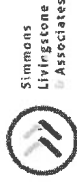


Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022



Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Hawkins, Michael Edward	04/08/1969	51	283,733.61	6,244.50	0.00	0.00	0.00	6,244.50
Hawkins, Nicola Ann	06/03/1973	48	93,062.78	1,744.90	0.00	0.00	0.00	1,744.90
All Members				7,989.40	0.00	0.00	0.00	7,989.40

*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Hawkins, Michael Edward	Concessional	6,244.50	89,023.95	82,779.45 Below Cap
	(5 year carry forward cap available)			
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Hawkins, Nicola Ann	Concessional	1,744.90	93,966.39	92,221.49 Below Cap
	(5 year carry forward cap available)			
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Hawkins, Michael Edward							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	0.00	6,416.18	7,059.87	6,244.50	
Unused Concessional Contribution	0.00	0.00	25,000.00	18,583.82	17,940.13	21,255.50	
Cumulative Carry Forward Unused	N/A	N/A	0.00	25,000.00	43,583.82	61,523.95	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	50,000.00	68,583.82	89,023.95	82,779.45 Below Cap
Total Super Balance	0.00	0.00	0.00	0.00	159,052.09	283,733.61	

Hawkins, Nicola Ann

Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00
Concessional Contribution	0.00	0.00	0.00	4,161.10	4,372.51	1,744.90
Unused Concessional Contribution	0.00	0.00	25,000.00	20,838.90	20,627.49	25,755.10
Cumulative Carry Forward Unused	N/A	N/A	0.00	25,000.00	45,838.90	66,466.39
Maximum Cap Available	30,000.00	25,000.00	25,000.00	50,000.00	70,838.90	93,966.39
Total Super Balance	0.00	0.00	0.00	0.00	48,443.73	93,062.78

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Hawkins, Michael Edward	N/A	0.00	310.50	0.00	0.00	N/A	Bring Forward Not Triggered
Hawkins, Nicola Ann	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Hawkins, Michael Edward

Date	Transaction Description	Ledger Data			SuperStream Data			
		Contribution Type	Concessional	Non-Concession	Other Reserves	Employer Contribution	Employer Concessional	Non-Concessional Other
07/07/2021	QUICKSUPER QUICKSPR3000490	Employer	482.58			Employer	ROADFLEET SERVICES	482.58
05/08/2021	068 50 QUICKSUPER QUICKSPR3019445	Employer	480.16			Employer	ROADFLEET SERVICES	480.16
13/09/2021	125 50 QUICKSUPER QUICKSPR3044141	Employer	600.20			Employer	ROADFLEET SERVICES	600.20
01/11/2021	710 50 QUICKSUPER QUICKSPR3075668	Employer	480.16			Employer	ROADFLEET SERVICES	480.16
03/11/2021	891 50 QUICKSUPER QUICKSPR3077346	Employer	480.16			Employer	ROADFLEET SERVICES	480.16
08/12/2021	198 50 QUICKSUPER QUICKSPR3101021	Employer	600.20			Employer	ROADFLEET SERVICES	600.20
06/01/2022	650 50 QUICKSUPER QUICKSPR3118572	Employer	480.16			Employer	ROADFLEET SERVICES	480.16
07/02/2022	859 50 QUICKSUPER QUICKSPR3139223	Employer	480.16			Employer	ROADFLEET SERVICES	480.16
	797 50	Employer	480.16			Employer	ROADFLEET SERVICES	480.16

Date	Transaction Description	Contribution Type	Concessional	Non-Concession	Other	Reserves
03/03/2022	QUICKSUPER QUICKSPR3156932 095 50	Employer	480.16			
11/04/2022	QUICKSUPER QUICKSPR3183394 310 50	Employer	600.20			
09/05/2022	QUICKSUPER QUICKSPR3202092 557 50	Employer	480.16			
08/06/2022	QUICKSUPER QUICKSPR3224206 654 50	Employer	600.20			
Total - Hawkins, Michael Edward			6,244.50	0.00	0.00	0.00

Hawkins, Nicola Ann

Date	Transaction Description	Contribution Type	Ledger Data			SuperStream Data			
			Concessional	Non-Concession	Other	Reserves	Concessional	Non-Concess	Other
27/07/2021	QUICKSUPER QUICKSPR3013328 548 50	Employer	81.21				81.21		
27/07/2021	QUICKSUPER QUICKSPR3013328 558 50	Employer	54.93				54.93		
27/07/2021	QUICKSUPER QUICKSPR3013328 554 50	Employer	78.63				78.63		
27/07/2021	QUICKSUPER QUICKSPR3013328 562 50	Employer	38.24				38.24		
30/08/2021	QUICKSUPER QUICKSPR3035437 056 50	Employer	91.24				91.24		
30/08/2021	QUICKSUPER QUICKSPR3035437 054 50	Employer	63.95				63.95		
30/08/2021	QUICKSUPER QUICKSPR3035437 055 50	Employer	0.98				0.98		
30/08/2021	QUICKSUPER QUICKSPR3035437 057 50	Employer	90.05				90.05		
20/09/2021	QUICKSUPER QUICKSPR3049230	Employer	80.49				80.49		

20/09/2021	QUICKSUPER QUICKSPR3049230 935 50	Employer	85.16	HARRIS FARM MARKETS PTY LTD	85.16
26/11/2021	QUICKSUPER QUICKSPR3093595 373 50	Employer	3.06	HARRIS FARM MARKETS PTY LTD	3.06
02/02/2022	SuperChoice P/L PC250122- 139329082 50	Employer	1,076.96	BROADWATER MARKET PTY LTD	1,076.96
Total - Hawkins, Nicola Ann			1,744.90		1,744.90
			0.00		0.00

Total for All Members			7,989.40		0.00
			0.00		0.00

2-2



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #51
6 Jul 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin St, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 22/07/2021		
Rent paid to 22/07/2021 (previously paid to 15/07/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2.3



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterpringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #52
13 Jul 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin St, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 29/07/2021		
Rent paid to 29/07/2021 (previously paid to 22/07/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$3.25
--	--------

2.4



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #53
20 Jul 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Shamah Graham paid to 5/08/2021		
Rent paid to 5/08/2021 (previously paid to 29/07/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

2.5



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterpringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #54
27 Jul 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 12/08/2021		
Rent paid to 12/08/2021 (previously paid to 5/08/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2-6



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #55
3 Aug 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 19/08/2021		
Rent paid to 19/08/2021 (previously paid to 12/08/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2-7



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterpringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #56
10 Aug 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 26/08/2021		
Rent paid to 26/08/2021 (previously paid to 19/08/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2-8



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterpringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #57
17 Aug 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 2/09/2021		
Rent paid to 2/09/2021 (previously paid to 26/08/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

29



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #58
24 Aug 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 9/09/2021		
Rent paid to 9/09/2021 (previously paid to 2/09/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

2-10



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #59
31 Aug 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 16/09/2021		
Rent paid to 16/09/2021 (previously paid to 9/09/2021)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2-11



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #60
7 Sep 2021

Money In	\$590.00
Money Out	\$36.17
You Received	\$553.83

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 24/09/2021		
Rent paid to 16/09/2021 with part payment of \$4.81 (previously paid to 16/09/2021)		\$4.81
Rent paid to 23/09/2021 with part payment of \$4.81 (previously paid to 16/09/2021 + \$4.81)		\$465.00
water usage 18-4-2021-(622) -1-6-2021-(651) = 29 kl - 7 Shilin Street Yarrabilba.PNG		\$120.19
Management Fee *	\$36.17	
Total	\$36.17	\$590.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$553.83	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.28
(* includes Tax)	

2.12



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #61
14 Sep 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 1/10/2021		
Rent paid to 30/09/2021 with part payment of \$4.81 (previously paid to 23/09/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	



2-13

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterpringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #62
21 Sep 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 8/10/2021		
Rent paid to 7/10/2021 with part payment of \$4.81 (previously paid to 30/09/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #63
28 Sep 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 15/10/2021		
Rent paid to 14/10/2021 with part payment of \$4.81 (previously paid to 7/10/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2.15



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #64
5 Oct 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 22/10/2021		
Rent paid to 21/10/2021 with part payment of \$4.81 (previously paid to 14/10/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

216

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #65
12 Oct 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 29/10/2021		
Rent paid to 28/10/2021 with part payment of \$4.81 (previously paid to 21/10/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$3.25
--	--------

2-17



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #66
19 Oct 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 5/11/2021		
Rent paid to 4/11/2021 with part payment of \$4.81 (previously paid to 28/10/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

2.18



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #67
26 Oct 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 12/11/2021		
Rent paid to 11/11/2021 with part payment of \$4.81 (previously paid to 4/11/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #68
2 Nov 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 19/11/2021		
Rent paid to 18/11/2021 with part payment of \$4.81 (previously paid to 11/11/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2-20



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #69
9 Nov 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 26/11/2021		
Rent paid to 25/11/2021 with part payment of \$4.81 (previously paid to 18/11/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

221



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #70
16 Nov 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 3/12/2021		
Rent paid to 2/12/2021 with part payment of \$4.81 (previously paid to 25/11/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

1-12

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
greaterspringfield@allpropertiesgroup.com.au
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #71
23 Nov 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 10/12/2021		
Rent paid to 9/12/2021 with part payment of \$4.81 (previously paid to 2/12/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #72
30 Nov 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 17/12/2021		
Rent paid to 16/12/2021 with part payment of \$4.81 (previously paid to 9/12/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2.24



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

Tax Invoice

Account OWN01041
Statement #73
7 Dec 2021

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 24/12/2021		
Rent paid to 23/12/2021 with part payment of \$4.81 (previously paid to 16/12/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

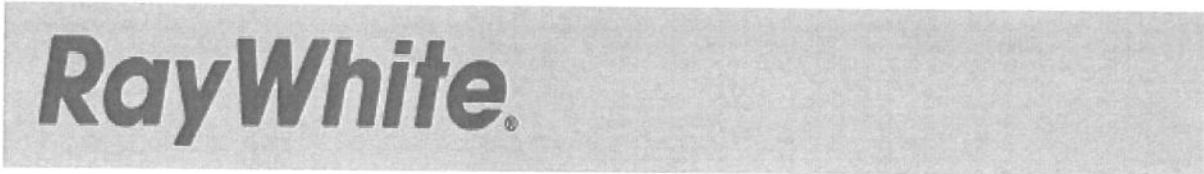
Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

1-25



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #74
14 Dec 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 31/12/2021		
Rent paid to 30/12/2021 with part payment of \$4.81 (previously paid to 23/12/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	



1-26

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatersg.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #75
21 Dec 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 7/01/2022		
Rent paid to 6/01/2022 with part payment of \$4.81 (previously paid to 30/12/2021 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2.27



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwaters.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #76
28 Dec 2021

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 14/01/2022		
Rent paid to 13/01/2022 with part payment of \$4.81 (previously paid to 6/01/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwaters.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #77
4 Jan 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 21/01/2022		
Rent paid to 20/01/2022 with part payment of \$4.81 (previously paid to 13/01/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF	\$429.20	
[EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2-29



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #78
11 Jan 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 28/01/2022		
Rent paid to 27/01/2022 with part payment of \$4.81 (previously paid to 20/01/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #79
18 Jan 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 4/02/2022		
Rent paid to 3/02/2022 with part payment of \$4.81 (previously paid to 27/01/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF	\$429.20	
[EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	



2-31

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #80
25 Jan 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 11/02/2022		
Rent paid to 10/02/2022 with part payment of \$4.81 (previously paid to 3/02/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF	\$429.20	
[EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice

Account OWN01041
Statement #81
1 Feb 2022

Money In	\$465.00
Money Out	\$278.80
You Received	\$186.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 18/02/2022		
Rent paid to 17/02/2022 with part payment of \$4.81 (previously paid to 10/02/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
MARKETING INVOICE - 7 SHILIN ST YARRABILBA *	\$243.00	
Total	\$278.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$186.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$25.34
(* includes Tax)	



2-33

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

Tax Invoice

Account OWN01041
Statement #82
2 Feb 2022

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Money In	\$243.00
Money Out	\$0.00
You Received	\$243.00

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 18/02/2022		
(no activity)		
Total	\$0.00	\$0.00

Account Transactions

REVERSE MARKETING INV - Refer Statement#81 , invoice to be re-entered prior to marketing - 7 Shilin St Yarrabilba *		\$243.00
Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF	\$243.00	
[EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]		
Balance remaining		\$0.00

GST Summary

Total Tax on income \$22.09
(* includes Tax)

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #83
15 Feb 2022

Money In	\$930.00
Money Out	\$71.60
You Received	\$858.40

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 4/03/2022		
Rent paid to 24/02/2022 with part payment of \$4.81 (previously paid to 17/02/2022 + \$4.81)		\$465.00
Rent paid to 3/03/2022 with part payment of \$4.81 (previously paid to 24/02/2022 + \$4.81)		\$465.00
Management Fee *	\$71.60	
Total	\$71.60	\$930.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$858.40	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$6.50
(* includes Tax)	



2.35

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice

Account OWN01041
Statement #84
22 Feb 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 11/03/2022		
Rent paid to 10/03/2022 with part payment of \$4.81 (previously paid to 3/03/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF	\$429.20	
[EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #85
1 Mar 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 18/03/2022		
Rent paid to 17/03/2022 with part payment of \$4.81 (previously paid to 10/03/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF	\$429.20	
[EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2.37

RayWhite

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice

Account OWN01041
Statement #86
8 Mar 2022

Money In	\$550.07
Money Out	\$278.80
You Received	\$271.27

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 25/03/2022		
Rent paid to 24/03/2022 with part payment of \$4.81 (previously paid to 17/03/2022 + \$4.81)		\$465.00
Water usage - 27-8-2021-(671) - 1-12-2021-(691) = 20 kl - 7 Shillin Street Yarrabilba		\$85.07
Management Fee *	\$35.80	
Advertising - Tax Inv 1704 - 7 Shilin Street Yarabilba *	\$243.00	
Total	\$278.80	\$550.07

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$271.27	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$25.34
(* includes Tax)	



208

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwaters.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #87
15 Mar 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 1/04/2022		
Rent paid to 31/03/2022 with part payment of \$4.81 (previously paid to 24/03/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ****001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)

2-39



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice

Account OWN01041
Statement #88
22 Mar 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 8/04/2022		
Rent paid to 7/04/2022 with part payment of \$4.81 (previously paid to 31/03/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.25
(* includes Tax)	

2-40



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice

Account OWN01041
Statement #89
29 Mar 2022

Money In	\$465.00
Money Out	\$35.80
You Received	\$429.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 15/04/2022		
Rent paid to 14/04/2022 with part payment of \$4.81 (previously paid to 7/04/2022 + \$4.81)		\$465.00
Management Fee *	\$35.80	
Total	\$35.80	\$465.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$429.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.25
(* includes Tax)



2.41

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwaters.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #90
5 Apr 2022

Money In	\$260.90
Money Out	\$20.08
You Received	\$240.82

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 18/04/2022		
Rent paid to 18/04/2022 (previously paid to 14/04/2022 + \$4.81)		\$260.90
Management Fee *	\$20.08	
Total	\$20.08	\$260.90

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$240.82	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$1.83
(* includes Tax)	

2.42



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #91
12 Apr 2022

Money In	\$1,030.00
Money Out	\$645.80
You Received	\$384.20

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$465.00 per week		
Sharnah Graham paid to 18/04/2022		
Tamara Guy & Ross Guy moves in on 22/04/2022 paid to 5/05/2022		
Rent paid to 5/05/2022 (moved in 22/04/2022)		\$1,030.00
Tenant Tamara Guy & Ross Guy		
Leasing Fee *	\$566.50	
Management Fee *	\$79.30	
Total	\$645.80	\$1,030.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$384.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$58.70
(* includes Tax)	

2.43



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #92
26 Apr 2022

Money In	\$137.87
Money Out	\$0.00
You Received	\$137.87

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$515.00 per week		
Tamara Guy & Ross Guy paid to 5/05/2022		
Invoice: Vacate Water - 1-12-2021-(691) - 20-4-2022-(725) = 34 KI - 7 Shilin Street Yarrabilba, paid from deposit		\$137.87
Total	\$0.00	\$137.87

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$137.87	
Balance remaining		\$0.00

