Partners Pty Ltd - Director, Employee and Part owner via Family Trust
2. Direct Financial Advice Pty Ltd ATF Simaco Financial Advice Unit Trust - Director of Trustee and part owner via Family Trust.
3. Direct Finance Solutions Pty Ltd - Director and part owner via Family Trust.
4. L SGN Asset Management Pty Ltd ATF L SGN Family Trust - owner of above entities and distributor of income.
5. Simaco Pty Ltd ATF Nikolovski Family Super Fund – SMSF
6. PELAGONIA ASSET MANAGEMENT PTY LTD - owner of Chapel Road Ppty, part owned by 7 below.
7. L SGN Asset Management No. 2 ATF L SGN Family Trust No. 2 - part owner of Pelagonia.

Label 1, 2, 3 if there is more than one

C. Gifts ** this section is not required for Initial Written Returns.

D. Contributions to Travel ** this section is not required for Initial Written Returns.

E. Interests and Positions in Corporations

NOTE: This includes any interest outside of NSW, such as overseas interests.
You do not need to disclose an interest in a corporation if it is a beneficial interest in shares in the corporation that does not exceed 10 per cent of the voting rights in the corporation.

Will you have any interests or positions in corporations to disclose? *

- Yes
 Nil

Type: Name and address of each corporation in which I will have an interest in - had an interest or held a position at the return date or at any time until - since 30 June

1. Simaco Partners Pty Ltd, G1, [REDACTED] Bankstown NSW
2. Direct Financial Advice Pty Ltd - [REDACTED] Bankstown NSW
3. Direct Finance Solutions Pty Ltd - [REDACTED] Bankstown NSW
4. Nikolovski Investment Fund Pty Ltd, [REDACTED] Bankstown NSW
5. Simaco Pty Ltd, [REDACTED] Bankstown NSW
6. L SGN Asset Management Pty Ltd, [REDACTED] Bankstown NSW
7. L SGN Pty Ltd, [REDACTED] Bankstown NSW
8. Nikolovski Asset Management No. 2 Pty Ltd, [REDACTED] Bankstown NSW
9. PELAGONIA ASSET MANAGEMENT PTY LTD [REDACTED]
Bankstown NSW.
10. L SGN ASSET MANAGEMENT NO.2 PTY LTD ACN 673 620 418 [REDACTED]
[REDACTED] Bankstown NSW.

Label 1, 2, 3 if there is more than one

Type: Nature of interest (if any)

1. Director and part owner via first Family Trust.
2. Director and owner via first Family Trust.
3. Director and owner via first Family Trust.
4. Director and shareholder.
5. Director and shareholder.
6. Director and shareholder.
7. Director and shareholder.
8. Director and shareholder.
9. Director and half shareholder via FT below at 10.
10. Director and shareholder.

Label 1, 2, 3 if there is more than one

Type: Description of position (if any)

1. Director and / or Secretary
2. Director and / or Secretary

3. Director and / or Secretary
4. Director and / or Secretary
5. Director and / or Secretary
6. Director and / or Secretary
7. Director and / or Secretary
8. Director and / or Secretary
9. Director and / or secretary
10. Director and / or secretary

Label 1, 2, 3 if there is more than one

Type: Description of principal objects (if any) of corporation (except in case of listed company)

1. Accounting practice
2. Trustee of Fin Planning Practice Trust.
3. Broking Company.
4. Bare Trustee of SMSF.
5. Trustee of SMSF.
6. Trustee of Family Trust.
7. Dormant Company.
8. Trustee of second Family Trust for which I am not a beneficiary in the relevant period.
9. Holder of second Chapel Road Property listed above.
10. Trustee of Family Trust that part owns Pelagonia.

Label 1, 2, 3 if there is more than one

F. Property Development

1. Are you a property developer on the return date?

NOTE: A person or corporation is a 'property developer' if they carry out a business mainly concerned with residential or commercial development of land, with the ultimate purpose of the sale or lease of the land for profit.

Are you a property developer on the return date? *

- Yes - please provide full details below
- No

Provide full details.

