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R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 242/000 TO 242/999 - ENTRIES: ALL
 Printed: Wednesday 2 September, 2020 @ 09:44:21

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
242 <u>Employer Contributions - Concessional</u>						
242/001 <u>Moller, Rodney Edward</u>						
04/07/2019	040719	Bank Statement			1,029.88 1-3	(1,029.88)
Narration: QUICKSUPER QUICKSPR2468673463						
29/07/2019	290719	Bank Statement			1,029.88 1-4	(2,059.76)
Narration: QUICKSUPER QUICKSPR2485490619						
10/09/2019	100919	Bank Statement			1,287.35 1-4	(3,347.11)
Narration: QUICKSUPER QUICKSPR2516502307						
10/09/2019	100919	Bank Statement			1,029.88 1-5	(4,376.99)
Narration: QUICKSUPER QUICKSPR2516502308						
14/10/2019	141019	Bank Statement			1,287.35 1-5	(5,664.34)
Narration: QUICKSUPER QUICKSPR2541253617						
13/11/2019	131119	Bank Statement			1,029.88	(6,694.22)
Narration: QUICKSUPER QUICKSPR2564745548						
09/12/2019	091219	Bank Statement			1,029.88 } 1-6	(7,724.10)
Narration: QUICKSUPER QUICKSPR2585423776						
10/01/2020	100120	Bank Statement			1,287.35	(9,011.45)
Narration: QUICKSUPER QUICKSPR2608302322						
12/02/2020	120220	Bank Statement			1,044.32 } 1-7	(10,055.77)
Narration: QUICKSUPER QUICKSPR2632737850						
11/03/2020	110320	Bank Statement			1,044.32	(11,100.09)
Narration: QUICKSUPER QUICKSPR2654827974						
23/04/2020	230420	Bank Statement			1,305.40 } 1-8	(12,405.49)
Narration: QUICKSUPER QUICKSPR2681728852						
15/05/2020	150520	Bank Statement			1,044.32	(13,449.81)
Narration: QUICKSUPER QUICKSPR2695074707						
16/06/2020	160620	Bank Statement			1,044.32 } 1-9	(14,494.13)
Narration: QUICKSUPER QUICKSPR2714554162						
242/002 <u>Moller, Lynette Robyn</u>						
01/07/2019	010719	Bank Statement			660.37 1-3	(660.37)
Narration: SuperChoice P/L PC06C171-5577360						
01/08/2019	010819	Bank Statement			1,320.74 } 1-4	(1,981.11)
Narration: SuperChoice P/L PC06C169-5604248						
27/08/2019	270819	Bank Statement			1,320.74	(3,301.85)
Narration: SuperChoice P/L PC06C164-5626491						
25/09/2019	250919	Bank Statement			1,811.59 1-5	(5,113.44)
Narration: SuperChoice P/L PC06C165-5646054						
04/11/2019	041119	Bank Statement			2,043.15 1-5	(7,156.59)
Narration: SuperChoice P/L PC06C166-5682262						
02/12/2019	021219	Bank Statement			1,362.10	(8,518.69)
Narration: SuperChoice P/L PC06C159-5701287						
24/12/2019	241219	Bank Statement			1,362.10 } 1-6	(9,880.79)
Narration: SuperChoice P/L PC06C157-5717131						
29/01/2020	290120	Bank Statement			1,362.10	(11,242.89)
Narration: SuperChoice P/L PC06C156-5737963						
26/02/2020	260220	Bank Statement			1,362.10 } 1-7	(12,604.99)
Narration: SuperChoice P/L PC06C154-5759746						
07/04/2020	070420	Bank Statement			2,043.15	(14,648.14)
Narration: SuperChoice P/L PC06C156-5786607						
04/05/2020	040520	Bank Statement			1,362.10 } 1-8	(16,010.24)
Narration: SuperChoice P/L PC06C154-5810500						
02/06/2020	020620	Bank Statement			1,362.10 1-9	(17,372.34)

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R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 242/000 TO 242/999 - ENTRIES: ALL

Printed: Wednesday 2 September, 2020 @ 09:44:21

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
Narration: SuperChoice P/L PC06C152-5829453						
16/06/2020	160620	Bank Statement				
Narration: SuperChoice P/L PC06C152-5839122						
29/06/2020	290620	Bank Statement			681.05 1-9	(18,053.39)
Narration: SuperChoice P/L PC06C150-5851379						
					681.05 1-10	(18,734.44)

Total Debits:
Total Credits: **\$33,228.57**
Current Year Profit/(Loss): **N/A**

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View Transactions

Display Contribution and Rollover Transactions as reported via the SuperStream system.

* Required information

Please select a fund by either Name or ABN

Select fund by name *

The Trustee for R & L Suzie Super Fund - 77 556 086 819

OR

Select fund by ABN *

— Please select a fund —

Download an Annual Statement of the current and previous financial year for the selected fund.

[Download](#)

Start date *

2019-07-01

End date *

2020-06-30

[Search](#)

Date (Type)	From	Amount	Details
2019-07-01 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 660.37	Hide details
Member name LYNETTE ROBYN POOLE Member number 1 Payment reference PC06C171-5577360 Pay period start date 2019-06-16 Pay period end date 2019-06-30 Contribution amounts Super guarantee amount \$ 357.70 Salary sacrifice amount \$ 302.67			
2019-07-04 Contribution	QuickSuper (71088314827)	\$ 1,029.88	Hide details

1.4

Date (Type)	From	Amount	Details
		Member name MR Rodney MOLLER Member number UNKNOWN Payment reference QUICKSPR2468673463 Pay period start date 2019-05-01 Pay period end date 2019-05-31 Contribution amounts Super guarantee amount \$ 389.88 Salary sacrifice amount \$ 640.00	
2019-07-29 Contribution	QuickSuper (71088314827)	\$ 1,029.88	Hide details
		Member name MR Rodney MOLLER Member number UNKNOWN Payment reference QUICKSPR2485490619 Pay period start date 2019-06-01 Pay period end date 2019-06-30 Contribution amounts Super guarantee amount \$ 389.88 Salary sacrifice amount \$ 640.00	
2019-08-01 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,320.74	Hide details
		Member name LYNETTE ROBYN POOLE Member number 1 Payment reference PC06C169-5604248 Pay period start date 2019-07-01 Pay period end date 2019-07-31 Contribution amounts Super guarantee amount \$ 715.40 Salary sacrifice amount \$ 605.34	
2019-08-27 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,320.74	Hide details
		Member name LYNETTE ROBYN POOLE Member number 1 Payment reference PC06C164-5626491 Pay period start date 2019-08-01 Pay period end date 2019-08-31 Contribution amounts Super guarantee amount \$ 715.40 Salary sacrifice amount \$ 605.34	
2019-09-10 Contribution	QuickSuper (71088314827)	\$ 1,287.35	Hide details

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Date (Type)	From	Amount	Details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2516502307 Pay period start date 2019-07-01 Pay period end date 2019-07-31</p> <p>Contribution amounts Super guarantee amount \$ 487.35 Salary sacrifice amount \$ 800.00</p>			
2019-09-10 Contribution	QuickSuper (71088314827)	\$ 1,029.88	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2516502308 Pay period start date 2019-08-01 Pay period end date 2019-08-31</p> <p>Contribution amounts Super guarantee amount \$ 389.88 Salary sacrifice amount \$ 640.00</p>			
2019-09-25 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,811.59	Hide details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C165-5646054 Pay period start date 2019-09-01 Pay period end date 2019-09-30</p> <p>Contribution amounts Super guarantee amount \$ 1,206.25 Salary sacrifice amount \$ 605.34</p>			
2019-10-14 Contribution	QuickSuper (71088314827)	\$ 1,287.35	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2541253617 Pay period start date 2019-09-01 Pay period end date 2019-09-30</p> <p>Contribution amounts Super guarantee amount \$ 487.35 Salary sacrifice amount \$ 800.00</p>			
2019-11-04 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 2,043.15	Hide details

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Date (Type)	From	Amount	Details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C166-5682262 Pay period start date 2019-10-01 Pay period end date 2019-10-31</p> <p>Contribution amounts Super guarantee amount \$ 1,106.70 Salary sacrifice amount \$ 936.45</p>			
2019-11-13 Contribution	QuickSuper (71088314827)	\$ 1,029.88	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2564745548 Pay period start date 2019-10-01 Pay period end date 2019-10-31</p> <p>Contribution amounts Super guarantee amount \$ 389.88 Salary sacrifice amount \$ 640.00</p>			
2019-12-02 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C159-5701287 Pay period start date 2019-11-01 Pay period end date 2019-11-30</p> <p>Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30</p>			
2019-12-09 Contribution	QuickSuper (71088314827)	\$ 1,029.88	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2585423776 Pay period start date 2019-11-01 Pay period end date 2019-11-30</p> <p>Contribution amounts Super guarantee amount \$ 389.88 Salary sacrifice amount \$ 640.00</p>			
2019-12-24 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details

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Date (Type)	From	Amount	Details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C157-5717131 Pay period start date 2019-12-01 Pay period end date 2019-12-31</p> <p>Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30</p>			
2020-01-10 Contribution	QuickSuper (71088314827)	\$ 1,287.35	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2608302322 Pay period start date 2019-12-01 Pay period end date 2019-12-31</p> <p>Contribution amounts Super guarantee amount \$ 487.35 Salary sacrifice amount \$ 800.00</p>			
2020-01-29 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C156-5737963 Pay period start date 2020-01-01 Pay period end date 2020-01-31</p> <p>Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30</p>			
2020-02-12 Contribution	QuickSuper (71088314827)	\$ 1,044.32	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2632737850 Pay period start date 2020-01-01 Pay period end date 2020-01-31</p> <p>Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00</p>			
2020-02-26 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details

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Date (Type)	From	Amount	Details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C154-5759746 Pay period start date 2020-02-01 Pay period end date 2020-02-29</p> <p>Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30</p>			
2020-03-11 Contribution	QuickSuper (71088314827)	\$ 1,044.32	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2654827974 Pay period start date 2020-02-01 Pay period end date 2020-02-29</p> <p>Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00</p>			
2020-04-07 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 2,043.15	Hide details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C156-5786607 Pay period start date 2020-03-01 Pay period end date 2020-03-31</p> <p>Contribution amounts Super guarantee amount \$ 1,106.70 Salary sacrifice amount \$ 936.45</p>			
2020-04-23 Contribution	QuickSuper (71088314827)	\$ 1,305.40	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2681728852 Pay period start date 2020-03-01 Pay period end date 2020-03-31</p> <p>Contribution amounts Super guarantee amount \$ 505.40 Salary sacrifice amount \$ 800.00</p>			
2020-05-04 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details

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Date (Type)	From	Amount	Details
		Member name LYNETTE ROBYN POOLE Member number 1 Payment reference PC06C154-5810500 Pay period start date 2020-04-01 Pay period end date 2020-04-01 Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30	
2020-05-15 Contribution	QuickSuper (71088314827)	\$ 1,044.32	Hide details
		Member name MR Rodney MOLLER Member number UNKNOWN Payment reference QUICKSPR2695074707 Pay period start date 2020-04-01 Pay period end date 2020-04-30 Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00	
2020-06-02 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details
		Member name LYNETTE ROBYN POOLE Member number 1 Payment reference PC06C152-5829453 Pay period start date 2020-05-01 Pay period end date 2020-05-31 Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30	
2020-06-16 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 681.05	Hide details
		Member name LYNETTE ROBYN POOLE Member number 1 Payment reference PC06C152-5839122 Pay period start date 2020-06-01 Pay period end date 2020-06-30 Contribution amounts Super guarantee amount \$ 368.90 Salary sacrifice amount \$ 312.15	
2020-06-16 Contribution	QuickSuper (71088314827)	\$ 1,044.32	Hide details

1-10

Date (Type)	From	Amount	Details																
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Member name</td> <td>MR Rodney MOLLER</td> </tr> <tr> <td>Member number</td> <td>UNKNOWN</td> </tr> <tr> <td>Payment reference</td> <td>QUICKSPR2714554162</td> </tr> <tr> <td>Pay period start date</td> <td>2020-05-01</td> </tr> <tr> <td>Pay period end date</td> <td>2020-05-31</td> </tr> <tr> <td colspan="2">Contribution amounts</td> </tr> <tr> <td>Super guarantee amount</td> <td>\$ 404.32</td> </tr> <tr> <td>Salary sacrifice amount</td> <td>\$ 640.00</td> </tr> </table>				Member name	MR Rodney MOLLER	Member number	UNKNOWN	Payment reference	QUICKSPR2714554162	Pay period start date	2020-05-01	Pay period end date	2020-05-31	Contribution amounts		Super guarantee amount	\$ 404.32	Salary sacrifice amount	\$ 640.00
Member name	MR Rodney MOLLER																		
Member number	UNKNOWN																		
Payment reference	QUICKSPR2714554162																		
Pay period start date	2020-05-01																		
Pay period end date	2020-05-31																		
Contribution amounts																			
Super guarantee amount	\$ 404.32																		
Salary sacrifice amount	\$ 640.00																		
2020-06-29 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 681.05	Hide details																
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Member name</td> <td>LYNETTE ROBYN POOLE</td> </tr> <tr> <td>Member number</td> <td>1</td> </tr> <tr> <td>Payment reference</td> <td>PC06C150-5851379</td> </tr> <tr> <td>Pay period start date</td> <td>2020-06-16</td> </tr> <tr> <td>Pay period end date</td> <td>2020-06-30</td> </tr> <tr> <td colspan="2">Contribution amounts</td> </tr> <tr> <td>Super guarantee amount</td> <td>\$ 368.90</td> </tr> <tr> <td>Salary sacrifice amount</td> <td>\$ 312.15</td> </tr> </table>				Member name	LYNETTE ROBYN POOLE	Member number	1	Payment reference	PC06C150-5851379	Pay period start date	2020-06-16	Pay period end date	2020-06-30	Contribution amounts		Super guarantee amount	\$ 368.90	Salary sacrifice amount	\$ 312.15
Member name	LYNETTE ROBYN POOLE																		
Member number	1																		
Payment reference	PC06C150-5851379																		
Pay period start date	2020-06-16																		
Pay period end date	2020-06-30																		
Contribution amounts																			
Super guarantee amount	\$ 368.90																		
Salary sacrifice amount	\$ 312.15																		

Note: Transaction information searches may take up to 60 seconds.

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ER Hickey Group

Ryan Hickey Pty Ltd

A.B.N. 71 870 347 207

A.C.N. 165 653 341

Ph: (07) 3841 1008

1/ 52 Falso Place

Fax:

Doolandella

Email: admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

Financial Year Summary

For The Year Ending 2020

	Debits	Credits
<u>29/52 FALSO PLACE</u>		
Income		
Rental Income		\$17,500.00
Other Income		\$576.48
Expenses		
Letting Fees	\$385.00	
Management Fees	\$1,509.22	
Pest Control	\$77.00	
Repairs & Maintenance	\$968.00	
Other Items		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credits		\$0.00
Administration Fee	\$158.40	
Other Account Debits	\$0.00	
Total Payments To Owner	\$14,978.86	

\$18076.48

POSTED

R+m
 5440 - \$140 Smoke Alarm } 42515
 \$300 Plumber
 2528 - yard maintenance 42518

 968

ER Hickey Group

Ryan Hickey Pty Ltd

A.B.N. 71 870 347 207 A.C.N. 165 653 341

1/ 52 Falso Place

Phone (07) 3841 1008

Fax

2.2

Doolandella

Email: admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

TAX INVOICE Owners Statement - December 2019

29/52 FALSO PLACE

Date	Reference	Description	Ex.GST	GST	Amount
10/12/2019	107811	Rent From 06/12/2019 To 12/12/2019 (2952WILSON)	\$350.00	\$0.00	\$350.00
16/12/2019	107842	Rent From 13/12/2019 To 19/12/2019 (2952WILSON)	\$350.00	\$0.00	\$350.00
23/12/2019	107904	Rent From 20/12/2019 To 02/01/2020 (2952WILSON)	\$700.00	\$0.00	\$700.00
16/12/2019	107842	Tenant Payment - Water Consumption Charge (Invoice #6000199)	\$135.39	\$0.00	\$135.39
02/01/2020	7007384	MANAGEMENT FEE - 2952FALSO	(\$42.00)	(\$4.20)	(\$46.20)
02/01/2020	7007385	RENT COLLECTION FEE - 2952FALSO	(\$70.00)	(\$7.00)	(\$77.00)
02/01/2020	7007386	Yard and Maintenance - 2952FALSO	(\$40.00)	(\$4.00)	(\$44.00)
				(\$15.20)	\$1,368.19

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
02/01/2020	7007387	Administration Fee	(\$12.00)	(\$1.20)	(\$13.20)
02/01/2020	6087	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,354.99)
				(\$1.20)	(\$1,368.19)
		Closing Balance			\$0.00

Attached is your Owner Statement for December 2019.

Wishing you a happy new year.

If you have any questions, please don't hesitate to contact us.

Kind regards,

Elise & Ryan Hickey

ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd

A.B.N. 71 870 347 207 A.C.N. 165 653 341

1/ 52 Falso Place

Phone (07) 3841 1008

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2.3

Doolandella

Email: admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

TAX INVOICE Owners Statement - January 2020

29/52 FALSO PLACE

Date	Reference	Description	Ex.GST	GST	Amount
02/01/2020	107969	Rent From 03/01/2020 To 09/01/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
14/01/2020	108049	Rent From 10/01/2020 To 16/01/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
20/01/2020	108096	Rent From 17/01/2020 To 23/01/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
28/01/2020	108147	Rent From 24/01/2020 To 30/01/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
29/01/2020	6110	Annual Smoke Alarm Maintenance	(\$127.27)	(\$12.73)	(\$140.00)
01/02/2020	7007578	MANAGEMENT FEE - 2952FALSO	(\$42.00)	(\$4.20)	(\$46.20)
01/02/2020	7007579	RENT COLLECTION FEE - 2952FALSO	(\$70.00)	(\$7.00)	(\$77.00)
01/02/2020	7007580	Yard and Maintenance - 2952FALSO	(\$40.00)	(\$4.00)	(\$44.00)
				(\$27.93)	\$1,092.80

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/02/2020	7007581	Administration Fee	(\$12.00)	(\$1.20)	(\$13.20)
01/02/2020	6130	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,079.60)
				(\$1.20)	(\$1,092.80)
				Closing Balance	\$0.00

Attached is your Owner Statement for January 2020.