GST Summary

2.44



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #93
10 May 2022

Money In	\$515.00
Money Out	\$39.65
You Received	\$475.35

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$515.00 per week		
Tamara Guy & Ross Guy paid to 12/05/2022		
Rent paid to 12/05/2022 (previously paid to 5/05/2022)		\$515.00
Management Fee *	\$39.65	
Total	\$39.65	\$515.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$475.35	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.60
(* includes Tax)	



2.45

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #94
17 May 2022

Money In	\$515.00
Money Out	\$39.65
You Received	\$475.35

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$515.00 per week		
Tamara Guy & Ross Guy paid to 19/05/2022		
Rent paid to 19/05/2022 (previously paid to 12/05/2022)		\$515.00
Management Fee *	\$39.65	
Total	\$39.65	\$515.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$475.35	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$3.60
(* includes Tax)	

2.46



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #95
24 May 2022

Money In	\$1,030.00
Money Out	\$79.30
You Received	\$950.70

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$515.00 per week		
Tamara Guy & Ross Guy paid to 2/06/2022		
Rent paid to 2/06/2022 (previously paid to 19/05/2022)		\$1,030.00
Management Fee *	\$79.30	
Total	\$79.30	\$1,030.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$950.70	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$7.20
(* includes Tax)

2.47



4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwaters.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #96
7 Jun 2022

Money In	\$1,030.00
Money Out	\$79.30
You Received	\$950.70

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$515.00 per week		
Tamara Guy & Ross Guy paid to 16/06/2022		
Sharnah Graham moved out on 18/04/2022 paid to 18/04/2022		
Rent paid to 16/06/2022 (previously paid to 2/06/2022)		\$1,030.00
Management Fee *	\$79.30	
Total	\$79.30	\$1,030.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF [EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]	\$950.70	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.20
(* includes Tax)	



2.48

4/21 Technology Dr
Augustine Heights QLD 4300
(w) (07) 3447 3199
brookwatergs.qld@raywhite.com
ABN: 42614523027
Licence: 4053260

HAWK & CHOOK PTY LTD ATF HAWKINS SMSF
28 Denton St
Upper Coomera QLD 4209

Tax Invoice
Account OWN01041
Statement #97
21 Jun 2022

Money In	\$1,030.00
Money Out	\$79.30
You Received	\$950.70

Details for Account OWN01041

	Money Out	Money In
Balance brought forward		\$0.00
7 Shilin Street, Yarrabilba QLD 4207		
Rented for \$515.00 per week		
Tamara Guy & Ross Guy paid to 30/06/2022		
Sharnah Graham moved out on 18/04/2022 paid to 18/04/2022		
Rent paid to 30/06/2022 (previously paid to 16/06/2022)		\$1,030.00
Management Fee *	\$79.30	
Total	\$79.30	\$1,030.00

Account Transactions

Withdrawal by EFT to owner HAWK & CHOOK PTY LTD ATF HAWKINS SMSF	\$950.70	
[EFT Transfer to: HAWK & CHOOK PTY LTD ATF HAWKINS SMSF, (182512) - ***001]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.20
(* includes Tax)	

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Part 1 Tenancy details**Item 1 1.1 Lessor**Name/trading name **HAWK & CHOOK PTY LTD ATF HAWKINS SMSF C/- Ray White Brookwater and Greater Springfield**

Address

C/- Propsmart Pty Ltd trading as Ray White Brookwater and Greater Springfield. 4/21 Technology Drive

Augustine Heights QLD

QLD

Postcode 4300

1.2 Phone

Mobile

Email

07 3447 3199

0407 063 428

customercare.brookwatergs@raywhite.com

Item 2 2.1 Tenant/sTenant 1 Full name/s **Tamara Guy**

Phone 0459032055

Email **tamara_jayne86@live.com**Tenant 2 Full name/s **Ross Guy**

Phone 0459032055

Email **goldline.painting@hotmail.com**

Tenant 3 Full name/s

Phone

Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list**Item 3 3.1 Agent** If applicable. See clause 43Full name/trading name **Ray White (Brookwater and Greater Springfield)**

Address

4/21 Technology Drive

Augustine Heights, QLD

Augustine Heights

QLD

Postcode 4300

3.2 Phone

Mobile

Email

07 3447 3199

0407 063 428

brookwatergs.qld@raywhite.com

Item 4 Notices may be given to

(Indicate if the email is different from item 1, 2 or 3 above)

4.1 LessorEmail Yes No Facsimile Yes No **4.2 Tenant/s**Email Yes No

tamara_jayne86@live.com

Facsimile Yes No **4.3 Agent**Email Yes No Facsimile Yes No **Item 5 5.1 Address of the rental premises**

7 Shilin Street

Yarrabilba

QLD

Postcode 4300

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

As per RTA Form 1a - Entry Condition Report

Item 6 6.1 The term of the agreement is fixed term agreement periodic agreement**6.2 Starting on** 22 / 4 / 2022**6.3 Ending on** 1 / 5 / 2023

Fixed term agreements only.

For continuation of tenancy agreement, see clause 6



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

2.30



Item 7 Rent \$ 515.00 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the Due day of each Week
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)

Money Order, Bank Cheque or BPay with NAB

Details for direct credit

BSB no. N/A Bank/building society/credit union N/A

Account no. N/A Account name N/A

Payment reference

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)

4/21 Technology Drive, Augustine Heights QLD 4300

Item 11 Rental bond amount \$ 2,060.00 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity Yes No Any other service that a tenant must pay Yes No
 Gas Yes No Type All other services See special terms (page 8)
 Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity N/A Any other service stated in item 12.1 N/A
 Gas N/A See special terms (page 8)
 Phone N/A

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity As account holder, direct to supplier
 Gas As account holder, direct to supplier
 Phone As account holder, direct to supplier
 Any other service stated in item 12.1 See special terms (page 8) As account holder, direct to supplier

Item 15 Number of persons allowed to reside at the premises 4 See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? See clause 22 Yes No

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 17.1 Pets approved Yes No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type Dog - Toy Poodle "Jack" outside Number 1 Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs	Ansell Electrical & Air	Phone	0466 889 844
Plumbing repairs	Headline Plumbing	Phone	0423 454 745
Other	Ray White Brookwater and Greater Springfield	Phone	07 3447 3199

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

- (a) a reference to **the premises** includes a reference to any inclusions for the premises stated in this agreement for item 5.2; and
- (b) a reference to a numbered section is a reference to the section in the Act with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (**special terms**).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.

Note - Some breaches of this agreement may also be an offence under the Act, for example, if -

 - the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
 - the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

3 More than 1 lessor or tenant

- (1) This clause applies if more than 1 person is named in this agreement for item 1 or 2.
- (2) Each lessor named in this agreement for item 1 must perform all of the lessor's obligations under this agreement.
- (3) Each tenant named in this agreement for item 2 -
 - (a) holds their interest in the tenancy as a tenant in common unless a special term states the tenants are joint tenants; and
 - (b) must perform all the tenant's obligations under this agreement.

Division 2 Period of tenancy

4 Start of tenancy

- (1) The tenancy starts on the day stated in this agreement for item 6.2.
- (2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

5 Entry condition report - s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days -
 - (a) the day the tenant is entitled to occupy the premises;
 - (b) the day the tenant is given the copy of the condition report.

Note - A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

6 Continuation of fixed term agreement - s 70

- (1) This clause applies if -
 - (a) this agreement is a fixed term agreement; and
 - (b) none of the following notices are given, or agreements or applications made before the day the term ends (**the end day**) -
 - (i) a notice to leave;
 - (ii) a notice of intention to leave;
 - (iii) an abandonment termination notice;
 - (iv) a notice, agreement or application relating to the death of a sole tenant under section 277(7);
 - (v) a written agreement between the lessor and tenant to end the agreement.
- (2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.

Note - For more information about the notices, see the information statement.

7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if -
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.

Note - For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

Division 3 Rent

8 When, how and where rent must be paid - ss 83 and 85

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid -
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by -
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement - in an approved way under section 83(4).

Note - If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place -

- the lessor's address for service
- the lessor's agent's office

9 Rent in advance - s 87

The lessor may require the tenant to pay rent in advance only if the payment is not more than -

- (a) for a periodic agreement - 2 weeks rent; or
- (b) for a fixed term agreement - 1 month rent.

Note - Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases - ss 91 and 93

- (1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
- (2) The notice must state the amount of the increased rent and the day from when it is payable.
- (3) The day stated must not be earlier than the later of the following -
 - (a) 2 months after the notice is given;
 - (b) 6 months after the day the existing rent became payable by the tenant.
- (4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
- (5) However, if this agreement is a fixed term agreement, the rent may be increased before the term ends only if a special term -
 - (a) provides for a rent increase; and
 - (b) states the amount of the increase or how the amount of the increase is to be worked out.
- (6) A rent increase is payable by the tenant only if the rent is increased under this clause.

11 Application to tribunal about excessive increase - s 92

- (1) If a notice of proposed rent increase is given and the tenant considers the increase is excessive, the tenant may apply to a tribunal for an order setting aside or reducing the increase.
- (2) However, the application must be made -
 - (a) within 30 days after the notice is received; and
 - (b) for a fixed term agreement - before the term ends.

12 Rent decreases - s 94

Under section 94, the rent may decrease in certain situations.

Note - For details of the situations, see the information statement.

Division 4 Rental bond**13 Rental bond required - ss 111 and 116**

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount -
 - (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments - by instalments; or
 - (c) otherwise - when the tenant signs this agreement.

Note - There is a maximum bond that may be required. See section 146 and the information statement.

- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

Example - The lessor may claim against the bond if the tenant does not leave the premises in the required condition at the end of the tenancy.

Note - For how to apply to the authority or a tribunal for the bond at the end of the tenancy, see the information statement and sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.

14 Increase in bond - s 154

- (1) The tenant must increase the rental bond if -
 - (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
 - (b) the notice is given at least 11 months after -
 - (i) this agreement started; or
 - (ii) if the bond has been increased previously by a notice given under this clause - the day stated in the notice, or the last notice, for making the increase.

- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the tenant is given the notice.

Division 5 Outgoings**15 Outgoings - s 163**

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.

Examples -

body corporate levies, council general rates, sewerage charges, environment levies, land tax
- (2) This clause does not apply if -
 - (a) the lessor is the State; and
 - (b) rent is not payable under the agreement; and
 - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges - ss 164 and 165

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if -

- (a) the tenant enjoys or shares the benefit of the service; and
- (b) the service is stated in this agreement for item 12.1; and
- (c) either -
 - (i) the premises are individually metered for the service; or
 - (ii) this agreement states for item 13 how the tenant's apportionment of the cost of the service is to be worked out; and
- (d) this agreement states for item 14 how the tenant must pay for the service.

Note - Section 165(3) limits the amount the tenant must pay.

17 Water service charges - ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if -
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.

Note - A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.

- (2) However, the tenant does not have to pay an amount -
 - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

Note - For details about water efficiency, see the information statement.

- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents about the incurring of the amount.
- (6) In this clause -

water consumption charge for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

Note - If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation. See the information statement for details.

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

Examples of possible legal impediments -

- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the *Building Act 1975* before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence

19 Vacant possession and quiet enjoyment - ss 182 and 183

- (1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.

Editor's note - Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.

- (2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.
- (3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

20 Lessor's right to enter the premises - ss 192-199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

Note - See the information statement for details.

21 Tenant's use of premises - ss 10 and 184

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not -
 - (a) use the premises for an illegal purpose; or
 - (b) cause a nuisance by the use of the premises; or

Examples of things that may constitute a nuisance -

 - using paints or chemicals on the premises that go onto or cause odours on adjoining land
 - causing loud noises
 - allowing large amounts of water to escape onto adjoining land
 - (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
 - (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Units and townhouses - s 69

- (1) The lessor must give the tenant a copy of any body corporate by-laws under the *Body Corporate and Community Management Act 1997* or *Building Units and Group Titles Act 1980* applicable to -
 - (a) the occupation of the premises; or
 - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the by-laws.

23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

24 Pets

- (1) The tenant may keep pets on the premises only if this agreement states for item 17.1 that pets are approved.
- (2) If this agreement states for item 17.1 that pets are approved and this agreement states for item 17.2 that only -
 - (a) a particular type of pet may be kept, only that type may be kept; or
 - (b) a particular number of pets may be kept, only that number may be kept; or
 - (c) a particular number of a particular type of pet may be kept, only that number of that type may be kept.

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

- (1) At the start of the tenancy, the lessor must ensure -
 - (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must -
 - (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (d) keep any common area included in the premises clean.

Note - For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
 - (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - (d) the non-standard items are not a risk to health or safety; and
 - (e) for fixtures - the fixtures were not attached to the premises by the lessor.
- (4) In this clause -

non-standard items means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

premises include any common area available for use by the tenant with the premises.

26 Tenant's obligations - s 188(2) and (3)

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.

Note - Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.
- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

Examples of terms -

- that the tenant may remove the fixture
 - that the tenant must repair damage caused when removing the fixture
 - that the lessor must pay for the fixture if the tenant can not remove it
- (3) If the lessor does agree, the tenant must comply with the terms of the lessor's agreement.
- (4) The lessor must not act unreasonably in failing to agree.
- (5) If the tenant attaches a fixture, or makes a structural change, to the premises without the lessor's agreement, the lessor may -
- (a) take action for a breach of a term of this agreement; or
 - (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the premises for the lessor's benefit (that is, treat it as belonging to the lessor, without having to pay the tenant for it).

28 Supply of locks and keys - s 210

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, 1 of the tenants, a key for each lock that -
- (a) secures an entry to the premises; or
 - (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
 - (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

29 Changing locks - ss 211 and 212

- (1) The lessor or the tenant may change locks if -
- (a) both agree to the change; or
 - (b) there is a tribunal order permitting the change; or
 - (c) there is a reasonable excuse for making the change.

Example of a reasonable excuse -

an emergency requiring the lock to be changed quickly

- (2) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (3) If a lock is changed, the party changing it must give the other party a key for the changed lock unless -
- (a) a tribunal orders that a key not be given; or
 - (b) the other party agrees to not being given a key.

Subdivision 4 Damage and repairs**30 Meaning of emergency and routine repairs - ss 214 and 215**

- (1) **Emergency repairs** are works needed to repair any of the following -
- (a) a burst water service or serious water service leak;
 - (b) a blocked or broken lavatory system;
 - (c) a serious roof leak;
 - (d) a gas leak;
 - (e) a dangerous electrical fault;
 - (f) flooding or serious flood damage;
 - (g) serious storm, fire or impact damage;
 - (h) a failure or breakdown of the gas, electricity or water supply to the premises;
 - (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
 - (j) a fault or damage that makes the premises unsafe or insecure;
 - (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
 - (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.
- (2) **Routine repairs** are repairs other than emergency repairs.

31 Nominated repairer for emergency repairs - s 216

- (1) The lessor's nominated repairer for emergency repairs of a particular type may be stated either -
- (a) in this agreement for item 18; or
 - (b) in a notice given by the lessor to the tenant.
- (2) The nominated repairer is the tenant's first point of contact for notifying the need for emergency repairs.

32 Notice of damage - s 217

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to -
- (a) the nominated repairer for the repairs; or
 - (b) if there is no nominated repairer for the repairs or the repairer can not be contacted - the lessor.

33 Emergency repairs arranged by tenant - ss 218 and 219

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs or apply to the tribunal under section 221 for orders about the repairs if -
- (a) the tenant has been unable to notify the lessor or nominated repairer of the need for emergency repairs of the premises; or
 - (b) the repairs are not made within a reasonable time after notice is given.
- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 2 weeks rent.
- Note - For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.*

Division 7 Restrictions on transfer or subletting by tenant**34 General - ss 238 and 240**

- (1) Subject to clause 35, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing or if the transfer or subletting is made under a tribunal order.
- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

35 State assisted lessors or employees of lessor - s 237

- (1) This clause applies if -
- (a) the lessor is the State; or
 - (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
 - (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

Division 8 When agreement ends**36 Ending of agreement - s 277**

- (1) This agreement ends only if -
- (a) the tenant and the lessor agree in writing; or

- (b) the lessor gives a notice to leave the premises to the tenant and the tenant hands over vacant possession of the premises to the lessor on or after the handover day; or
- (c) the tenant gives a notice of intention to leave the premises to the lessor and hands over vacant possession of the premises to the lessor on or after the handover day; or
- (d) a tribunal makes an order terminating this agreement; or
- (e) the tenant abandons the premises; or
- (f) after receiving a notice from a mortgagee under section 317, the tenant vacates, or is removed from, the premises.

