



ING Australia Holdings Limited
ACN 008 459 596

GPO Box 3938 Sydney 2001
DX 10110 S.S.E.

347 Kent Street
Sydney NSW 2000

Telephone (02) 9234 8111
Facsimile (02) 9299 1446

Company Sydney Stock Exchange
Facsimile Number 1900 999 279
Attention Manager Companies
cc:
From Steve Rouvray
Date 28 September 2006
Number of pages including this page 14
If all pages are not received please telephone 02 9234 8401
Subject FORM 603

Dear Sir

Attached please find a Form 603 Initial Substantial Shareholder Notice in relation to Abacus Property Group.

Yours faithfully

A handwritten signature in black ink, appearing to be "Steve Rouvray", with a stylized flourish at the end.

Steve Rouvray
Secretary



ING Australia Holdings Limited
ACN 008 459 596

GPO Box 3938 Sydney 2001
DX 10110 S.S.E.

347 Kent Street
Sydney NSW 2000

Telephone (02) 9234 8111
Facsimile (02) 9299 1446

28 September 2006

The Secretary
Abacus Property Group
Level 34, Australia Square
264 – 278 George Street
SYDNEY, NSW, 2000

Fax: 02 9253 8616

Dear Sir,

Enclosed please find a Form 603 Initial Substantial Shareholder Notice.

Yours faithfully

A handwritten signature in black ink, appearing to read "SR" followed by a stylized flourish.

Steve Rouvray
Secretary

Form 603Corporations Act 2001
Section 671B**Notice of initial substantial holder**1. Company Name/Scheme Abacus Property Group

ACN/ARSN _____

1. Details of substantial holder (1)Name ING Australia Holdings Limited (and related companies - Refer Annexure A)
ACN/ARSN (if applicable) 008 459 596The holder became a substantial holder on 21 / 09 / 2006**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
ordinary units	26755832	26755832	5.03%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Refer Annexure C		

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Refer Annexure C			

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Refer Annexure B				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARCN (if applicable)	Nature of association
	Related corporations

7. Addresses

The addresses of persons named in this form are as follows:

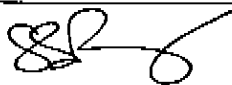
Name	Address
	Refer Annexures A and C

Signature

print name **S S ROUVRAY**

capacity **SECRETARY**

sign here



date **28 / 09 / 2006**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

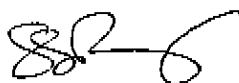
Annexure A**To Form 603**

This is Annexure A of 5 pages
referred to in the Form 603 Notice
of Initial Substantial Holder signed
by me and dated .. 28 September 2006

Name: S S Rouvray

Capacity: Company Secretary

Signature



Dated:28 September 2006

COMPANY NAME	ACN
52 PHILLIP STREET PTY LTD	000 197 455
ABIFORM PTY LIMITED	003 981 771
ADVICE FINANCIAL SOLUTIONS PTY LIMITED	098 970 800
ADVICE FOR LIFE PTY LTD	070 195 274
ADVISER LENDING SERVICES PTY LIMITED	009 860 057
ADVISOR INVESTMENT SERVICES LIMITED	009 585 255
AMFAS PTY LIMITED	005 720 427
ANZ INSAGE PTY LIMITED	099 666 648
ANZ LIFE ASSURANCE COMPANY LIMITED	008 425 652
ANZ MANAGED INVESTMENTS LIMITED	004 392 269
ARMSTRONG JONES LIFE ASSURANCE PTY LIMITED	004 885 849
ARMSTRONG JONES MANAGEMENT PTY LIMITED	Note 3 008 947 840
ARMSTRONG JONES PTY LTD	Note 3 008 781 511
ATHELAS PTY LIMITED	008 638 622
AUSTPLANNERS ASSET MANAGEMENT PTY LIMITED	005 757 817
AUSTRALIAN COMMUNITY INSURANCE PTY LIMITED	003 243 589
AUSTRALIAN GENERAL INSURANCE PTY LIMITED	006 007 334
AUSTSERVICES PTY LIMITED	059 421 304
AUSVEST PORTFOLIO SERVICE PTY LIMITED	003 318 312
BLEAKLEYS LIMITED	002 102 356
DAVIDSON HUGHES DEVELOPMENTS PTY LTD	Note 3 005 752 910

