

Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022



Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Mason, Annette Marjorie	09/03/1966	55	178,594.59	2,923.30	0.00	0.00	0.00	2,923.30
Mason, Tony Grant	26/04/1966	55	278,375.32	14,280.80	0.00	0.00	0.00	14,280.80
All Members				17,204.10	0.00	0.00	0.00	17,204.10

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

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Mason, Annette Marjorie	Concessional (5 year carry forward cap available)	2,923.30	101,280.09	98,356.79 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Mason, Tony Grant	Concessional (5 year carry forward cap available)	14,280.80	62,433.98	48,153.18 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Mason, Annette Marjorie							
Concessional Contribution Cap	35,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	0.00	0.00	1,219.91	2,923.30	
Unused Concessional Contribution	0.00	0.00	25,000.00	25,000.00	23,780.09	24,576.70	
Cumulative Carry Forward Unused	N/A	N/A	0.00	25,000.00	50,000.00	73,780.09	
Maximum Cap Available	35,000.00	25,000.00	25,000.00	50,000.00	75,000.00	101,280.09	98,356.79 Below Cap
Total Super Balance	0.00	0.00	0.00	120,562.67	120,311.68	178,594.59	

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Mason, Tony Grant

Concessional Contribution Cap	35,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00
Concessional Contribution	0.00	0.00	4,897.50	23,054.92	12,113.60	14,280.80
Unused Concessional Contribution	0.00	0.00	20,102.50	1,945.08	12,886.40	13,219.20
Cumulative Carry Forward Unused	N/A	N/A	0.00	20,102.50	22,047.58	34,933.98
Maximum Cap Available	35,000.00	25,000.00	25,000.00	45,102.50	47,047.58	62,433.98
Total Super Balance	0.00	0.00	0.00	157,985.24	180,053.58	278,375.32

48,153.18 Below Cap

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Mason, Annette Marjorie	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Mason, Tony Grant	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Mason, Annette Marjorie

Date	Transaction Description	Contribution Type	Ledger Data			SuperStream Data							
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other		
20/07/2021	ABN98002348352 ET210720CTR065B 0BD 50	Employer	285.78										
20/08/2021	ABN98002348352 ET210820CTR0652 533 50	Employer	301.39										
20/09/2021	ABN98002348352 ET210920CTR0658 42A 50	Employer	236.38										
20/10/2021	ABN98002348352 ET211020CTR065F 0B8 50	Employer	269.59										
22/11/2021	ABN98002348352 ET211122CTR0657 00A 50	Employer	237.62										
20/12/2021	ABN98002348352 ET211220CTR065C A21 50	Employer	265.42										
20/01/2022	ABN98002348352 ET220120CTR0652 E2B 50	Employer	255.45										
21/02/2022	ABN98002348352 ET220221CTR065A 9A5 50	Employer	243.58										

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21/03/2022	ABN98002348352 ET220321CTR065F F38 50	Employer	165.88						
21/04/2022	ABN98002348352 ET220421CTR0656 52F 50	Employer	149.65						
23/05/2022	ABN98002348352 ET220523CTR065E 2E9 50	Employer	314.30						
20/06/2022	ABN98002348352 ET220620CTR0654 1E8 50	Employer	198.26						
Total - Mason, Annette Marjorie			2,923.30	0.00	0.00	0.00	0.00	0.00	0.00

Mason, Tony Grant

Date	Transaction Description	Contribution Type	Ledger Data			Contribution	SuperStream Data					
			Concessional	Non-Concession	Other		Reserves	Employer	Concessional	Non-Concess	Other	
01/07/2021	QUICKSUPER QUICKSPR2996675 820 50	Employer	1,265.00									
25/08/2021	QUICKSUPER QUICKSPR3032268 070 50	Employer	1,040.00									
01/09/2021	QUICKSUPER QUICKSPR3036837 690 50	Employer	1,040.00									
01/10/2021	QUICKSUPER QUICKSPR3056326 651 50	Employer	1,357.00									
29/10/2021	QUICKSUPER QUICKSPR3074415 343 50	Employer	1,100.80									
15/12/2021	QUICKSUPER QUICKSPR3105844 621 50	Employer	1,116.00									
27/01/2022	QUICKSUPER QUICKSPR3132048 093 50	Employer	1,674.00									
11/02/2022	QUICKSUPER QUICKSPR3142623 062 50	Employer	945.00									
10/03/2022	QUICKSUPER QUICKSPR3161642	Employer	1,116.00									