If you have any questions, please don't hesitate to contact us.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd

A.B.N. 71 870 347 207 A.C.N. 165 653 341

1/ 52 Falso Place

Phone (07) 3841 1008

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2.4

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TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

TAX INVOICE Owners Statement - February 2020

29/52 FALSO PLACE

Date	Reference	Description	Ex.GST	GST	Amount
03/02/2020	108198	Rent From 31/01/2020 To 06/02/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
10/02/2020	108241	Rent From 07/02/2020 To 13/02/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
17/02/2020	108310	Rent From 14/02/2020 To 20/02/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
24/02/2020	108358	Rent From 21/02/2020 To 27/02/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
27/02/2020	108388	Rent From 28/02/2020 To 05/03/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
02/03/2020	7007788	MANAGEMENT FEE - 2952FALSO	(\$52.50)	(\$5.25)	(\$57.75)
02/03/2020	7007789	RENT COLLECTION FEE - 2952FALSO	(\$87.50)	(\$8.75)	(\$96.25)
02/03/2020	7007790	Yard and Maintenance - 2952FALSO	(\$40.00)	(\$4.00)	(\$44.00)
				(\$18.00)	\$1,552.00

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
02/03/2020	7007791	Administration Fee	(\$12.00)	(\$1.20)	(\$13.20)
02/03/2020	6139	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,538.80)
				(\$1.20)	(\$1,552.00)
		Closing Balance			\$0.00

Attached is your Owner Statement for February 2020.

If you have any questions, please don't hesitate to contact us.

Kind regards,

Elise & Ryan Hickey

ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd

A.B.N. 71 870 347 207 A.C.N. 165 653 341

1/ 52 Falso Place

Phone (07) 3841 1008

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2.5

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Email: admin@erhickeygroup.com

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17 COSWAY STREET
HILLCREST QLD 4118

TAX INVOICE Owners Statement - March 2020

29/52 FALSO PLACE

Date	Reference	Description	Ex.GST	GST	Amount
09/03/2020	108466	Rent From 06/03/2020 To 12/03/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
11/03/2020	108497	Rent From 13/03/2020 To 19/03/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
23/03/2020	108590	Rent From 20/03/2020 To 26/03/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
30/03/2020	108658	Rent From 27/03/2020 To 02/04/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
30/03/2020	6152	Annual Pest Control January 2020 (2952FALSO)	(\$70.00)	(\$7.00)	(\$77.00)
01/04/2020	7008012	MANAGEMENT FEE - 2952FALSO	(\$42.00)	(\$4.20)	(\$46.20)
01/04/2020	7008013	RENT COLLECTION FEE - 2952FALSO	(\$70.00)	(\$7.00)	(\$77.00)
01/04/2020	7008014	Yard and Maintenance - 2952FALSO	(\$40.00)	(\$4.00)	(\$44.00)
				(\$22.20)	\$1,155.80

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/04/2020	7008015	Administration Fee	(\$12.00)	(\$1.20)	(\$13.20)
01/04/2020	6155	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,142.60)
				(\$1.20)	(\$1,155.80)
		Closing Balance			\$0.00

Attached is your Owner Statement for March 2020.
If you have any questions, please don't hesitate to contact us.
We hope you and your family stay safe and healthy.
Kind regards,
Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd

A.B.N. 71 870 347 207 A.C.N. 165 653 341

1/ 52 Falso Place

Phone (07) 3841 1008

Fax

2.6

Doolandella

Email: admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

TAX INVOICE Owners Statement - April 2020

29/52 FALSO PLACE

Date	Reference	Description	Ex.GST	GST	Amount
06/04/2020	108715	Rent From 03/04/2020 To 09/04/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
14/04/2020	108786	Rent From 10/04/2020 To 23/04/2020 (2952WILSON)	\$700.00	\$0.00	\$700.00
27/04/2020	108900	Rent From 24/04/2020 To 30/04/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
27/04/2020	7008147	Letting Fee for 29/52 FALSO PLACE	(\$175.00)	(\$17.50)	(\$192.50)
01/05/2020	7008238	MANAGEMENT FEE - 2952FALSO	(\$36.75)	(\$3.68)	(\$40.43)
01/05/2020	7008239	RENT COLLECTION FEE - 2952FALSO	(\$61.25)	(\$6.13)	(\$67.38)
01/05/2020	7008240	Yard and Maintenance - 2952FALSO	(\$40.00)	(\$4.00)	(\$44.00)
				(\$31.31)	\$1,055.69

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/05/2020	7008241	Administration Fee	(\$12.00)	(\$1.20)	(\$13.20)
01/05/2020	6179	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,042.49)
				(\$1.20)	(\$1,055.69)
				Closing Balance	\$0.00

Attached is your Owner Statement for April 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey

ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd

A.B.N. 71 870 347 207 A.C.N. 165 653 341

1/ 52 Falso Place

Phone (07) 3841 1008

Fax

2-1

Doolandella

Email: admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

TAX INVOICE Owners Statement - May 2020

29/52 FALSO PLACE

Date	Reference	Description	Ex.GST	GST	Amount
04/05/2020	108956	Rent From 01/05/2020 To 07/05/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
12/05/2020	109036	Rent From 08/05/2020 To 21/05/2020 (2952WILSON)	\$700.00	\$0.00	\$700.00
25/05/2020	109160	Rent From 22/05/2020 To 28/05/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
28/05/2020	109195	Rent From 29/05/2020 To 04/06/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
12/05/2020	109036	Tenant Payment - Water Consumption Charge (Invoice #6000267)	\$140.39	\$0.00	\$140.39
18/05/2020	6182	Kitchen Mixer Replacement and Water Compliance Certificate	(\$272.73)	(\$27.27)	(\$300.00)
01/06/2020	7008462	MANAGEMENT FEE - 2952FALSO	(\$52.50)	(\$5.25)	(\$57.75)
01/06/2020	7008463	RENT COLLECTION FEE - 2952FALSO	(\$87.50)	(\$8.75)	(\$96.25)
01/06/2020	7008464	Yard and Maintenance - 2952FALSO	(\$40.00)	(\$4.00)	(\$44.00)
				(\$45.27)	\$1,392.39

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/06/2020	7008465	Administration Fee	(\$12.00)	(\$1.20)	(\$13.20)
01/06/2020	6204	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,379.19)
				(\$1.20)	(\$1,392.39)
		Closing Balance			\$0.00

Attached is your Owner Statement for May 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey

ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd

A.B.N. 71 870 347 207 A.C.N. 165 653 341

1/ 52 Falso Place

Phone (07) 3841 1008

Fax

2.8

Doolandella

Email: admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

TAX INVOICE Owners Statement - June 2020

29/52 FALSO PLACE

Date	Reference	Description	Ex.GST	GST	Amount
08/06/2020	109285	Rent From 05/06/2020 To 11/06/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
12/06/2020	109335	Rent From 12/06/2020 To 18/06/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
15/06/2020	109347	Rent From 19/06/2020 To 25/06/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
22/06/2020	109410	Rent From 26/06/2020 To 02/07/2020 (2952WILSON)	\$350.00	\$0.00	\$350.00
01/07/2020	7008688	MANAGEMENT FEE - 2952FALSO	(\$42.00)	(\$4.20)	(\$46.20)
01/07/2020	7008689	RENT COLLECTION FEE - 2952FALSO	(\$70.00)	(\$7.00)	(\$77.00)
01/07/2020	7008690	Yard and Maintenance - 2952FALSO	(\$40.00)	(\$4.00)	(\$44.00)
				(\$15.20)	\$1,232.80

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/07/2020	7008691	Administration Fee	(\$12.00)	(\$1.20)	(\$13.20)
01/07/2020	6222	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,219.60) dp
				(\$1.20)	(\$1,232.80)
		Closing Balance			\$0.00

Attached is your Owner Statement for June 2020.
If you have any questions, please don't hesitate to contact us.
We hope you and your family are well.
Kind regards,
Elise & Ryan Hickey
ER Hickey Group

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name **R&L SUZIE BARE TRUST PTY LTD**

Address

c/- 1/52 Falso Place, Doolandella QLD 4077, Postcode

1.2 Phone **(07) 3841 1008** Mobile **0491 232 344** Email **admin@erhickeygroup.com**

Item 2 2.1 Tenant/s

Tenant 1 Full name/s **LIAM JOSHUA WILSON**

Phone **0449 582 652** Email **liamwilson.joshua@gmail.com**

Tenant 2 Full name/s **ALEXANDRA JUDITH-MAREE WILSON**

Phone **0410 009 065** Email **alliemcdermott@gmail.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 43

Full name/trading name **Ryan Hickey Pty Ltd T/As ER Hickey Group**

Address

1/ 52 Falso Place,
Doolandella Postcode **4077**

3.2 Phone **(07) 3841 1008** Mobile **0491 232 344** Email **admin@erhickeygroup.com**

Item 4 Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor
Email Yes No **N/A** Facsimile Yes No **N/A**

4.2 Tenant/s
Email Yes No **admin@erhickeygroup.com** Facsimile Yes No **N/A**

4.3 Agent
Email Yes No **admin@erhickeygroup.com** Facsimile Yes No **N/A**

Item 5 5.1 Address of the rental premises

29/52 FALSO PLACE,
DOOLANDELLA, QLD Postcode **4077**

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

REFER TO ENTRY CONDITION REPORT

Item 6 6.1 The term of the agreement is fixed term agreement periodic agreement

6.2 Starting on **24/04/2020** 6.3 Ending on **23/10/2020**

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

llk *AW*



Item 7 Rent \$ 350.00 per week fortnight month See clause 6(1)

Item 8 Rent must be paid on the DUE DATE day of each WEEK
insert day. See clause 6(2) insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
DIRECT DEPOSIT, BANK CHEQUE OR MONEY ORDER

Details for direct credit

BSB no. 0 1 4 2 1 5 Bank/building society/credit union ANZ

Account no. 3 9 2 1 9 9 5 7 2 Account name ER HICKEY FAMILY TRUST

Payment reference 2952WILSON

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

Item 11 Rental bond amount \$ 1400.00 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 WATER CONSUMPTION/ INTERNET 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 TENANT/S TO ARRANGE AND PAY DIRECTLY TO METERED ENERGY
Gas N/A
Phone TENANT/S TO ARRANGE AND PAY DIRECTLY TO PROVIDER
Any other service stated in item 12.1 See special terms (page 8) TENANT/S TO PAY WATER CONSUMPTION DIRECTLY TO OWNER/ MANAGER

Item 15 Number of persons allowed to reside at the premises 3 See clause 23

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

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 N/A Number 0 Type N/A Number 0

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

Electrical repairs ONSITE MANAGER Phone 0491 232 344
Plumbing repairs ONSITE MANAGER Phone 0491 232 344
Other ONSITE MANAGER Phone 0491 232 344

Handwritten signatures: ECT, AW, AL

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 –

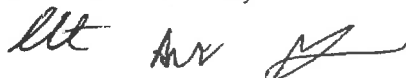
- the lessor's address for service
- the lessor's agent's office

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

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.

ltt AN

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.

Signature

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

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[Signature]

- (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.

Handwritten signatures: [Signature 1] [Signature 2] [Signature 3]

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

SEE ATTACHED THE TENANT ACKNOWLEDGEMENT AND CITY EDGE AT DOOLANDELLA COMPLEX BYLAWS.

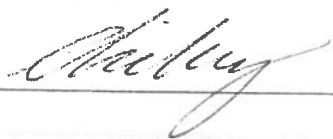
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

Signature of lessor/agent

Name/trading name

Ryan Hickey Pty Ltd T/As ER Hickey Group

Signature



Date 16.04.20

Signature of tenant 1

Print name

LIAM JOSHUA WILSON

Signature



Date 15.04.20

Signature of tenant 2

Print name

ALEXANDRA JUDITH-MAREE WILSON

Signature



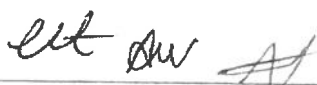
Date 15.04.20

Signature of tenant 3

Print name

Signature

Date



2.17

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1

1.1 Lessor

Name/trading name **R&L SUZIE BARE TRUST PTY LTD**

Address

c/- 1/52 Falso Place, Doolandella QLD 4077, Postcode

1.2 Phone

(07) 3841 1008 Mobile 0491 232 344 Email admin@erhickeygroup.com

Item 2

2.1 Tenant/s

Tenant 1 Full name/s **LIAM JOSHUA WILSON**

Phone **0449 582 652** Email **liamwilson.joshua@gmail.com**

Tenant 2 Full name/s **ALEXANDRA JUDITH-MAREE McDERMOTT Wilson**

Phone **0410 009 065** Email **allliemcdermott@gmail.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 43

Full name/trading name **Ryan Hickey Pty Ltd T/As ER Hickey Group**

Address

29/52 Falso Place,

Doolandella Postcode **4077**

3.2 Phone

(07) 3841 1008 Mobile 0491 232 344 Email admin@erhickeygroup.com

Item 4

Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor

Email Yes No **N/A** Facsimile Yes No **N/A**

4.2 Tenant/s

Email Yes No **admin@erhickeygroup.com** Facsimile Yes No **N/A**

4.3 Agent

Email Yes No **admin@erhickeygroup.com** Facsimile Yes No **N/A**

Item 5

5.1 Address of the rental premises

29/52 FALSO PLACE,

DOOLANDELLA, QLD Postcode **4077**

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

[Empty box for inclusions list]

Item 6

6.1 The term of the agreement is fixed term agreement periodic agreement

6.2 Starting on **23/10/2019** 6.3 Ending on **23/04/2020**

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

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Item 7 Rent \$ \$350.00 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the DUE DATE 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)
DIRECT DEPOSIT, BANK CHEQUE OR MONEY ORDER

Details for direct credit
BSB no. 0 1 4 2 1 5 Bank/building society/credit union ANZ
Account no. 3 9 2 1 9 9 5 7 2 Account name ER HICKEY FAMILY TRUST
Payment reference 2952WILSON

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

Item 11 Rental bond amount \$ \$1400.00 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 WATER CONSUMPTION/ INTERNET 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 TENANT/S TO ARRANGE AND PAY DIRECTLY TO METERED ENERGY
Gas N/A
Phone TENANT/S TO ARRANGE AND PAY DIRECTLY TO PROVIDER
Any other service stated in item 12.1 TENANT/S TO PAY WATER CONSUMPTION DIRECTLY TO OWNER/ MANAGER
See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises 3 See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? Yes No
See clause 22
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 N/A Number 0 Type N/A Number 0

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs ONSITE MANAGER Phone 0491 232 344
Plumbing repairs ONSITE MANAGER Phone 0491 232 344
Other ONSITE MANAGER Phone 0491 232 344

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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.

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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).
- (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.
- (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.

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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

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- (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.
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.

Note – Download approved forms via the RTA website rta.qld.gov.au.

- (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.

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

SEE ATTACHED THE TENANT ACKNOWLEDGEMENT AND CITY EDGE AT DOOLANDELLA COMPLEX BYLAWS.

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

Ryan Hickey Pty Ltd T/As ER Hickey Group

Signature

Date 13 9.19

Signature of tenant 1

Print name

LIAM JOSHUA WILSON

Signature

Date 9.9.19

Signature of tenant 2

Print name

ALEXANDRA JUDITH-MAREE MCDERMOTT

Signature

Date 9.9.19

Signature of tenant 3

Print name

Signature

Date

Leeza Cox

From: Admin ER Hickey Group <admin@erhickeygroup.com>
Sent: Monday, 21 December 2020 1:00 PM
To: Leeza Cox
Cc: Lynette Moller
Subject: Re: 29/52 Falso Place Doolandella - R & L Suzie Super Fund/ Rod & Lyn Moller

Good Afternoon Leeza,

Apologies for the delay. We will ensure the next lease agreement has the correct lessor name included on it.
Thanks

On Fri, Dec 18, 2020 at 6:44 AM Leeza Cox <Leeza@simmonsivingstone.com.au> wrote:

Hello

Thanks for your assistance.

Can you please update your records to reflect the correct lessor name to be included on the next lease to read:-

"R & L Suzie SMSF Pty Ltd ATF R & L Suzie Super Fund"

Can you please send back confirmation as we'll need to pass that onto the auditor.

Please let me know if you have any questions.

Kind Regards,

Leeza Cox | Accountant

leeza@simmonsivingstone.com.au

Our office will be closed from Friday 18th December 2020 and will reopen at 8.30am Monday 4th January 2020.

R & L SUZIE SUPER FUND
LUMP SUM/RBS ROLLIN POSTING REPORT AT 24 JANUARY 2020

Member Details

Member Name Moller, Lynette Robyn
 Rollin Date 24/01/2020

Benefit Payment Data	Preserved	Res Non Pres	Unres Non Pres
Tax Free			
Taxable - taxed element	2,802.95		
- untaxed element			
KiwiSaver Tax Free			
Total			2,802.95

Journal Entry *

This Journal Entry assumes the consideration received has been posted to the Lump Sum Clearing Account (A/c: 492)

Account Description	Account	Debit	Credit
Lump Sum Clearing Account	492	2,802.95	
Pres/Taxable	285/002		2,802.95



24 January 2020



R & L Suzie Super Fund
PO Box 806
OXENFORD QLD 4210

NULIS Nominees (Australia) Limit
ABN 80 008 515 633
AFSL 236465
RSE L0000741

MLC Super Fund
ABN 70 732 426 024

105-153 Miller Street
North Sydney NSW 2060
Australia

Tel 132 652

mlc.com.au

MOLLMS1

Dear Sir/Madam

Funds for: Lynette Robyn Poole
Our reference: 054427389
MLC MasterKey Business Super
Your policy no: LYNETTE POOLE

Please find enclosed a copy of the Rollover Benefits Statement. An amount of \$2,802.95 which represents a rollover to your fund by the above mentioned client has been electronically transferred to your bank account. This was completed on 13 January 2020.

If you have any queries please contact the MLC MasterKey Service Centre on 132 652 any weekday between 8am and 6pm (Sydney time).

Yours faithfully

MLC
132 652

This has been prepared by NULIS Nominees (Australia) Limited (ABN 80 008 515 633 AFSL 236465), the Trustee of the MLC Super Fund (ABN 70 732 426 024) and the product issuer.

Rollover Benefits Statement

Section A: Receiving funds details

THIS FORM DOES NOT HAVE TO BE INCLUDED IN A TAX RETURN

R & L Suzie Super Fund
PO Box 806
OXENFORD QLD 4210

Receiving fund's ABN
USI (Unique Superannuation Identifier)
MCI (Member Client Identifier)

77 556 086 819
LYNETTE POOLE

Section B: Member's details

Title Family name

First given name

Other given names

Residential Address

State Country Postcode

Date of birth Sex (M/F) Tax File Number

Daytime phone number Email Address (if applicable)

Section C: Rollover transaction details

Service period start date

Tax components		Preservation amounts	
Tax free component	<input type="text" value="0"/>	Preserved amount	<input type="text" value="2,802.95"/>
KiwiSaver tax free component	<input type="text" value="0"/>	KiwiSaver preserved amount	<input type="text" value="0"/>
Taxable component:		Restricted non-preserved amount	<input type="text" value="0"/>
Element taxed in the fund	<input type="text" value="2,802.95"/>	Unrestricted non-preserved amount	<input type="text" value="0"/>
Element untaxed in the fund	<input type="text" value="0"/>		
Tax components TOTAL	<input type="text" value="2,802.95"/>	Preservation amounts TOTAL	<input type="text" value="2,802.95"/>

Section D: Non-complying funds

Contributions made to a non-complying fund on or after 10 May 2006

ABN

Your fund's name

Contact name Email address if applicable Phone number

Signature of authorised person Date

You must send the original of this form to the receiving super fund within seven days of making the rollover payment. Keep a copy for your records and give a copy to the member within 30 days of making the rollover payment.