COMPANY NAME	ACN
DE RUN SECURITIES PTY LTD	084 086 984
DOMAIN DEVELOPMENT PTY LIMITED Note 3	010 689 737
FINANCIAL FACTS PTY LTD	006 501 293
FINANCIAL INVESTMENT NETWORK GROUP PTY LIMITED	003 790 609
FINANCIAL PLANNING HOTLINE PTY LIMITED	000 895 269
FING SERVICES PTY LIMITED	116 112 031
HEINE ADMINISTRATION SERVICES PTY LIMITED Note 3	007 257 794
HEINE ASSET MANAGEMENT PTY LIMITED Note 3	072 656 798
HEINE COMPUTER SERVICES PTY LTD Note 3	006 819 727
HEINE FUNDS MANAGEMENT PTY LIMITED Note 3	061 851 983
HEINE MANAGEMENT PTY LIMITED Note 3	006 475 449
HEINE MORTGAGE ADMINISTRATION PTY LIMITED Note 3	077 516 995
HEINE MORTGAGE MANAGEMENT PTY LTD Note 3	006 784 032
HEINE PROPERTY MANAGEMENT PTY LTD Note 3	006 874 639
HEINE SECURITIES PTY LIMITED Note 3	072 656 752
INDUSTRY RETIREMENT PTY LIMITED	004 585 086
ING ADMINISTRATION PTY LIMITED	008 947 831
ING AUSTRALIA HOLDINGS LIMITED & its subsidiaries and controlled entities listed below. Note 2	008 459 596
ING AUSTRALIA LIMITED	000 000 779
ING BANK (AUSTRALIA) LIMITED Note 4	000 893 292
ING BANK NV Note 1	
ING CORPORATE SERVICES PTY LIMITED	008 646 277
ING CUSTODIANS PTY LIMITED	008 508 495
ING EASTERN CREEK PTY LTD	007 257 794
ING FINANCIAL PLANNING PTY LTD	003 318 330
ING FUNDS MANAGEMENT LIMITED	003 002 800
ING GENERAL INSURANCE PTY LIMITED	072 892 365
ING GROEP NV and its related bodies corporate including the following companies: Note 1	
ING INDUSTRIAL CUSTODIAN PTY LTD	081 823 743
ING INSURANCE INTERNATIONAL BV Note 1	

COMPANY NAME	ACN
ING INVESTMENT MANAGEMENT LIMITED	003 731 959
ING LIFE HOLDINGS LIMITED	099 127 321
ING LIFE LIMITED	009 657 176
ING MANAGEMENT LIMITED Note 3	006 065 032
ING OFFICE CUSTODIAN PTY LTD	090 814 645
ING PRIVATE CAPITAL PTY LIMITED	009 206 857
ING VERZEKERINGEN NV Note 1	
INSURANCE BROKER HOTLINE PTY LTD	076 731 514
INTEGRATED NETWORKS PTY LIMITED	003 319 319
LYNX FINANCIAL SERVICES PTY LTD	004 937 704
M.A.F.G. PTY LIMITED	000 003 823
MERCANTILE MUTUAL FINANCIAL SERVICES PTY LIMITED	000 006 057
MERCANTILE MUTUAL INSURANCE EQUITIES PTY LIMITED	001 160 809
MILLENNIUM3 CONSULTING SERVICES PTY LTD	098 579 304
MILLENNIUM3 FINANCIAL PLANNING ADMINISTRATION PTY LTD	094 479 179
MILLENNIUM3 FINANCIAL SERVICES GROUP PTY LIMITED	098 554 058
MILLENNIUM3 FINANCIAL SERVICES PTY LTD	094 529 987
MILLENNIUM3 PROFESSIONAL SERVICES PTY LTD	089 579 322
MINKX PTY LTD	104 497 734
MML PROPERTIES PTY LIMITED	005 403 841
NNA PTY LIMITED	061 787 853
OPTIMIX INVESTMENT MANAGEMENT LIMITED	006 790 629
PACIFIC MUTUAL AUSTRALIA PTY LIMITED	009 093 109
PARTNERSHIP PLANNING BROKER SERVICES LIMITED	000 574 970
PARTNERSHIP PLANNING LIMITED	009 554 189
POSTBANK AUSTRALIA PTY LIMITED	008 647 185
PROSAFE INVESTMENTS PTY LIMITED	000 585 491
PRUDENT ACCOUNTING AND FINANCIAL SERVICES PTY LTD	098 862 107
RETIREINVEST (NO 3) PTY LIMITED	002 920 541
RETIREINVEST BRISBANE CITY PTY LIMITED	100 304 354