Note - For when a notice to leave or a notice of intention to leave may be given and its effect and when an application for a termination order may be made to a tribunal, see the information statement.

- (2) Also, if a sole tenant dies, this agreement terminates in accordance with section 277(7) or (8).

Note - See the information statement for details.

37 Condition premises must be left in - s 188(4)

At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

Examples of what may be fair wear and tear -

- wear that happens during normal use
- changes that happen with ageing

38 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

39 Tenant's forwarding address - s 205(2)

- (1) When handing over possession of the premises, the tenant must, if the lessor or the lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if the tenant has a reasonable excuse for not telling the lessor or agent the new address.

40 Exit condition report - s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.
Example of what might be as soon as practicable - when the tenant returns the keys to the premises to the lessor or the lessor's agent
Note - For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.
- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report -
 - (a) sign the copy; and
 - (b) if the lessor or agent does not agree with the report - show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or agent - make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

41 Goods or documents left behind on premises - ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.
Note - For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

Division 9 Miscellaneous

42 Supply of goods and services - s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to a requirement about a service charge.

Note - See section 164 for what is a service charge.

43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may -
 - (a) stand in the lessor's place in any application to a tribunal by the lessor or the tenant; or
 - (b) do any thing else the lessor may do, or is required to do, under this agreement.

44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
Note - Download approved forms via the RTA website rta.qld.gov.au.
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent -
 - (a) by giving it to the party or agent personally; or
 - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 - by leaving it at the address, sending it by prepaid post as a letter to the address; or
 - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile - by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2001*; or
 - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email - by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved -
 - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
 - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
 - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
 - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.

2.56



Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer to attached special terms approved by the Real Estate Institute of Queensland.

Names of Approved Occupants:

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA - give this form to the tenant/s. keep a copy for your records.**

Signature of lessor/agent

Name/trading name

Ray White Brookwater and Greater Springfield Kim Butterworth

Signature

DocuSigned by: Date 07-Apr-22 | 09:33 AEST
1A64128ABE0F4B2...

Signature of tenant 1

Print name

Tamara Guy

Signature

DocuSigned by: Date 06-Apr-22 | 20:02 AEST
0248E8ED734345A...

Signature of tenant 2

Print name

Ross Guy

Signature

DocuSigned by: Date 06-Apr-22 | 03:04 PDT
4EAF3DF68C4D4F5...

Signature of tenant 3

Print name

Signature

Date / /

Special Terms

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

45 Occupation and use of premises

The tenant must not permit persons other than the persons nominated in the special terms to reside at the premises without the written consent of the lessor. The lessor must act reasonably in exercising the lessor's discretion when determining whether or not to consent to a request by the tenant for any change to the approved tenants or occupants.

46 Subletting via online home sharing platforms

The use of online home sharing platforms, such as AirBnB, which grant exclusive possession of the property, or any part thereof, to guests, shall be deemed to be subletting of the property and require compliance with clause 34.

47 Care of the premises by the tenant

- (1) During the tenancy, the tenant must-
 - (a) not do anything that might block any plumbing or drains on the premises;
 - (b) keep all rubbish in the bin provided by the local authority in an area designated by the lessor or as the local authority may require;
 - (c) put the bin out for collection on the appropriate day for collection and return the bin to its designated place after the rubbish has been collected;
 - (d) maintain the lawns and gardens at the premises having regard to their condition at the commencement of the tenancy, including mowing the lawns, weeding the gardens and watering the lawns and gardens (subject to council water restrictions);
 - (e) keep the premises free from pests and vermin;
 - (f) keep the walls, floors, doors and ceilings of the premises free of nails, screws or adhesive substances, unless otherwise agreed to by the lessor in accordance with clause 27;
 - (g) not intentionally or negligently damage the premises and inclusions;
 - (h) only hang clothing and other articles outside the premises in areas designated by the lessor or the lessor's agent;
 - (i) keep the swimming pool, filter and spa equipment (if any) clean and at the correct chemical levels having regard to their condition at the start of the tenancy;
 - (j) not interfere with nor make non-operational any facility that may be provided with the premises (eg. smoke alarms, fire extinguishers, garden sprinkler systems, hoses etc).
 - (k) where the lessor has consented to animals being kept at the premises, the tenant must ensure all animals are kept in accordance with relevant local laws, state laws and federal laws including but not limited to, the *Animal Management (Cats & Dogs) Act 2008* and the *Animal Care and Protection Act 2001* where applicable.
- (2) The obligations of the tenant at the end of the occupancy regarding the conditions of the premises include-
 - (a) if the carpets were cleaned to a certain standard at the start of the tenancy, the tenant must ensure the carpets are cleaned to the same standard, fair wear and tear excepted, at the end of the tenancy;
 - (b) if the property was free of pests at the start of the tenancy, the tenant must ensure the property meets the same standard at the end of the tenancy;
 - (c) repairing the tenant's intentional or negligent damage to the premises or inclusions;
 - (d) returning the swimming pool, filter and spa equipment (if any) to a clean condition with correct chemical levels having regard to their condition at the start of the tenancy;
 - (e) removing rubbish;
 - (f) replacing inclusions damaged during the tenancy having regard to their condition at the start of the tenancy, fair wear and tear excepted;
 - (g) mowing lawns, weeding gardens having regard to their condition at the start of the tenancy;
 - (h) remove all property other than that belonging to the lessor or on the premises at the start of the tenancy.
- (3) If the tenant does not meet the tenant's obligations at the end of the tenancy the lessor or the lessor's agent may pay for this to be done and claim the cost of doing so from the rental bond.

48 Photographs of the property during an inspection

- (1) The tenant consents to photographs being taken of the property during an inspection arranged by the lessor or the lessor's agent in accordance with section 192(1)(a), for the purposes of documenting the condition of the property at the time of the inspection.
- (2) For the sake of clarity, if any photographs taken during an inspection of the property show something belonging to the tenant, the lessor or lessor's agent must obtain the tenant's written consent in order to use the photographs in an advertisement for the property in accordance with section 203.

49 Locks and keys and remote controls

- (1) The lessor may claim from the tenant costs incurred by the lessor as a result of the tenant losing any key, access keycard or remote control relating to the premises which has been provided to the tenant (by the lessor, a body corporate or other person), including costs in connection with:
 - (a) replacing the key, access keycard or remote control; and
 - (b) gaining access to the premises.
- (2) The tenant acknowledges that the lessor's agent may retain a duplicate set of keys.
- (3) The tenant must return all keys, access keycards and/or any remote controls to the lessor or the lessor's agent at the end of the tenancy.

50 Early termination by tenant

If the tenancy is breached before the end of the tenancy specified in item 6 despite other provisions of this agreement the lessor may claim from the tenant-

- (a) the rent and service charges until the lessor re-lets the premises or the end of the tenancy as specified in item 6 whichever is the earlier; and

Special Terms *continued...*

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

- (b) the reasonable costs (including advertising costs) of re-letting and attempting to re-let the premises. (Sections 173(2) and 420).

51 Liability excluded

The tenant shall be liable for and shall indemnify and defend the lessor or the lessor's agent, its directors, officers, employees, and agents, from, and against, any and all losses, claims, demands, actions, suits (including costs and legal fees on an indemnity basis), and damages, including, but not limited to:

- (a) injury, bodily or otherwise, or death of any person, including the tenant or an approved occupant; or
- (b) loss, damage to, or destruction of, property whether real or personal, belonging to any person, including the tenant or an approved occupant;

as a direct or indirect result of the tenant's negligent acts or omissions or breach of this agreement or obligations under the Act.

52 Lessor's insurance

- (1) If the lessor does have insurance cover the tenant must not do, or allow anything to be done, that would invalidate the lessor's insurance policy for the premises or increase the lessor's premium in relation to that policy.

- (2) The lessor may claim from the tenant -

- (a) any increase in the premium of the lessor's insurance; and
- (b) any excess on claim by the lessor on the lessor's insurance; and
- (c) any other cost and expenses incurred by the lessor;

as a direct or indirect result of the tenant's negligent acts or omissions or breach of this agreement or obligations under the Act.

53 Tenant's insurance

It is the tenant's and approved occupant's responsibility to adequately insure their own property and possessions.

54 Smoke alarm obligations

The tenant must-

- (1) Test each smoke alarm in the premises-

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;
 - (i) For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke - by pressing the button or other device;
 - (ii) Otherwise, by testing the alarm in the way stated in the Information Statement (RTA Form 17a) provided to the tenant/s at the commencement of the tenancy.

- (2) Replace each battery that is spent, or that the tenant/s is aware of is almost spent, in accordance with the Information Statement provided to the tenant/s at the commencement of the tenancy;

- (3) Advise the lessor as soon as practicable if the tenant/s become/s aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent); and

Note: In interpreting the word "spent" when referring to a battery, the term is used to include reference to a battery which is flat, non-functioning or lacking in charge that it does not properly operate the smoke alarm.

- (4) Clean each smoke alarm in the premises in the way stated in the Information Statement provided to the tenant/s at the commencement of the tenancy:

- (a) at least once every 12 months; or

- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;

In the event that the tenant/s engages a contractor/tradesperson (as listed in Item 18) to meet the tenant/s obligations listed under this clause, such engagement shall be at the tenant/s' own cost and expense.

- (5) Not tamper with or otherwise render a smoke alarm inoperative. Such an act will constitute malicious damage in accordance with section 188 of the Act.

55 Portable pool obligations

- (1) The tenant must-

- (a) Obtain the lessor's consent for a portable pool at the premises of a depth of 300mm or greater;
- (b) Where consent is to be provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, provide the lessor and/or the agent with details of the type and description of the proposed portable pool.

- (2) Where consent is provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, the tenant agrees to:

- (a) Maintain and repair the portable pool at the tenant's own expense;
- (b) In accordance with the *Building Act 1975* obtain, maintain and renew a Pool Safety Certificate for a regulated pool, which includes a requirement for a compliant pool fence and, provide a copy of the Pool Safety Certificate to the lessor and/or agent;
- (c) Where a compliant pool fence is required for a regulated pool, obtain the lessor's consent regarding a proposed fence in accordance with clause 27 of the standard terms;
- (d) In circumstances where consent is provided to the tenant by the lessor in accordance with clause 27 of the standard terms, construct and maintain the fence as required by the *Building Act 1975*, at the tenant's own expense.

- (3) In accordance with clause 55(1) and 55(2), where consent is provided by the lessor to the tenant for a portable pool of a depth of 300mm or greater and/or as prescribed by the *Building Act 1975*, the tenant hereby agrees to indemnify and hold harmless the lessor and agent for any loss, claim, suit or demand, brought, caused or contributed to, directly or indirectly, by the portable pool.

Special Terms *continued...*

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

56 Electronic Signing

- (1) Electronic Signature means an electronic method of signing that identifies the person and indicates their intention to sign this agreement;
- (2) If this agreement is signed by any party or the lessor's agent using an Electronic Signature, the tenant and the lessor:
 - (a) agree to enter into this agreement in electronic form; and
 - (b) consent to either, or both parties, or the lessor's agent signing this agreement using an Electronic Signature.

INITIALS (Note: initials not required if signed with Electronic Signature)

000022724056

Special Condition

General Tenancy - Pets not Permitted Inside Dwelling

PETS NOT PERMITTED INSIDE DWELLING

- (a) The parties acknowledge that in accordance with Items 17.1 and 17.2 of the Tenancy Details in the Agreement and Clause 24 of the Standard Terms, pets shall be permitted on the Premises but only in accordance with Clause 24 and as set out herein.
- (b) The pet/s referred to in the Tenancy Details shall not be permitted inside any dwelling on the Premises.
- (c) For the purposes of this Special Term a dwelling contained on the Premises shall include any enclosed area, room or structure attached to the dwelling, including but not limited to any garage, sunroom or enclosed veranda. A dwelling shall include any structure on the Premises designed to be used as a residence for human habitation.
- (d) The above provisions do not apply to guide, hearing or assistance dogs.

Special Condition

General Tenancy - Smoking Not Allowed on Premises

SMOKING NOT ALLOWED ON PREMISES

- (a) The Tenant must not, or allow any other person to, use or smoke tobacco or other smoke producing substance within any dwelling on the premises.
- (b) For the purposes of this Special Term a dwelling contained on the Premises shall include any enclosed area, room or structure attached to the dwelling, including but not limited to any garage, sunroom or enclosed veranda. A dwelling shall include any structure on the Premises designed to be used as a residence for human habitation.

2 Bond lodgement (Form 2)Residential Tenancies and Rooming Accommodation Act 2008
(Sections 116-119)

2.62



Only tenants/residents who pay bond, and the property manager/owner, should fill out this form. Where possible, tenants/residents and property managers/owners should lodge the bond using the RTA's Bond Lodgement web service at rta.qld.gov.au instead of this form.

- New bond**
 Existing rental bond number

1 Address of rental property (rooming accommodation: include room number)

7 Shilin Street Yarrabilba, QLD Postcode 4300

2 Agreement starts 22 / 4 / 2022 **Agreement ends** 1 / 5 / 2023

3 Number of bedrooms 4

4 Type of dwelling

Residential tenancy	<input type="checkbox"/> Flat/unit	<input checked="" type="checkbox"/> House	<input type="checkbox"/> Townhouse
Rooming accommodation	<input type="checkbox"/> Boarding house	<input type="checkbox"/> Supported accommodation	<input type="checkbox"/> Student rooming accommodation
OR	<input type="checkbox"/> Moveable dwelling/site <input type="checkbox"/> Moveable dwelling/site with electricity supplied and individually metered		

5 Type of management

Residential tenancy	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Property manager	<input type="checkbox"/> Moveable dwelling owner/manager
Rooming accommodation	<input type="checkbox"/> Owner	<input type="checkbox"/> Manager/provider	<input type="checkbox"/> Real estate agent
OR	<input type="checkbox"/> Social housing organisation <input type="checkbox"/> Other _____		
OR	<input type="checkbox"/> Other _____		

6 Property manager/owner

Full name/trading name Ray White (Brookwater and Greater Springfield)	
ABN 4 2 6 1 4 5 2 3 0 2 7	RTA ID (if known)
Postal address 4/21 Technology Dr Postcode 4300	
Phone (07) 3447 3199	Mobile 0481 783 388
Date 07-Apr-22	Signature
Email brookwatergs.qld@raywhite.com	DocuSigned by: Kim Butterworth
<input type="checkbox"/> tick if you agree to receive RTA notices by email	1A64128ABE0F4B2...

7 Payment method

- Cheque/money order BPAY (Payment reference will be emailed)

If you are lodging this paper Bond lodgement form, please select one of the two payment methods above. For a fast, secure and convenient transaction, tenants/residents and property managers/owners can also use the [RTA's Bond Lodgement Web Service](#) to lodge and pay the bond online in minutes using credit card, debit card or BPAY.

8 Weekly rent and bond

Total bond \$ 2,060.00 Weekly rent \$ 515.00 Bond paid with this form \$ 2,060.00

Tenant receives a rent subsidy (property owner is tenant's employer) Yes

9 Tenants/residents who have paid bond money (include individual amounts)

First name/s Tamara	Last name Guy	\$ 1030.00
Date of birth / /	Phone	Mobile 0459032055
RTA ID (if known)	Date 06-Apr-22	Signature
Email tamara_jayne86@live.com	<input type="checkbox"/> tick if you agree to receive RTA notices by email	DocuSigned by: [Signature]
First name/s Ross	Last name Guy	\$ 1030.00
Date of birth / /	Phone	Mobile 0459032055
RTA ID (if known)	Date 06-Apr-22	Signature
Email goldline.painting@hotmail.com	<input type="checkbox"/> tick if you agree to receive RTA notices by email	DocuSigned by: [Signature]

If more than 2 tenants/residents complete a second form.

The RTA is not liable for any losses that occur if you provide incorrect information.

The RTA is collecting your personal information for the purpose of carrying out the RTA's functions under the *Residential Tenancies and Rooming Accommodation Act 2008* and may provide your information to QCAT and other bodies. For more information see RTA website.