Section E: Transferring fund

ABN

Your fund's name

Contact name Email Address (if applicable) Phone number

Section F: Declaration

TRUSTEE, DIRECTOR OR AUTHORISED OFFICER DECLARATION

Complete this declaration if you are the trustee, director or authorised officer of the superannuation fund or other provider shown in section E.

I declare that the information contained in the statement is true and correct.

Name (BLOCK LETTERS)

Name

Trustee, director or authorised officer signature

Date

R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 301 TO 301 - ENTRIES: ALL

4-1

Printed: Wednesday 2 September, 2020 @ 09:47:11

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
301 <u>Accountancy Fees</u>						
19/08/2019	190819	Bank Statement		220.00	4.2	220.00
Narration: SLG 016664						
06/01/2020	060120	Bank Statement		220.00	4.3	440.00
Narration: SLA INVOICE 018005 - R & L Suzie Property Pty Ltd						
18/03/2020	180320	Bank Statement		2,385.70	4.4	2,825.70
Narration: Part of \$2750						
Total Debits:				\$2,825.70		
Total Credits:						
Current Year Profit/(Loss):				N/A		



Rodney Moller & Lynette Poole
 R & L Suzie SMSF Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118

Tax Invoice
016664
 Ref: MOLLMC1
 8 July, 2019

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> R & L Suzie SMSF Pty Ltd The following gives details of the work undertaken: <u>R & L Suzie SMSF Pty Ltd</u> 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.	200.00
Please note that this invoice is now due.	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"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MOLLMC1 Invoice: 016664 8 July, 2019 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number:	[]	
Cardholder	Signature	Expiry/.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		



Simmons Livingstone & Associates

4.3

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

Rodney Moller & Lynette Poole
R & L Suzie Property Pty Ltd
17 Cosway Street
HILLCREST QLD 4118

Tax Invoice
018005

Ref: MOLLMC2
25 September, 2019

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> R & L Suzie Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>R & L Suzie 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>	200.00
<p>Please note that this invoice is now due.</p>	
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 practioner, 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 practioner.

Direct Deposit (EFT)
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520

Ref: MOLLMC2
 Invoice: 018005
 25 September, 2019
Amount Due: \$ 220.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

4.4



Simmons Livingstone & Associates

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
R & L Suzie Super Fund
17 Cosway Street
HILLCREST QLD 4118

Tax Invoice
019631

Ref: MOLLMS1
27 February, 2020

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2019 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 - Preparation of Member's Statements - Processing of rental property income and expenses, including depreciation and loan transactions - Preparation of records in accordance with the auditor's requirements including payment of disbursement to SMSF Audits.	<p>Acc \$ 2385.70 Audit 364.30 <hr/>\$ 2750</p> <p>2,500.00</p>
Please note that this invoice is now due.	2,500.00
	GST: \$ 250.00
	Amount Due: \$ 2,750.00

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"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: MOLLMS1 Invoice: 019631 27 February, 2020 Amount Due: \$ 2,750.00
<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"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature
	Expiry/.....

5-1

R & L Suzie Super Fund

Formation Costs

\$2,500.00 establishment costs

Year

2019	500.00	2,000.00
2020	500.00	1,500.00
2021	500.00	1,000.00
2022	500.00	500.00
2023	500.00	0.00

POSTED

6.1

SMSF AUDITS

PO BOX 2182
MILTON QLD 4064

ABN: 71 157 191 962

Ph: (07) 3367 2477
Fx: (07) 3367 3208

TAX INVOICE

Please note our new bank account details.

To: R & L Suzie Super Fund
c/- Simmons Livingstone & Associates
PO Box 806
OXENFORD QLD 4210

Invoice No: 178970
Date: 26/02/20
Our Ref: 178970

<u>Description</u>	<u>Professional Services Rendered</u>	<u>Amount</u>
Review and Audit of Financial Statements for R & L Suzie Super Fund for the period ended 30 June 2019		

Inclusive of:

- Preparation of audit report
- Trustees letter
- Review for SIS Act compliance

WITH ALL DUE CARE & ATTENTION

OUR FEE DUE & PAYABLE	500.00
GST	50.00
PROPERTY TITLE SEARCH	25.30
ASIC	9.00
O. & O.E.	

** \$220 discount fee will be applicable if total amount is paid within 14 days **

The Amount Due includes GST

Amount \$ 584.30

- 220

PLEASE USE INVOICE NUMBER AS REFERENCE FOR DIRECT PAYMENTS
INVOICE 178970

PAYMENT TERMS: Payment within fourteen days
Cash/Cheque/Bankcard/Mastercard/Visa

Direct Cr facility: Commonwealth Bank, BSB - 064121 A/C No - 10306474

Cardholder's Name:

Cardholder's Signature:

Amount: \$ 595.98
(incl. of 2% charge)

Card Number: _____ Expiry Date: ____/____/____

Credit Card Payments are accepted by Phone, Fax or Post

** \$220 discount fee will be applicable if total amount is paid within 14 days **

Invoices must be disputed within 14 days

\$364.30

R & L Suzie Super Fund
29/52 Falso Place, Doolandella
Summary of Quantity Surveyor Report

- Plant & Equipment

24/10/18

Year	Claim	Closing WDV	Total Cost
		17920.48	
2019	2658.18	15262.3	
2020	3774.38	11487.92	
2021	2723.15	8764.77	
2022	1997.57	6767.2	
2023	1488.52	5278.68	
2024	1125.33	4153.35	
2025	861.8	3291.55	
2026	667.47	2624.08	
2027	521.96	2102.12	
2028	411.48	1690.64	
2029	326.58	1364.06	
2030	260.63	1103.43	
2031	208.93	894.5	
2032	168.1	726.4	
2033	135.66	590.74	
2034	109.74	481	
2035	88.95	392.05	
2036	72.22	319.83	
2037	58.71	261.12	
2038	47.78	213.34	
2039	38.93	174.41	
2040	31.74	142.67	
2041	25.9	116.77	
2042	21.15	95.62	
2043	17.28	78.34	
2044	14.13	64.21	
2045	11.56	52.65	
2046	9.46	43.19	
2047	7.74	35.45	
2048	6.34	29.11	
2049	5.2	23.91	
2050	4.26	19.65	
2051	3.5	16.15	
2052	2.87	13.28	
2053	2.35	10.93	
2054	1.93	9	
2055	1.59	7.41	
2056	1.31	6.1	
2057	1.07	5.03	
2058	0.88	4.15	
2059	4.15	0	

POSTED

Capital Works & Tax Depreciation Financial Year Summary:

Capital Works & Tax Depreciation Financial Year Summary				
Financial Year	Capital Allowances (Div. 43)	Depreciable Items (Div. 40)	Total Depreciation Deduction	Cumulative Total
2018 / 2019	\$2,938.83	\$2,658.18	\$5,597.01	\$5,597.01
2019 / 2020	\$5,557.89	\$3,774.38	\$9,332.27	\$14,929.29
2020 / 2021	\$5,557.89	\$2,723.15	\$8,281.04	\$23,210.33
2021 / 2022	\$5,557.89	\$1,997.57	\$7,555.46	\$30,765.78
2022 / 2023	\$5,557.89	\$1,488.52	\$7,046.41	\$37,812.20
2023 / 2024	\$5,557.89	\$1,125.33	\$6,683.22	\$44,495.42
2024 / 2025	\$5,557.89	\$861.80	\$6,419.70	\$50,915.11
2025 / 2026	\$5,557.89	\$667.47	\$6,225.36	\$57,140.47
2026 / 2027	\$5,557.89	\$521.96	\$6,079.85	\$63,220.32
2027 / 2028	\$5,557.89	\$411.48	\$5,969.38	\$69,189.69
2028 / 2029	\$5,557.89	\$326.58	\$5,884.47	\$75,074.17
2029 / 2030	\$5,557.89	\$260.63	\$5,818.52	\$80,892.69
2030 / 2031	\$5,557.89	\$208.93	\$5,766.82	\$86,659.51
2031 / 2032	\$5,557.89	\$168.10	\$5,726.00	\$92,385.51
2032 / 2033	\$5,557.89	\$135.66	\$5,693.55	\$98,079.06
2033 / 2034	\$5,557.89	\$109.74	\$5,667.63	\$103,746.69
2034 / 2035	\$5,557.89	\$88.95	\$5,646.84	\$109,393.53
2035 / 2036	\$5,557.89	\$72.22	\$5,630.11	\$115,023.64
2036 / 2037	\$5,557.89	\$58.71	\$5,616.60	\$120,640.24
2037 / 2038	\$5,557.89	\$47.78	\$5,605.68	\$126,245.92
2038 / 2039	\$5,557.89	\$38.93	\$5,596.82	\$131,842.74
2039 / 2040	\$5,557.89	\$31.74	\$5,589.64	\$137,432.38
2040 / 2041	\$5,557.89	\$25.90	\$5,583.80	\$143,016.17
2041 / 2042	\$5,557.89	\$21.15	\$5,579.04	\$148,595.22
2042 / 2043	\$5,557.89	\$17.28	\$5,575.18	\$154,170.39
2043 / 2044	\$5,557.89	\$14.13	\$5,572.02	\$159,742.41
2044 / 2045	\$5,557.89	\$11.56	\$5,569.45	\$165,311.86
2045 / 2046	\$5,557.89	\$9.46	\$5,567.35	\$170,879.21
2046 / 2047	\$5,557.89	\$7.74	\$5,565.64	\$176,444.85
2047 / 2048	\$5,557.89	\$6.34	\$5,564.24	\$182,009.09
2048 / 2049	\$5,557.89	\$5.20	\$5,563.09	\$187,572.18
2049 / 2050	\$5,557.89	\$4.26	\$5,562.15	\$193,134.33
2050 / 2051	\$5,557.89	\$3.50	\$5,561.39	\$198,695.72
2051 / 2052	\$5,557.89	\$2.87	\$5,560.76	\$204,256.48
2052 / 2053	\$5,557.89	\$2.35	\$5,560.25	\$209,816.73
2053 / 2054	\$5,557.89	\$1.93	\$5,559.83	\$215,376.55
2054 / 2055	\$5,557.89	\$1.59	\$5,559.48	\$220,936.03
2055 / 2056	\$5,557.89	\$1.31	\$5,559.20	\$226,495.23
2056 / 2057	\$5,557.89	\$1.07	\$5,558.97	\$232,054.20
2057 / 2058	\$5,557.89	\$0.88	\$5,558.77	\$237,612.97
2058 / 2059	\$213.18	\$4.13	\$217.31	\$237,830.28
Total	\$219,909.81	\$17,920.48	\$237,830.28	

8.1



SUMMIT
Quantity Surveyors

TAX INVOICE

Summit Quantity Surveyors

24/44 Koombahla Drive
Tallebudgera Qld 4228
Ph. 1300 786 367
Email: info@summitqs.com.au
Web: www.summitqs.com.au
ABN: 56 133 061 999

Date: 23/01/2020
Invoice No: 3692

375/2

Bill To:

R & L Suzie Bare Trust Pty Ltd
17 Cosway Street
HILLCREST QLD 4118

For:

Tax Depreciation Report

Description	QTY	QUOTE	AMOUNT
Tax Depreciation Report: 29/52 Falso Place, Doolandella	1	\$200.00	\$200.00
Sub-Total			\$200.00
GST			\$20.00
TOTAL DUE			\$220.00

PAYMENT OPTIONS:

Electronic Funds Transfer:

BSB: 633 000

Account No: 161 201 371

Account Name: Summit Quantity Surveyors

Please quote invoice number when paying by electronic transfer

Credit Card:

Please ring our office on 1300 786 367 to process credit card payments.
We accept **Visa** and **MasterCard** (a 1.6% credit card surcharge will apply)

Payment Terms: 14 Days

Thank You for your Business



**Simmons
Livingstone
& Associates**

R & L Suzie SMSF Pty Ltd ATF R & L Suzie Super Fund
17 Cosway Street
HILLCREST QLD 4118

Simmons Livingstone & Associates
PO Box 806
Oxenford QLD 4210
Telephone: 07 5561 8800
Facsimile: 07 5561 8700
Email: admin@simmonslivingstone.com.au

TAX INVOICE

Tax Invoice Number :	73458000698
Date:	01 June 2020

Description	Amount
• Ongoing Adviser Fee 2020 FY	\$1,363.64
• GST	\$136.36
Total Amount Due: (includes GST) Terms : 7 days	\$1,500.00



Please detach and return with your payment or Credit Card authority to :	Infocus Securities Australia Pty Ltd PO Box 806 Oxenford QLD 4210	Account: R & L Suzie SMSF Pty Ltd ATF R & L PE ID: Suzie Super Fund Invoice: 610842 Due Date: 73458000698 Adviser: 08 June 2020 Amount Due: Thomas Graham \$1,500.00
--	--	---

If paid by Credit Card, a 1.5% surcharge will apply and the invoice value will become \$1,522.50 (inc GST).
 Charge \$1,522.50 to my MasterCard VISA

Card No :

Cardholder Name : _____

Expiry Date : ____/____/____

Signature of Cardholder : _____

Other Payment Methods:

Direct Credit:

Account Name: Infocus Securities Australia Pty Ltd

Westpac BSB: 034-676

Account Number: 279166

Reference: Please include ID: 6108420698.

(Please email accounts@infocus.com.au on the day you send your payment via direct credit to enable Infocus to correctly receipt the payment).

Cheque: Please make cheque payable to Infocus Securities Australia Pty Ltd

Office Use Only
Authority Number:
Date Received:

Infocus Securities Australia Pty Ltd
ABN 47 097 797 049 AFSL and Australian Credit Licence No. 236523
trading as Infocus Wealth Management



Audit Shield Service

R & L Suzie Super Fund
17 Cosway St
HILLCREST QLD 4118

Tax Receipt

TAI-19635263

Ref: MOLLMS1

12 March 2020

DEFT Ref No: 404251196352637

Details

Expiry Date: 31 October 2020 at 4p.m.
Level of Cover: \$ 10,000.00
Turnover Category: Self-Managed Super Fund

Payment

Fee for Audit Shield service participation:	\$ 290.91
GST Added:	\$ 29.09
Amount (ex surcharge):	\$ 320.00
Payment Surcharge:	\$ 0.00
Total Paid Amount:	\$ 320.00

Paid Date:

*12 November 2019

* Participation in the Audit Shield service is active the next business day upon receipt of payment.

Name of Entities / Individuals to be covered:

R & L Suzie Super Fund

11-1

R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 381 TO 381 - ENTRIES: ALL
Printed: Wednesday 2 September, 2020 @ 10:04:18

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
381						
<u>Filing fees - ASIC</u>						
19/08/2019	190819	Bank Statement		53.00	11.2	53.00
Narration: BPAY TO AUSTRALIAN SECURITIES & INV						
08/10/2019	081019	Bank Statement		267.00	11.5	320.00
Narration: BPAY TO AUSTRALIAN SECURITIES & INV						
Total Debits:				\$320.00		
Total Credits:						
Current Year Profit/(Loss):				N/A		

11.2



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

R & L SUZIE SMSF PTY. LTD.
U 30
340 HOPE ISLAND RD HOPE ISLAND QLD 4212

INVOICE STATEMENT

Issue date 25 Jun 19
R & L SUZIE SMSF PTY. LTD.

ACN 627 037 870
Account No. 22 627037870

Summary

Opening Balance	\$0.00
New items	\$53.00
Payments & credits	\$0.00
TOTAL DUE	\$53.00

- Amounts are 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.

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 25 Aug 19	\$53.00

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 or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
R & L SUZIE SMSF PTY. LTD.

ACN 627 037 870 Account No: 22 627037870



22 627037870

TOTAL DUE	\$53.00
Immediately	\$0.00
By 25 Aug 19	\$53.00

Payment options are listed on the back of this payment slip



Billor Code: 17301
Ref: 2296270378708



*814 129 0002296270378708 60

11.3

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: R & L SUZIE SMSF PTY. LTD. ACN 627 037 870

Company details

Date company registered 25-06-2018
 Company next review date 25-06-2021
 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

17 COSWAY STREET , HILLCREST QLD 4118

Officeholders

MOLLER, RODNEY EDWARD

Born 19-08-1960 at PARRAMATTA NSW

17 COSWAY STREET , HILLCREST QLD 4118

Office(s) held: Director, appointed 25-06-2018

MOLLER, LYNETTE ROBYN

Born 07-10-1964 at BRISBANE QLD

17 COSWAY STREET , HILLCREST QLD 4118

Office(s) held: Director, appointed 25-06-2018

Secretary, appointed 25-06-2018

Company share structure

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

Members

MOLLER , RODNEY EDWARD 17 COSWAY STREET , HILLCREST QLD 4118

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

MOLLER , LYNETTE ROBYN 17 COSWAY STREET , HILLCREST QLD 4118

Share class	Total number held	Fully paid	Beneficially held
-------------	-------------------	------------	-------------------

ORD

1

Yes

Yes

11.4

Document history

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

Received	Number	FormDescription	Status
16-03-2020	5EBO73448484	CHANGE TO COMPANY DETAILS	Processed and imaged
25-06-2018	0EBA48663201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

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

11.5

R & L SUZIE PROPERTY PTY LTD
ACN/ARBN: 628 722 967
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 11 Sep 2019
Account Number 22 628722967

Summary

Balance outstanding
New charges \$267.00
TOTAL DUE \$267.00

- * 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 11 Nov 2019 \$267.00

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 \$80. If you are over one month late, this fee increased to \$333.