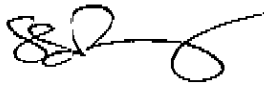
COMPANY NAME	ACN
RETIREINVEST NOWRA PTY LIMITED	102 585 053
RETIREINVEST PTY LIMITED	001 774 125
RETIREINVEST SUBIACO PTY LIMITED	102 415 814
RETIREINVEST TOWNSVILLE PTY LIMITED	099 145 552
RI BENTLEIGH PTY LIMITED	113 855 520
RI CENTRAL COAST PTY LIMITED	105 039 647
RI DANDENONG PTY LIMITED	114 152 519
RI GOLD COAST PTY LIMITED	105 039 629
RI KEW PTY LTD	105 930 658
RI MAROOCHYDORE PTY LIMITED	114 152 500
RI MOONEE PONDS PTY LTD	104 933 217
RI MORISSET PTY LIMITED	105 039 656
RI NEWCASTLE PTY LIMITED	114 176 162
RI ROCKHAMPTON & GLADSTONE PTY LIMITED	104 125 895
RI SHEPPARTON PTY LIMITED	006 444 080
RICKETTS ROAD MT WAVERLEY PTY LTD	Note 3 006 819 727
SUPER CONCEPTS PTY LTD	007 437 907
SUPER SOLUTIONS PTY LTD	002 966 341
SWING HIGH INVESTMENTS PTY LIMITED	Note 3 009 131 088
SYNERGY ADVISORY SERVICES PTY LTD	068 908 878
SYNERGY CONSOLIDATED PTY LIMITED	083 107 644
TANDEM FINANCIAL ADVICE LIMITED	006 226 777
TRENORTH PTY LIMITED	Note 3 006 732 243
UNION INVESTMENT COMPANY PTY LIMITED	004 084 879
VANDENBERGH FINANCIAL SERVICES PTY LIMITED	098 970 800
VENTURE CAPITAL PARTNERS (NOMINEES NO. 1) PTY LIMITED	082 834 900
VENTURE CAPITAL PARTNERS PTY LIMITED	079 575 689
WESTGARDENS PTY LIMITED	Note 3 007 257 794
WESTGARDENS PTY LTD	Note 3 114 031 284
WISE FINANCIAL SERVICES PTY LTD	003 608 268

COMPANY NAME	ACN
Note 1. Address: ING House Amstelneenseweg 500 1081 KL Amsterdam, The Netherlands	
Note 2. Address: 347 Kent Street, Sydney NSW 2000	
Note 3. Address: Level 6, 345 George Street, Sydney NSW 2000	
Note 4. Address: Level 14, 140 Sussex Street, Sydney NSW 2000	

ANNEXURE 'B'

Changes in relevant interests

This is the annexure marked 'B' of 3 pages referred to in the form 603 Initial substantial shareholder signed by me on: 28.09.06