2 Bond lodgement (Form 2)

Residential Tenancies and Rooming Accommodation Act 2008
(Sections 116–119)

2-63



Use this form to

- pay the bond (full, or part payment), or
- increase the bond (rent has been increased)

The bond can be paid to the RTA by the tenant or the property manager/owner. Once the property manager/owner receives the bond, **it must be paid to the RTA within 10 days**. It is an offence not to do so.

Paying the bond

Online | Where possible, tenants/residents and property managers/owners are encouraged to lodge the bond online using the RTA's [Bond Lodgement Web Service](#) instead of this paper form. It's fast, secure, 24/7 and supports BPAY, credit card and debit card payments.

Cheque/money order | Please post payments to the RTA – Residential Tenancies Authority, GPO Box 390, Brisbane, Qld, 4001.

BPAY | Once the RTA receives and processes this form, BPAY details will be issued for payment to be made. BPAY details will be sent via post or email (if the RTA has a consented email address on file for you). To opt in to receiving RTA emails, you can update your details using [RTA Web Services](#).

Maximum bond

Residential tenancy

- equal to 4 weeks rent (weekly rent \$700 or less)
- no limit on bond amount (weekly rent more than \$700)

Moveable dwelling (e.g. caravan)

- equal to 2 weeks rent
- when electricity is supplied and individually metered, equal to 3 weeks rent

Rooming accommodation

- equal to 4 weeks rent (weekly rent \$500 or less)
- no limit on bond amount (weekly rent more than \$500)
- if bond is paid in instalments, go to rta.qld.gov.au for details



3-1

Hawkins SMSF
General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
02/08/2021	SLA INV 027102 027103 TD		440.00		440.00 DR
03/03/2022	HAWKMS1 - 030942 TD		2,640.00		3,080.00 DR
			3,080.00		3,080.00 DR

3-2 \$ 220
/ 3-3 \$ 220
3-4

Total Debits: 3,080.00

Total Credits: 0.00



Simmons Livingstone & Associates

3-2

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

Michael Hawkins
Hawk & Chook Pty Ltd
28 Denton Street
UPPER COOMERA QLD 4209

Tax Invoice

027102

Ref: HAWKMC1
23 June, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> Hawk & Chook Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>Hawk & Chook Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p> <p style="text-align: center; font-size: 2em; transform: rotate(-15deg);">Pd 2/8/21</p>	200.00
<p>Please note that this invoice is now due.</p>	200.00
GST: \$	20.00
Amount Due: \$	220.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account	Account Name Simmons Livingstone & Associates	Ref: HAWKMC1
	BSB: 064 445 Account: 1052 7520	Invoice: 027102
		23 June, 2021
	Amount Due: \$	220.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder	Signature	Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation



Michael Hawkins
Hawk & Chook Property Pty Ltd
28 Denton Street
UPPER COOMERA QLD 4209

Tax Invoice
027103
Ref: HAWKMC2
23 June, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> Hawk & Chook Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>Hawk & Chook Property Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p> <p style="text-align: right; font-size: 1.2em;">Pd 2/8/21</p>	200.00
<p>Please note that this invoice is now due.</p> <p style="text-align: right;">GST: \$ 20.00 Amount Due: \$ 220.00</p>	200.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account	Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: HAWKMC2 Invoice: 027103 23 June, 2021
		Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder	Signature	Expiry/.....
Liability limited by a scheme approved under Professional Standards Legislation		



Simmons Livingstone & Associates

3.4

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

The Trustees
Hawkins SMSF
28 Denton Street
UPPER COOMERA QLD 4209

Tax Invoice
030942

Ref: HAWKMS1
23 February, 2022

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2021 including the following:- - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Calculations in relation to changes in market value of investments - Preparation of Member's Statements - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	2,700.00
<i>Acc 2640 Audit 330 2970</i>	
Please note that this invoice is now due.	2,700.00
	GST: \$ 270.00
	Amount Due: \$ 2,970.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account	Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: HAWKMS1 Invoice: 030942 23 February, 2022
	Amount Due: \$	2,970.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input type="text"/>	<input type="text"/>
Cardholder	Signature	Expiry/.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		

4-1

Hawkins SMSF

Formation Costs

SLA Invoice 16469

\$2,500.00 establishment costs

Year

2020	500.00	2,000.00
2021	500.00	1,500.00
2022	500.00	1,000.00
2023	500.00	500.00
2024	500.00	0.00

POSTED

TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 19 February 2022

Recipient: Hawkins Super Fund

Address: C/- PO Box 806 OXFORD QLD 4210

Description of Services

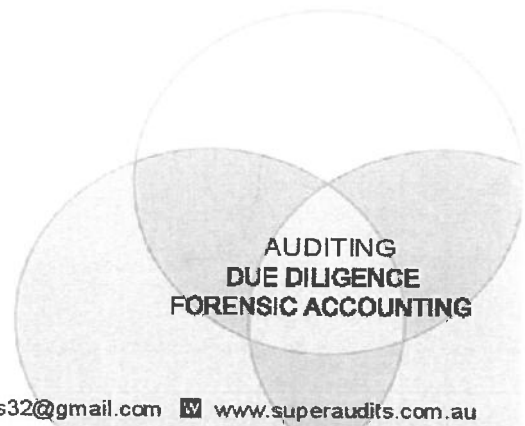
Statutory audit of the Hawkins Super Fund for the financial year ending 30 June 2021.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.



b-1

Hawkins SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
02/08/2021	BPAY TO AUSTRALIAN SECURITIES & INV BP		273.00		273.00 DR
02/08/2021	BPAY TO AUSTRALIAN SECURITIES & INV BP		1.00		274.00 DR
			274.00		274.00 DR

b-2

b-4

Total Debits: 274.00

Total Credits: 0.00

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

b.2

HAWK & CHOOK PROPERTY PTY LTD
ACN/ARBN: 634 260 469
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 20 Jun 2021
Account Number 22 634260469

Summary

Balance outstanding
New charges \$273.00
TOTAL DUE \$273.00

- * Amounts not subject to GST. (Treasurer's Determination - Exempt taxes, fees and charges).
- * Payment of your annual review fee will maintain your registration as an Australian company

Please Pay

Pay now \$0.00
By 20 Aug 2021 \$273.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$82. If you are over one month late, this fee increased to \$340.

Date	Reference	Description	Amount
20/06/2021	3X7310664480B PA	2021 Annual Review	273.00

Payment Slip

HAWK & CHOOK PROPERTY PTY LTD

ACN/ARBN: 634 260 469
Account Number 22 634260469
Amount Payable \$273.00

Payment Options



*814 129 0002296342604693 48



22 634260469



Billpay Code: 8929
Ref: 2296 3426 0469 348



Bill Code: 17301
Reference: 2296342604693



in person at any Post Office, pay by cash, cheque or EFTPOS



by phone 13 18 16 pay by Mastercard or VISA



Internet postbillpay.com.au by Mastercard or VISA

Telephone & Internet Banking - BPAY *

Contact your bank, credit union or building society to make this payment from your cheque, savings account or credit card. More info: www.bpay.com.au



Mail

Mail this payment slip and your cheque to ASIC, Locked Bag 5000, Gippsland Mail Centre VIC 3841.



Company: HAWK & CHOOK PROPERTY PTY LTD ACN 634 260 469

6-3

Company details

Date company registered 20-06-2019
 Company next review date 20-06-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

28 DENTON STREET , UPPER COOMERA QLD 4209

Officeholders

HAWKINS, MICHAEL EDWARD
 Born 04-08-1969 at BRISBANE QLD
 28 DENTON STREET , UPPER COOMERA QLD 4209
 Office(s) held: Director, appointed 20-06-2019

HAWKINS, NICOLA ANN
 Born 06-03-1973 at CONGELTON UNITED KINGDOM
 28 DENTON STREET , UPPER COOMERA QLD 4209
 Office(s) held: Director, appointed 20-06-2019
 Secretary, appointed 20-06-2019

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

Member Name	Address	Share class	Total number held	Fully paid	Beneficially held
HAWKINS , MICHAEL EDWARD	28 DENTON STREET , UPPER COOMERA QLD 4209	ORD	1	Yes	Yes
HAWKINS , NICOLA ANN	28 DENTON STREET , UPPER COOMERA QLD 4209	ORD	1	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
20-06-2019	0EOD81081	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices
1300 300 630

6.4

HAWK & CHOOK PTY LTD
ACN/ARBN: 634 256 250
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 20 Jun 2021
Account Number 22 634256250

Summary

Balance outstanding (\$54.00)
New charges \$55.00
TOTAL DUE \$1.00

- * Amounts not subject to GST. (Treasurer's Determination - Exempt taxes, fees and charges).
- * Payment of your annual review fee will maintain your registration as an Australian company

Please Pay

Pay now \$0.00
By 20 Aug 2021 \$1.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$82. If you are over one month late, this fee increased to \$340.

Date	Reference	Description	Amount
20/06/2021	3X7310483480P PA	2021 Annual Review	55.00

Payment Slip

HAWK & CHOOK PTY LTD

ACN/ARBN: 634 256 250
Account Number 22 634256250
Amount Payable \$1.00

Payment Options



*814 129 0002296342562503 74



22 634256250



Billpay Code: 8929
Ref: 2296 3425 6250 374



Bill Code: 17301
Reference: 2296342562503



in person at any Post Office, pay by cash, cheque or EFTPOS



by phone 13 18 16 pay by Mastercard or VISA



Internet postbillpay.com.au by Mastercard or VISA



Mail

Mail this payment slip and your cheque to ASIC, Locked Bag 5000, Gippsland Mail Centre VIC 3841.



Company: HAWK & CHOOK PTY. LTD. ACN 634 256 250

b-5

Company details

Date company registered 20-06-2019
 Company next review date 20-06-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

28 DENTON STREET , UPPER COOMERA QLD 4209

Officeholders

HAWKINS, MICHAEL EDWARD
 Born 04-08-1969 at BRISBANE QLD
 28 DENTON STREET , UPPER COOMERA QLD 4209
 Office(s) held: Director, appointed 20-06-2019

HAWKINS, NICOLA ANN
 Born 06-03-1973 at CONGELTON UNITED KINGDOM
 28 DENTON STREET , UPPER COOMERA QLD 4209
 Office(s) held: Director, appointed 20-06-2019
 Secretary, appointed 20-06-2019

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

Member Name	Address	Share class	Total number held	Fully paid	Beneficially held
HAWKINS , MICHAEL EDWARD	28 DENTON STREET , UPPER COOMERA QLD 4209	ORD	1	Yes	Yes
HAWKINS , NICOLA ANN	28 DENTON STREET , UPPER COOMERA QLD 4209	ORD	1	Yes	Yes

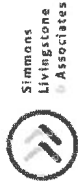
Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
20-06-2019	0EOD77803	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

Depreciation Schedule

For The Period 01 July 2021 - 30 June 2022



Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments		Method	Rate	Depreciation		Closing Written Down Value
				Disposals/Decrease	Additions/Increase			Calculated Depreciation ²	Posted Depreciation ³	
77200 / 7SHILIN	22/07/2019									
7 Shilin Street, Yarrabilba Q 4207									1,346.78	
Carpet	09/06/2022	966.00	966.00	# 7.2		Diminishing Value	25.00 %	14.56		951.44
Carpet & underlay	01/03/2021	4,084.95	3,743.60			Diminishing Value	25.00 %	935.90		2,807.70
Electrical circuit upgrade	22/03/2022	963.55		# 7-3		Capital Works				0.00
Hot Water System	10/03/2021	1,760.00	1,669.22			Diminishing Value	16.66 %	278.09		1,391.13
Security Screen Door	28/04/2021	700.00	696.93			Capital Works	2.50 %	17.50		679.43
Smoke Alarms	20/01/2021	2,500.00	2,472.26			Capital Works	2.50 %	62.50		2,409.76
Vanity	20/04/2021	1,529.00	1,521.46			Capital Works	2.50 %	38.23		1,483.23
		12,503.50	11,069.47						1,346.78	9,722.69
		12,503.50	11,069.47						1,346.78	9,722.69

¹ Amounts have been pro rated based on number of days in the year
² Depreciation calculated as per depreciation method
³ Depreciation amounts posted to the ledger

- 118.13 Capital works
 \$ 1228.55
 7-1

7.2

CARPET COURT

JINDALEE CARPET COURT
Shop 12, 34 Goggs Road, Jindalee QLD 4074
P 07 3736 1565 | E jindalee@carpetcourt.com.au
CARPETCOURT.COM.AU

Page 1

TAX INVOICE

05339

Sold To	Ship To
HAWK & CHOOK PROPERTY 7 SHILIN STREET YARRABILBA, QLD 4207	HAWK & CHOOK PROPERTY 7 SHILIN STREET YARRABILBA, QLD 4207

Sales Consultant	Order Date	Due Date	Phone Number
DICCON RILEY	24/05/22	31/05/22	0407063428

Inventory	Style/Item	Color/Description	Extension
	STUDIO STYLE	NINE IRON	966.00
710015	GOVERNMENT RED	UNDERLAY	0.00
CARPET	CARPET INSTALL		0.00
STANDARD	UPLIFT CARPET		0.00
	DUMP FEE UNDER 15M		0.00
TRAVEL	TRAVEL CHARGE		0.00

31/05/22

11:29AM

Sales Representative(s):

DICCON RILEY

TAX INVOICE: 05339

Jindalee Carpet Court
Shop 12 Jindalee Home, Jindalee Q 4074
P 07 3736 1565

ABN 19208693078

PAYMENT DETAILS

Please use Invoice number as reference
B 084 259 A/C 442715695

Thank you for choosing Jindalee Carpet Court

Includes GST of: 87.82

INVOICE TOTAL: \$966.00

Less Payment(s): 0.00

BALANCE DUE: \$966.00



Domestic Air conditioning & Electrical Pty Ltd
 26 College Close, Upper Coomera, 4209
 Email : info@domesticaircon.com.au
 Tel. 0424 50 50 50
 ABN 29 645 510 345
 Licence # 87545

7.3

Hawk & Chook Property Pty Ltd
 7 Shilin Street
 Yarrabilba QLD 4207

PLEASE PAY BY	AMOUNT	INVOICE DATE
27/03/2022	\$963.55	20/03/2022

TAX INVOICE NO. 1543

Site:	7 Shilin Street Yarrabilba QLD 4207
Assigned Tech:	Ben Gous
Due:	27/03/2022

Details of work to be under taken:

- Attended site on the 23rd February 2022,
- Upgraded the existing circuit protection in the switch board
- Once completed all the required tests were carried out as per Section 8 of AS3000

For **electrical installations**, this certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the electrical installation.

For **electrical equipment**, this certifies that the electrical equipment, to the extent it is affected by the electrical work, is electrically safe.

Total	\$963.55
Incl. GST of	\$87.60
Amount Applied	\$0.00
Balance Due	\$963.55

PAYMENT
 Final payment is now due.

How To Pay

INVOICE NO. 1543

Direct Deposit
 Bank Commonwealth Bank
 Acc. Name Domestic Aircon
 BSB 064474
 Acc. No. 10833962

Credit Card (MasterCard or Visa)
 Pay Online domesticaircon.simprosuite.com/payment/
 Please call 0424 50 50 50 to pay over the phone.

DUE DATE: 27/03/2022 **AMOUNT DUE:** \$963.55

Division 43 – capital works allowance

The table below outlines the division 43 building write-off allowance available to be claimed over forty years from the construction completion date. The depreciation calculated has been deemed to be on structural elements only completed after the legislated dates.