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14/04/2022	QUICKSUPER QUICKSPR3186017 788 50	Employer	1,395.00				
17/05/2022	QUICKSUPER QUICKSPR3208268 983 50	Employer	1,116.00				
14/06/2022	QUICKSUPER QUICKSPR3228074 888 50	Employer	1,116.00				
Total - Mason, Tony Grant			14,280.80	0.00	0.00	0.00	0.00

TFN Not Quoted - MASON, Tony Grant

Date	Transaction Description	Contribution Type	Ledger Data			Contribution	SuperStream Data							
			Concessional	Non-Concession	Other		Reserves	Employer	Concessional	Non-Concess	Other			
01/07/2021						Employer								
25/08/2021						Employer					1,265.00			
01/09/2021						Employer					1,040.00			
01/10/2021						Employer					1,040.00			
29/10/2021						Employer					1,357.00			
15/12/2021						Employer					1,100.80			
27/01/2022						Employer					1,116.00			
11/02/2022						Employer					1,674.00			
10/03/2022						Employer					945.00			
14/04/2022						Employer					1,116.00			
						Employer					1,395.00			

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17/05/2022

14/06/2022

Total - MASON, Tony Grant

Total for All Members

Employer	ASSOCIATED IRON & STEEL PTY LTD	1,116.00
Employer	ASSOCIATED IRON & STEEL PTY LTD	1,116.00
		14,280.80
		0.00

0.00	0.00	0.00
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17,204.10	0.00	0.00
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PK



Level 2, Cnr Maroochydore Rd & Evans St
Maroochydore QLD 4658

PO Box 1656
Sunshine Plaza QLD 4558

1 June 2021

T & A Mason SMSF
230 Brownsplains Road
Browns Plains QLD 4118

Dear T & A Mason SMSF

Subject: Review of services provided

As you would know, your Adviser at Simmons Livingstone & Associates is an authorised representative of Infocus Securities Australia Pty Ltd (Infocus) and provides their advice and services to you under the Infocus Australian Financial Services Licence. We are writing to you directly in regard to the letter you received recently from your Adviser in which they notified you that unfortunately, they are unable to continue to provide ongoing services to you. As a result of this, we note that your ongoing fee arrangement has been terminated and your product provider instructed to discontinue charging advice fees to your account.

1. In that letter your Adviser noted that they would make an assessment of the services that had been provided to you during the review period (under your client service agreement). Your Adviser has now completed this assessment and they determined that not all of the services you were entitled to receive have been provided. As a result of this we have determined that a refund of a portion of the ongoing fees you have paid is appropriate (the "Refund") as outlined below.
2. The Refund amount includes an interest component⁷⁵ to compensate for lost earnings during this period.
3. We have included a cheque with this letter for a refund of \$1,437.50 for the fees paid plus \$316.56 for interest totalling \$1,754.06 (GST incl.) (the "Refund") in full and final settlement of any and all obligation of services under the existing client service agreement.
4. By accepting the Refund, you acknowledge that you release, discharge and indemnify Infocus and your Adviser from any and all claims or actions (present or future) associated with the Refund.

#265
\$34-25
\$1403-25
#309

⁷⁵ The interest component is based on an average of the Federal Court pre-judgement rate over the review period which is based on the Reserve Bank of Australia (RBA) cash rate plus 4.0%.



infocus

On behalf of Infocus and your Adviser we would like to thank you again for the opportunity to work with you in the past. Should you have any queries in relation to this, please feel free to contact your Adviser on 07 5561 8800.