S S Rouvray
Secretary, ING Australia Holdings Limited

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
31/05/06	INGFML	Buy of Units on ASX	\$ 43,432	29,487	29,487
1/06/06	INGFML	Buy of Units on ASX	\$ 153,961	104,167	104,167
2/06/06	INGFML	Buy of Units on ASX	\$ 253,496	170,000	170,000
8/06/06	INGFML	Sale of Units on ASX	\$ 103,950	70,000	70,000
13/06/06	INGFML	Sale of Units on ASX	\$ 29,700	20,000	20,000
19/06/06	INGFML	Buy of Units on ASX	\$ 72,017	47,980	47,980
20/06/06	INGFML	Buy of Units on ASX	\$ 36,920	24,811	24,811
22/06/06	INGFML	Buy of Units on ASX	\$ 114,774	76,502	76,502
23/06/06	INGFML	Buy of Units on ASX	\$ 769,123	510,000	510,000
27/06/06	INGFML	Buy of Units on ASX	\$ 22,546	15,000	15,000
6/07/06	INGFML	Buy of Units on ASX	\$ 47,751	31,351	31,351
7/07/06	INGFML	Buy of Units on ASX	\$ 350,367	228,649	228,649
12/07/06	INGFML	Buy of Units on ASX	\$ 135,645	90,245	90,245
13/07/06	INGFML	Buy of Units on ASX	\$ 449,173	298,836	298,836
18/07/06	INGFML	Buy of Units on ASX	\$ 66,737	45,000	45,000
31/07/06	INGFML	Buy of Units on ASX	\$ 265,972	180,000	180,000
3/08/06	INGFML	Buy of Units on ASX	\$ 57,247	39,130	39,130
4/08/06	INGFML	Buy of Units on ASX	\$ 74,499	50,870	50,870
9/08/06	INGFML	Buy of Units on ASX	\$ 115,600	80,000	80,000
10/08/06	INGFML	Buy of Units on ASX	\$ 111,745	74,997	74,997
11/08/06	INGFML	Buy of Units on ASX	\$ 1,273	870	870
16/08/06	INGFML	Buy of Units on ASX	\$ 6,982	4,676	4,676
17/08/06	INGFML	Buy of Units on ASX	\$ 23,098	15,469	15,469
22/08/06	INGFML	Buy of Units on ASX	\$ 4,539	3,040	3,040
23/08/06	INGFML	Buy of Units on ASX	\$ 36,304	24,315	24,315
24/08/06	INGFML	Buy of Units on ASX	\$ 419,017	281,589	281,589
25/08/06	INGFML	Buy of Units on ASX	\$ 157,507	103,411	103,411
28/08/06	INGFML	Buy of Units on ASX	\$ 111,075	73,134	73,134
1/09/06	INGFML	Buy of Units on ASX	\$ 69,975	45,000	45,000
7/09/06	INGFML	Buy of Units on ASX	\$ 112,249	71,578	71,578
7/09/06	INGFML	Buy of Units on ASX	\$ 21,048	13,422	13,422
11/09/06	INGFML	Buy of Units on ASX	\$ 24,292	15,441	15,441
13/09/06	INGFML	Buy of Units on ASX	\$ 4,465	2,838	2,838
14/09/06	INGFML	Buy of Units on ASX	\$ 6,103	3,879	3,879
15/09/06	INGFML	Buy of Units on ASX	\$ 49,278	30,493	30,493
18/09/06	INGFML	Buy of Units on ASX	\$ 44,255	27,952	27,952
19/09/06	INGFML	Buy of Units on ASX	\$ 23,733	14,774	14,774
31/05/06	INGFML	Buy of Units on ASX	\$ 54,725	37,154	37,154
1/06/06	INGFML	Buy of Units on ASX	\$ 193,991	131,250	131,250
8/06/06	INGFML	Buy of Units on ASX	\$ 322,515	215,000	215,000
13/06/06	INGFML	Buy of Units on ASX	\$ 197,505	133,000	133,000
19/06/06	INGFML	Buy of Units on ASX	\$ 69,004	45,973	45,973
20/06/06	INGFML	Buy of Units on ASX	\$ 35,377	23,774	23,774
22/06/06	INGFML	Buy of Units on ASX	\$ 109,973	73,302	73,302
23/06/06	INGFML	Buy of Units on ASX	\$ 904,651	600,000	600,000
6/07/06	INGFML	Buy of Units on ASX	\$ 65,228	44,795	44,795
7/07/06	INGFML	Buy of Units on ASX	\$ 500,621	326,705	326,705
12/07/06	INGFML	Buy of Units on ASX	\$ 259,959	172,286	172,286
13/07/06	INGFML	Buy of Units on ASX	\$ 546,154	363,358	363,358
18/07/06	INGFML	Buy of Units on ASX	\$ 37,076	25,000	25,000
31/07/06	INGFML	Buy of Units on ASX	\$ 73,881	50,000	50,000
3/08/06	INGFML	Buy of Units on ASX	\$ 79,511	54,348	54,348
4/08/06	INGFML	Buy of Units on ASX	\$ 103,470	70,652	70,652
9/08/06	INGFML	Sale of Units on ASX	\$ 469,625	325,000	325,000
10/08/06	INGFML	Buy of Units on ASX	\$ 116,932	78,477	78,477
11/08/06	INGFML	Buy of Units on ASX	\$ 48,843	31,335	31,335
16/08/06	INGFML	Buy of Units on ASX	\$ 26,824	17,966	17,966
17/08/06	INGFML	Buy of Units on ASX	\$ 88,738	59,434	59,434
18/08/06	INGFML	Buy of Units on ASX	\$ 19,105	12,796	12,796
21/08/06	INGFML	Buy of Units on ASX	\$ 127,761	85,000	85,000
22/08/06	INGFML	Buy of Units on ASX	\$ 15,317	10,259	10,259
23/08/06	INGFML	Buy of Units on ASX	\$ 122,498	82,045	82,045
24/08/06	INGFML	Buy of Units on ASX	\$ 549,820	369,357	369,357
25/08/06	INGFML	Buy of Units on ASX	\$ 206,600	135,643	135,643
28/08/06	INGFML	Buy of Units on ASX	\$ 103,142	67,910	67,910
1/09/06	INGFML	Sale of Units on ASX	\$ 108,850	70,000	70,000
11/09/06	INGFML	Buy of Units on ASX	\$ 23,135	14,706	14,706
14/09/06	INGFML	Buy of Units on ASX	\$ 6,002	3,815	3,815
15/09/06	INGFML	Buy of Units on ASX	\$ 47,483	29,991	29,991
18/09/06	INGFML	Buy of Units on ASX	\$ 43,526	27,492	27,492