Works	Date	Rate	Original cost (\$)
Original works	8-Jun-16	2.5 %	217,599

Calculation for write-off provision:

Years 1-21		Years 22-41	
Period	Division 43	Period	Division 43
2-Nov-19 to 30-Jun-20	3,612	1-Jul-40 to 30-Jun-41	5,440
1-Jul-20 to 30-Jun-21	5,440	1-Jul-41 to 30-Jun-42	5,440
1-Jul-21 to 30-Jun-22	5,440	1-Jul-42 to 30-Jun-43	5,440
1-Jul-22 to 30-Jun-23	5,440	1-Jul-43 to 30-Jun-44	5,440
1-Jul-23 to 30-Jun-24	5,440	1-Jul-44 to 30-Jun-45	5,440
1-Jul-24 to 30-Jun-25	5,440	1-Jul-45 to 30-Jun-46	5,440
1-Jul-25 to 30-Jun-26	5,440	1-Jul-46 to 30-Jun-47	5,440
1-Jul-26 to 30-Jun-27	5,440	1-Jul-47 to 30-Jun-48	5,440
1-Jul-27 to 30-Jun-28	5,440	1-Jul-48 to 30-Jun-49	5,440
1-Jul-28 to 30-Jun-29	5,440	1-Jul-49 to 30-Jun-50	5,440
1-Jul-29 to 30-Jun-30	5,440	1-Jul-50 to 30-Jun-51	5,440
1-Jul-30 to 30-Jun-31	5,440	1-Jul-51 to 30-Jun-52	5,440
1-Jul-31 to 30-Jun-32	5,440	1-Jul-52 to 30-Jun-53	5,440
1-Jul-32 to 30-Jun-33	5,440	1-Jul-53 to 30-Jun-54	5,440
1-Jul-33 to 30-Jun-34	5,440	1-Jul-54 to 30-Jun-55	5,440
1-Jul-34 to 30-Jun-35	5,440	1-Jul-55 to 30-Jun-56	5,097
1-Jul-35 to 30-Jun-36	5,440	1-Jul-56 to 30-Jun-57	0
1-Jul-36 to 30-Jun-37	5,440	1-Jul-57 to 30-Jun-58	0
1-Jul-37 to 30-Jun-38	5,440	1-Jul-58 to 30-Jun-59	0
1-Jul-38 to 30-Jun-39	5,440	1-Jul-59 to 30-Jun-60	0
1-Jul-39 to 30-Jun-40	5,440		
Total		199,109	

POSTED

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

8-1

21 June 2021

HAWK & CHOOK PTY LTD A T F HAWKINS SMSF
28 DENTON STREET
UPPER COOMERA QLD 4209

Policy number	517650186
Renewal date	01 August 2021
Payment due	\$3,529.28
Payment frequency	Yearly
Payment method	Direct Debit

ClearView LifeSolutions

Here are some of the great benefits of your cover:

Worldwide cover

You are covered 24 hours a day anywhere in the world.

Provision for continuing cover

We cannot cancel your cover, place any further restrictions on your cover or increase your individual premium because of any change to your health, occupation or pastimes.

Payment Options



Biller code: 196568
Ref: 517650186



Call 132 979
Set up a direct debit from a bank account, Visa or Mastercard.



Need help?
Contact your adviser, Samuel Young on 07 5561 8800 or call us on 132 979

Dear Trustee,

Your policy is due for renewal soon and we're looking forward to covering you for another year.

There is nothing for you to do

As you have a direct debit set up on your policy we will continue to debit your nominated bank account or credit card as usual. This notice is for your information only.

Indexation Benefit

Your benefit amount automatically increases each year so it keeps up with the increased cost of living, unless you choose to opt out. The increases are set at a minimum of 5% for policies that commenced prior to 1 October 2018 - please notify us if you would like to use our updated Indexation Benefit that will only increase your benefit amount at the rate of inflation.

Understanding your premium

You have cover with a stepped premium type, which means your premiums are recalculated each year based on your changing benefit amounts, your increase in age and any change we have made to our premium rate tables.

Last year we reviewed our premium rates as communicated on your previous renewal notice. If your cover, or part of your cover, is now in its second renewal, these rate changes did not apply at the first renewal, but do apply now.

Continuing cover

We cannot cancel or further restrict the terms of your cover after the cover start date because of any change in your health, occupation or pastimes.

Please be aware that if you cancel your cover, this protection ceases and there is a risk that any adverse changes in your health, occupation and pastimes since your cover started may cause you to be worse off under any replacement policy. A financial adviser may be able to help assess whether this is a risk for you.

Easy access, fast answers

If you have any questions about your policy or policy terms, are having difficulty making payments, or if you are lodging a claim, please speak to your financial adviser or contact our Customer Service Centre on 132 979, Monday to Friday 8am to 7pm (AEST). Alternatively you may email life@clearview.com.au. We're committed to great service and that means we're always ready to help.

Thank you for choosing us for your life insurance needs.

8.2

Yours sincerely



John Perosh
Manager, Life Operations

Your cover and premium details**Policy number :** 517650186**Policy owner :** Hawk & Chook Pty Ltd A T F Hawkins SMSF

83

Life insured : Michael Hawkins Non smoker New Cover Reward discount reset to 10%**Michael Hawkins**

Cover type	Non indexed details		Renewal details		Indexed
	Benefit	Premium	Benefit	Premium	
Life Cover	\$458,100	\$1,015.88	\$462,039	\$1,024.62	Yes
Income Protection Cover (Super Solutions)	\$5,573	\$1,597.97	\$5,620	\$1,611.45	Yes
TPD Cover (Any) linked to Life Cover	\$458,100	\$885.60	\$462,039	\$893.21	Yes

Premium and payment summary

Michael Hawkins	\$3,529.28
Yearly premium	\$3,529.28

Your premiums may have increased in accordance with your policy terms due to: indexation, an increase in your age under stepped premiums, changes in stamp duty rates, and changes to our premium rates.

Need help?

Your adviser	Samuel Young	07 5561 8800 cherie@simmonsivingstone.com.au
Customer Service Centre	132 979 8am to 7pm (Sydney time), Monday to Friday	life@clearview.com.au

ClearView LifeSolutions
Policy details

Policy number	517650186	Linked policy number	517638230
Owner(s)	Hawk & Chook Pty Ltd A T F Hawkins SMSF	Adviser name	Samuel Young
Policy start date	1 Aug 2019	Adviser sales code	XP170690
Policy status	In-Force	Adviser Authority	No

Billing details

Instalment premium	\$3,529.28
Frequency	Yearly
Paid to date	1 Aug 2022
Payment method	Manual Payment

Annual premium details

Policy fee	\$0.00
Stamp duty	\$133.06
Total premium	\$3,529.28

Account name
Account number
Policy owner details for Hawk & Chook Pty Ltd A T F Hawkins Smsf

Address	Date Of Birth	Mobile	Email
28 Denton Street Upper Coomera QLD 4209		0400185173	mike_nikki1@bigpond.com

Person insured Michael Hawkins (04 Aug 1969, Male, Non Smoker)

Benefit	Benefit Amount	Premium Type	Benefit Payment Type (IP)	Waiting Period (IP)	Benefit Period (IP)	Instalment Premium	Index. Benefit	Premium Status
Life Cover	\$462,039	Stepped	N/A	N/A	N/A	\$1,024.62	Yes	Current
TPD Cover (Any) linked to Life Cover	\$462,039	Stepped	N/A	N/A	N/A	\$893.21	Yes	Current
Income Protection Cover (Super Solutions)	\$5,620	Stepped	Indemnity 75	30 days	Two Years	\$1,611.45	Yes	Current

Nominated beneficiaries

No Nominated Beneficiaries

Need help?

Your Adviser	Samuel Young 07 5561 8800 0425 761 255 cherie@simmonslivingstone.com.au
Customer Service Centre	132 979 8am to 7pm (Sydney time), Monday to Friday life@clearview.com.au

Not all details of your policy are listed in this document. For full details, please refer to your most recent policy certificate.



AIA Australia Limited
(ABN 79 004 837 861 AFSL 230043)

8.5

PO Box 6111
Melbourne VIC 3004
Phone : 1800 333 613
Fax : 1800 832 266

AIA.COM.AU

10 January 2022

Certificate of Currency

A summary of your current active benefits is contained below.

Any questions? Call 1800 333 613

Dear Policyholder,

Product: SPLIT INC PROT
Policy Number: 67779414
Policy Owner: HAWK & CHOOK P/L ATF HAWKINS SMSF
Commence Date: 18/07/2019
Life Insured: HAWKINS, MRS NICOLA
Date Paid to: 18/07/2022

Please keep this with your policy documents which provide a full description of the terms and conditions of your insurance policy.

Summary of Policy Benefits

Benefits	Sum Insured \$	Current Premium \$	Stamp Duty \$	Total Premium \$
P19A, SuperSplit Inc Prot, Indem, 2 yr ben, 30 day wait, Stepped	3,125.00	1,618.60	145.67	1,764.27

Policy Fee: \$0.00

Total Annual Premium \$1,764.27

This document is provided for information purposes only and is current as of the date of issue. The document serves as a summary only and does not provide any details or create additional rights or entitlements under the policy.

Should you have any enquiries concerning your policy, please do not hesitate to contact our office on 1800 333 613.

Signature:

Pina Sciarbone

Chief Retail Insurance Officer



RECEIVED
23 AUG 2021

BY: HAWKMSA

8-b

AIA Australia Limited
(ABN 79 004 837 861 AFSL 230043)
PO Box 6111
Melbourne VIC 3004
Phone: 1800 333 613
Fax: 1800 832 266
AIA.COM.AU

HAWK & CHOOK P/L ATF HAWKINS S
SHOP 30 340 HOPE ISLAND RD
HOPE ISLAND QLD 4212

12 August 2021

Dear Policyholder,

General Information

Policy Number: 67779414
Life Insured: NICOLA HAWKINS

Thanks for your enquiry in relation to the above policy.

A recent audit of your policy has identified an overpayment of your premium for the amount of \$396.16. As a result, we have refunded this same amount back to your nominated account.

Please note your policy is currently paid to 18 July 2022.

If you have any questions, please call us on 1800 333 613 or speak with your financial adviser.

Yours sincerely,

Pina Sciarrone
GM Banca, Partnerships & Advice AIA | CEO and MD AIA Financial Services

cc: INFOCUS: SAMUEL YOUNG

At AIA Australia we understand that real life is always changing. That's why we offer products that protect your income and cover you in the event of serious illness such as cancer or a heart attack.
Talk to your Financial Adviser to make sure you are financially protected for whatever life throws your way.
Life's better with the right partner.

8-7

Hawkins SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Life Insurance Premiums (39000)					
<i>(Life Insurance Premiums) Hawkins, Michael Edward - Accumulation (HAWMIC00001A)</i>					
30/07/2021	BPAY TO CV LIFE BP		3,529.28		3,529.28 DR
			3,529.28		3,529.28 DR
<i>(Life Insurance Premiums) Hawkins, Nicola Ann - Accumulation (HAWNIC00001A)</i>					
16/07/2021	AIA AUSTRALIA . 67779414 18/07/21 13		1,764.27 8.5		1,764.27 DR
13/08/2021	AIA AUSTRALIA LT 67779414 50			396.16 8.6	1,368.11 DR
			1,764.27	396.16	1,368.11 DR

Total Debits: 5,293.55

Total Credits: 396.16

TAX INVOICE

RENTAL - 7 SHILIN ST YARRABILA

Invoice Date
31 Jan 2022Invoice Number
INV-1704ABN
42 614 523 027PropSmart Pty Ltd Trading As
Ray White Brookwater and
Greater Springfield
4/21 Technology Drive
AUGUSTINE HEIGHTS QLD
4300
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
SIGNBOARD	1.00	64.55	10%	64.55
REALESTATE.COM	1.00	126.36	10%	126.36
DOMAIN	1.00	30.00	10%	30.00
			Subtotal	220.91
			TOTAL GST 10%	22.09
			TOTAL AUD	243.00

Due Date: 31 Jan 2022

EFT Payment Details
 Propsmart Pty Ltd Trading As Ray White Brookwater and Greater Springfield
 NAB - General Account
 BSB 084-742
 ACC 316774379



PAYMENT ADVICE

Customer	RENTAL - 7 SHILIN ST YARRABILA
Invoice Number	INV-1704
Amount Due	243.00
Due Date	31 Jan 2022

Amount Enclosed

Enter the amount you are paying above

To: PropSmart Pty Ltd Trading As Ray White Brookwater and
 Greater Springfield
 4/21 Technology Drive
 AUGUSTINE HEIGHTS QLD 4300
 AUSTRALIA

**Hawkins SMSF
General Ledger**



As at 30 June 2022

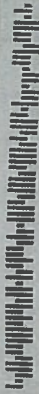
Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>7 Shilin Street, Yarrabilba Q 4207 (7SHILIN)</u>					
23/08/2021	BPAY TO LOGAN CITY RATES BP		877.57	10.2	877.57 DR
18/11/2021	BPAY TO LOGAN CITY RATES BP		866.78	10.3	1,744.35 DR
17/02/2022	BPAY TO LOGAN CITY RATES BP		817.39	10.4	2,561.74 DR
18/05/2022	BPAY TO LOGAN CITY RATES BP		855.21	10.5	3,416.95 DR
			3,416.95		3,416.95 DR
Property Expenses - Insurance Premium (41980)					
<u>7 Shilin Street, Yarrabilba Q 4207 (7SHILIN)</u>					
08/07/2021	BPAY TO DEFT INSURANCE BP		1,664.09	11.1	1,664.09 DR
			1,664.09		1,664.09 DR
Property Expenses - Interest on Loans (42010)					
<u>7 Shilin Street, Yarrabilba Q 4207 (7SHILIN)</u>					
31/07/2021	Interest (31 days 5.19% p.a.)		1,109.32	16	1,109.32 DR
31/08/2021	Interest (31 days 5.19% p.a.)		1,106.09		2,215.41 DR
30/09/2021	Interest (30 days 5.19% p.a.)		1,067.27		3,282.68 DR
31/10/2021	Interest (31 days 5.19% p.a.)		1,099.43		4,382.11 DR
30/11/2021	Interest (30 days 5.19% p.a.)		1,062.15		5,444.26 DR
31/12/2021	Interest (31 days 5.19% p.a.)		1,094.09		6,538.35 DR
31/01/2022	Interest (31 days 5.19% p.a.)		1,090.71		7,629.06 DR
28/02/2022	Interest (28 days 5.19% p.a.)		982.42		8,611.48 DR
31/03/2022	Interest (31 days 5.19% p.a.)		1,084.21		9,695.69 DR
30/04/2022	Interest (30 days 5.19% p.a.)		1,045.97		10,741.66 DR
31/05/2022	Interest (23 days 5.19% p.a., 8 days 5.14% p.a.)		1,075.18		11,816.84 DR
30/06/2022	Interest (9 days 5.14% p.a., 21 days 5.64% p.a.)		1,099.84		12,916.68 DR
			12,916.68		12,916.68 DR
Property Expenses - Repairs Maintenance (42060)					
<u>7 Shilin Street, Yarrabilba Q 4207 (7SHILIN)</u>					
15/12/2021	TRANSACT FUNDS TFR TO CGDS GARAGE DOORS TD [TRANSACT FUNDS TFR TO CGDS GARAGE DOORS TD Inv 845. General service]		165.00	11.4	165.00 DR
			165.00		165.00 DR
Property Expenses - Borrowing costs (42200)					
<u>7 Shilin Street, Yarrabilba Q 4207 (7SHILIN)</u>					
30/06/2022	T/up borrowing expenses		700.00	12.1	700.00 DR
			700.00		700.00 DR
Total Debits:	18,862.72				
Total Credits:	0.00				

Logan City Council Rate Notice

ARN: 21 027 708 435



JULY-SEPTEMBER 2021 QUARTER



15200044070108

111

HAWK & CHOOK PROPERTY PTY LTD (TRUSTEE)
28 Denton St
UPPER COOMERA QLD 4209

ASSESSMENT NO.

11075905

ISSUE DATE

16-Jul-2021

DUE DATE

20-Aug-2021

Rates and charges levied by the issue of this notice are due and payable by the due date. Interest of 8.05%pa corresponding daily is charged on overdue rates and charges.

Property Location: 7 Shillin Street, YARRABILBA QLD 4207
RPD: Lot 44 SP 278196

COUNCIL

General Rate - Residential 2 (Rateable Value 175,000)
Garbage Charge - 240W+140R or 240R or 360R
Environmental Charge
Community Services Charge
Rural Fire Special Charge

298.75
73.50
20.10
100.95
7.50

STATE GOVERNMENT

State Emergency Levy 2-E (No Discount applies)

28.10

WATER AND WASTEWATER (Sewerage) CHARGES

(see information attached)

373.73

Total Amount

902.63

Less Discount for prompt payment

25.06 CR

Receive your rates notice via email. Visit: myportal.logan.qld.gov.au to register.



1001100

7.185

1/4

15200044070108

Rate Notice data is processed as at 2/07/2021.