Sincerely,

Mike Laffoley on behalf of your Adviser,
Chief Financial Officer
Infocus Securities Australia Pty Ltd



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Tony Mason, Anette Mason
 230 Browns Plains Road
 Browns Plains QLD 4118

Tax Invoice
 Account OWN00739
 Statement #1
 2 Aug 2021

Money In	\$1,760.00
Money Out	\$150.70
You Received	\$1,609.30

Details for Account OWN00739

Balance brought forward

92 Grahams Road, Strathpine QLD 4500

Rented for \$440.00 per week

Joshua Krogh & Stephanie Krogh paid to 5/08/2021

	Money Out	Money In
Balance brought forward		\$0.00
Rent paid to 15/07/2021 (previously paid to 8/07/2021)		\$440.00
Rent paid to 22/07/2021 (previously paid to 15/07/2021)		\$440.00
Rent paid to 29/07/2021 (previously paid to 22/07/2021)		\$440.00
Rent paid to 5/08/2021 (previously paid to 29/07/2021)		\$440.00
Management Fee *	\$145.20	
Total	\$145.20	\$1,760.00

Account Transactions

Administration Fee *	\$5.50	
Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF [EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]	\$1,609.30	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$10.40
 (* includes Tax)

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Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #2
31 Aug 2021

Money In	\$1,760.00
Money Out	\$145.20
You Received	\$1,614.80

Details for Account OWN00739

Balance brought forward

Money Out	Money In
	\$0.00

92 Grahams Road, Strathpine QLD 4500

Rented for \$440.00 per week

Joshua Krogh & Stephanie Krogh paid to 2/09/2021

Rent paid to 12/08/2021 (previously paid to 5/08/2021)

\$440.00

Rent paid to 19/08/2021 (previously paid to 12/08/2021)

\$440.00

Rent paid to 26/08/2021 (previously paid to 19/08/2021)

\$440.00

Rent paid to 2/09/2021 (previously paid to 26/08/2021)

\$440.00

Management Fee *

\$145.20

Total

\$145.20	\$1,760.00
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Account Transactions

Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF

\$1,614.80

[EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$13.20

(* includes Tax)

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Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #3
30 Sep 2021

Money In	\$3,124.00
Money Out	\$707.30
You Received	\$2,416.70

Details for Account OWN00739

	Money Out	Money In
Balance brought forward		\$0.00
92 Grahams Road, Strathpine QLD 4500		
Rented for \$440.00 per week		
Joshua Krogh & Stephanie Krogh paid to 30/09/2021		
Jane Dimitui & Ronnie Dimitui moves in on 4/11/2021 paid to 17/11/2021		
Rent paid to 9/09/2021 (previously paid to 2/09/2021)		\$440.00
Rent paid to 16/09/2021 (previously paid to 9/09/2021)		\$440.00
Rent paid to 17/11/2021 (moved in 4/11/2021)		\$880.00
Tenant Jane Dimitui & Ronnie Dimitui		
Rent paid to 23/09/2021 (previously paid to 16/09/2021)		\$440.00
Rent paid to 30/09/2021 (previously paid to 23/09/2021)		\$440.00
Early Termination Fee *		\$484.00
Management Fee *	\$217.80	
Letting Fees *	\$484.00	
Total	\$701.80	\$3,124.00

Account Transactions

Administration Fee *	\$5.50	
Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF	\$2,416.70	
[EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]		
Balance remaining		\$0.00

GST Summary

Total Tax on income	\$44.00
Total Tax on agency fees	\$64.30
(* includes Tax)	

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Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #4
1 Nov 2021

Money In	\$1,760.00
Money Out	\$156.20
You Received	\$1,603.80

Details for Account OWN00739

	Money Out	Money In
Balance brought forward		\$0.00
92 Grahams Road, Strathpine QLD 4500		
Rented for \$440.00 per week		
Jane Dimitui & Ronnie Dimitui paid to 17/11/2021		
Rent paid to 7/10/2021 (previously paid to 30/09/2021)		\$440.00
Tenant Joshua Krogh & Stephanie Krogh		
Rent paid to 14/10/2021 (previously paid to 7/10/2021)		\$440.00
Tenant Joshua Krogh & Stephanie Krogh		
Rent paid to 21/10/2021 (previously paid to 14/10/2021)		\$440.00
Tenant Joshua Krogh & Stephanie Krogh		
Rent paid to 28/10/2021 (previously paid to 21/10/2021)		\$440.00
Tenant Joshua Krogh & Stephanie Krogh		
Management Fee *	\$145.20	
Total	\$145.20	\$1,760.00