19/09/06	INGFML	Buy of Units on ASX	\$	23,342	14,531	14,531
31/05/06	INGFML	Buy of Units on ASX	\$	52,987	35,974	35,974
1/06/06	INGFML	Buy of Units on ASX	\$	187,832	127,083	127,083
6/06/06	INGFML	Buy of Units on ASX	\$	193,050	130,000	130,000
5/06/06	INGFML	Buy of Units on ASX	\$	22,501	15,000	15,000
13/06/06	INGFML	Buy of Units on ASX	\$	59,400	40,000	40,000
19/06/06	INGFML	Buy of Units on ASX	\$	91,894	61,223	61,223
20/06/06	INGFML	Buy of Units on ASX	\$	50,958	34,245	34,245
22/06/06	INGFML	Buy of Units on ASX	\$	158,413	105,590	105,590
23/06/06	INGFML	Buy of Units on ASX	\$	1,040,579	690,000	690,000
27/06/06	INGFML	Buy of Units on ASX	\$	97,700	65,000	65,000
6/07/06	INGFML	Buy of Units on ASX	\$	56,933	37,379	37,379
7/07/06	INGFML	Buy of Units on ASX	\$	417,747	272,621	272,621
12/07/06	INGFML	Buy of Units on ASX	\$	271,290	180,490	180,490
13/07/06	INGFML	Buy of Units on ASX	\$	627,206	417,282	417,282
18/07/06	INGFML	Buy of Units on ASX	\$	44,491	30,000	30,000
31/07/06	INGFML	Buy of Units on ASX	\$	44,329	30,000	30,000
3/08/06	INGFML	Buy of Units on ASX	\$	69,969	47,826	47,826
4/08/06	INGFML	Buy of Units on ASX	\$	91,054	62,174	62,174
9/08/06	INGFML	Buy of Units on ASX	\$	116,323	80,500	80,500
10/08/06	INGFML	Buy of Units on ASX	\$	191,916	101,957	101,957
11/08/06	INGFML	Buy of Units on ASX	\$	2,547	1,741	1,741
16/08/06	INGFML	Buy of Units on ASX	\$	11,023	7,383	7,383
17/08/06	INGFML	Buy of Units on ASX	\$	36,468	24,425	24,425
18/08/06	INGFML	Buy of Units on ASX	\$	7,852	5,259	5,259
22/08/06	INGFML	Buy of Units on ASX	\$	6,295	4,217	4,217
23/08/06	INGFML	Buy of Units on ASX	\$	50,340	33,716	33,716
24/08/06	INGFML	Buy of Units on ASX	\$	555,061	373,014	373,014
25/08/06	INGFML	Buy of Units on ASX	\$	208,646	136,986	136,986
28/08/06	INGFML	Buy of Units on ASX	\$	150,748	99,254	99,254
1/09/06	INGFML	Buy of Units on ASX	\$	83,300	60,000	60,000
7/09/06	INGFML	Buy of Units on ASX	\$	132,060	84,211	84,211
7/09/06	INGFML	Buy of Units on ASX	\$	24,760	15,789	15,789
11/09/06	INGFML	Buy of Units on ASX	\$	31,233	19,853	19,853
13/09/06	INGFML	Buy of Units on ASX	\$	5,739	3,648	3,648
14/09/06	INGFML	Buy of Units on ASX	\$	7,846	4,987	4,987
15/09/06	INGFML	Buy of Units on ASX	\$	62,071	39,205	39,205
18/09/06	INGFML	Buy of Units on ASX	\$	56,898	35,938	35,938
19/09/06	INGFML	Buy of Units on ASX	\$	30,515	18,996	18,996
31/05/06	INGL	Buy of Units on ASX	\$	44,301	30,077	30,077
1/06/06	INGL	Buy of Units on ASX	\$	157,040	106,250	106,250
8/06/06	INGL	Sale of Units on ASX	\$	89,100	60,000	60,000