2. Are you a close associate of a property developer on the return date?

NOTE:

You are an Associate of a PERSON who is a property developer IF:

- You are a spouse of the person.
- Where the person has made a relevant planning application that is pending and you are in a joint venture or partnership with the person and you are likely to obtain a financial gain.

You are an Associate of a CORPORATION that is a property developer IF;

- You or your spouse are a director or officer of the corporation.
- You or your spouse having voting power in the corporation or related body of the corporation greater than 20%.
- The corporation is a trustee, manager or responsible entity in trust you hold more than 20% or you are a beneficial of the trust.
- Where the corporation has made a relevant planning application that is pending and you are in a joint venture or partnership with the corporation and you are likely to obtain a financial gain.

Are you a close associate of a property developer on the return date? *

- Yes - please provide full details below
- No

Provide full details

Label 1, 2, 3 if there is more than one

G. Positions in Trade Unions and Professional or Business Associations

NOTE:

- You must disclose any position you hold in a trade union, professional or business association, such as committee member, public officer, chairperson etc.
- You do not need to declare being a member of the union or association.

Do or will you hold any positions in trade unions, professional or business associations? *

- Yes
- Nil

Type: Name of each trade union and each professional or business association in which I will hold or held any position (whether remunerated or not) as at the return date or at any time until 30 June.

1. CAANZ
2. BLSSA Pty Ltd
3. MFAA
4. Lifespan Financial Planning
5. Liberal Party of Australia NSW Division
6. Tax Institute of Australia

Label 1, 2, 3 if there is more than one

Type: Description of position

1. Chartered Accountant
2. Licensee and broker
3. Broker
4. Licensee and Financial Planner
5. Member
6. Member

Label 1, 2, 3 if there is more than one

H. Debts

NOTE: You need not disclose a debt if the debt is owed to a relative or a financial institution such as a bank or credit union (not required for mortgage on principal residence).

Will you be liable to pay any debts (other than to a relative or financial institution)? *

- Yes
 Nil

Type: Name and address of each person to whom I am or was liable to pay any debt as at the return date or at any time until 30 June.

Label 1, 2, 3 if there is more than one

I. Dispositions of Property ** this section is not required for Initial Written Returns.

J. Discretionary Disclosures

NOTE: In this section, you may voluntarily disclose any other interest, benefits, advantages or liabilities you may have, whether or not they are pecuniary, which you have not been required to disclose elsewhere in the return.

Do you have any voluntary disclosures? *

- Yes
 Nil

Provide details.

Through my accounting, planning and broking practice, I on occasion conduct accounting services for a number of clients, including associations, not for profits, sporting groups etc. that would or may have a presence in the Sutherland Shire.
I also sponsor some sporting associations in the Shire who I may do accounting work for.
Through Family members' controlled / owned Family Trust, I at some point may have an interest in [REDACTED] Ferodale NSW. While not required in other sections, I have disclosed for completeness.
My parents also own the property at [REDACTED] Illawong NSW.

Label 1, 2, 3 if there is more than one

I certify that the information provided in this Return form is true, correct and complete to the best of my knowledge and belief. I consent to the use of this form and my submission of it to fulfil the requirements for my identification and signature. *

- Yes
 No

Confirmation email address *

A copy of your submission will be sent to your email address.

In accordance with the Information and Privacy Commission NSW (IPC) Guideline 1 for Local Councils issued on 26 September 2019, Disclosures of Interest in Written Returns for Councillors and Designated Persons are required to be published to Council's website.

Council has determined to redact street addresses for residential and investment properties (except the suburb and postcode) for publication purposes. Full versions of Written Returns will remain available for inspection on request.

Please complete a Statutory Declaration should you wish to suppress your place of living information contained within your Written Return.

Optional Statutory Declaration

If you wish to submit an optional Statutory Declaration (concerning suppression of your home address), please attach below.

Please contact Governance if you require a Statutory Declaration form.

NOTE: If you have previously completed a Statutory Declaration, you do not need to complete another form. However if your details or circumstances have changed, please complete a new form.

Attach Optional Statutory Declaration

No file selected

New Date field 2

2024-11-13