Date	Reference	Description	Amount
11/09/2019	3X2433265480B PA	2019 Annual Review	267.00

Payment Slip

R & L SUZIE PROPERTY PTY LTD

ACN/ARBN: 628 722 967
Account Number 22 628722967
Amount Payable \$267.00

Payment Options



*814 129 0002296287229670 34



22 628722967



Billpay Code: 8929
Ref: 2296 2872 2967 034



Bill Code: 17301
Reference: 2296287229670



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

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



by phone 13 18 16 pay by Mastercard or VISA



Mail



Internet postbillpay.com.au by Mastercard or VISA

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

**ASIC**

Australian Securities & Investments Commission

11.6

Forms Manager

Registered Agents

Company: R & L SUZIE PROPERTY PTY LTD ACN 628 722 967

Company details

Date company registered 11-09-2018
 Company next review date 11-09-2020
 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 ,
 HELENSVALE QLD 4212

Principal place of business

17 COSWAY STREET , HILLCREST QLD 4118

Officeholders

MOLLER, RODNEY EDWARD

Born 19-08-1960 at PARRAMATTA NSW

17 COSWAY STREET , HILLCREST QLD 4118

Office(s) held: Director, appointed 11-09-2018

MOLLER, LYNETTE ROBYN

Born 07-10-1964 at BRISBANE QLD

17 COSWAY STREET , HILLCREST QLD 4118

Office(s) held: Director, appointed 11-09-2018
 Secretary, appointed 11-09-2018

Company share structure

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

Members

MOLLER , RODNEY EDWARD 17 COSWAY STREET , HILLCREST QLD 4118

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

MOLLER , LYNETTE ROBYN 17 COSWAY STREET , HILLCREST QLD 4118

11.7

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

Document history

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

Received	Number	FormDescription	Status
16-03-2020	5EBO73449484	CHANGE TO COMPANY DETAILS	Processed and imaged
11-09-2018	0ECZ12289201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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12-1

R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL

Printed: Monday 1 March, 2021 @ 12:26:50

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>425</u> <u>Rental Property Expenses</u>						
<u>425/003</u> <u>Bank charges</u>						
20/12/2019	810	Journal - Cash		395.00		395.00
<u>425/004</u> <u>Body corporate</u>						
01/08/2019	425	Journal - Cash		580.00		580.00
Narration: Apply prepaid levy to expense						
05/08/2019	050819	Bank Statement		20.00		600.00
Narration: BPAY TO STRATAPAY-LEVY						
05/08/2019	050819	Bank Statement		20.00		620.00
Narration: BPAY TO STRATAPAY-LEVY						
12/11/2019	121119	Bank Statement		666.62		1,286.62
Narration: BPAY TO STRATA PAY PTY LTD - UNIT L						
13/01/2020	130120	Bank Statement		704.62		1,991.24
Narration: BPAY TO STRATA PAY PTY LTD - UNIT L						
27/03/2020	270320	Bank Statement		704.62		2,695.86
Narration: BPAY TO STRATA PAY PTY LTD - UNIT L						
26/06/2020	260620	Bank Statement		715.48		3,411.34
Narration: BPAY TO STRATA PAY PTY LTD - UNIT L						
<u>425/006</u> <u>Cleaning & pest control</u>						
30/06/2020	280	Journal - Cash		77.00		77.00
Narration: T/up agent statement						
<u>425/007</u> <u>Council rates</u>						
05/08/2019	050819	Bank Statement		406.90		406.90
Narration: BPAY TO BCC RATES						
05/08/2019	050819	Bank Statement		406.90		813.80
Narration: BPAY TO BCC RATES						
20/01/2020	200120	Bank Statement		406.90		1,220.70
Narration: BPAY TO BRISBANE CITY COUNCIL RATES						
17/04/2020	170420	Bank Statement		421.90		1,642.60
Narration: BPAY TO BRISBANE CITY COUNCIL RATES						
18/05/2020	180520	Bank Statement			15.00	1,627.60
Narration: R and L Suzie rates donation						
<u>425/008</u> <u>Gardening</u>						
30/06/2020	280	Journal - Cash		528.00		528.00
Narration: T/up agent statement - yard maintenance \$44 x 12						
<u>425/009</u> <u>Insurance</u>						
11/12/2019	111219	Bank Statement		349.00		349.00
Narration: BPAY TO TERRI SCHEER INSURANCE PTY						
<u>425/011</u> <u>Letting fees</u>						
30/06/2020	280	Journal - Cash		385.00		385.00
Narration: T/up agent statement						
<u>425/012</u> <u>Interest</u>						
20/07/2019	810	Journal - Cash		750.02		750.02
20/08/2019	810	Journal - Cash		770.06		1,520.08
20/09/2019	810	Journal - Cash		662.89		2,182.97
20/10/2019	810	Journal - Cash		493.38		2,676.35

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R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL

Printed: Monday 1 March, 2021 @ 12:26:50

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
20/11/2019	810	Journal - Cash		506.42		3,182.77
20/12/2019	810	Journal - Cash		480.59		3,663.36
20/01/2020	810	Journal - Cash		496.34		4,159.70
20/02/2020	810	Journal - Cash		494.31		4,654.01
20/03/2020	810	Journal - Cash		460.52		5,114.53
20/04/2020	810	Journal - Cash		490.09		5,604.62
20/05/2020	810	Journal - Cash		475.19		6,079.81
20/06/2020	810	Journal - Cash		503.78		6,583.59
425/013 Property Agent fees						
30/06/2020	280	Journal - Cash		1,509.22	2-1	1,509.22
Narration: T/up agent statement						
425/015 Repairs & Maintenance						
30/06/2020	280	Journal - Cash		300.00	17-1	300.00
Narration: T/up agent statement - plumber						
30/06/2020	280	Journal - Cash		140.00	14-1	440.00
Narration: T/up agent statement - smoke alarm maintenance						
425/017 Stationery & printing						
30/06/2020	280	Journal - Cash		158.40	2-1	158.40
Narration: T/up agent statement						
425/019 Water						
28/11/2019	281119	Bank Statement		574.74	18-1	574.74
Narration: BPAY TO QUEENSLAND URBAN UTILITIES.						
28/01/2020	280120	Bank Statement		273.08	18-4	847.82
Narration: BPAY TO QUEENSLAND URBAN UTILITIES.						
01/05/2020	010520	Bank Statement		372.14		1,219.96
Narration: BPAY TO QUEENSLAND URBAN UTILITIES.						
Total Debits:				\$16,699.11		
Total Credits:				\$15.00		
Current Year Profit/(Loss):				N/A		

NOTICE OF LEVY CONTRIBUTIONS

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

ABN 47 656 843 384

R & L Suzie Property Pty Ltd
17 Cosway Street
HILLCREST QLD 4118

Date of Notice	19 June 2019		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/08/19 to 31/10/19	01/08/19	413.80	0.00		413.80
Sinking Fund	01/08/19 to 31/10/19	01/08/19	168.20	0.00		168.20
PAYMENT/ADJUSTMENT			(580.00)			(580.00)

*Paid \$20.00 - 31/08/19
(AMOUNT BELOWTOS LOW)*

Totals			2.00	0.00		\$2.00
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AMOUNT PAYABLE: \$2.00

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

Please refer to deposit slip for payment options

Teller stamp and initials	Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.	Amount Paid
	15 DAYS AFTER DUE DATE - FIRST NOTICE - \$11.00 - 35 DAYS AFTER DUE DATE - SECOND NOTICE - \$22.00	\$
	55 DAYS AFTER DUE DATE - FINAL NOTICE - \$33.00 - 75 DAYS AFTER DUE DATE - LETTER OF DEMAND - \$110.00	Date Paid
	BCsystems 07 3899 0299 or arrears@bcsystems.com.au	/ /

Payment Options

- Tel: 1300 552 311
Ref: 1508 1100 1
Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- www.stratamax.com.au
Ref: 1508 1100 1
Internet: Visit this website to make a secure credit card payment over the internet.
- Tel: 1300 552 311
Ref: 1508 1100 1
Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
- Biller Code: 74625
Ref: 1508 1100 1
BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
- Billpay Code: 9216
Ref No: 1508 1100 119
In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
- Make cheque payable to:
StrataPay 1508 1100 1
Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
- BSB: 067-970
Account No: 1508 1100 1
(Applies to this bill only)
Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1508 1100 1

Amount	Due Date
\$2.00	01 Aug 19

BCsystems
51831/02100029 Lot 29/29
R & L Suzie Property Pty Ltd
17 Cosway Street
HILLCREST QLD 4118



*71 216 150811001 19

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 552 311 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

Body Corporate and Community Management Act 1997
NOTICE OF LEVY CONTRIBUTIONS

13.2

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

ABN 47 656 843 384

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118

Date of Notice	19 June 2019		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/08/19 to 31/10/19	01/08/19	413.80	0.00		413.80
Sinking Fund	01/08/19 to 31/10/19	01/08/19	168.20	0.00		168.20
PAYMENT/ADJUSTMENT			(580.00)			(580.00)
Totals			2.00	0.00		\$2.00

*Paid \$20.00 - 3/08/19
 (AMOUNT BELOWTOS LOW)*

AMOUNT PAYABLE: \$2.00
Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.
Please refer to deposit slip for payment options

Teller stamp and initials	Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.	Amount Paid
	15 DAYS AFTER DUE DATE - FIRST NOTICE - \$11.00 - 35 DAYS AFTER DUE DATE - SECOND NOTICE - \$22.00	\$
	55 DAYS AFTER DUE DATE - FINAL NOTICE - \$33.00 - 75 DAYS AFTER DUE DATE - LETTER OF DEMAND - \$110.00	Date Paid
	BCsystems 07 3899 0299 or arrears@bcsystems.com.au	/ /

Payment Options

- Tel: 1300 552 311 Ref: 1508 1100 1
- www.stratamax.com.au Ref: 1508 1100 1
- Tel: 1300 552 311 Ref: 1508 1100 1
- Biller Code: 74625 Ref: 1508 1100 1
- Billpay Code: 9216 Ref No: 1508 1100 119
- Make cheque payable to: StrataPay 1508 1100 1
- BSB: 067-970 Account No: 1508 1100 1 (Applies to this bill only)
- Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- Internet: Visit this website to make a secure credit card payment over the internet.
- Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/DDR to register.
- BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
- In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
- Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
- Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1508 1100 1
 Amount **\$2.00** Due Date **01 Aug 19**

BCsystems 51831/02100029 Lot 29/29
 R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118



*71 216 150811001 19

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Body Corporate and Community Management Act 1997
NOTICE OF LEVY CONTRIBUTIONS

13.3

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

ABN 47 656 843 384

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118

Date of Notice	25 October 2019		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/11/19 to 31/01/20	24/11/19	438.60	0.00		438.60
Sinking Fund	01/11/19 to 31/01/20	24/11/19	168.20	0.00		168.20
Insurance	01/11/19 to 31/01/20	24/11/19	97.82	0.00		97.82
PAYMENT/ADJUSTMENT			(38.00)			(38.00)
Totals			666.62	0.00		\$666.62

Handwritten:
 (\$38) [\$20 pd 5/8/2019
 \$20 pd 5/8/2019
 - 2 owing prev. Inv.]

AMOUNT PAYABLE: \$666.62
Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.
Please refer to deposit slip for payment options

Teller stamp and initials

Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.
 15 DAYS AFTER DUE DATE - FIRST NOTICE - \$11.00 - 35 DAYS AFTER DUE DATE - SECOND NOTICE - \$22.00
 55 DAYS AFTER DUE DATE - FINAL NOTICE - \$33.00 - 75 DAYS AFTER DUE DATE - LETTER OF DEMAND - \$110.00
 BCsystems 07 3899 0299 or arrears@bcsystems.com.au

Amount Paid	
\$	
Date Paid	
/ /	

Payment Options

- Tel: 1300 552 311
Ref: 1508 1100 1
- www.stratamax.com.au
Ref: 1508 1100 1
- Tel: 1300 552 311
Ref: 1508 1100 1
- Biller Code: 74625
Ref: 1508 1100 1
- Billpay Code: 9216
Ref No: 1508 1100 119
- Make cheque payable to:
StrataPay 1508 1100 1
- BSB: 067-970
Account No: 1508 1100 1
(Applies to this bill only)

- Telephone:** Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- Internet:** Visit this website to make a secure credit card payment over the internet.
- Direct Debit:** Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
- BPay:** Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
- In Person:** Present this bill at any Post Office to make cash, cheque or debit card payments.
- Mall:** Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
- Internet Banking - EFT:** Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1508 1100 1
 Amount **\$666.62** Due Date **24 Nov 19**

BCsystems
 51831/02100029 Lot 29/29
 R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118



*71 216 150811001 19

All payments made through StrataPay payment systems are subject to their Terms and Conditions available at www.stratapay.com.au or by calling 1300 552 311 or email info@stratapay.com.au. By using the payment options provided by StrataPay you are taken to have read and understood these Terms and Conditions prior to using StrataPay. There is no obligation to submit to taxation above. Additional charges may apply.

13.4

Body Corporate and Community Management Act 1997
NOTICE OF LEVY CONTRIBUTIONS

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

ABN 47 656 843 384

R & L Suzie Property Pty Ltd
17 Cosway Street
HILLCREST QLD 4118

Date of Notice	18 December 2019		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/02/20 to 30/04/20	01/02/20	438.60	0.00		438.60
Sinking Fund	01/02/20 to 30/04/20	01/02/20	168.20	0.00		168.20
Insurance	01/02/20 to 30/04/20	01/02/20	97.82	0.00		97.82
Totals			704.62	0.00		\$704.62








AMOUNT PAYABLE: \$704.62

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

Please refer to deposit slip for payment options

Teller stamp and initials	Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.	Amount Paid
	15 DAYS AFTER DUE DATE - FIRST NOTICE - \$11.00 - 35 DAYS AFTER DUE DATE - SECOND NOTICE - \$22.00	\$
	55 DAYS AFTER DUE DATE - FINAL NOTICE - \$33.00 - 75 DAYS AFTER DUE DATE - LETTER OF DEMAND - \$110.00	Date Paid
	BCsystems 07 3899 0299 or arrears@bcsystems.com.au	/ /

Payment Options

-  Tel: 1300 552 311
Ref: 1508 1100 1
-  www.stratamax.com.au
Ref: 1508 1100 1
-  Tel: 1300 552 311
Ref: 1508 1100 1
-  Biller Code: 74625
Ref: 1508 1100 1
-  Billpay Code: 9216
Ref No: 1508 1100 119
-  Make cheque payable to:
StrataPay 1508 1100 1
-  BSB: 067-970
Account No: 1508 1100 1
(Applies to this bill only)

- Telephone:** Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- Internet:** Visit this website to make a secure credit card payment over the internet.
- Direct Debit:** Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
- BPay:** Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
- In Person:** Present this bill at any Post Office to make cash, cheque or debit card payments.
- Mail:** Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
- Internet Banking - EFT:** Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1508 1100 1

Amount	Due Date
\$704.62	01 Feb 20

BCsystems
51831/02100029 Lot 29/29
R & L Suzie Property Pty Ltd
17 Cosway Street
HILLCREST QLD 4118



*71 216 150811001 19

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Body Corporate and Community Management Act 1997
NOTICE OF LEVY CONTRIBUTIONS

13.5

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

ABN 47 656 843 384

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118

Date of Notice	18 March 2020		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/05/20 to 31/07/20	01/05/20	438.60	0.00		438.60
Sinking Fund	01/05/20 to 31/07/20	01/05/20	168.20	0.00		168.20
Insurance	01/05/20 to 31/07/20	01/05/20	97.82	0.00		97.82
Totals			704.62	0.00		\$704.62

AMOUNT PAYABLE: \$704.62

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

Please refer to deposit slip for payment options

Teller stamp and initials

Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.

15 DAYS AFTER DUE DATE - FIRST NOTICE - \$11.00 - 35 DAYS AFTER DUE DATE - SECOND NOTICE - \$22.00
 55 DAYS AFTER DUE DATE - FINAL NOTICE - \$33.00 - 75 DAYS AFTER DUE DATE - LETTER OF DEMAND - \$110.00

BCsystems 07 3899 0299 or arrears@bcsystems.com.au

Amount Paid

\$

Date Paid

/ /

Payment Options

-  Tel: 1300 552 311
Ref: 1508 1100 1
-  www.stratamax.com.au
Ref: 1508 1100 1
-  Tel: 1300 552 311
Ref: 1508 1100 1
-  Biller Code: 74625
Ref: 1508 1100 1
-  Billpay Code: 9216
Ref No: 1508 1100 119
-  Make cheque payable to:
StrataPay 1508 1100 1
-  BSB: 067-970
Account No: 1508 1100 1
(Applies to this bill only)

Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158

Internet: Visit this website to make a secure credit card payment over the internet.

Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
 Account Name: StrataPay Bank: CBA, Sydney, Australia.

VISA

MasterCard

AMERICAN EXPRESS

Direct's Club

INTERNET

STRATAPAY

StrataPay Reference

1508 1100 1

Amount
\$704.62

Due Date
01 May 20

BCsystems
 51831/02100029 Lot 29/29

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118



*71 216 1508 1100 1

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Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

ABN 47 656 843 384

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118

Date of Notice	19 June 2020		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/08/20 to 31/10/20	01/08/20	451.70	0.00		451.70
Sinking Fund	01/08/20 to 31/10/20	01/08/20	186.40	0.00		186.40
Insurance	01/08/20 to 31/10/20	01/08/20	77.38	0.00		77.38
Totals			715.48	0.00		\$715.48

AMOUNT PAYABLE: \$715.48

Please refer to deposit slip for payment options

Teller stamp and initials

Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.
 15 DAYS AFTER DUE DATE - FIRST NOTICE - \$11.00 - 35 DAYS AFTER DUE DATE - SECOND NOTICE - \$22.00
 55 DAYS AFTER DUE DATE - FINAL NOTICE - \$33.00 - 75 DAYS AFTER DUE DATE - LETTER OF DEMAND - \$110.00
 BCsystems 07 3899 0299 or arrears@bcsystems.com.au

Amount Paid	
\$	
Date Paid	/ /

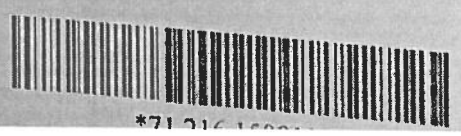
Payment Options

- Tel: 1300 552 311
Ref: 1508 1100 1
- www.stratamax.com.au
Ref: 1508 1100 1
- Tel: 1300 552 311
Ref: 1508 1100 1
- Biller Code: 74625
Ref: 1508 1100 1
- Billpay Code: 9216
Ref No: 1508 1100 119
- Make cheque payable to:
StrataPay 1508 1100 1
- BSB: 067-970
Account No: 1508 1100 1
(Applies to this bill only)

- Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- Internet: Visit this website to make a secure credit card payment over the internet.
- Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
- BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
- In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
- Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 @CMC, Bundall Qld 9726 Australia
- Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1508 1100 1
 Amount **\$715.48**
 Due Date **01 Aug 20**
 BCsystems
 51831/02100029 Lot 29/29
 R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118



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Leeza Cox

From: Admin ER Hickey Group <admin@erhickeygroup.com>
Sent: Thursday, 17 December 2020 7:40 PM
To: Leeza Cox
Cc: Lynette Moller
Subject: Re: 29/52 Falso Place Doolandella - R & L Suzie Super Fund/ Rod & Lyn Moller
Attachments: 2952Lease till 231020 signed.pdf; INV00003084 (1).pdf; Pest invoice for City Edge at Doolandella.pdf

Hi Leeza,

Thank-you for your email. Please see below

1. We no longer have a sales wing to give an estimated sale price, we are purely property management. Would you please help to arrange a valuation with a valuer? Or ask a sales agent to do it on your behalf?