IF PAID BY 20-Aug-2021

\$877.57

Total

902.63

Discount

25.06 CR



on the internet



paying by phone



in person

10-2

10-3

Rate Notice

October - December 2021

Logan City Council ABN 21 627 798 435



153683/A081469
HAWK & CHOOK PROPERTY PTY LTD (TRUSTEE)
28 Denton St
UPPER COOMERA QLD 4209

Assessment number	11075905
Billing period	01 Oct 2021 - 31 Dec 2021
Issue date	15 Oct 2021
Due date	19 Nov 2021
Amount if paid on or before 19 Nov 2021	\$841.72
Amount if paid after 19 Nov 2021	\$866.78

Compounding Interest of 8.03% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

PAID - 18-11-21
\$ 866.78

MBL2 0211118216292652.

Property location	Lot on plan	Rating category	Rateable valuation
7 Shilln Street, YARRABILBA QLD 4207	Lot 44 SP 278196	Residential 2	\$175,000

Summary of charges

Balance brought forward	\$	0.00
Council rates and charges	\$	500.80
State government charges	\$	28.10
Water and wastewater (sewerage) charges <small>This total consists of services and usage charges, refer to page 3</small>	\$	337.88
Total amount (inc. brought forward amount)	\$	866.78
Less council discount for prompt payment	\$	25.06 CR
Amount payable if paid by 19 Nov 2021	\$	841.72

Rate notice information was processed as at 6 Oct 2021

Go paperless!

Register now to receive your next rate notice delivered directly to your inbox.



myportal.logan.qld.gov.au

Thank you!

Thank you for keeping your rates payments up to date.

Water usage

Good job, your average daily water usage is lower than the previous period. See pages 3 & 4 for more information and for tips on how to save water.

See over the page for a breakdown and more payment options

Payment online

Payment by Bpay

Payment by phone

Payment at Australia Post



Use your credit or debit card to pay 24 hours, 7 days per week

Ref No: 5 1107 5905

logan.qld.gov.au/online-payment



Biller Code: 17392
Ref: 5 1107 5905

Telephone & Internet Banking - Bpay®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Biller Code: 17392
Ref: 5 1107 5905

Phone 1300 276 468 or from overseas +61 1300 276 468

POST billpay™



*0459 11075905

Minimum payment \$50.00 unless the amount shown on the current rate notice is less.

10-4

Rate Notice

January - March 2022

Logan City Council ABN 21 627 796 435



154310A/019889 0-041
HAWK & CHOOK PROPERTY PTY LTD (TRUSTEE)
28 Denton St
UPPER COOMERA QLD 4209

Assessment number	11075905
Billing period	01 Jan 2022 - 31 Mar 2022
Issue date	14 Jan 2022
Due date	18 Feb 2022
Amount if paid on or before 18 Feb 2022	\$817.39
Amount if paid after 18 Feb 2022	\$842.45

Compounding interest of 8.03% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

Property location	Lot on plan	Rating category	Rateable valuation
7 Shillin Street, YARRABILBA QLD 4207	Lot 44 SP 278196	Residential 2	\$175,000

Summary of charges

Credit balance brought forward	\$	25.06 CR
Council rates and charges	\$	500.80
State government charges	\$	28.10
Water and wastewater (sewerage) charges <small>This total consists of services and usage charges, refer to page 3</small>	\$	338.61
Total amount (inc. brought forward amount)	\$	842.45
Less council discount for prompt payment	\$	25.06 CR
Amount payable if paid by 18 Feb 2022	\$	817.39

Go paperless!

Register now to receive your next rate notice delivered directly to your Inbox.



myportal.logan.qld.gov.au

Thank you!

Thank you for keeping your rates payments up to date.

Rate notice information was processed as at 5 Jan 2022

Water usage

Good job, your average daily water usage is lower than the previous period. See pages 3 & 4 for more information and for tips on how to save water.

See over the page for a breakdown and more payment options

Payment online



Use your credit or debit card to pay 24 hours, 7 days per week

Ref No: 1107 5905

logan.qld.gov.au/online-payment

Payment by Bpay



Billor Code: 17392
Ref: 5 1107 5905

Telephone & Internet Banking - Bpay®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Payment by phone

Billor Code: 17392
Ref: 5 1107 5905

Phone 1300 276 468 or from overseas +61 1300 276 468

Payment at Australia Post



*0459 11075905

Minimum payment \$50.00 unless the amount shown on the current rate notice is less.

10.5

Rate Notice

April - June 2022

Logan City Council ABN 21 627 796 435



155095/A/079280

D-041

HAWK & CHOOK PROPERTY PTY LTD (TRUSTEE)

28 Denton St
UPPER COOMERA QLD 4209

Assessment number	11075905
Billing period	01 Apr 2022 - 30 Jun 2022
Issue date	14 Apr 2022
Due date	20 May 2022
Amount if paid on or before 20 May 2022	\$855.21
Amount if paid after 20 May 2022	\$880.27

Compounding interest of 8.03% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

Property location	Lot on plan	Rating category	Rateable valuation
7 Shilin Street, YARRABILBA QLD 4207	Lot 44 SP 278196	Residential 2	\$175,000

Summary of charges

Balance brought forward	\$	0.00
Council rates and charges	\$	500.80
State government charges	\$	28.10
Water and wastewater (sewerage) charges <small>This total consists of services and usage charges, refer to page 3</small>	\$	351.37
Total amount (inc. brought forward amount)	\$	880.27
Less council discount for prompt payment	\$	25.06 CR
Amount payable if paid by 20 May 2022	\$	855.21

Rate notice information was processed as at 6 Apr 2022

Go paperless!

Register now to receive your next rate notice delivered directly to your inbox.



myportal.logan.qld.gov.au

Thank you!

Thank you for keeping your rates payments up to date.

Increased water usage

Your average daily water usage is higher than the previous period. See pages 3-4 for more information and for tips on how to save water.

See over the page for a breakdown and more payment options

Payment online

Payment by Bpay

Payment by phone

Payment at Australia



Use your credit or debit card to pay 24 hours, 7 days per week

Ref No: 1107 5905



Bill Code: 17392
Ref: 5 1107 5905

Telephone & Internet Banking - Beware
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card

Bill Code: 17392
Ref: 5 1107 5905

Phone 1300 276 468 or from

POST billpay™



1459 11075905

Mr Mike Hawkins

QLD 4209

Amicus Insurance Services Pty Ltd
Your contact is **Maxine Whittaker**
P: 07 3622 1888 F: 07 3622 1801
E: mwhittaker@amicusis.com.au
PO Box 2060
Windsor QLD 4030
www.amicusis.com.au

Tax Invoice New Business

This document will be a tax invoice for GST when payment is made in full

Invoice Date:	05/07/2021	Total Amount Due:	\$1,664.09
Invoice No:	4642755	Payment Due:	26/07/2021
Insured Name:	Hawk & Chook Property Pty Ltd ATF Hawkins SMSF		
Policy Type:	Residential Landlords	Premium:	\$1,387.90
Policy No:	06L6327799	Emergency/Fire Serv Levies:	\$0.00
Period:	From 19/07/2021 to 19/07/2022	Stamp Duty:	\$137.41
Insurer:	IAL (CGU) ABN: 11 000 016 722	Insurer Admin Fee:	\$0.00
		Adviser Fee:	\$0.00
		Total GST:	\$138.78
		Total Amount Due:	\$1,664.09

Notes: Thank you for choosing Amicus Insurance Services Pty Ltd to take care of your insurance needs. We ask that you carefully read through your invoice, schedule and important information on page 2.

Authorised Representative of Resilium Insurance Broking Pty Ltd | ABN 92 169 975 973 | AFSL 460382



How To Pay

Invoice No: 4642755
Client: Mike Hawkins

Due Date: 26/07/2021
Total Amount: \$1,664.09



Billor Code: 20362
Ref: 403675246427553

Contact your participating Financial institution to make a payment from your cheque or savings account



Pay by credit card

<http://payonce.deft.com.au> or 1800 672 162
Credit card payments attract a surcharge.
Credit card reference: **403675246427553**



*498 403675 246427553

Pay monthly via Premium Funding

If you would like to pay by monthly instalments call your adviser to obtain a premium funding quotation

For more information about how to pay, please see the second page of this notice.

11.2

Important Information

Please read the following important information. Contact your Broker Representative if there is anything you do not understand, or if you have any questions.

YOUR DUTY OF DISCLOSURE

Before you enter into a contract of general insurance with an Insurer, you have a duty under the Insurance Contracts Act, to disclose to the Insurer every matter that you know, or could reasonably be expected to know, that is relevant to the Insurer's decision whether to accept the risk of the insurance, and if so on what terms. You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate this policy. Your duty, however, does not require disclosure of a matter:

- That diminishes the risk undertaken by the Insurer;
- That is of common knowledge;
- That your Insurer knows, or in the ordinary course of their business ought to know; and
- as to which compliance with your duty is waived by the Insurer

If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce their liability under your policy in respect of a claim or they may cancel the policy or do both. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the contract from its beginning.

For insurances required by statute, such as CTP motor vehicle insurance and workers compensation, the Insurer may be able to recover against the Insured in the event of misrepresentation, misstatement or non-disclosure.

DUTY OF GOOD FAITH

Both parties to an insurance contract, the insurer and the insured, must act towards each other with the utmost good faith. If you fail to do so, the insurer may be able to cancel your insurance. If the insurer fails to do so, you may be able to sue the insurer.

UNDER INSURANCE

Your contract of insurance may contain an average or under insurance provision. This means that if you under insure, you will have to bear part of any loss yourself.

SUBROGATION AND/OR HOLD HARMLESS AGREEMENTS

You can prejudice your rights to claim under your insurance if you make any agreement with a third party that will prevent or limit the Insurer from recovering the loss from that party (or another party who would otherwise be liable). This can occur when you sign a contract containing an indemnity clause, "hold harmless" clause or a release – unless you obtain the Insurer's consent in advance. These agreements are often found in leases, in property management contracts, in maintenance or supply contracts from burglar alarm or fire protection installers and in repair contracts

INSURING THE INTEREST OF OTHER PARTIES

If you require another party to be covered by your policy, you must request this in advance. Most policy conditions will not provide indemnity to other parties (e.g. mortgagees, lessors, principals etc.) unless their interest is noted on the policy.

CLAIMS MADE POLICIES

Some policies (for example, professional indemnity insurance) are "claims made" policies. This means that claims that are first advised to you (or made against you) and reported to your insurer during the period that the policy is current are insured under that policy, irrespective of when the incident causing the claim occurred (unless there is a date beyond which the policy does not cover – this is called a "retroactive date"). If you become aware of circumstances which could give rise to a claim and notify the insurer during the period that the policy is current, a claim later arising out of those circumstances should also be covered by the policy that is current at the time of the notification, regardless of when the claim

is actually made or when the incident causing the claim occurred

In order to ensure that your entitlement to claim under the policy is protected, you must report all incidents that may give rise to a claim against you to the Insurers without delay after they come to your attention and before the policy expires.

CANCELLATION OF YOUR POLICY.

If there is a refund or reduction of your premium as a result of a cancellation or alteration to a policy or based on a term of your policy (such as a premium adjustment provision), we will retain any fee we have charged you. We will also retain commission depending on our arrangements with the insurer or charge you a cancellation fee equal to the reduction in commission. We will also retain any adviser fee we have charged you. Refunds processed via EFT will not incur any processing fee, however, any refunds paid via cheque will incur a \$55 fee.

NON-PAYMENT - Annual Payments

If this invoice is unpaid after 30 days, we will advise the insurer that the policy is unpaid. The insurer may cancel the policy and/or pursue payment from you.

NON-PAYMENT - By Instalments

If you are paying the premium for this policy by instalments then, if an instalment of the premium remains unpaid for a period of at least:

1. 14 days, your insurer may refuse to pay a claim; or
2. one month, your insurer may cancel this policy.

Your insurer reserves the right to cancel any direct debit arrangement between you if one or more debits are returned unpaid by your financial institution.

PRIVACY

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement by visiting www.resilium.com.au/privacy

We recommend the policy because it is appropriate for your needs, personal circumstances and situation. We will receive the following for arranging your insurance:

	Authorised Representative	Resilium Insurance Broking	Total
Commission (paid by the insurer)	\$343.50	\$0.00	\$343.50
Administration Fee	\$0.00	\$0.00	\$0.00
Total (GST Inclusive)	\$343.50	\$0.00	\$343.50



Internet

Pay over the Internet from your credit card at <https://pay.once.deft.com.au>

Resilium Insurance Broking accepts Mastercard, Visa, American Express & Diners Club Cards.

Payments by credit card attract a surcharge.



Contact your participating Financial institution to make a payment from your cheque or savings account.

You will be required to enter the Biller Code and BPAY reference number as detailed on the front of your invoice.



Telephone

Pay by phone from your credit card. Call 1800 672 162 to make a payment.

Resilium Insurance Broking accepts Mastercard, Visa, American Express & Diners Club Cards.

The phone payment line is a 24-hour service. Calls are charged at the cost of a local call (mobiles extra).

Payments by credit card attract a surcharge.



In Person

Payments can be made at any Post Office by cash (up to \$9,999.99), cheque or EFTPOS.

Please present page intact at any Post Office in Australia. Payments may be made cash, cheque or EFTPOS.

Please make cheques payable to 'Resilium Insurance Broking Pty Ltd'

Premium Funding Instalments

Premium Funding Instalments are provided by an approved third party and allow you to pay for your insurance in instalments.

The total amount payable will be higher if you choose to pay by monthly instalments which includes an additional fixed interest charge and/or application fee over the term of the facility. This is charged by the third-party provider and is not an additional charge by Resilium Insurance Broking Pty Ltd.

Schedule of Insurance

11.3

STEADFAST LANDLORDS RESIDENTIAL INSURANCE

Insured Name Hawk & Chook Property Pty Ltd ATF Hawkins SMSF

SITUATION OF PROPERTY 1

Situation 7 SHILIN ST YARRABILBA QLD 4207

Interested Party

Name LA Trobe Financial Services Queen street brisbane QLD 4000
Nature of Interest First Mortgage

Building & Contents

	Sum Insured
Buildings (Including Replacement Benefit)	\$ 321,000
Contents	\$ 21,000
Special Contents	Not Insured
Total Sum Insured For All Contents	\$ 21,000

Loss of Rent	\$ 24,180
Rent Default And Theft By A Tenant	Insured

	Excess
Excess applicable to all above	\$ 350

Additional excesses apply for earthquake and tsunami claims. These are shown in the policy wording.

Liability \$ 20,000,000

Workers' Compensation Not Insured

IMPORTANT NOTICES

Policy amendments

These amendments should be read in conjunction with your policy booklet as the terms described now form part of your policy.

Policy excess

For each separate identifiable incident for which your policy provides cover any applicable excess will apply for each incident giving rise to a claim.

Cooling-off period

If you decide that you do not wish to continue with this policy, you have twenty-one days after the commencement of this insurance to request cancellation. We will provide you with a refund of premium paid, provided you have not made a claim under the policy.

Workers' Compensation insurance is compulsory if you have employees. This cover is not provided unless specifically shown on the schedule. CGU Insurance can arrange separate cover in those states where legislation permits.

Coomera Garage Door Services

PO Box 566, Helensvale Plaza, Queensland, 4212
Phone: 0412150888
info@coomeragaragedoors.com.au
https://coomeragaragedoorservices.godaddysites.com/
ABN: 28 501 784 566



11.4

Tax invoice

Invoice number
00000845

Issue date
14/12/2021

Due date
14/12/2021

Mike Hawkins
Hawk & Chook Property P/L
7 Shiin St
Yarabilba Old

Description	Tax	Amount (\$) <i>including tax</i>
General service on garage door	GST	165.00

Notes	Tax	Amount (\$)
BANKING DETAILS A/C Name: Coomera Garage Door Services BSB No: 084-004 A/C No: 77 790 7373	Total Amount <i>(inc. tax)</i>	\$165.00
	Total paid	\$0.00
	Balance due	\$165.00

If you are happy with our service, like us on facebook & leave a message.
coomeragaragedoorservices

View your invoice online

<https://paydirect.myob.com/pay/#/aGt1anVkc2l0OUNVd0FvcE9JeEd5TG42OTUySkFtSFdITmtsOWQ0MVE5ZS96ZHZBe>

How to pay Due date: 14/12/2021

View your invoice online

Scan the QR code or click the link above to view this invoice online.