Account Transactions

Administration Fee *	\$11.00	
Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF	\$1,603.80	
[EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]		

Balance remaining		\$0.00
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GST Summary

Total Tax on agency fees	\$14.20
(* includes Tax)	

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Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #5
30 Nov 2021

Money In	\$1,530.00
Money Out	\$262.71
You Received	\$1,267.29

Details for Account OWN00739

	Money Out	Money In
Balance brought forward		\$0.00
92 Grahams Road, Strathpine QLD 4500		
Rented for \$440.00 per week		
Jane Dimitui & Ronnie Dimitui paid to 1/12/2021		
Rent paid to 3/11/2021 (previously paid to 28/10/2021) , paid from deposit Tenant Joshua Krogh & Stephanie Krogh		\$377.14
Rent paid to 24/11/2021 (previously paid to 17/11/2021)		\$440.00
Rent paid to 1/12/2021 (previously paid to 24/11/2021)		\$440.00
Invoice: Water usage 03.06.21-01.11.21 : 70 KL, paid from deposit		\$62.86
Invoice: Water usage 03.06.21-01.11.21 : 70 KL, paid from deposit		\$210.00
ceiling fan - SEQ DATA & ELECTRICAL PTY LTD *	\$159.00	
Management Fee *	\$103.71	
Total	\$262.71	\$1,530.00

Account Transactions

Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF [EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]	\$1,267.29	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$14.45
Total Tax on agency fees	\$9.43
(* includes Tax)	



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Tony Mason, Anette Mason
230 Browns Plains Road
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Tax Invoice
Account OWN00739
Statement #6
31 Dec 2021

Money In	\$1,760.00
Money Out	\$379.70
You Received	\$1,380.30

Details for Account OWN00739

Balance brought forward

Money Out	Money In
	\$0.00

92 Grahams Road, Strathpine QLD 4500

Rented for \$440.00 per week

Jane Dimitui & Ronnie Dimitui paid to 29/12/2021

Rent paid to 8/12/2021 (previously paid to 1/12/2021)

\$440.00

Rent paid to 15/12/2021 (previously paid to 8/12/2021)

\$440.00

Rent paid to 22/12/2021 (previously paid to 15/12/2021)

\$440.00

Rent paid to 29/12/2021 (previously paid to 22/12/2021)

\$440.00

tv reception issues - SEQ DATA & ELECTRICAL PTY LTD *

\$229.00

Management Fee *

\$145.20

Total

\$374.20

\$1,760.00

Account Transactions

Administration Fee *

\$5.50

Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF

\$1,380.30

[EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]

Balance remaining

\$0.00

GST Summary

Total Tax on attached expenses

\$20.82

Total Tax on agency fees

\$13.70

(* includes Tax)



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Tony Mason, Anette Mason
 230 Browns Plains Road
 Browns Plains QLD 4118

Tax Invoice
 Account OWN00739
 Statement #7
 1 Jan 2022

Money In	\$440.00
Money Out	\$41.80
You Received	\$398.20

Details for Account OWN00739

Balance brought forward

Money Out	Money In
	\$0.00

92 Grahams Road, Strathpine QLD 4500

Rented for \$440.00 per week

Jane Dimitui & Ronnie Dimitui paid to 5/01/2022

Rent paid to 5/01/2022 (previously paid to 29/12/2021)

Management Fee *

	\$440.00
\$36.30	

Total

\$36.30	\$440.00
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Account Transactions

Administration Fee *

\$5.50

Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF

\$398.20

[EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$3.80

(* includes Tax)

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Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #8
1 Feb 2022