13/06/06	INGL	Sale of Units on ASX	\$	237,800	160,000	160,000
19/06/06	INGL	Buy of Units on ASX	\$	80,506	53,636	53,636
20/06/06	INGL	Buy of Units on ASX	\$	41,272	27,736	27,736
22/06/06	INGL	Buy of Units on ASX	\$	126,300	85,518	85,518
23/06/06	INGL	Buy of Units on ASX	\$	754,043	500,000	500,000
6/07/06	INGL	Buy of Units on ASX	\$	42,241	27,733	27,733
7/07/06	INGL	Buy of Units on ASX	\$	309,941	202,267	202,267
12/07/06	INGL	Buy of Units on ASX	\$	254,848	169,551	169,551
13/07/06	INGL	Buy of Units on ASX	\$	550,058	365,955	365,955
18/07/06	INGL	Buy of Units on ASX	\$	7,415	5,000	5,000
31/07/06	INGL	Buy of Units on ASX	\$	140,374	95,000	95,000
3/08/06	INGL	Buy of Units on ASX	\$	63,609	43,479	43,479
4/08/06	INGL	Buy of Units on ASX	\$	82,775	56,521	56,521
9/08/06	INGL	Buy of Units on ASX	\$	180,625	125,000	125,000
10/08/06	INGL	Buy of Units on ASX	\$	123,506	82,890	82,890
11/08/06	INGL	Buy of Units on ASX	\$	22,921	15,667	15,667
16/08/06	INGL	Buy of Units on ASX	\$	16,903	11,321	11,321
17/08/06	INGL	Buy of Units on ASX	\$	55,918	37,452	37,452
18/08/06	INGL	Buy of Units on ASX	\$	12,039	8,063	8,063
22/08/06	INGL	Buy of Units on ASX	\$	9,653	6,465	6,465
23/08/06	INGL	Buy of Units on ASX	\$	77,189	51,699	51,699
24/08/06	INGL	Buy of Units on ASX	\$	473,435	318,159	318,159
25/08/06	INGL	Buy of Units on ASX	\$	177,962	116,841	116,841
28/08/06	INGL	Buy of Units on ASX	\$	122,973	80,970	80,970
1/09/06	INGL	Sale of Units on ASX	\$	46,650	30,000	30,000
7/09/06	INGL	Sale of Units on ASX	\$	31,800	20,000	20,000
11/09/06	INGL	Buy of Units on ASX	\$	30,077	19,118	19,118
13/09/06	INGL	Buy of Units on ASX	\$	5,528	3,514	3,514
14/09/06	INGL	Buy of Units on ASX	\$	7,856	4,803	4,803
15/09/06	INGL	Buy of Units on ASX	\$	59,772	37,753	37,753
16/09/06	INGL	Buy of Units on ASX	\$	54,790	34,606	34,606
19/09/06	INGL	Buy of Units on ASX	\$	29,386	18,293	18,293
31/06/06	INGL	Buy of Units on ASX	\$	11,293	7,867	7,867
1/06/06	INGL	Buy of Units on ASX	\$	40,029	27,083	27,083
13/06/06	INGL	Sale of Units on ASX	\$	3,713	2,500	2,500
19/06/06	INGL	Buy of Units on ASX	\$	23,550	15,690	15,690
20/06/06	INGL	Buy of Units on ASX	\$	12,073	8,113	8,113
22/06/06	INGL	Buy of Units on ASX	\$	37,531	25,016	25,016
23/06/06	INGL	Buy of Units on ASX	\$	248,834	165,000	165,000
6/07/06	INGL	Buy of Units on ASX	\$	11,020	7,235	7,235
7/07/06	INGL	Buy of Units on ASX	\$	80,854	52,785	52,785
12/07/06	INGL	Buy of Units on ASX	\$	69,878	46,490	46,490
13/07/06	INGL	Buy of Units on ASX	\$	147,715	98,275	98,275
18/07/06	INGL	Buy of Units on ASX	\$	7,415	5,000	5,000