2. Please see attached tenancy lease agreement for this period

425/8 \$528

3. Repairs and maintenance of \$968 this includes the following. Yard & Maintenance (\$44 x 12 months) \$528, Smoke Alarm Annual Maintenance fee \$140 both of these are fees included in our Form 6 with the Owners same goes for Management Fees and Rent Collection Fee no invoices are issued. The remaining \$300 is the plumber invoice which I have attached to this email

The pest control invoice is attached. Please note this invoice covers the full complex but only \$77 was charged for property.

On Thu, Dec 17, 2020 at 11:24 AM Leeza Cox <Leeza@simmonsivingstone.com.au> wrote:

Good morning

We advise that we act as Accountants for the abovenamed and are currently in the process of preparing the tax work.

Lyn has asked me to contact to you for the following information please:-

- ✓ 1. Property comparative market analysis report for estimated sale price *RP Data*
- ✓ 2. Lease covering the period 24 April 2020 – 30 June 2020
- ✓ 3. Invoices for the \$968 repairs & maintenance, \$77 pest control shown on the financial year summary

Please let me know if you have any questions.



TAX INVOICE

Client Address:

City Edge at Doolandella
 52 Falso Place
 Doolandella Qld 4077

Service Address

City Edge at Doolandella
 52 Falso Place
 Doolandella, 4077

Invoice #: 156269
Invoice Date: 20/01/20

Date	Order No.	Ref No.	Description	Price	G.S.T	Balance
20/01/20			Treatment for Cockroaches Silverfish, Ants & Spiders. Units 4-2-3-5-6-8-9-10-11-12-13-14-15-16-17-18-19-20-22-24-26-27-28-29-30-31-34-37-39-40	2,030.00	203.00	2,233.00

DUE DATE: 20/01/20

Sub-Total:	2,030.00
G.S.T:	203.00
Amount Applied:	0.00
Balance Due:	\$ 2,233.00

Telephone & Internet Banking



Biller Code: 185876

Reference Number: 456380005

Contact your bank, credit union or building society to make payment directly from your cheque, savings or credit card account.

Use the **Biller code** and **Reference number** to complete the transaction.

Payment by EFT



Bank: NAB Grafton

Account Name: The White Ant Co

BSB: 082631 Account No: 754765173

Please use invoice #156269 as reference

Payment by Mail



Detach the bottom **Payment Slip** and mail together with your cheque or money order to

The White Ant Co

PO Box 4456 Loganholme BC QLD 4129

REMITTANCE ADVICE

From:
 City Edge at Doolandella
 52 Falso Place
 Doolandella Qld 4077

Invoice #: 156269
Balance Due: \$ 2,233.00



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 29/52 FALSO PL
DOOLANDELLA
Issue Date 12 Jul 2019

15.1

Account number
5000 0000 5816 248

Bill number
5000 1035 8885 640

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2019 - 30 Sep 2019



BCC_RATES_35872_20190710001XPBILR_A-0003446-0013787
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 9.83% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$406.90

Due Date

12 Aug 2019



Make a statement.
Go paperless!

Switch to paperless billing and access your rates notice anytime, anywhere.

You can also opt-in for a free SMS reminder of your bill's due date.

Visit brisbane.qld.gov.au/rates to sign up and help keep Brisbane clean, green and sustainable.



Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	351.35
State Government Charges	55.55

*Paid \$406.90 3/08/19
(May have paid twice in error)*

Gross Amount	406.90
Discount and/or Rounding (where applicable)	0.00
Nett Amount Payable	406.90

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.



Pay using your smartphone
Download the Snip App and scan the code to pay now.



Pay in person at any Post Office



*439 500010358885640

R & L SUZIE PROPERTY PTY LTD

Due Date

12 Aug 2019



Billers Code: 78550
Ref: 5000 0000 5816 248

50

Gross Amount
\$406.90

Nett Amount

\$406.90

<0000040690> <004440> <500010358885640> >

Have you changed your address?

It is important if you have changed your postal address to please advise Council by:

Phone: **(07) 3403 8888 24 hours 7 days**

or go to: www.brisbane.qld.gov.au

or write to: **Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001**

Payment options**Online**

To pay online go to www.brisbane.qld.gov.au/rates
Payment is accepted by MasterCard or Visa credit card*.
Minimum payment \$10.

**Direct Debit**

Pay an agreed amount by Direct Debit transfer from your cheque or savings account. To apply please go to www.brisbane.qld.gov.au search Direct Debit and complete the online form.

**By Mobile**

Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (*Sniip is not available for iPads or tablets.*) Payment is accepted by MasterCard or Visa credit card*. Minimum payment \$10.

**Mail**

Allow sufficient time for mail delivery as payment must be received on or before the due date to receive discount.

Return the bottom slip with cheque made payable to Brisbane City Council to:

**Brisbane City Council
GPO Box 1090
BRISBANE QLD 4001**

**Telephone and 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
Minimum payment \$10.

©Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

Contact your participating bank or financial institution to register to receive your future Rate Accounts electronically. When registering, your BPAY View Registration number is our Account number located on Page 3 of this account.

**Instore**

Pay in-store at Australia Post
Billpay Code: *439

**Phone Pay**

Call 1300 309 311 to pay by MasterCard or Visa credit card*
Minimum payment \$10.

**Brisbane City Council Regional Business Centres and Customer Service Centre**

Pay at any Regional Business Centre or our Customer Service Centre. Payment is accepted by cash, cheque, debit card, MasterCard or Visa credit card*. Minimum payment \$10.

* A credit card surcharge will apply. For further information please go to www.brisbane.qld.gov.au

Payment assistance

If you would like to arrange a payment extension or a payment plan please contact Council on 3403 8888.

Use and Disclosure Notice

Your property ownership and rates details are used for a range of Council functions and to provide services to you.

English

If you need this information in another language, please phone the Translating and Interpreting Service (TIS) on 131450 and ask to be connected to Brisbane City Council on (07) 3403 8888.

Italian

Per avere queste informazioni in un'altra lingua, telefonate al TIS (*Translating and Interpreting Service*, cioè Servizio Traduttori e Interpreti) al numero 131450 e chiedete di essere collegati con il numero (07) 3403 8888 del municipio di Brisbane (*Brisbane City Council*).

Spanish

Si necesitara esta información en otro idioma, se le ruega llamar al Servicio de Traducción e Interpretación [*"TIS"*], teléfono 131450, y pedir conexión con el Municipio de Brisbane, teléfono (07) 3403 8888.

Chinese

如果您需要用另一種語言獲悉此文件的內容，請致電 131450 到翻譯與傳譯服務部 (TIS)，請他們給您轉接 (07) 34038888 到布里斯本 (Brisbane) 市政廳。

153

Property Details

Owner	R & L SUZIE PROPERTY PTY LTD	
Property Location	29/52 FALSO PL DOOLANDELLA	
Real Property Description	L.29 SP.299721 PAR OXLEY 146/6348	
Valuation effective from	1 Jul 2017	\$0
	1 Jul 2018	\$34,499
	1 Jul 2019	\$34,499
Average Rateable Valuation (A R V)		\$33,119

Account Details

Account Number 5000 0000 5816 248

Opening Balance		
Closing Balance Of Last Bill		393.97
Payment Received - 03-May-2019		393.95 CR
Discount/Rounding Allowed		0.02 CR
Total		0.00

Period: 1 Jul 2019 - 30 Sep 2019

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.319 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	244.91
Waste Utility Charge - 1 Charge(S) @ \$85.59 Qtr	85.59
Bushland Preservation Levy Category 14 (Annual 0.011 Cents In The A R V \$) @ P/F 1.000000	8.57
Environmental Mgt Compliance Levy Category 14 (Annual 0.0115 Cents In The A R V \$) @ P/F 1.000000	12.28
Total	351.35

State Government Charges

Emergency Management Levy - Group 2	55.55
Total	55.55

Other Information

A surcharge of 0.52% will apply when you choose to pay your rates by credit card, with the exception of credit card payments made using BPAY. The amount of the surcharge will appear on, and be payable with your next rate account. A credit card surcharge is not applicable on charges that attract GST.

Council has received a payment of \$30,134,371 from the Queensland Government to mitigate any direct impacts of their Waste Levy on household waste disposal costs.

Bill Number
5000 1035 8885 640

*Dedicated to a better Brisbane*

The Brisbane City Council (Council) will use a system of differential general rating for 2019-20. The differential general rate will be calculated using the averaging of valuations as provided for under the *City of Brisbane Regulation 2012*.

There are 77 differential general rating categories in 2019-20. The categories and the relevant criteria are outlined in the Differential General Rating Table in section 4 of the "Resolution of Rates and Charges 2019-20" (the Resolution). An explanation of the land use codes appears in section 15.3.

If you are not satisfied with the category that has been given to your property, you may object to Council within 30 days of the issue of your rate account.

The only ground you can object on is by using Council's criteria for categorising rateable land to justify your land being in another category.

Lodging an objection does not stop Council from levying your rates and recovering those rates as specified in your rate account. If the category is changed before the date of issue of the rate account, an adjustment will be made. If the change is after the date of issue, the change will be made on the next rate account.

The objections must be made on an official form which is available from: Library and Customer Centre, Brisbane Square, 266 George Street, Brisbane, suburban Regional Business Centres, or by phoning Council's Contact Centre on (07) 3403 8888.

TABLE OF RATING CATEGORIES

1. **Residential – Owner Occupied:** Residential dwelling houses sole use is as the principal place of residence of the owner/s. All owners are individuals; with the exception of property held under a 'special disability trust'.
Excludes companies, trusts, organisations or any entity other than an individual. This is regardless of whether the premises are occupied by a shareholder or even the sole shareholder of that company, trust, organisation or entity. These are regarded as being a secondary residential purpose and included in differential rating category 7.
Qualifying vacant land listed in the 'general criteria' of category 1 in the Resolution may also be included in this category.
- 2a. **Commercial/Non-Residential - Group A:** Properties being utilised, or potentially utilised by virtue of improvements or activities conducted on the property, for a commercial/non-residential purpose and are:
 - (i) characterised by the 'specific criteria' for category 2a of the Differential Rating table contained in the Resolution; and,
 - (ii) located outside of the boundaries of the Central Business District (CBD) and the CBD Frame as defined in the above resolution.
 This category also includes:
 - (i) residential premises that exceed the allowable limits of commercial/non-residential activity in 'Column 2' and 'Column 3' of the table shown at section 15.6 of the Resolution and
 - (ii) vacant land located outside the boundaries of the CBD or the CBD Frame that does not comply with the conditions for vacant land inclusion in category 1.
- 2b-2k. **Commercial/Non-Residential - Groups B - K:** Properties which in all other respects meet the criteria set out in category 2a above but are listed in the table shown at section 15.10 of the Resolution.
- 2l. **Commercial/Non-Residential - Group L:** Properties which are being utilised, or have the potential to be utilised by virtue of improvements or activities conducted upon the property, for a non-residential purpose and are characterised by the 'specific criteria' for category 2l of the Differential General Rating Table contained in the Resolution.
- 2m. **Commercial/Non-Residential - Group M:** Properties which in all other respects meet the criteria set out in category 2a above but are listed in the table shown at section 15.10 of the Resolution.
3. **Rural:** Properties which are being utilised, or have the potential to be utilised by virtue of improvements or activities conducted upon the property, for a non-residential (Rural) purpose and are characterised by the 'specific criteria' for category 3 of the differential rating table contained in the Resolution.
4. **Multi-Residential:** Properties which are being utilised, or have the potential to be utilised by virtue of improvements or activities conducted upon the property, for a multi-residential purpose and are characterised by the 'specific criteria' for category 4 of the differential rating table contained in the Resolution.
- 5a. **Central Business District - Group A:** Properties which in all other regards would meet the criteria of category 2a or 2l but are located within the bounds of the CBD as defined by the map shown at section 15.4 of the Resolution.
- 5b-5w. **Central Business District - Groups B - W:** Inclusion in this category is intended for those properties which in all other regards would meet the criteria set out in category 5a above but are listed in the table shown at section 15.7 of the Resolution.
6. **Other:** Entry into this category will be limited to properties where the land does not conform to the criteria of any other category.
7. **Residential – Non-owner Occupied or Mixed Use:** Properties predominantly used for residential premises where:
 - (a) the premises is not the principal place of residence of at least one person who constitutes the owner of the property or
 - (b) the owner or occupier conducts non-residential activities upon the property in excess of the limitations set out in 'Column 2' but not in excess of the limitations set out in 'Column 3' of the table shown at section 15.6 of the Resolution
- 8a-8k. **Large Regional Shopping Centre - Groups A - K:** Properties listed in the table shown at section 15.8 of the Resolution.
- 9a-9d. **Major Regional Shopping Centre - Groups A - D:** Properties listed in the table shown at section 15.9 of the Resolution.
10. *** CTS – Residential – Owner Occupied:** Premises which in all other regards would meet the criteria of category 1 but exists within a community titles scheme.
- 11a. *** CTS – Commercial/Non Residential - Group A:** Premises which in all other regards would meet the criteria of category 2a but exists within a community titles scheme outside of the CBD or CBD Frame.
- 11b. *** CTS – Commercial/Non Residential - Group B:** Premises which in all other regards would meet the criteria of category 2l but exists within a community titles scheme.
12. *** CTS – Multi-Residential:** Premises within a community title scheme used as a multiple dwelling.
13. *** CTS – Central Business District:** Premises which in all other regards would meet the criteria of category 2a but exists within a community titles scheme located within the CBD.
14. *** CTS – Residential – Non-owner Occupied or Mixed Use:** Premises which in all other regards would meet the criteria of category 7 but exists within a community titles scheme.
15. *** CTS – Minor Lot:** Premises located within a community titles scheme and is a car parking space, storage cupboard, storage unit, advertising hoarding or minor purposes of a like nature.
16. **CBD Frame Commercial/Non Residential:** Properties which in all other regards would meet the criteria of category 2a or 2l but are located within the bounds of the CBD Frame area and as shown on CBD FRAME differential rating boundary map at section 15.5 of the Resolution.
17. *** CTS – CBD Frame Commercial/Non Residential:** Premises which in all other regards would meet the criteria of category 11a or 11b but exists within a community titles scheme located within the CBD Frame area and as shown on CBD FRAME differential rating boundary map at section 15.5 of the Resolution.
18. **Commercial/Non Residential – Special Concession:** Properties listed in the table shown at section 15.11 of the Resolution.
19. *** CTS – Commercial/Non Residential – Special Concession:** Properties listed in the table shown at section 15.11 of the Resolution.
20. **Commercial/Non Residential – Concessional:** Properties that have formerly been subject to exemption from rates under section 5 schedule 1(f) of the Resolution.
- 21a-21d. **Drive-In Shopping Centre - Groups A - D:** Properties which are being utilised, or have the potential to be utilised by virtue of improvements or activities conducted upon the property, for a non-residential purpose and are characterised by the 'specific criteria' for category 21a-21d of the differential rating table contained in the Resolution.
- 22a-22e. **Retail Warehouse - Groups A - E:** Properties which are being utilised, or have the potential to be utilised by virtue of improvements or activities conducted upon the property, for a non-residential purpose and are characterised by the 'specific criteria' for category 22a-22e of the differential rating table contained in the Resolution.

* Categories for CTS Properties have different categories depending upon their individual party factor.

General Rates, Environmental Management and Compliance Levy and Bushland Preservation Levy are subject to a minimum charge with the exception of Land Use Code 72 where no minimum is applicable.

Council has fixed the rates, charges and dues for the financial year and these, as well as any applicable definitions are contained in the Resolution. This, and additional detailed information, is available on Council's internet site.



BRISBANE CITY COUNCIL ABN 72 002 765 735

Rate Account

Property Location 29/52 FALSO PL
DOOLANDELLA
Issue Date 10 Oct 2019

Dedicated to a better Brisbane

15.5

Account number
5000 0000 5816 248

Bill number
5000 1036 4117 331

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Oct 2019 - 31 Dec 2019



000
BCC_RATES_36347_20191008000XPBILR_A-0003421-0013687
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 9.83% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$0.00

Due Date

11 Nov 2019



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You can also opt in for a free SMS reminder of your bill's due date.

Visit brisbane.qld.gov.au/rates to sign up and help keep Brisbane clean, green and sustainable



Summary of Charges

Opening Balance	406.90 CR
Brisbane City Council Rates & Charges	351.35
State Government Charges	55.55
Gross Amount	0.00
Discount and/or Rounding (where applicable)	0.00
Nett Amount Payable	0.00

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.



Sniip

Pay using your smartphone
Download the Sniip App and scan the code to pay now.



R & L SUZIE PROPERTY PTY LTD



Pay in person at any Post Office



*439 500010364117331

Due Date

11 Nov 2019



Billers Code: 78550
Ref: 5000 0000 5816 248

50

Gross Amount
\$0.00

Nett Amount

\$0.00

<0000000000> <004440> <500010364117331> >

15.6

Property Details

Owner	R & L SUZIE PROPERTY PTY LTD	
Property Location	29/52 FALSO PL DOOLANDELLA	
Real Property Description	L.29 SP.299721 PAR OXLEY 146/6348	
Valuation effective from	1 Jul 2017	\$0
	1 Jul 2018	\$34,499
	1 Jul 2019	\$34,499
Average Rateable Valuation (A R V)		\$33,119

Account Details

Account Number 5000 0000 5816 248

Opening Balance

Closing Balance Of Last Bill	406.90	
Payment Received - 03-Aug-2019	406.90	CR
Payment Received - 03-Aug-2019	406.90	CR
Discount/Rounding Allowed	0.02	CR
Discount Reversed Bill No. 500010353670449	0.02	
Total	406.90	CR

Period: 1 Oct 2019 - 31 Dec 2019

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.319 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	244.91
Waste Utility Charge - 1 Charge(S) @ \$85.59 Qtr	85.59
Bushland Preservation Levy Category 14 (Annual 0.011 Cents In The A R V \$) @ P/F 1.000000	8.57
Environmental Mgt Compliance Levy Category 14 (Annual 0.0115 Cents In The A R V \$) @ P/F 1.000000	12.28
Total	351.35

State Government Charges

Emergency Management Levy - Group 2	55.55
Total	55.55

Other Information

A surcharge of 0.52% will apply when you choose to pay your rates by credit card, with the exception of credit card payments made using BPAY. The amount of the surcharge will appear on, and be payable with your next rate account. A credit card surcharge is not applicable on charges that attract GST.

Council has received a payment of \$30,134,371 from the Queensland Government to mitigate any direct impacts of their Waste Levy on household waste disposal costs.



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ARN 72 002 765 795

Rate Account

Property Location 29/52 FALSO PL
DOOLANDELLA
Issue Date 10 Jan 2020

157

Account number
5000 0000 5816 248

Bill number
5000 1036 9383 023

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2020 - 31 Mar 2020



000

BCC_RATES_36711_20200108014XPBILR_A-0003409-0013639
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 9.83% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$406.90

Due Date

10 Feb 2020



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Switch to paperless billing and access your rates notice anytime, anywhere.

You can also opt-in for a free SMS reminder of your bill's due date.