Money In	\$1,760.00
Money Out	\$150.70
You Received	\$1,609.30

Details for Account OWN00739

Balance brought forward

	Money Out	Money In
Balance brought forward		\$0.00

92 Grahams Road, Strathpine QLD 4500
Rented for \$440.00 per week
Jane Dimitui & Ronnie Dimitui paid to 2/02/2022

Rent paid to 12/01/2022 (previously paid to 5/01/2022)		\$440.00
Rent paid to 19/01/2022 (previously paid to 12/01/2022)		\$440.00
Rent paid to 26/01/2022 (previously paid to 19/01/2022)		\$440.00
Rent paid to 2/02/2022 (previously paid to 26/01/2022)		\$440.00
Management Fee *	\$145.20	

Total	\$145.20	\$1,760.00
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Account Transactions

Administration Fee *	\$5.50	
Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF [EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]	\$1,609.30	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$13.70
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(* includes Tax)

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Tony Mason, Anette Mason
 230 Browns Plains Road
 Browns Plains QLD 4118

Tax Invoice
 Account OWN00739
 Statement #9
 1 Mar 2022

Money In	\$1,760.00
Money Out	\$150.70
You Received	\$1,609.30

Details for Account OWN00739

Balance brought forward

Money Out	Money In
	\$0.00

92 Grahams Road, Strathpine QLD 4500

Rented for \$440.00 per week

Jane Dimitui & Ronnie Dimitui paid to 2/03/2022

Rent paid to 9/02/2022 (previously paid to 2/02/2022)

\$440.00

Rent paid to 16/02/2022 (previously paid to 9/02/2022)

\$440.00

Rent paid to 23/02/2022 (previously paid to 16/02/2022)

\$440.00

Rent paid to 2/03/2022 (previously paid to 23/02/2022)

\$440.00

Management Fee *

\$145.20

Total

\$145.20 \$1,760.00

Account Transactions

Administration Fee *

\$5.50

Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF

\$1,609.30

[EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$13.70

(* includes Tax)

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Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #10
1 Apr 2022

Money In	\$2,200.00
Money Out	\$181.50
You Received	\$2,018.50

Details for Account OWN00739

Balance brought forward

Money Out	Money In
	\$0.00

92 Grahams Road, Strathpine QLD 4500

Rented for \$440.00 per week

Jane Dimitui & Ronnie Dimitui paid to 6/04/2022

Rent paid to 9/03/2022 (previously paid to 2/03/2022)

\$440.00

Rent paid to 16/03/2022 (previously paid to 9/03/2022)

\$440.00

Rent paid to 23/03/2022 (previously paid to 16/03/2022)

\$440.00

Rent paid to 30/03/2022 (previously paid to 23/03/2022)

\$440.00

Rent paid to 6/04/2022 (previously paid to 30/03/2022)

\$440.00

Management Fee *

\$181.50

Total

\$181.50 \$2,200.00

Account Transactions

Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF

\$2,018.50

[EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$16.50

(* includes Tax)

3-12



PO Box 392
Strathpine QLD 4500
(w) 07 3817 6666
www.daviddeane.com.au
paula@daviddeane.com.au
ABN: 36 151 700 702
Licence: 3477807

Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #11
3 May 2022

Money In	\$1,884.74
Money Out	\$156.20
You Received	\$1,728.54

Details for Account OWN00739

	Money Out	Money In
Balance brought forward		\$0.00
92 Grahams Road, Strathpine QLD 4500		
Rented for \$480.00 per week		
Jane Dimitui & Ronnie Dimitui paid to 4/05/2022		
Rent paid to 13/04/2022 (previously paid to 6/04/2022)		\$440.00
Rent paid to 20/04/2022 (previously paid to 13/04/2022)		\$440.00
Rent paid to 27/04/2022 (previously paid to 20/04/2022)		\$440.00
Rent paid to 27/04/2022 with part payment of \$440.00 (previously paid to 27/04/2022) rent increased to \$480.00 on 4/05/2022		\$440.00
Water Usage 22.10.21 - 20.01.22 36KL		\$124.74
Management Fee *	\$145.20	
Administration Fee *	\$5.50	
Total	\$150.70	\$1,884.74

Account Transactions

Administration Fee *	\$5.50	
Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF [EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]	\$1,728.54	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$14.20
(* includes Tax)	