31/07/06	INGL	Buy of Units on ASX	\$	59,105	40,000	40,000
3/08/06	INGL	Buy of Units on ASX	\$	19,082	13,043	13,043
4/08/06	INGL	Buy of Units on ASX	\$	24,833	16,957	16,957
9/08/06	INGL	Buy of Units on ASX	\$	36,125	25,000	25,000
10/08/06	INGL	Buy of Units on ASX	\$	36,372	24,410	24,410
11/08/06	INGL	Buy of Units on ASX	\$	8,914	6,093	6,093
18/08/06	INGL	Buy of Units on ASX	\$	8,614	4,430	4,430
17/08/06	INGL	Buy of Units on ASX	\$	21,881	14,655	14,655
23/08/06	INGL	Buy of Units on ASX	\$	38,893	25,915	25,915
24/08/06	INGL	Buy of Units on ASX	\$	130,603	87,768	87,768
25/08/06	INGL	Buy of Units on ASX	\$	49,093	32,232	32,232
28/08/06	INGL	Buy of Units on ASX	\$	31,737	20,896	20,896
1/09/06	INGL	Sale of Units on ASX	\$	7,775	5,000	5,000
7/09/06	INGL	Sale of Units on ASX	\$	15,650	10,000	10,000
11/09/06	INGL	Buy of Units on ASX	\$	8,087	5,147	5,147
15/09/06	INGL	Buy of Units on ASX	\$	17,387	10,888	10,888
19/09/06	INGL	Buy of Units on ASX	\$	15,948	10,073	10,073
19/09/06	INGL	Buy of Units on ASX	\$	8,552	5,324	5,324
31/09/06	INGIM	Buy of Units on ASX	\$	1,737	1,179	1,179
1/06/06	INGIM	Buy of Units on ASX	\$	6,159	4,167	4,167
8/06/06	INGIM	Buy of Units on ASX	\$	15,001	10,000	10,000
13/06/06	INGIM	Buy of Units on ASX	\$	10,395	7,000	7,000
19/06/06	INGIM	Buy of Units on ASX	\$	3,833	2,554	2,554
20/06/06	INGIM	Buy of Units on ASX	\$	1,966	1,321	1,321
22/06/06	INGIM	Buy of Units on ASX	\$	6,109	4,072	4,072
23/06/06	INGIM	Buy of Units on ASX	\$	45,243	30,000	30,000
6/07/06	INGIM	Buy of Units on ASX	\$	2,295	1,507	1,507
7/07/06	INGIM	Buy of Units on ASX	\$	16,845	10,993	10,993
12/07/06	INGIM	Buy of Units on ASX	\$	12,331	8,204	8,204
13/07/06	INGIM	Buy of Units on ASX	\$	31,105	20,694	20,694
31/07/06	INGIM	Buy of Units on ASX	\$	7,388	5,000	5,000
3/08/06	INGIM	Buy of Units on ASX	\$	3,181	2,174	2,174
4/08/06	INGIM	Buy of Units on ASX	\$	4,139	2,826	2,826
9/08/06	INGIM	Buy of Units on ASX	\$	12,283	8,500	8,500
10/08/06	INGIM	Buy of Units on ASX	\$	8,048	4,059	4,059
24/08/06	INGIM	Buy of Units on ASX	\$	21,787	14,628	14,628
25/08/06	INGIM	Buy of Units on ASX	\$	8,182	5,372	5,372
28/08/06	INGIM	Buy of Units on ASX	\$	7,934	5,224	5,224
7/09/06	INGIM	Buy of Units on ASX	\$	6,604	4,211	4,211
7/09/06	INGIM	Buy of Units on ASX	\$	1,237	789	789
11/09/06	INGIM	Buy of Units on ASX	\$	1,156	735	735
15/09/06	INGIM	Buy of Units on ASX	\$	2,486	1,570	1,570
18/09/06	INGIM	Buy of Units on ASX	\$	2,278	1,439	1,439
8/06/06	INGIM	Buy of Units on ASX	\$	7,500	5,000	5,000
13/06/06	INGIM	Buy of Units on ASX	\$	3,713	2,500	2,500
19/06/06	INGIM	Buy of Units on ASX	\$	7,505	5,000	5,000
23/06/06	INGIM	Buy of Units on ASX	\$	7,540	5,000	5,000
7/07/06	INGIM	Buy of Units on ASX	\$	9,194	6,000	6,000
12/07/06	INGIM	Buy of Units on ASX	\$	4,109	2,734	2,734
13/07/06	INGIM	Buy of Units on ASX	\$	10,370	6,899	6,899
9/08/06	INGIM	Buy of Units on ASX	\$	8,670	6,000	6,000
10/08/06	INGIM	Buy of Units on ASX	\$	1,905	1,279	1,279
16/08/06	INGIM	Buy of Units on ASX	\$	367	246	246
17/08/06	INGIM	Buy of Units on ASX	\$	1,215	814	814
21/08/06	INGIM	Buy of Units on ASX	\$	4,509	3,000	3,000
23/08/06	INGIM	Buy of Units on ASX	\$	2,150	1,440	1,440
24/08/06	INGIM	Buy of Units on ASX	\$	8,162	5,485	5,485
25/08/06	INGIM	Buy of Units on ASX	\$	3,069	2,015	2,015
28/08/06	INGIM	Buy of Units on ASX	\$	3,967	2,612	2,612