Visit brisbane.qld.gov.au/rates to sign up and help keep Brisbane clean, green and sustainable.



Summary of Charges

Opening Balance
Brisbane City Council Rates & Charges
State Government Charges

0.00
351.35
55.55

Gross Amount	406.90
Discount and/or Rounding (where applicable)	0.00
Nett Amount Payable	406.90

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.



Pay using your smartphone
Download the Snip App and scan the code to pay now.



Pay in person at any Post Office



*439 500010369383023

R & L SUZIE PROPERTY PTY LTD

Due Date

10 Feb 2020



Billers Code: 78550
Ref: 5000 0000 5816 248

50

Gross Amount
\$406.90

Nett Amount

\$406.90

<0000040690> <004440> <500010369383023> >

158

Property Details

Owner	R & L SUZIE PROPERTY PTY LTD		
Property Location	29/52 FALSO PL DOOLANDELLA		
Real Property Description	L.29 SP.299721 PAR OXLEY 146/6348		
Valuation effective from	1 Jul 2017		\$0
	1 Jul 2018		\$34,499
	1 Jul 2019		\$34,499
Average Rateable Valuation (A R V)			\$33,119

Account Details

Account Number 5000 0000 5816 248

Opening Balance

Total	0.00
--------------	-------------

Period: 1 Jan 2020 - 31 Mar 2020

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.319 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	244.91
Waste Utility Charge - 1 Charge(S) @ \$85.59 Qtr	85.59
Bushland Preservation Levy Category 14 (Annual 0.011 Cents In The A R V \$) @ P/F 1.000000	8.57
Environmental Mgt Compliance Levy Category 14 (Annual 0.0115 Cents In The A R V \$) @ P/F 1.000000	12.28
Total	351.35

State Government Charges

Emergency Management Levy - Group 2	55.55
Total	55.55

Other Information

A surcharge of 0.52% applies when paying by Mastercard or Visa credit or debit cards and will be payable with your next rate account. The surcharge does not apply to BPAY payments or charges that attract GST.

Council has received a payment of \$30,134,371 from the Queensland Government to mitigate any direct impacts of their Waste Levy on household waste disposal costs.

Bill Number
5000 1036 9383 023



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 29/52 FALSO PL
DOOLANDELLA
Issue Date 9 Apr 2020

Bill number
5000 1037 4672 177
Bill number including donation
5800 1037 4672 177

15-9

Dedicated to a better Brisbane



P099BCCRA157_A4MA01E-3356/S-6713/1-12425
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2020 - 30 Jun 2020

Nett Amount Payable

\$406.90

Due Date

11 May 2020

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 9.83% per annum will accrue daily on any amount owing immediately after this date

Donate to the bushfire relief

You can donate \$15 to the Lord Mayor's Charitable Trust to support bushfire relief.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more information visit brisbane.qld.gov.au/rates

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1986.



LORD MAYOR'S CHARITABLE TRUST

Summary of Charges	
Opening Balance	0.00
Brisbane City Council Rates & Charges	351.35
State Government Charges	55.55
Gross Amount	406.90
Discount and/or Rounding (where applicable)	0.00
Nett Amount Payable	406.90
Optional Lord Mayor's Charitable Trust donation received by the Due Date	421.90

\$15 to be redeposited

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



*439 580010374672177



*439 500010374672177



Bill Code: 319186
Ref: 5800 0000 5816 248
Amt: \$421.90 by 11 May 2020



Bill Code: 78550
Ref: 5000 0000 5816 248
Amt: \$406.90 by 11 May 2020

R & L SUZIE PROPERTY PTY LTD

Due Date

11 May 2020

50

Gross Amount

\$406.90

Nett Amount

\$406.90

<0000040690>

<004440>

<500010374672177>

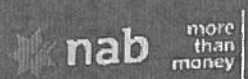
11/5/20 LB to email Lyn to redeposit \$15

15-10

Microsoft Edge

National Australia Bank Limited [AU] | https://ib.nab.com.au/nabib/payments_transferNewConfirm.cfl

Help | Security



INTERNET BANKING



Accounts ▾

Bill payment ▾

Funds transfer ▾

My cards

Money tracker

Receipt for payment



Your transfer has been successfully submitted.

- \$15.00 has been paid to R and L Suzie SMSF Pty Ltd
- Confirmation number: M8959218997

[Add to my payee list](#)

The payee list will allow you to make subsequent transfers quicker.

Account Details

From Account working account for/084-402 45-019-1844

To Account R and L Suzie SMSF Pty Ltd/182-512 966368987 MACQUARIE BANK LIMITED

Transaction details

Amount 15.00

Description rates donation

[Get started](#)

[Benefits](#)

[Register](#)

[Security](#)

Type here to search



Policy Schedule

Landlord Preferred Policy

425/9

PAID

23 January 2020

R & L Suzie SMSF Pty Ltd ATF R & L Suzie Super Fund
17 Cosway Street
HILLCREST QLD 4118

POLICY NUMBER: TS1338917LPP**AMOUNT DUE: \$ 0.00****Insured: R & L Suzie SMSF Pty Ltd ATF R & L Suzie Super Fund****Insured Address: Lot 29/52 Falso Place, DOOLANDELLA QLD 4077****Premium Type**

Renewal

Sum Insured

Contents/Building	\$80,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Period of Insurance

29/01/2020 until 4.00pm 29/01/2021

Managing Agent

ER Hickey Group

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability and Tax audit	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Property Details

The land size is less than 2 acres.

Annual Premium \$349.00*If the information shown is incorrect, please call to advise us.***Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859**

Last year's annual premium	\$336.00
	Change on last year 3.9 %

Please turn over for important policy information**Special Conditions**

This document will be a copy tax invoice for GST when you make payment

Payment Slip for: R & L Suzie SMSF Pty Ltd ATF R & L Suzie Super Fund - Lot 29/52 Falso Place, DOOLANDELLA QLD 4077**Amount Payable**

\$0.00

Due Date

29/01/2020

Policy Number

TS1338917LPP

Payment Reference No

713389179

Payment Options

By Phone: call us on 1800 804 016,
with your Visa or Mastercard, using
the Payment Reference No.

**Billers Code: 63461****Ref: 713389179****Telephone & Internet Banking - BPAY®**

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the **QR code**, use the reader within your mobile banking app.
More info: www.bpay.com.au

TS00013010917A

Insured details

What you have told us:

This document sets out the information that we have relied on to decide whether to renew your policy and on what terms.

If any of this information has changed, or is incorrect, please contact us on the contact details set out in this document. See your duty of disclosure for further details of your obligations.

You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

Your Duty of Disclosure

Before you renew this contract of insurance, you have a duty of disclosure under the Insurance Contracts Act 1984.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed or is incorrect. If we do this, please advise us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

If you do not tell us something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

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 and Suncorp Group Privacy Policy by visiting terriscbeer.com.au/privacy or call us on 1800 804 016.

Premium Details

Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Cover	Last year	This year
Contents/Building	\$60,000	\$60,000
Weekly rent	Up to \$1,000	Up to \$1,000
Stamp Duty	\$27.74	\$28.82
Premium	\$280.23	\$291.08
GST	\$28.02	\$29.11
Annual Premium (*)	\$336.00	\$349.00

* Please note that minor rounding may be present in your premium calculation.

When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

17-1

425/15

Aaron Spendiff's Plumbing Service

Phone: 0411-045-675
Fax: (07) 3372-5573
Email: spendiffsplumbing@gmail.com

Tax Invoice

Invoice No.: 00003084

Date: 15/05/2020

Ship Via:

A.B.N. 99 246 929 202

Bill To:
Er Hickey Group
Falso Place
Doolandella

Ship To:
Er Hickey Group
29/52 Falso Place,
Doolandella.
4077

DESCRIPTION	AMOUNT	CODE
Water Audit.	\$300.00	GST
All fixtures complied except Laundry Tub Tap.		
Installed Water Saving Devices to all non compliant fixtures.		
Also Kitchen Sink Spout had a split in it.		
Replaced Kitchen Sink Mixer.		
All ok now.		
Water Compliance Certificate inc		

Your Order No:	Customer ABN:	Freight:	\$0.00	GST								
Shipping Date:	Term Net 30th after EOM	GST:	\$27.27									
Comment:	<table border="1"> <thead> <tr> <th>Code</th> <th>Rate</th> <th>GST</th> <th>Sale Amount</th> </tr> </thead> <tbody> <tr> <td>GST</td> <td>10%</td> <td>\$27.27</td> <td>\$272.73</td> </tr> </tbody> </table>	Code	Rate	GST	Sale Amount	GST	10%	\$27.27	\$272.73	Total Inc GST:	\$300.00	
Code	Rate	GST	Sale Amount									
GST	10%	\$27.27	\$272.73									
		Amount Applied:	\$0.00									
		Balance Due:	\$300.00									

Payment Details - BSB: 034-061 - ACC: 347249 - NAME: Aaron Spendiff - REFERENCE: Invoice Number.

Payment is due within 14 days of receipt of invoice
A 5% daily late payment charge applies for any invoice not paid within those 14 days



Queensland Urban Utilities
ABN 86 673 835 011

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

Water and Sewerage Quarterly Account

QUUR24_A4G/E-1/S-1/I-1/

R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Property Location: 29
52 FALSO PLACE
DOOLANDELLA 4077

Customer reference number	10 1088 4379 0000 7
Bill number	1088 4379 6
Date issued	03/02/2020
Total due	\$273.08
Current charges due date	04/03/2020

Your water usage

Water usage (kL) 21
Days charged 44

Average daily water usage (litres)

Current period 477
Same period last year 0

Account Summary Period 29/10/2019 - 11/12/2019

Your Last Account

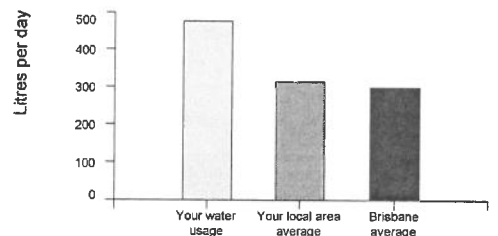
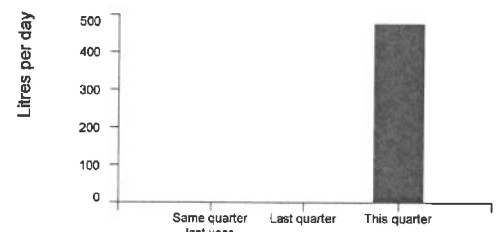
Amount Billed \$193.08
Amount Paid **A** \$574.74CR

Your Current Account

Balance \$0.00
Current Charges \$273.08

Total Due **A** **\$273.08**

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



EVERYONE & EVERY DROP COUNTS



**SHORTER SHOWERS
REALLY COUNT**

FOR MORE TIPS, VISIT URBANUTILITIES.COM.AU/WATERSUSTAINABILITY



Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit



Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au

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Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge.
We accept Mastercard or Visa credit cards.

Payment options



By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.



Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.



By Mobile - Download the free Sniiip® mobile app, create your account and scan the circular QR code over the page to pay. Sniiip payments can be used with Visa and MasterCard cards*. Sniiip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

18.2


QUUR24_A4G/E-1/S-1/-2

YOUR CHARGES for 29/10/2019 - 11/12/2019 (44 days)

Customer ref. no. 10 1088 4379 0000 7

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1620980	29/10/2019	234		
	29/10/2019	234	0kL	
ABG1620980	29/10/2019	234		
	12/12/2019	255	21kL	

 Your usage was 21 kilolitres.
That's an average of 477 litres per day.

How can I save water and money?

Water usage can increase during Spring and Summer, particularly during prolonged dry periods. This can mean higher-than-expected bills.

Thankfully there are countless ways we can all save water and money:

- Take shorter showers to save 9L per minute.
- Sweep your driveway instead of hosing it down to save 11L per minute.
- Water your gardens and lawn in the morning to reduce evaporation.

We're all in this together, so let's save water together!

For more ways to save money and water, visit urbanutilities.com.au/watersustainability

Interpreter service 13 14 50

当您需英语口语时，请致电 13 14 50。
التصل على الرقم 13 14 50 عندما تكون بحاجة الى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Quando necessita un interprete llame al 13 14 50

© Queensland Urban Utilities 2020

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2019/20	21kL @ \$3.017000/kL	\$63.35
---------------------------------	----------------------	---------

Queensland Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2019/20	21kL @ \$0.793000/kL	\$16.65
Subtotal		\$80.00

Water Services

Queensland Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2019/20	91 days	\$56.13
This charge is for the period 01/01/2020 to 31/03/2020		
Subtotal		\$56.13

Sewerage Services

Queensland Urban Utilities sewerage service charge

The amount we charge to remove and treat sewage from your property.

Sewerage service charge 2019/20	91 days	\$136.95
This charge is for the period 01/01/2020 to 31/03/2020		
Subtotal		\$136.95



Pay using your smartphone
Download the Sniip App and scan the code to pay now.



Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



Water and Sewerage Account
In Person / Mail Payment Advice
Name: R & L SUZIE PROPERTY
PTY LTD

BPAY Biller Code: 112144
Ref: 10 1088 4379 0000 7



BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD



Current charges due date
04/03/2020



*4001 10108843790007



Date
Cash
Teller Stamp & Initials
Cheques

For Credit **Queensland Urban Utilities**
Trans Code 831 User ID 066840 Customer Reference No. 101088437900007

Total Due \$ 273.08

+757+

18.3

YOUR CHARGES for 29/10/2019 - 11/12/2019 (44 days)...continued

Customerref. no. 10 1088 4379 0000 7
29 52 FALSO PLACE DOOLANDELLA 4077

Water usage	\$80.00
Water services	\$56.13
Sewerage services	\$136.95
Your total charges 29/10/2019 - 11/12/2019	\$273.08

184



Urban Utilities
ABN 86 673 835 011

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

Water and Sewerage Quarterly Account

QUUR71_A4G/E-1/S-1/1-1/

R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Property Location: 29
52 FALSO PLACE
DOOLANDELLA 4077

Customer reference number	10 1088 4379 0000 7
Bill number	1088 4379 7
Date issued	27/04/2020
Total due	\$372.14
Current charges due date	04/06/2020

Your water usage

Water usage (kL)	47
Days charged	102

Average daily water usage (litres)

Current period	461
Same period last year	0

Account Summary Period 12/12/2019 - 22/03/2020

Your Last Account

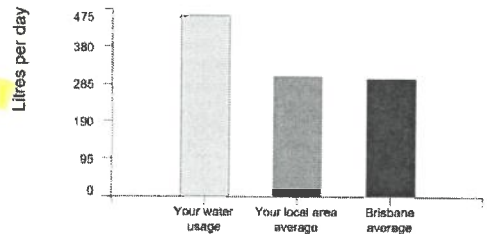
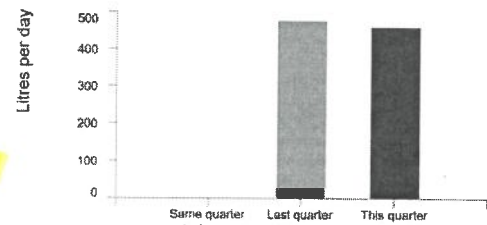
Amount Billed	\$273.08
Amount Paid	\$273.08CR

Your Current Account

Balance	\$0.00
Current Charges	\$372.14

Total Due **\$372.14**

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Want to save time and paper - and be in to win \$100 off your next bill?

Switch to eBilling now at urbanutilities.com.au/ebilling



SCAN ME

BS0120

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking - BPAY
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au

Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

Payment options

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.

Mail
Tear off this slip and return with your cheque payment to Urban Utilities PO Box 963, Paramatta, NSW 2124

In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

By Mobila - Download the free Snip® mobile app, create your account and scan the circular QR code over the page to pay. Snip payments can be used with Visa and MasterCard cards*. Snip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

18.5

QUUR71_A4GE-1/S-1A-2

YOUR CHARGES for 12/12/2019 - 22/03/2020 (102 days)

Customer ref. no. 10 1088 4379 0000 7

29
52 FALSO PLACE
DOOLANDELLA 4077

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1620980	12/12/2019	255		
	23/03/2020	302	47KL	

Your usage was 47 kilolitres.
That's an average of 461 litres per day.

How low can you go?

- Saving water is important all the time – not just in drought. So limber up and see how low you can go.
- Save 9L per minute by taking shorter showers.
 - Save 5L per minute by turning off the tap while you brush your teeth.
 - Use the half-flush on your toilet and only ever flush the Three P's. Pee, Poo and Paper – never tissues, paper towel or wet wipes.
- Go to urbanutilities.com.au/howlow for more great water saving tips.

Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
동역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

© Urban Utilities 2020

Water Usage

State bulk water price
The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2019/20	47KL @ \$3.017000/KL	\$141.79
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Urban Utilities distributor-retailer price
The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2019/20	47KL @ \$0.793000/KL	\$37.27
Subtotal		\$179.06

Water Services

Urban Utilities water service charge
The amount we charge to maintain the water network.

Water service charge 2019/20	91 days	\$56.13
This charge is for the period 01/04/2020 to 30/06/2020		
Subtotal		\$56.13

Sewerage Services

Urban Utilities sewerage service charge
The amount we charge to remove and treat sewage from your property.

Sewerage service charge 2019/20	91 days	\$136.95
This charge is for the period 01/04/2020 to 30/06/2020		
Subtotal		\$136.95

Water usage \$179.06

Water services \$56.13

Sewerage services \$136.95

Your total charges 12/12/2019 - 22/03/2020 \$372.14

Pay using your smartphone
Download the Snip App and scan the code to pay now.

Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.