3-13



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Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #12
1 Jun 2022

Money In	\$1,840.00
Money Out	\$256.26
You Received	\$1,583.74

Details for Account OWN00739

	Money Out	Money In
Balance brought forward		\$0.00
92 Grahams Road, Strathpine QLD 4500		
Rented for \$480.00 per week		
Jane Dimitui & Ronnie Dimitui paid to 31/05/2022		
Rent paid to 4/05/2022 with part payment of \$434.29 (previously paid to 27/04/2022 + \$440.00) , rent increased to \$480.00 on 4/05/2022		\$440.00
Rent paid to 11/05/2022 with part payment of \$394.29 (previously paid to 4/05/2022 + \$434.29)		\$440.00
Rent paid to 18/05/2022 with part payment of \$394.29 (previously paid to 11/05/2022 + \$394.29)		\$480.00
Rent paid to 25/05/2022 with part payment of \$394.29 (previously paid to 18/05/2022 + \$394.29)		\$480.00
Annual Service Plan 2022 - Smoke Alarm Integrity *	\$99.00	
Management Fee *	\$151.76	
Total	\$250.76	\$1,840.00

Account Transactions

Administration Fee *	\$5.50	
Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF [EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]	\$1,583.74	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$9.00
Total Tax on agency fees	\$14.30
(* includes Tax)	

3-14



PO Box 392
Strathpine QLD 4500
(w) 07 3817 6666
www.daviddeane.com.au
paula@daviddeane.com.au
ABN: 36 151 700 702
Licence: 3477807

Tony Mason, Anette Mason
230 Browns Plains Road
Browns Plains QLD 4118

Tax Invoice
Account OWN00739
Statement #13
1 Jul 2022

Money In	\$2,400.00
Money Out	\$203.45
You Received	\$2,196.55

Details for Account OWN00739

Balance brought forward

Money Out	Money In
	\$0.00

92 Grahams Road, Strathpine QLD 4500

Rented for \$480.00 per week

Jane Dimitui & Ronnie Dimitui paid to 5/07/2022

Rent paid to 1/06/2022 with part payment of \$394.29 (previously paid to 25/05/2022 + \$394.29)	\$480.00
Rent paid to 8/06/2022 with part payment of \$394.29 (previously paid to 1/06/2022 + \$394.29)	\$480.00
Rent paid to 15/06/2022 with part payment of \$394.29 (previously paid to 8/06/2022 + \$394.29)	\$480.00
Rent paid to 22/06/2022 with part payment of \$394.29 (previously paid to 15/06/2022 + \$394.29)	\$480.00
Rent paid to 29/06/2022 with part payment of \$394.29 (previously paid to 22/06/2022 + \$394.29)	\$480.00
Management Fee *	\$197.95

Total

\$197.95	\$2,400.00
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Account Transactions

Administration Fee *

\$5.50

Withdrawal by EFT to owner T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF

\$2,196.55

[EFT Transfer to: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF, (182512) - ***722]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$18.50

(* includes Tax)

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name T & A Mason Property Pty Ltd C/- David Deane Real Estate

Address

2 DIXON ST (CNR GYMPIE RD), STRATHPINE QLD

Postcode 4500

1.2 Phone (07) 3817 6666 Mobile Email reception@daviddeane.com.au

Item 2 2.1 Tenant/s

Tenant 1 Full name/s Joshua Krogh
Phone +61403212966 Email joshua.krogh@360finance.com.au

Tenant 2 Full name/s Stephanie Krogh
Phone +61404616774 Email stephaniekrogh@outlook.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 David Deane Real Estate Pty Ltd T/A David Deane Real Estate

Address

2 Dixon Street
STRATHPINE QLD Postcode 4500

3.2 Phone (07) 3817 6666 Mobile Email reception@daviddeane.com.au

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 Facsimile Yes No

4.2 Tenant/s
Email Yes No joshua.krogh@360finance.com.au Facsimile Yes No

4.3 Agent
Email Yes No reception@daviddeane.com.au Facsimile Yes No 0738811233

Item 5 5.1 Address of the rental premises

92 Grahams Road
Strathpine QLD Postcode 4500

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

AS PER CONDITION REPORT

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

6.2 Starting on 04 / 06 / 2021 6.3 Ending on 02 / 06 / 2022

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





Item 7 Rent \$ 440.00 per week fortnight month See clause 8(1)