Bank deposit via EFT

Bank NAB BANK AUST
Name COOMERA GARAGE DOOR SERVICES
BSB 084004
AC# 777907373
Ref# 00000845

12.1

Hawkins SMSF

Borrowing Costs

\$3,500 01/11/2019 La Trobe - 51866

Year

2020	467	3033
2021	700	2333
2022	700	1633
2023	700	933
2024	700	233
2025	233	0

POSTED



460

AIA Insurance Super Scheme No2 - Ongoing Superannuation Rollover Authority

13-1

\$ 994-86

Important information:

Please return signed and completed form to AIA Australia Limited.

We will rely on this authority to initiate the exact rollover amount required from your transferring fund for initial and renewal insurance premiums.

This form is to be used to request an ongoing transfer of an amount of superannuation benefit from another super fund to the AIA Insurance Super Scheme No2 (a subdivision within Aon Master Trust) to pay for your Priority Protection insurance premiums as a member of the AIA Insurance Super Scheme No2.

We recommend you talk to your financial advisor prior to completing this form. Transferring superannuation benefits can have an impact on your insurance, fees and investments with your current fund and you may have to pay tax.

1. Personal Details

Title: Surname:

Given Names:

Date of Birth: Gender: M F AIA Australia Policy No. (if known):

Under the *Superannuation Industry (Supervision) Act 1994*, you are not obliged to disclose your tax file number but there may be tax consequences.

Tax File No:

Please note: A risk only interest in the AIA Insurance Super Scheme No2 will not be issued unless the trustee of that fund has your Tax File Number. If you did not already provide your Tax File Number to the trustee of the AIA Insurance Super Scheme No2 as part of your application for membership of the AIA Insurance Super Scheme No2, please do so by contacting the trustee directly.

2. Residential Address/Contact Details

Number: Street Name:

Suburb: State: Post Code:

Country:

Work Phone: Home Phone:

Mobile: Email address:

3. Fund Transferring FROM:

Fund Name:

Member Reference Number: Australian Business Number (ABN):

Superannuation Product Identification Number (SPIN): Unique Superannuation Identifier (USI):

Product Name:

Address:

Suburb: State: Post Code:

Country:

Phone:

4. Fund Transferring TO:

Fund Name:

Unique Superannuation Identifier (USI): This is the USI for the AIA Insurance Super Scheme No2, a subdivision of Aon Master Trust.

Fund Australian Business Number (ABN):

Fund Telephone Number:

Fund Address:

Trustee Details:

5. Transfer Authority

You authorise the trustee of the AIA Insurance Super Scheme No2 to initiate rollovers from the fund specified in Section 3 on the front page to the AIA Insurance Super Scheme No2 from time to time. Such rollovers will be for amounts required by the trustee of the AIA Insurance Super Scheme No2 to pay for premiums in respect of life insurance policies issued by AIA Australia Limited to the trustee of the AIA Insurance Super Scheme No2 covering you. You authorise the trustee of the fund specified in Section 3 on the front page to complete such rollovers. Your authority also applies to the trustee of any successor fund of the AIA Insurance Super Scheme No2.

13-2

6. Additional information may be required

The trustee of the AIA Insurance Super Scheme No2 or the trustee of the fund specified in Section 3 on the front page may require further information from you to complete a rollover request (including proof of identification). Please contact the relevant fund's trustee or administrator to confirm whether any additional requirements apply.

If you do not provide the additional information required by the trustee of either fund, the rollover request may not be completed and the premiums for your policy may not be paid. Your policy may then fall into arrears, unless you make other arrangements to contribute to the AIA Insurance Super Scheme No2.

7. Declaration and Transfer Authority

By signing this request form I am making the following statements:

- I declare I have fully read this form and the information I completed is true and correct.
- I am aware I may ask my superannuation provider for information about any fees or charges that may apply, or any other information about the effect this transfer may have on my benefits, and do not require any further information.
- I discharge the superannuation trustee of the fund specified in Section 3 on the front page of all further liability in respect of the benefits paid and transferred to the AIA Insurance Super Scheme No2.
- I request and consent to the transfer of superannuation as described in this form and authorise the superannuation trustee of each fund to give effect to this transfer.
- I authorise the trustees of both funds (and persons acting for or on behalf of those trustees) to disclose personal information about me and my tax file number details to each other and to any third party to give effect to my request in this form.
- I acknowledge this authority is enduring, allows for multiple rollovers and is valid until I revoke it or until the trustee of the AIA Insurance Super Scheme No2 (or its delegate) confirms receipt from me of another rollover authority that supersedes and replaces this authority.
- I understand and agree with all the matters described in this form, including the matters described in sections 5 and 6.
- I have read and consent to the handling, collection, use and disclosure of my personal and sensitive information in the manner described in the AIA Australia Privacy Policy available on the AIA Australia website at www.aia.com.au as updated from time to time or by calling AIA Australia on 1800 333 613, including exchange with third parties located in Australia and overseas.
- I confirm that my authority, declarations and confirmations in respect of the AIA Insurance Super Scheme No2 also apply in respect to a successor fund of the AIA Insurance Super Scheme No2.

Signature:



Date:

13/1/22

14-1



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



041 449238
HAWK & CHOOK PTY LTD
C/-SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD QLD 4210

1 Shelley Street
Sydney, NSW 2000

account balance **\$23,946.76**
as at 31 Dec 21

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
30.06.21	OPENING BALANCE			30,526.22
01.07.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		30,101.22
06.07.21	Deposit All Properties G APG Rentals		429.20	30,530.42
07.07.21	Deposit QUICKSUPER QUICKSPR3000490068		482.58	31,013.00
08.07.21	BPAY BPAY TO DEFT INSURANCE	1,664.09		29,348.91
08.07.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		28,923.91
13.07.21	Deposit All Properties G APG Rentals		429.20	29,353.11
15.07.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		28,928.11
16.07.21	Direct debit AIA AUSTRALIA . 67779414 18/07/21	1,764.27		27,163.84
20.07.21	Deposit All Properties G APG Rentals		429.20	27,593.04
22.07.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		27,168.04
27.07.21	Deposit QUICKSUPER QUICKSPR3013328548		81.21	27,249.25

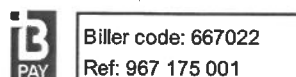
how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 967175001

deposits using BPay
From another bank



continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
27.07.21	Deposit		78.63	27,327.88
27.07.21	Deposit		54.93	27,382.81
27.07.21	Deposit		38.24	27,421.05
27.07.21	Deposit		429.20	27,850.25
29.07.21	Direct debit	LaTrobeFinancial Repay 40 518 226 6	425.00	27,425.25
30.07.21	BPAY	BPAY TO CV LIFE	3,529.28	23,895.97
02.08.21	BPAY	BPAY TO AUSTRALIAN SECURITIES & INV	1.00	23,894.97
02.08.21	BPAY	BPAY TO AUSTRALIAN SECURITIES & INV	273.00	23,621.97
02.08.21	Funds transfer	SLA INV 027102 027103	440.00	23,181.97
03.08.21	Deposit		429.20	23,611.17
05.08.21	Deposit		480.16	24,091.33
05.08.21	Direct debit	LaTrobeFinancial Repay 40 518 226 6	425.00	23,666.33
10.08.21	Deposit		429.20	24,095.53
10.08.21	Direct debit	AIA Australia 67779396	994.86	23,100.67
12.08.21	Direct debit	LaTrobeFinancial Repay 40 518 226 6	425.00	22,675.67
13.08.21	Deposit		396.16	23,071.83
17.08.21	Deposit		429.20	23,501.03
19.08.21	Direct debit	LaTrobeFinancial Repay 40 518 226 6	425.00	23,076.03
23.08.21	BPAY	BPAY TO LOGAN CITY RATES	877.57	22,198.46
24.08.21	Deposit		429.20	22,627.66
26.08.21	Direct debit	LaTrobeFinancial Repay 40 518 226 6	425.00	22,202.66
30.08.21	Deposit		63.95	22,266.61
30.08.21	Deposit		0.98	22,267.59
30.08.21	Deposit		91.24	22,358.83
30.08.21	Deposit		90.05	22,448.88
31.08.21	Deposit		429.20	22,878.08
02.09.21	Direct debit	LaTrobeFinancial Repay 40 518 226 6	425.00	22,453.08

continued on next

14-3



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
07.09.21	Deposit All Properties G APG Rentals		553.83	23,006.91
09.09.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		22,581.91
13.09.21	Deposit QUICKSUPER QUICKSPR3044141710		600.20	23,182.11
14.09.21	Deposit All Properties G APG Rentals		429.20	23,611.31
16.09.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,186.31
20.09.21	Deposit QUICKSUPER QUICKSPR3049230935		85.16	23,271.47
20.09.21	Deposit QUICKSUPER QUICKSPR3049230936		80.49	23,351.96
21.09.21	Deposit All Properties G APG Rentals		429.20	23,781.16
23.09.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,356.16
28.09.21	Deposit All Properties G APG Rentals		429.20	23,785.36
30.09.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,360.36
05.10.21	Deposit All Properties G APG Rentals		429.20	23,789.56
07.10.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,364.56
12.10.21	Deposit All Properties G APG Rentals		429.20	23,793.76
14.10.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,368.76
19.10.21	Deposit All Properties G APG Rentals		429.20	23,797.96
21.10.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,372.96
26.10.21	Deposit All Properties G APG Rentals		429.20	23,802.16
28.10.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,377.16
01.11.21	Deposit QUICKSUPER QUICKSPR3075668891		480.16	23,857.32
02.11.21	Deposit All Properties G APG Rentals		429.20	24,286.52
03.11.21	Deposit QUICKSUPER QUICKSPR3077346198		480.16	24,766.68
04.11.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		24,341.68
09.11.21	Deposit All Properties G APG Rentals		429.20	24,770.88
11.11.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		24,345.88
16.11.21	Deposit All Properties G APG Rentals		429.20	24,775.08
18.11.21	BPAY BPAY TO LOGAN CITY RATES	866.78		23,908.30

144



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
18.11.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,483.30
23.11.21	Deposit All Properties G APG Rentals		429.20	23,912.50
25.11.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,487.50
26.11.21	Deposit QUICKSUPER QUICKSPR3093595373		3.06	23,490.56
30.11.21	Deposit All Properties G APG Rentals		429.20	23,919.76
02.12.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,494.76
07.12.21	Deposit Ray White Greate RW Rentals		429.20	23,923.96
08.12.21	Deposit QUICKSUPER QUICKSPR3101021650		600.20	24,524.16
09.12.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		24,099.16
14.12.21	Deposit Ray White Greate RW Rentals		429.20	24,528.36
15.12.21	Funds transfer TRANSACT FUNDS TFR TO CGDS GARAGE DOORS	165.00		24,363.36
16.12.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,938.36
21.12.21	Deposit Ray White Greate RW Rentals		429.20	24,367.56
23.12.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,942.56
29.12.21	Deposit Ray White Greate RW Rentals		429.20	24,371.76
30.12.21	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		23,946.76

14-5



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 31 DEC 21	22,050.85	15,471.39	23,946.76

* Stepped interest rates for the period 1 July to 31 December: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.00% pa (184 days)

14.6



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

Please note the following financial services companies and/or financial advisers have authority on your account.

Name	Authority Type
YOUNG SAMUEL J SLG FINANCIAL SERVICES	Enquiry authority
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

Authority descriptions

Enquiry authority - you authorise the third party to have access to information about your account.

Please consider carefully who you appoint as a third party authority on your account as we may follow their instructions as if they were yours. It is important that you understand this risk and carefully consider what level of authority you give to them. For more information on third party authority levels search 'Macquarie Help' in your browser to find our Help Centre.

14.7



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$5,000 a day using online banking.
- Increase your limit to \$100,000 using the Macquarie Authenticator App or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at macquarie.com.au or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to macquarie.com.au/feedback-and-complaints.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

Download the Macquarie Mobile Banking app

- The Macquarie Mobile Banking app makes managing your money simple and convenient.



The Apple logo is a trademark of Apple Inc, registered in the U.S. and other countries.
App Store is a service mark of Apple Inc. Google Logo is a trademark of Google LLC.

14-8



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



HAWK & CHOOK PTY LTD
C/-SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD QLD 4210

1 Shelley Street
Sydney, NSW 2000

account balance **\$19,774.34**
as at 30 Jun 22

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
31.12.21	OPENING BALANCE			23,946.76
04.01.22	Deposit Ray White Greate RW Rentals		429.20	24,375.96
06.01.22	Deposit QUICKSUPER QUICKSPR3118572859		480.16	24,856.12
06.01.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		24,431.12
11.01.22	Deposit Ray White Greate RW Rentals		429.20	24,860.32
13.01.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		24,435.32
18.01.22	Deposit Ray White Greate RW Rentals		429.20	24,864.52
20.01.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		24,439.52
25.01.22	Deposit Ray White Greate RW Rentals		429.20	24,868.72
27.01.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		24,443.72
01.02.22	Deposit Ray White Greate RW Rentals		186.20	24,629.92
02.02.22	Deposit SuperChoice P/L PC250122-139329082		1,076.96	25,706.88

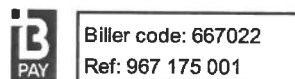
how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 967175001

deposits using BPay
From another bank



continued on next

149



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
03.02.22	Deposit Ray White Greate RW Rentals		243.00	25,949.88
03.02.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		25,524.88
07.02.22	Deposit QUICKSUPER QUICKSPR3139223797		480.16	26,005.04
10.02.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		25,580.04
15.02.22	Deposit Ray White Greate RW Rentals		858.40	26,438.44
17.02.22	BPAY BPAY TO LOGAN CITY RATES	817.39		25,621.05
17.02.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		25,196.05
22.02.22	Deposit Ray White Greate RW Rentals		429.20	25,625.25
24.02.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		25,200.25
01.03.22	Deposit Ray White Greate RW Rentals		429.20	25,629.45
03.03.22	Deposit QUICKSUPER QUICKSPR3156932095		480.16	26,109.61
03.03.22	Funds transfer HAWKMS1 - 030942	2,970.00		23,139.61
03.03.22	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	438.55		22,701.06
03.03.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		22,276.06
08.03.22	Deposit Ray White Greate RW Rentals		271.27	22,547.33
10.03.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		22,122.33
15.03.22	Deposit Ray White Greate RW Rentals		429.20	22,551.53
17.03.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		22,126.53
22.03.22	Deposit Ray White Greate RW Rentals		429.20	22,555.73
22.03.22	Funds transfer TRANSACT FUNDS TFR TO DOMESTIC AIRCONDIT	963.55		21,592.18
24.03.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		21,167.18
29.03.22	Deposit Ray White Greate RW Rentals		429.20	21,596.38
31.03.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		21,171.38
05.04.22	Deposit Ray White Greate RW Rentals		240.82	21,412.20
07.04.22	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	299.00		21,113.20
07.04.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		20,688.20
11.04.22	Deposit QUICKSUPER QUICKSPR3183394310		600.20	21,288.40

continued on next

14.10



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
12.04.22	Deposit Ray White Greate RW Rentals		384.20	21,672.60
14.04.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		21,247.60
21.04.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		20,822.60
26.04.22	Deposit Ray White Greate RW Rentals		137.87	20,960.47
28.04.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		20,535.47
05.05.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		20,110.47
09.05.22	Deposit QUICKSUPER QUICKSPR3202092557		480.16	20,590.63
10.05.22	Deposit Ray White Greate RW Rentals		475.35	21,065.98
12.05.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		20,640.98
17.05.22	Deposit Ray White Greate RW Rentals		475.35	21,116.33
18.05.22	BPAY BPAY TO LOGAN CITY RATES	855.21		20,261.12
19.05.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		19,836.12
24.05.22	Deposit Ray White Greate RW Rentals		950.70	20,786.82
26.05.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		20,361.82
02.06.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		19,936.82
07.06.22	Deposit Ray White Greate RW Rentals		950.70	20,887.52
08.06.22	Deposit QUICKSUPER QUICKSPR3224206654		600.20	21,487.72
09.06.22	Funds transfer TRANSACT FUNDS TFR TO JINDALEE CARPET CO	966.00		20,521.72
09.06.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		20,096.72
16.06.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		19,671.72
21.06.22	Deposit Ray White Greate RW Rentals		950.70	20,622.42
23.06.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		20,197.42
30.06.22	Interest MACQUARIE CMA INTEREST PAID*		1.92	20,199.34
30.06.22	Direct debit LaTrobeFinancial Repay 40 518 226 6	425.00		19,774.34

14-11



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 22	18,359.70	14,187.28	19,774.34

* Stepped interest rates for the period 1 January to 16 June: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.00% pa (167 days); 17 June to 30 June: balances \$0.00 to \$4,999.99
earned 0.25% balances \$5,000.00 and above earned 0.25% pa (14 days)

14.12



Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

Please note the following financial services companies and/or financial advisers have authority on your account.