Water and Sewerage Account
In Person / Mail Payment Advice
Name: R & L SUZIE PROPERTY PTY LTD

Biller Code: 112144
Ref: 10 1088 4379 0000 7

Commonwealth Bank **Credit**
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD

BPAY® this payment via internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



Current charges due date
04/06/2020

For Credit **Urban Utilities**
Trans Code 831 User ID 066840 Customer Reference No. 101088437900007

Total Due \$ 372.14

+757+



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 1459
Brisbane, QLD 4001



R & L SUZIE SUPER FUND
17 COSWAY STREET
HILLCREST QLD 4118

Level 16A
345 Queen St
Brisbane, QLD 4000

account balance **\$32,866.48**
as at 31 Dec 19

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
30.06.19	OPENING BALANCE			67,335.93
01.07.19	Deposit E R HICKEY GROUP 2952RLSUZI		1,219.60	68,555.53
01.07.19	Deposit SuperChoice P/L PC06C171-5577360		660.37	69,215.90
04.07.19	Deposit QUICKSUPER QUICKSPR2468673463		1,029.88	70,245.78
08.07.19	Direct debit Infocus Infocus	125.00		70,120.78
22.07.19	Direct debit Origin MMS 41520002-400044088	934.66		69,186.12
29.07.19	Deposit QUICKSUPER QUICKSPR2485490619		1,029.88	70,216.00
31.07.19	Interest MACQUARIE CMA INTEREST PAID*		45.87	70,261.87
01.08.19	Deposit E R HICKEY GROUP 2952RLSUZI		581.20	70,843.07
01.08.19	Deposit SuperChoice P/L PC06C169-5604248		1,320.74	72,163.81
05.08.19	BPAY BPAY TO STRATAPAY-LEVY	20.00		72,143.81
05.08.19	BPAY BPAY TO BCC RATES	406.90		71,736.91

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. 966368987

deposits using BPay
From another bank



Biller code: 667022
Ref: 966 368 987

continued on next

19.2



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
05.08.19	BPAY BPAY TO STRATAPAY-LEVY	20.00		71,716.91
05.08.19	BPAY BPAY TO BCC RATES	406.90		71,310.01
09.08.19	Direct debit Infocus Infocus	125.00		71,185.01
19.08.19	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	53.00		71,132.01
19.08.19	Funds transfer SLG 016664	220.00		70,912.01
20.08.19	Direct debit Origin MMS 41708769-400044088	934.66		69,977.35
27.08.19	Deposit SuperChoice P/L PC06C164-5626491		1,320.74	71,298.09
30.08.19	Interest MACQUARIE CMA INTEREST PAID*		44.84	71,342.93
02.09.19	Deposit E R HICKEY GROUP 2952RLSUZI		1,219.60	72,562.53
09.09.19	Funds transfer PAYMENT ON LOAN - PROPERTY	50,000.00		22,562.53
09.09.19	Direct debit Infocus Infocus	125.00		22,437.53
10.09.19	Deposit QUICKSUPER QUICKSPR2516502307		1,287.35	23,724.88
10.09.19	Deposit QUICKSUPER QUICKSPR2516502308		1,029.88	24,754.76
20.09.19	Direct debit Origin MMS 41918137-400044088	934.66		23,820.10
25.09.19	Deposit SuperChoice P/L PC06C165-5646054		1,811.59	25,631.69
30.09.19	Interest MACQUARIE CMA INTEREST PAID*		21.27	25,652.96
01.10.19	Deposit E R HICKEY GROUP 2952RLSUZI		1,361.69	27,014.65
08.10.19	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	267.00		26,747.65
08.10.19	Direct debit Infocus Infocus	125.00		26,622.65
14.10.19	Deposit QUICKSUPER QUICKSPR2541253617		1,287.35	27,910.00
21.10.19	Direct debit Origin MMS 42130556-400044088	934.66		26,975.34
31.10.19	Interest MACQUARIE CMA INTEREST PAID*		10.81	26,986.15
01.11.19	Deposit E R HICKEY GROUP 2952RLSUZI		1,281.68	28,267.83
04.11.19	Deposit SuperChoice P/L PC06C166-5682262		2,043.15	30,310.98
08.11.19	Direct debit Infocus Infocus	125.00		30,185.98
12.11.19	BPAY BPAY TO AUDIT SHIELD	320.00		29,865.98
12.11.19	BPAY BPAY TO STRATA PAY PTY LTD - UNIT L	666.62		29,199.36

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
13.11.19	Deposit	QUICKSUPER QUICKSPR2564745548	1,029.88	30,229.24
20.11.19	Direct debit	Origin MMS 42362061-400044088	934.66	29,294.58
28.11.19	BPAY	BPAY TO QUEENSLAND URBAN UTILITIES.	574.74	28,719.84
29.11.19	Interest	MACQUARIE CMA INTEREST PAID*	11.13	28,730.97
02.12.19	Deposit	SuperChoice P/L PC06C159-5701287	1,362.10	30,093.07
02.12.19	Deposit	E R HICKEY GROUP 2952RLSUZI	1,777.42	31,870.49
09.12.19	Deposit	QUICKSUPER QUICKSPR2585423776	1,029.88	32,900.37
09.12.19	Direct debit	Infocus Infocus	125.00	32,775.37
11.12.19	BPAY	BPAY TO TERRI SCHEER INSURANCE PTY	349.00	32,426.37
20.12.19	Direct debit	Origin MMS 42587718-400044088	934.66	31,491.71
24.12.19	Deposit	SuperChoice P/L PC06C157-5717131	1,362.10	32,853.81
31.12.19	Interest	MACQUARIE CMA INTEREST PAID*	12.67	32,866.48
	CLOSING BALANCE AS AT 31 DEC 19	59,662.12	25,192.67	32,866.48

* Stepped interest rates as at 31 December 2019: balances \$0.00 to \$4,999.99 earned 0.00%; balances \$5,000.00 and above earned 0.55%



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

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

- Electronic funds transfers up to \$20,000 a day using online banking.
- Increase your limit to \$100,000 temporarily 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.
- If you have a complaint about our service, or you'd like more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your account or contact us.

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

19.5



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



R & L SUZIE SUPER FUND
17 COSWAY STREET
HILLCREST QLD 4118

1 Shelley Street
Sydney, NSW 2000

account balance **\$40,832.08**
as at 30 Jun 20

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
31.12.19	OPENING BALANCE			32,866.48
02.01.20	Deposit E R HICKEY GROUP 2952RLSUZ		1,354.99	34,221.47
06.01.20	Funds transfer SLA INVOICE 018005	220.00		34,001.47
08.01.20	Direct debit Infocus Infocus	125.00		33,876.47
10.01.20	Deposit QUICKSUPER QUICKSPR2608302322		1,287.35	35,163.82
13.01.20	BPAY BPAY TO STRATA PAY PTY LTD - UNIT L	704.62		34,459.20
20.01.20	BPAY BPAY TO BRISBANE CITY COUNCIL RATES	406.90		34,052.30
20.01.20	Direct debit Origin MMS 42806476-400044088	934.66		33,117.64
24.01.20	Deposit MLC 54427389 0362		2,802.95	35,920.59
28.01.20	Funds transfer TAX DEPRECIATION SCHEDULE	220.00		35,700.59
28.01.20	BPAY BPAY TO QUEENSLAND URBAN UTILITIES.	273.08		35,427.51
29.01.20	Deposit SuperChoice P/L PC06C156-5737963		1,362.10	36,789.61

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. 966368987

deposits using BPay
From another bank



Bill code: 667022
Ref: 966 368 987

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
31.01.20	Interest	MACQUARIE CMA INTEREST PAID*	13.80	36,803.41
03.02.20	Deposit	E R HICKEY GROUP 2952RLSUZI	1,079.60	37,883.01
10.02.20	Direct debit	Infocus Infocus	125.00	37,758.01
12.02.20	Deposit	QUICKSUPER QUICKSPR2632737850	1,044.32	38,802.33
20.02.20	Direct debit	Origin MMS 43048134-400044088	934.66	37,867.67
26.02.20	Deposit	SuperChoice P/L PC06C154-5759746	1,362.10	39,229.77
27.02.20	BPAY	BPAY TO AUSTRALIAN TAXATION OFFICE	3,600.65	35,629.12
28.02.20	Interest	MACQUARIE CMA INTEREST PAID*	14.29	35,643.41
02.03.20	Deposit	E R HICKEY GROUP 2952RLSUZI	1,538.80	37,182.21
09.03.20	Direct debit	Infocus Infocus	125.00	37,057.21
11.03.20	Deposit	QUICKSUPER QUICKSPR2654827974	1,044.32	38,101.53
18.03.20	Funds transfer	SLA INVOICE 019631	2,750.00	35,351.53
20.03.20	Direct debit	Origin MMS 43314283-400044088	934.66	34,416.87
27.03.20	BPAY	BPAY TO STRATA PAY PTY LTD - UNIT L	704.62	33,712.25
31.03.20	Interest	MACQUARIE CMA INTEREST PAID*	7.43	33,719.68
01.04.20	Deposit	E R HICKEY GROUP 2952RLSUZI	1,142.60	34,862.28
07.04.20	Deposit	SuperChoice P/L PC06C156-5786607	2,043.15	36,905.43
08.04.20	Direct debit	Infocus Infocus	125.00	36,780.43
17.04.20	BPAY	BPAY TO BRISBANE CITY COUNCIL RATES	421.90	36,358.53
20.04.20	Direct debit	Origin MMS 43548765-400044088	934.66	35,423.87
21.04.20	BPAY	BPAY TO AUSTRALIAN TAXATION OFFICE	809.00	34,614.87
23.04.20	Deposit	QUICKSUPER QUICKSPR2681728852	1,305.40	35,920.27
30.04.20	Interest	MACQUARIE CMA INTEREST PAID*	1.49	35,921.76
01.05.20	Deposit	E R HICKEY GROUP 2952DOOLANDELLA	1,042.49	36,964.25
01.05.20	BPAY	BPAY TO QUEENSLAND URBAN UTILITIES.	372.14	36,592.11
04.05.20	Deposit	SuperChoice P/L PC06C154-5810500	1,362.10	37,954.21
08.05.20	Direct debit	Infocus Infocus	125.00	37,829.21

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
15.05.20	Deposit	QUICKSUPER QUICKSPR2695074707	1,044.32	38,873.53
18.05.20	Deposit	R and L Suzie rates donation	15.00	38,888.53
20.05.20	Direct debit	Origin MMS 43788854-400044088	934.66	37,953.87
29.05.20	Interest	MACQUARIE CMA INTEREST PAID*	1.59	37,955.46
01.06.20	Deposit	E R HICKEY GROUP 2952DOOLANDELLA	1,379.19	39,334.65
02.06.20	Deposit	SuperChoice P/L PC06C152-5829453	1,362.10	40,696.75
08.06.20	Direct debit	Infocus Infocus	125.00	40,571.75
16.06.20	Deposit	SuperChoice P/L PC06C152-5839122	681.05	41,252.80
16.06.20	Deposit	QUICKSUPER QUICKSPR2714554162	1,044.32	42,297.12
22.06.20	Direct debit	Origin MMS 44044713-400044088	623.36	41,673.76
26.06.20	BPAY	BPAY TO STRATA PAY PTY LTD - UNIT L	715.48	40,958.28
29.06.20	Deposit	SuperChoice P/L PC06C150-5851379	681.05	41,639.33
29.06.20	BPAY	BPAY TO AUSTRALIAN TAXATION OFFICE	809.00	40,830.33
30.06.20	Interest	MACQUARIE CMA INTEREST PAID*	1.75	40,832.08
	CLOSING BALANCE AS AT 30 JUN 20	18,054.05	26,019.65	40,832.08

* Stepped interest rates for the period 1 January to 5 March: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.55% pa (65 days); 6 March to 23 March: balances \$0.00 to \$4,999.99
earned 0.00% balances \$5,000.00 and above earned 0.30% pa (18 days); 24 March to 30 June: balances
\$0.00 to \$4,999.99 earned 0.05% balances \$5,000.00 and above earned 0.05% pa (99 days)

annual interest summary 2019/2020

INTEREST PAID	186.94
TOTAL INCOME PAID	186.94

Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

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- Electronic funds transfers up to \$20,000 a day using online banking.
- Increase your limit to \$100,000 temporarily 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.

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Visit our Help Centre

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Download the Macquarie Mobile Banking app

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



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App Store is a service mark of Apple Inc. Google Logo is a trademark of Google LLC.*



LOT 29/52 Falso Place Doolandella QLD 4077

Prepared on 18th December 2020

Adam Hall
Aussie Oxenford

Cnr Old Pacific Hwy & Tamborine Road
OXENFORD QLD 4210

m: 0401180130
w: (07) 55199 866
adam.hall@aussie.com.au

The Proprietor
Lot 29/52 Falso Place
Doolandella QLD 4077

18th December 2020

Dear Reader,

Thank you for the opportunity to appraise your property at LOT 29/52 Falso Place Doolandella QLD 4077

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

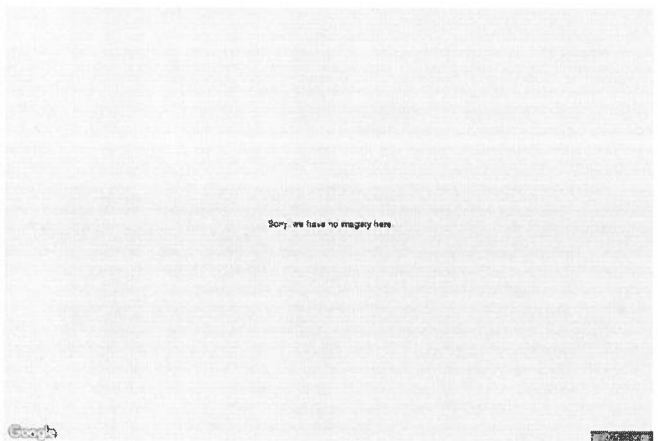
Yours Sincerely,

Adam Hall
Aussie Oxenford
Cnr Old Pacific Hwy
& Tamborine Road
OXENFORD QLD 4210
m: 0401180130

Your Property

LOT 29/52 Falso Place Doolandella QLD 4077

3 2 1 159m² 109m²



Your Property History

- 8 Nov, 2018 - Sold for \$360,000
- 2017 - Property Built

Introducing Adam Hall

Doolandella

Demographic




The size of Doolandella is approximately 3.5 square kilometres. It has 4 parks covering nearly 2.7% of total area. The population of Doolandella in 2011 was 3,104 people. By 2016 the population was 4,821 showing a population growth of 55.3% in the area during that time. The predominant age group in Doolandella is 30-39 years. Households in Doolandella are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Doolandella work in a professional occupation. In 2011, 67.2% of the homes in Doolandella were owner-occupied compared with 59.7% in 2016. Currently the median sales price of houses in the area is \$477,500.


HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	26.4	Owns Outright	14.5	0-15.6K	2.9	0-9	18.0
Couples with Children	55.1	Purchaser	45.2	15.6-33.8K	6.1	10-19	13.2
Single Parents	16.7	Renting	37.7	33.8-52K	10.4	20-29	18.4
Other	1.6	Other	0.7	52-78K	19.6	30-39	19.3
		Not Stated	2.1	78-130K	30.6	40-49	13.0
				130-182K	13.5	50-59	10.4
				182K+	6.1	60-69	5.0
						70-79	2.0
						80-89	0.7
						90-99	0.1

Local Schools



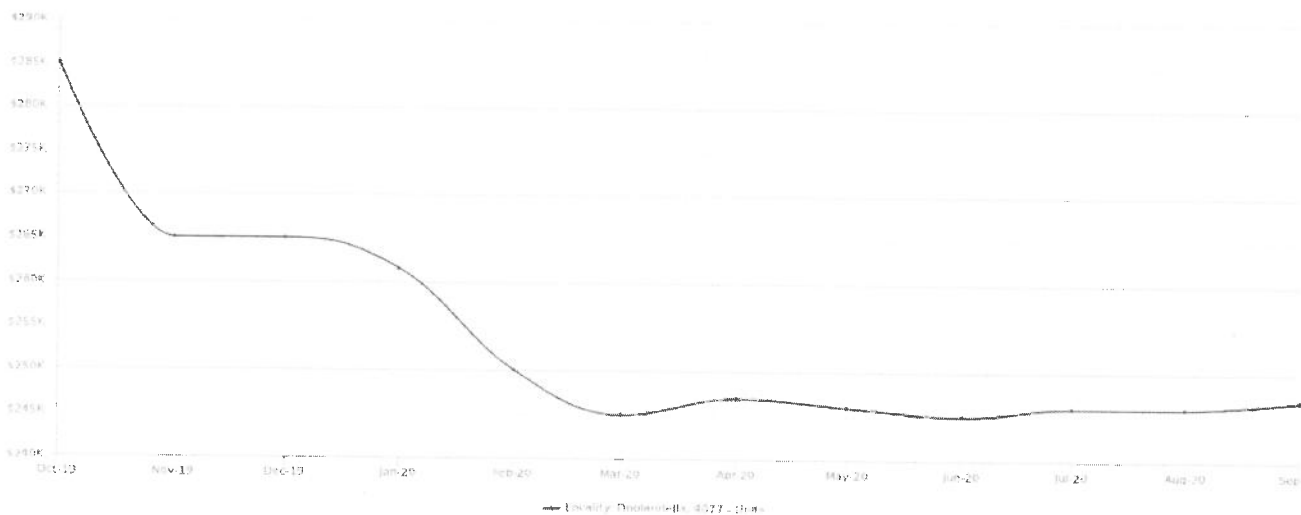
13 Map data ©2020

SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Serviceton South State School 59 Lorikeet Street Inala QLD 4077	1.18km	Primary	Mixed	Government	0-6
 St John's Anglican College 55 College Avenue Forest Lake QLD 4078	1.57km	Secondary	Mixed	Non-Government	0-12
 Forest Lake State High School 350 Forest Lake Boulevard Forest Lake QLD 4078	1.69km	Secondary	Mixed	Government	7-12
 Pallara State School 1.85km	1.85km	Primary	Mixed	Government	0-6
 Australian International Islamic College 724 Blunder Road Durack QLD 4077	1.9km	Combined	Mixed	Non-Government	0-12

 Property is within school catchment area
  Property is outside school catchment area

Recent Market Trends

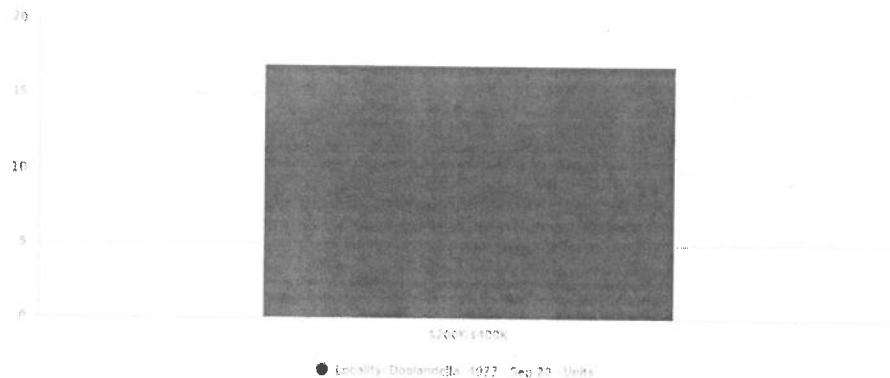
Median Sale Price - 12 months (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2020	1	\$246.850	0.4% ▲	-	11	\$340
Aug 2020	-	\$245.925	0.0%	-	9	\$340
Jul 2020	3	\$245.925	0.1% ▲	-	8	\$340
Jun 2020	5	\$245.000	-0.4% ▼	-	12	\$340
May 2020	1	\$245.925	-0.4% ▼	-	12	\$340
Apr 2020	1	\$246.350	0.8% ▲	-	10	\$340
Mar 2020	1	\$245.000	-2.0% ▼	-	9	\$340
Feb 2020	3	\$250.000	-4.4% ▼	-	11	\$340
Jan 2020	-	\$261,500	-1.3% ▼	-	10	\$340
Dec 2019	1	\$265.000	0.0%	-	11	\$340
Nov 2019	-	\$265,000	-7.0% ▼	-	12	\$340
Oct 2019	1	\$285,000	0.0%	104	13	\$340