ANNEXURE 'C'

Present relevant interests

This is the annexure marked 'C' of ⁵ page referred to in Form 603 initial substantial shareholder signed by me on:

28-09-06



S S Rouvray
Secretary, ING Australia Holdings Limited

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes
ING Group	ANZ Nominees Limited LFG Holdings Pty Ltd	ING Life Ltd as Responsible Entity	Relevant interest arising pursuant to section 600(1) of the Corporations Act	18,599,193	18,599,193
ING Group	ANZ Nominees Limited LFG Holdings Pty Ltd	ING Life Ltd as Responsible Entity	As above	7,755,078	7,755,078
ING Group	Citicorp Nominees Pty Limited Custodian for CFS Tax Effective Income Fund	ING Investment Management as fund manager for Colonial First State Investments Ltd as Responsible Entity	As above	102,024	102,024
Citicorp Nominees Pty Limited as Custodian for Commonwealth Property Fund 5	ING Investment Management as fund manager for Colonial First State Investments Ltd as Responsible Entity	As above	As above	299,537	299,537
				26,755,832	26,755,832

ANNEXURE 'C'

ING Group

Name	Address	Abbreviation*
ING Groep N.V. and its related bodies corporate	ING House, Armstelveenseweg 500 1081 KL Amsterdam Netherlands	ING Group
ING Australia Holdings Limited	Level 1, 347 Kent Street Sydney NSW 2000	ING Holdings
ING Investment Management Limited (Formerly Mercantile Mutual Investment Management Limited)	Level 1, 347 Kent Street Sydney NSW 2000	ING Investment Management
ING Management Limited	Level 5, 345 George Street, Sydney NSW 2000	ING Management Limited
ING Real Estate International Investments III BV	ING Real Estate International Schenkkard 65 The Netherlands	ING Real Estate Investment Management Australia Pty Limited
ANZ Managed Investments C/- ANZ Nominees Limited	GPO Box 2642AA, Melbourne VIC 3001	ANZ Nominees
ANZ Nominees Limited	GPO Box 2642AA, Melbourne VIC 3001	ANZ Nominees Limited
Cogent Nominees Pty Limited	Cogent Nominees Pty Limited PO Box R209 Royal Exchange NSW 1225	Cogent Nominees Pty Limited (BNP Nominees)
Cilloorp Nominees Pty Limited	GPO Box 764G Melbourne VIC 3001	Cilloorp Nominees
J P Morgan Nominees Australia Limited	Locked Bag 7 Royal Exchange Sydney NSW 2001	J P Morgan Nominees Australia Limited
National Nominees Limited	Level 5 South 271 Collins Street Melbourne VIC 3000	National Nominees Limited
Premier Nominees NO 1 Account Limited	No.1 Account C/- Armstrong Jones (New Zealand Limited PO Box 7148 Wellesley Street Auckland 1036 New Zealand	Premier Nominees Limited
RBC Global Services Australia Nominees Pty Limited	GPO Box 5430 Sydney NSW 2000	RBC Global Services