Name	Authority Type
YOUNG SAMUEL J SLG FINANCIAL SERVICES	Enquiry authority
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

Authority descriptions

Enquiry authority - you authorise the third party to have access to information about your account.

Please consider carefully who you appoint as a third party authority on your account as we may follow their instructions as if they were yours. It is important that you understand this risk and carefully consider what level of authority you give to them. For more information on third party authority levels search 'Macquarie Help' in your browser to find our Help Centre.

annual interest summary 2021/2022

INTEREST PAID	1.92
TOTAL INCOME PAID	1.92

Macquarie Cash Management Account

enquiries 1800 806 310

account name HAWK & CHOOK PTY LTD ATF
HAWKINS SMSF
account no. 967175001

We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$5,000 a day using online banking.
- Increase your limit to \$100,000 using the Macquarie Authenticator App or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at macquarie.com.au or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to macquarie.com.au/feedback-and-complaints.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

Download the Macquarie Mobile Banking app

- The Macquarie Mobile Banking app makes managing your money simple and convenient.



*The Apple logo is a trademark of Apple Inc, registered in the U.S. and other countries.
App Store is a service mark of Apple Inc. Google Logo is a trademark of Google LLC.*

772

15-1

Leeza Cox

From: Mike_nikki1 <Mike_nikki1@bigpond.com>
Sent: Monday, 10 October 2022 4:05 PM
To: Leeza Cox
Subject: FW: 7 SHILIN STREET YARRABILBA - DRIVE BY APPRAISAL

Fyi

Sent from my Galaxy

----- Original message -----

From: Angela Browne <angela.browne@raywhite.com>
Date: 10/10/22 4:03 pm (GMT+10:00)
To: mike_nikki1@bigpond.com
Cc: Kim Butterworth <pm1.brookwatergs@raywhite.com>
Subject: 7 SHILIN STREET YARRABILBA - DRIVE BY APPRAISAL

10th October 2022

Mike Hawkins
VIA EMAIL mike_nikki1@bigpond.com

Good afternoon,

RE: DRIVE BY APPRAISAL - 7SHILIN STREET YARRABILBA QLD 4207

Firstly, thank you for the opportunity to appraise your property.

There are very few homes available in this price range and homes are still being snapped up very quickly. I have outlined below comparable sales, a marketing plan, along with strategy, commission and price for your consideration.

Comparable Sales:

7SHILIN STREET YARRABILBA QLD 4207 - 4 bedroom 2 bathroom 2 garage on 400 m2 block

1. 156 Darlington Drive Yarrabilba
4/2/2 448 m2 30 September 22 SOLD \$540,000

<https://www.realestate.com.au/sold/property-house-qld-yarrabilba-140238271>

2. 23 Soapstone Cres Yarrabilba

4/2/2 400 m2 6 October 22 SOLD \$583,000

<https://www.realestate.com.au/sold/property-house-qld-yarrabilba-140124431>

3. 139 Buxton Avenue Yarrabilba

4/2/2 487 m2 block 29 September 22 SOLD \$572,000

<https://www.realestate.com.au/sold/property-house-qld-yarrabilba-140166103>

OPEN HOMES:

Our open homes are second to none - we use flags, pointer boards and name tags. We ensure each buyer's details are entered into our system and each buyer is followed up with. We use R E Vault - which allows us to manage a buyer database from all our open homes. It's a fantastic system which allows us to manage our buyer database both effectively and efficiently.

COMMUNICATION/UPDATES:

Reports/updates are sent through weekly providing feedback from our open homes/inspections. Regular communication keeps you informed every step of the way.

STRATEGY:

In order to get the price the market has to offer you I would highly recommend running an "Offers over" campaign.

MARKETING:

Our brochures and our photos are outstanding along with our marketing. By presenting your home in the best possible light we get the maximum number of buyers through our open homes.

Please see the following marketing schedule for your perusal - this can be tailored to suit your property.

I would suggest the following:

Professional photo's - 10 Premium Photos	\$165.00
Signboard	\$125.00
Floor Plan - re draw	\$82.50
Site Plan	\$27.50
Title Search	\$20.86
Domain - attracts interstate buyers	\$520.00
Professional Open Home Brochures (50)	\$99.00
Aerial Photo	\$180.00

15-3

Premier Listing - Real Estate.com	\$1,869.00
TOTAL:	\$2,908.86
Optional digital furniture package from	\$220
Stylist option also available	\$TBA

Note: Option available to pay marketing at settlement - please see attached brochure. I have also attached the marketing prices for your information.

COMMISSION:

I am happy to look after you with a discounted rate of 2.49% including gst

PRICING:

Current market appraisal: \$ \$550,000 - \$570,000
 Market property as: Offers over \$ 579,000*

Median
\$560,000

* review after 2 weeks

HELPFUL LINKS BELOW FOR YOUR INFORMATION:

Profile Video:

<https://youtu.be/BhwTdfAHOQU>

Buyer breakdown and testimonials:

<https://express.adobe.com/page/GUQCNTgKos46M/>

What's next? If you are thinking of selling and would like to discuss this with me further please let me know.

I will give you a call tomorrow to follow up with you and check you have received this email.

Enjoy the rest of your day!

Kindest regards,



Angela Browne

Premier Sales Professional | Ray White Brookwater and Greater Springfield



IS-4

M 0432 689 617 T 07 3447 3199

W <https://rwbrookwaters.com.au/>

A Shop 4/21 Technology Drive, Augustine Heights QLD 4300



Loan Activity Statement

16.1

Hawk & Chook Pty Ltd ATF Hawkins SMSF
28 Denton St
UPPER COOMERA QLD 4209

Account Number 40 518 226 6

Page No 1 of 3

Statement Period 01.07.21 to 30.06.22

BPAY® Biller Code 18309 Reference No. 40 518 226 6
ONLINE STATEMENTS NOW AVAILABLE on our website -
Login, My Home Loan, New Registration

DATE	TRANSACTION DETAILS	DEBIT	CREDIT	BALANCE
01. 07. 21	Opening Loan Balance			252, 812. 48
01. 07. 21	La Trobe Financial Quick Pay Repayment		425. 00	252, 387. 48
08. 07. 21	La Trobe Financial Quick Pay Repayment		425. 00	251, 962. 48
13. 07. 21	Insurance Confirmation Fee	50. 00		252, 012. 48
13. 07. 21	Insurance Confirmation Fee		25. 00	251, 987. 48
15. 07. 21	La Trobe Financial Quick Pay Repayment		425. 00	251, 562. 48
22. 07. 21	La Trobe Financial Quick Pay Repayment		425. 00	251, 137. 48
29. 07. 21	La Trobe Financial Quick Pay Repayment		425. 00	250, 712. 48
31. 07. 21	Account Service Fee	15. 00		250, 727. 48
31. 07. 21	Interest (31 days 5.19% p.a.)	1, 109. 32		251, 836. 80
05. 08. 21	La Trobe Financial Quick Pay Repayment		425. 00	251, 411. 80
12. 08. 21	La Trobe Financial Quick Pay Repayment		425. 00	250, 986. 80
19. 08. 21	La Trobe Financial Quick Pay Repayment		425. 00	250, 561. 80
26. 08. 21	La Trobe Financial Quick Pay Repayment		425. 00	250, 136. 80
31. 08. 21	Account Service Fee	15. 00		250, 151. 80
31. 08. 21	Interest (31 days 5.19% p.a.)	1, 106. 09		251, 257. 89
02. 09. 21	La Trobe Financial Quick Pay Repayment		425. 00	250, 832. 89
09. 09. 21	La Trobe Financial Quick Pay Repayment		425. 00	250, 407. 89
16. 09. 21	La Trobe Financial Quick Pay Repayment		425. 00	249, 982. 89
23. 09. 21	La Trobe Financial Quick Pay Repayment		425. 00	249, 557. 89
30. 09. 21	La Trobe Financial Quick Pay Repayment		425. 00	249, 132. 89
30. 09. 21	Account Service Fee	15. 00		249, 147. 89
30. 09. 21	Interest (30 days 5.19% p.a.)	1, 067. 27		250, 215. 16
07. 10. 21	La Trobe Financial Quick Pay Repayment		425. 00	249, 790. 16
14. 10. 21	La Trobe Financial Quick Pay Repayment		425. 00	249, 365. 16
21. 10. 21	La Trobe Financial Quick Pay Repayment		425. 00	248, 940. 16
28. 10. 21	La Trobe Financial Quick Pay Repayment		425. 00	248, 515. 16
31. 10. 21	Account Service Fee	15. 00		248, 530. 16
31. 10. 21	Interest (31 days 5.19% p.a.)	1, 099. 43		249, 629. 59
01. 11. 21	Packet Review Fee	300. 00		249, 929. 59
04. 11. 21	La Trobe Financial Quick Pay Repayment		425. 00	249, 504. 59
11. 11. 21	La Trobe Financial Quick Pay Repayment		425. 00	249, 079. 59
18. 11. 21	La Trobe Financial Quick Pay Repayment		425. 00	248, 654. 59
25. 11. 21	La Trobe Financial Quick Pay Repayment		425. 00	248, 229. 59
30. 11. 21	Account Service Fee	15. 00		248, 244. 59
30. 11. 21	Interest (30 days 5.19% p.a.)	1, 062. 15		249, 306. 74
02. 12. 21	La Trobe Financial Quick Pay Repayment		425. 00	248, 881. 74
09. 12. 21	La Trobe Financial Quick Pay Repayment		425. 00	248, 456. 74
16. 12. 21	La Trobe Financial Quick Pay Repayment		425. 00	248, 031. 74
23. 12. 21	La Trobe Financial Quick Pay Repayment		425. 00	247, 606. 74

(continued)



POSTED

Loan Activity Statement

16.2

Hawk & Chook Pty Ltd ATF Hawkins SMSF
28 Denton St
UPPER COOMERA QLD 4209

Account Number 40 518 226 6
Page No 2 of 3
Statement Period 01.07.21 to 30.06.22

BPAY® Biller Code 18309 Reference No. 40 518 226 6
ONLINE STATEMENTS NOW AVAILABLE on our website -
Login, My Home Loan, New Registration

DATE	TRANSACTION DETAILS	DEBIT	CREDIT	BALANCE
30. 12. 21	La Trobe Financial Quick Pay Repayment		425. 00	247, 181. 74
31. 12. 21	Account Service Fee	15. 00		247, 196. 74
31. 12. 21	Interest (31 days 5.19% p.a.)	1, 094. 09		248, 290. 83
06. 01. 22	La Trobe Financial Quick Pay Repayment		425. 00	247, 865. 83
13. 01. 22	La Trobe Financial Quick Pay Repayment		425. 00	247, 440. 83
20. 01. 22	La Trobe Financial Quick Pay Repayment		425. 00	247, 015. 83
27. 01. 22	La Trobe Financial Quick Pay Repayment		425. 00	246, 590. 83
31. 01. 22	Account Service Fee	15. 00		246, 605. 83
31. 01. 22	Interest (31 days 5.19% p.a.)	1, 090. 71		247, 696. 54
03. 02. 22	La Trobe Financial Quick Pay Repayment		425. 00	247, 271. 54
10. 02. 22	La Trobe Financial Quick Pay Repayment		425. 00	246, 846. 54
17. 02. 22	La Trobe Financial Quick Pay Repayment		425. 00	246, 421. 54
24. 02. 22	La Trobe Financial Quick Pay Repayment		425. 00	245, 996. 54
28. 02. 22	Account Service Fee	15. 00		246, 011. 54
28. 02. 22	Interest (28 days 5.19% p.a.)	982. 42		246, 993. 96
03. 03. 22	La Trobe Financial Quick Pay Repayment		425. 00	246, 568. 96
10. 03. 22	La Trobe Financial Quick Pay Repayment		425. 00	246, 143. 96
17. 03. 22	La Trobe Financial Quick Pay Repayment		425. 00	245, 718. 96
24. 03. 22	La Trobe Financial Quick Pay Repayment		425. 00	245, 293. 96
31. 03. 22	La Trobe Financial Quick Pay Repayment		425. 00	244, 868. 96
31. 03. 22	Account Service Fee	15. 00		244, 883. 96
31. 03. 22	Interest (31 days 5.19% p.a.)	1, 084. 21		245, 968. 17
07. 04. 22	La Trobe Financial Quick Pay Repayment		425. 00	245, 543. 17
14. 04. 22	La Trobe Financial Quick Pay Repayment		425. 00	245, 118. 17
21. 04. 22	La Trobe Financial Quick Pay Repayment		425. 00	244, 693. 17
28. 04. 22	La Trobe Financial Quick Pay Repayment		425. 00	244, 268. 17
30. 04. 22	Account Service Fee	15. 00		244, 283. 17
30. 04. 22	Interest (30 days 5.19% p.a.)	1, 045. 97		245, 329. 14
01. 05. 22	Renegotiation Fee	100. 00		245, 429. 14
05. 05. 22	La Trobe Financial Quick Pay Repayment		425. 00	245, 004. 14
12. 05. 22	La Trobe Financial Quick Pay Repayment		425. 00	244, 579. 14
19. 05. 22	La Trobe Financial Quick Pay Repayment		425. 00	244, 154. 14
26. 05. 22	La Trobe Financial Quick Pay Repayment		425. 00	243, 729. 14
31. 05. 22	Account Service Fee	15. 00		243, 744. 14
31. 05. 22	Interest (23 days 5.19% p.a., 8 days 5.14% p.a.)	1, 075. 18		244, 819. 32
02. 06. 22	La Trobe Financial Quick Pay Repayment		425. 00	244, 394. 32
09. 06. 22	La Trobe Financial Quick Pay Repayment		425. 00	243, 969. 32
16. 06. 22	La Trobe Financial Quick Pay Repayment		425. 00	243, 544. 32
23. 06. 22	La Trobe Financial Quick Pay Repayment		425. 00	243, 119. 32
30. 06. 22	La Trobe Financial Quick Pay Repayment		425. 00	242, 694. 32

(continued)

POSTED



Loan Activity Statement

16.3

Account Number 40 518 226 6

Page No 3 of 3

Statement Period 01.07.21 to 30.06.22

Hawk & Chook Pty Ltd ATF Hawkins SMSF
28 Denton St
UPPER COOMERA QLD 4209

BPAY® Biller Code 18309 Reference No. 40 518 226 6
ONLINE STATEMENTS NOW AVAILABLE on our website -
Login, My Home Loan, New Registration

DATE	TRANSACTION DETAILS	DEBIT	CREDIT	BALANCE
30.06.22	Account Service Fee	15.00		242,709.32
30.06.22	Interest (9 days 5.14% p.a., 21 days 5.64% p.a.)	1,099.84		243,809.16
30.06.22	Closing Loan Balance			243,809.16

POSTED





17.1

Activity statement 004

Date generated	04/10/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 04 October 2020 to 04 October 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
15 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$299.00		\$0.00
5 Jul 2022	4 Jul 2022	Payment received		015 \$299.00	\$299.00 CR
11 Apr 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$299.00		\$0.00
8 Apr 2022	7 Apr 2022	Payment received		\$299.00	\$299.00 CR

\$598



17-2

Income tax 002

Date generated	04/10/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 04 October 2020 to 04 October 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
4 Mar 2022	3 Mar 2022	Payment received		\$438.55	\$0.00
23 Feb 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$438.55		\$438.55 DR
5 Jan 2021	4 Jan 2021	Payment received		\$518.00	\$0.00
18 Dec 2020	2 Mar 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$518.00		\$518.00 DR



17-3

Activity statement 004

Tax type summary

Income tax year	2022
Period	01 July 2021 - 30 June 2022
Type	Pay as you go Instalments
Balance	\$598.00 DR

Transactions

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
11/04/2022	28/04/2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$299.00		\$299.00 DR
15/07/2022	28/07/2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$299.00		\$598.00 DR