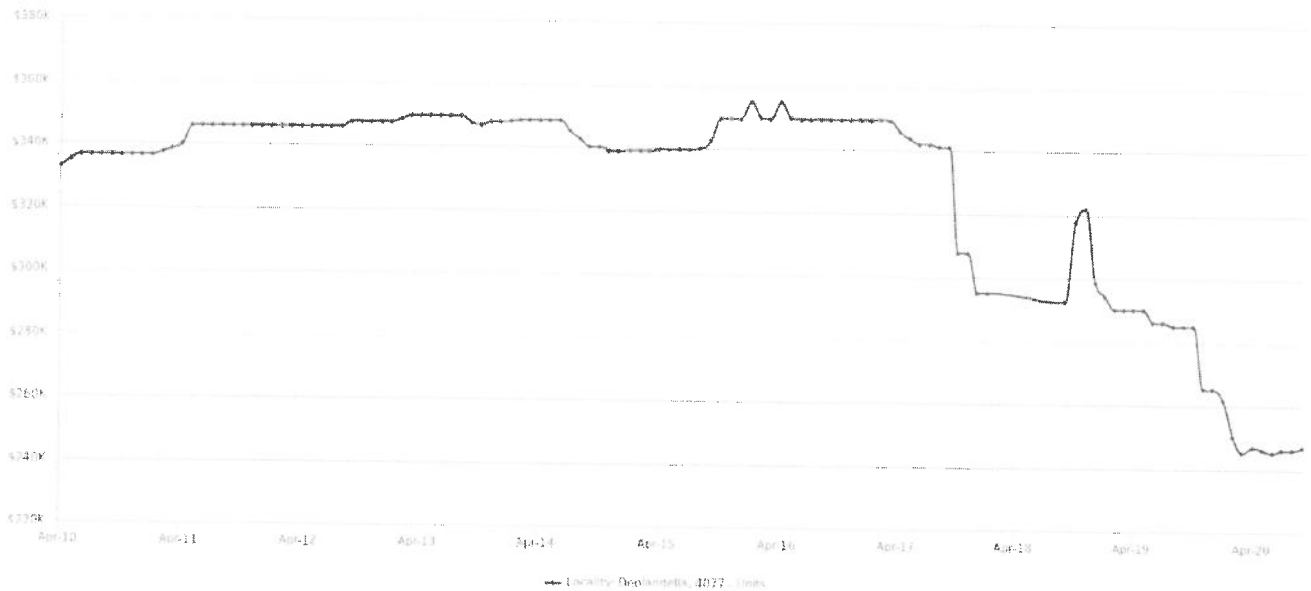
Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	17
400K-600K	0
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Long Term Market Trends

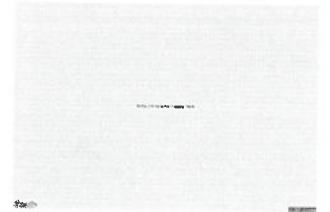
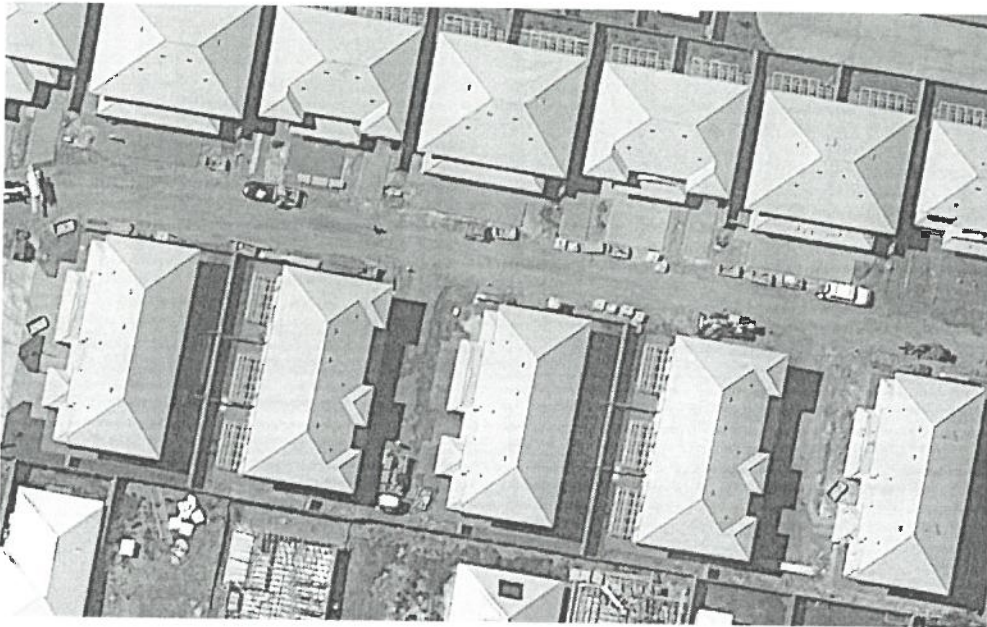
Median Sale Price - 20 years (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	17	\$246,850	-13.4% ▼	-	25	\$345
2019	15	\$285,000	-2.6% ▼	104	39	\$340
2018	10	\$292,500	-14.2% ▼	-	37	\$340
2017	24	\$341,000	-2.5% ▼	-	27	\$340
2016	78	\$349,700	2.1% ▲	-	29	\$350
2015	114	\$342,500	0.7% ▲	-	22	\$355
2014	48	\$340,000	-2.2% ▼	-	9	\$355
2013	21	\$347,500	0.0%	-	11	\$340
2012	68	\$347,500	0.4% ▲	-	9	\$350
2011	78	\$346,000	2.8% ▲	-	7	\$342
2010	33	\$336,500	-	-	1	-
2009	0	-	-	-	1	-
2008	0	-	-	-	-	-
2007	0	-	-	-	-	-
2006	0	-	-	-	-	-
2005	0	-	-	-	-	-
2004	0	-	-	-	-	-
2003	0	-	-	-	-	-
2002	0	-	-	-	-	-
2001	0	-	-	-	1	-

Summary

LOT 29/52 Falso Place Doolandella QLD 4077



Appraisal price range
\$308,000 - \$334,000

Median \$321,000

Notes from your agent

POSTED

Disclaimer

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2020. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

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Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.



21.1



810

0070090-75-0000001-0000001

THE SECRETARY
30/340 Hope Island Road
Hope Island QLD 4212

Account Number	400044088
Account Name/s	R & L Suzie Smsf Pty Ltd lor & Atf R & L Suzie Super Fund

Statement Period	
Issued Date	6 Jan 2020
Start Date	1 Jul 2019
End Date	31 Dec 2019

Statement Details	
Statement Number	1-00003
Page Number	1 of 3
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$934.66
Current payment due date:	20 Jan 2020

Loan Account Limit:	\$158,322.98	Available Redraw:	\$50,895.48	Current Interest Rate:	5.44% p.a.
---------------------	--------------	-------------------	-------------	------------------------	------------

Date	Transaction Particulars	Debits	Credits	Balance
01 JUL	BALANCE BROUGHT FORWARD			158,977.10 DR
20 JUL	Regular Interest Charge Original amount of \$750.02 received an offset benefit of \$0.00.	750.02		159,727.12 DR
22 JUL	Direct Debit Payment Direct Debit Payment		934.66	158,792.46 DR
11 JUL	Notice of Interest Rate Change Interest rate adjusted from 5.740% to 5.540% effective from 15/08/2019			158,792.46 DR
20 AUG	Direct Debit Payment Direct Debit Payment		934.66	157,857.80 DR

POSTED

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400044088
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd
 ABN 56606554321 Australian Credit Licence Number 494807
 Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
 Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
 Website: www.mezy.com.au

0079075/00000001/00000001



21-2

Statement Period	
Issued Date	6 Jan 2020
Start Date	1 Jul 2019
End Date	31 Dec 2019

Statement Details	
Statement Number	1-00003
Page Number	2 of 3
Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
	BALANCE BROUGHT FORWARD			157,857.80 DR
20 AUG	Regular Interest Charge Original amount of \$770.07 received an offset benefit of \$0.00.	770.06		158,627.86 DR
10 SEP	Direct Credit Payment ORIGIN MMS - LUMPSUM LOAN REPAY - R & L SUZIE SUPE		50,000.00	108,627.86 DR
20 SEP	Direct Debit Payment Direct Debit Payment		934.66	107,693.20 DR
20 SEP	Regular Interest Charge Original amount of \$662.90 received an offset benefit of \$0.00.	662.89		108,356.09 DR
20 OCT	Regular Interest Charge Original amount of \$493.39 received an offset benefit of \$0.00.	493.38		108,849.47 DR
21 OCT	Direct Debit Payment Direct Debit Payment		934.66	107,914.81 DR
10 OCT	Notice of Interest Rate Change Interest rate adjusted from 5.540% to 5.440% effective from 15/11/2019			107,914.81 DR
20 NOV	Direct Debit Payment Direct Debit Payment		934.66	106,980.15 DR
20 NOV	Regular Interest Charge Original amount of \$506.42 received an offset benefit of \$0.00.	506.42		107,486.57 DR
20 DEC	Direct Debit Payment Direct Debit Payment		934.66	106,551.91 DR
20 DEC	Annual Transaction Facility Fee (Schd)	395.00		106,946.91 DR

Payments to this account may be made at any time.
Your Loan Account Number for direct credit payments is:

BSB & Account number: 012-666 400044088

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Mortgage Ezy Pty Ltd

ABN 56606554321 Australian Credit Licence Number 494807
Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
Website: www.mezy.com.au



11.3

Statement Period	
Issued Date	6 Jan 2020
Start Date	1 Jul 2019
End Date	31 Dec 2019

Statement Details	
Statement Number	1-00003
Page Number	3 of 3
Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
	BALANCE BROUGHT FORWARD			106,946.91 DR
20 DEC	Regular Interest Charge Original amount of \$480.60 received an offset benefit of \$0.00.	480.59		107,427.50 DR
TOTALS AT END OF PERIOD		4,058.36	55,607.96	107,427.50 DR

Payments to this account may be made at any time.
Your Loan Account Number for direct credit payments is:

BSB & Account number: 012-666 400044088

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 Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
 Website: www.mezy.com.au

0079377500000010000003



21.4



1880090-70-0000001-0000001

Mrs L R Poole
17 Cosway Street
Hillcrest QLD 4118

Account Number	400044088
Account Name/s	R & L Suzie Smsf Pty Ltd lor & Atf R & L Suzie Super Fund

Statement Period	
Issued Date	5 Jul 2020
Start Date	1 Jan 2020
End Date	30 Jun 2020

Statement Details	
Statement Number	1-00004
Page Number	1 of 2
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	20 Jul 2020

Loan Account Limit:	\$157,212.14	Available Redraw:	\$52,161.07	Current Interest Rate:	5.64% p.a.
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Date	Transaction Particulars	Debits	Credits	Balance
01 JAN	BALANCE BROUGHT FORWARD			107,427.50 DR
20 JAN	Direct Debit Payment Direct Debit Payment		934.66	106,492.84 DR
20 JAN	Regular Interest Charge Original amount of \$496.34 received an offset benefit of \$0.00.	496.34		106,989.18 DR
20 FEB	Direct Debit Payment Direct Debit Payment		934.66	106,054.52 DR
20 FEB	Regular Interest Charge Original amount of \$494.32 received an offset benefit of \$0.00.	494.31		106,548.83 DR
20 MAR	Direct Debit Payment Direct Debit Payment		934.66	105,614.17 DR

POSTED

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400044088
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Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd
 ABN 56606554321 Australian Credit Licence Number 494807
 Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
 Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
 Website: www.mezy.com.au

1889070000000100000001

Statement Period	
Issued Date	5 Jul 2020
Start Date	1 Jan 2020
End Date	30 Jun 2020

Statement Details	
Statement Number	1-00004
Page Number	2 of 2
Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
BALANCE BROUGHT FORWARD				105,614.17 DR
20 MAR	Regular Interest Charge Original amount of \$460.52 received an offset benefit of \$0.00.	460.52		106,074.69 DR
20 APR	Direct Debit Payment Direct Debit Payment		934.66	105,140.03 DR
20 APR	Regular Interest Charge Original amount of \$490.09 received an offset benefit of \$0.00.	490.09		105,630.12 DR
14 APR	Notice of Interest Rate Change Interest rate adjusted from 5.440% to 5.640% effective from 15/05/2020			105,630.12 DR
20 MAY	Direct Debit Payment Direct Debit Payment		934.66	104,695.46 DR
20 MAY	Regular Interest Charge Original amount of \$475.19 received an offset benefit of \$0.00.	475.19		105,170.65 DR
20 JUN	Regular Interest Charge Original amount of \$503.78 received an offset benefit of \$0.00.	503.78		105,674.43 DR
22 JUN	Direct Debit Payment Direct Debit Payment		623.36	105,051.07 DR
TOTALS AT END OF PERIOD		2,920.23	5,296.66	105,051.07 DR

POSTED

Payments to this account may be made at any time.
Your Loan Account Number for direct credit payments is:

BSB & Account number: 012-666 400044088

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd

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Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
Telephone: 1300 835 399 **Fax:** 1300 329 399 **email:** clientcare@mezy.com.au
Website: www.mezy.com.au



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR R & L SUZIE SUPER FUND
ABN 77556086819

.22-1

Activity statement 004

Tax type summary

Income tax year
2020

85014

Period
01 July 2019 - 30 June 2020

Type
Pay as you go Instalments

Balance
\$1,618.00 DR

Transactions

Processed date	Effective date	Description	Debit(DR)	Credit(CR)	Balance
30/04/2020	28/04/2020	Original Activity Statement for the period ending 31 Mar 20 - PAYG Instalments	\$809.00		\$809.00 DR
27/07/2020	28/07/2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$809.00		\$1,618.00 DR



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR R & L SUZIE SUPER FUND
ABN 77 556 086 819
TFN 504 559 136

22.2

Activity statement 004

Date generated	02/09/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

8 results found - from 02 September 2018 to 02 September 2020 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
27 Jul 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$809.00		\$0.00
30 Jun 2020	29 Jun 2020	Payment received		\$809.00	\$809.00 CR
30 Apr 2020	28 Apr 2020	Original Activity Statement for the period ending 31 Mar 20 - PAYG Instalments	\$809.00		\$0.00
22 Apr 2020	21 Apr 2020	Payment received		\$809.00	\$809.00 CR
27 Jul 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$809.00		\$0.00
30 Jun 2020	29 Jun 2020	Payment received		\$809.00	\$809.00 CR
30 Apr 2020	28 Apr 2020	Original Activity Statement for the period ending 31 Mar 20 - PAYG Instalments	\$809.00		\$0.00
22 Apr 2020	21 Apr 2020	Payment received		\$809.00	\$809.00 CR



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND
ASSOCIATES PTY
Client THE TRUSTEE FOR R & L SUZIE
SUPER FUND
ABN 77 556 086 819
TFN 504 559 136

22.3

Income tax 002

Date generated	02/09/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from 02 September 2018 to 02 September 2020 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
28 Feb 2020	28 Feb 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$3,600.65		\$0.00
28 Feb 2020	27 Feb 2020	Payment received		\$3,600.65	\$3,600.65 CR

R & L SUZIE SUPER FUND
Trial Balance at 30/06/2020
Printed: Thursday 7 May, 2020 @ 07:15:17

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(9,401.33)	242/001	Moller, Rodney Edward			
(14,750.18)	242/002	Poole, Lynette Robyn			
	250	Interest Received			
(1,390.01)	250/001	Cash at Bank - Macquarie 182512 966368987			
	280	Rent Received			
(10,959.32)	280/001	Unit 29 City Edge, 52 Falso Place, Doolandella			
	285	Transfers In - Preserved/Taxable			
(151,676.97)	285/001	Moller, Rodney Edward			
(121,619.47)	285/002	Poole, Lynette Robyn			
	286	Transfers In - Preserved/Tax Free			
(50.00)	286/001	Moller, Rodney Edward			
418.00	301	Accountancy Fees			
2,000.00	302	Administration Costs			
500.00	306	Amortisation of formation costs			
	334	Depreciation			
2,658.18	334/002	Plant & Equipment per QSR			
	375	Investment Expenses			
6,000.00	375/001	Infocus			
	425	Rental Property Expenses			
1,647.61	425/004	Body corporate			
1,030.21	425/007	Council rates			
308.00	425/008	Gardening			
336.00	425/009	Insurance			
89.42	425/010	Land tax			
192.50	425/011	Letting fees			
4,530.64	425/012	Interest			
913.01	425/013	Property Agent fees			
92.40	425/017	Stationery & printing			
(204.83)	425/019	Water			
3,082.65	485	Income Tax Expense			
286,253.49	490	Profit/Loss Allocation Account			
	501	Moller, Rodney Edward (Accumulation)			
	501/001	Opening Balance - Preserved/Taxable			155,555.58
	501/002	Opening Balance - Preserved/Tax Free			50.00
(9,401.33)	501/011	Employer Contributions - Concessional			
(151,676.97)	501/021	Transfers In - Preserved/Taxable			
(50.00)	501/022	Transfers In - Preserved/Tax Free			
4,403.95	501/031	Share of Profit/(Loss) - Preserved/Taxable			
1,410.18	501/051	Contributions Tax - Preserved			
(291.41)	501/053	Income Tax - Preserved/Taxable			
	502	Poole, Lynette Robyn (Accumulation)			
	502/001	Opening Balance - Preserved/Taxable			130,647.91
(14,750.18)	502/011	Employer Contributions - Concessional			
(121,619.47)	502/021	Transfers In - Preserved/Taxable			
3,757.86	502/031	Share of Profit/(Loss) -			

19/8/60
Age @ 1/7/19 = 58

7/10/64
Age @ 1/7/19 = 54.

R & L SUZIE SUPER FUND
Trial Balance at 30/06/2020
Printed: Thursday 7 May, 2020 @ 07:15:17

Last Year	Account	Account Name	Units	Debits \$	Credits \$
		Preserved/Taxable			
2,212.54	502/051	Contributions Tax - Preserved			
(248.66)	502/053	Income Tax - Preserved/Taxable			
67,335.93	604	Cash at Bank - Macquarie 182512 966368987		67,335.93	
2,000.00	640	Formation Expenses		2,000.00	
580.00	660	Prepaid Expenses		580.00	
1,219.60	681	Rent Debtor		1,219.60	
	765	Plant and Equipment (at written down value)			
15,262.30	765/001	Plant & Equipment per QSR	1.0000	15,262.30	
	772	Real Estate Properties (Australian)			
361,915.41	772/001	Unit 29 City Edge, 52 Falso Place, Doolandella	1.0000	361,915.41	
(158,977.10)	810	Loan - Ezy Mortgage 400044088			158,977.10
	850	Income Tax Payable			
(3,082.65)	850/001	Income Tax Payable			3,082.65
0.00				448,313.24	448,313.24

Current Year Profit/(Loss): \$0.00