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

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
CHEQUE/MONEY ORDER/BANK CHEQUE OR SIMPLE RENT DIRECT DEBIT (fees apply)
Details for direct credit
BSB no. Bank/building society/credit union
Account no. Account name
Payment reference

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

Item 11 Rental bond amount \$ 1760.00 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 Solar (if Applicable) 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 100% Any other service stated in item 12.1 100%
Gas 100% See special terms (page 8)
Phone 100%

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity DIRECT WITH SUPPLIER
Gas DIRECT WITH SUPPLIER
Phone DIRECT WITH SUPPLIER
Any other service stated in item 12.1 See special terms (page 8) BILLED VIA DDRE OFFICE

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

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? 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 Dog Number 1 Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs DAVID DEANE REAL ESTATE Phone (07) 3817 6666
Plumbing repairs DAVID DEANE REAL ESTATE Phone (07) 3817 6666
Other DAVID DEANE REAL ESTATE Phone (07) 3817 6666

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

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

2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
 - (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
 - (3) The lessor and tenant may agree on other terms of this agreement (**special terms**).
 - (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
 - (5) A standard term overrides a special term if they are inconsistent.
- Note* - Some breaches of this agreement may also be an offence under the Act, for example, if -
- the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
 - the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report - s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
 - (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
 - (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days -
 - (a) the day the tenant is entitled to occupy the premises;
 - (b) the day the tenant is given the copy of the condition report.
- Note* - A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

6 Continuation of fixed term agreement - s 70

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

7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if -
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
 - (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.
- Note* - For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

Division 3 Rent

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

- (1) The tenant must pay the rent stated in this agreement for item 7.
 - (2) The rent must be paid at the times stated in this agreement for item 8.
 - (3) The rent must be paid -
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by -
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement - in an approved way under section 83(4).
- Note* - If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
 - (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
 - (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place -

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

9 Rent in advance - s 87

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

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

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

10 Rent increases - ss 91 and 93

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

11 Application to tribunal about excessive increase - s 92

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

12 Rent decreases - s 94

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

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

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

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

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

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

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

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

14 Increase in bond - s 154

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

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

Division 5 Outgoings

15 Outgoings - s 163

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.
Examples -
body corporate levies, council general rates, sewerage charges, environment levies, land tax
- (2) This clause does not apply if -
 - (a) the lessor is the State; and
 - (b) rent is not payable under the agreement; and
 - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges - ss 164 and 165

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

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

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

17 Water service charges - ss 164 and 166W

- (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.

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

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

Examples of possible legal impediments -

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

19 Vacant possession and quiet enjoyment - ss 182 and 183

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

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

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

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

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

Note - See the information statement for details.

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

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

Examples of things that may constitute a nuisance -

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

22 Units and townhouses - s 69

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

23 Number of occupants allowed

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

24 Pets

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

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

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

Note - For details about the maintenance, see the information statement.

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

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

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

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

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

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

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

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

Examples of terms -

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

28 Supply of locks and keys - s 210

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

29 Changing locks - ss 211 and 212

- (1) The lessor or the tenant may change locks if -
- (a) both agree to the change; or
 - (b) there is a tribunal order permitting the change; or
 - (c) there is a reasonable excuse for making the change.
- Example of a reasonable excuse -*
an emergency requiring the lock to be changed quickly
- (2) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (3) If a lock is changed, the party changing it must give the other party a key for the changed lock unless -
- (a) a tribunal orders that a key not be given; or
 - (b) the other party agrees to not being given a key.

Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs - ss 214 and 215

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

31 Nominated repairer for emergency repairs - s 216

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

32 Notice of damage - s 217

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

33 Emergency repairs arranged by tenant - ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant

34 General - ss 238 and 240

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

35 State assisted lessors or employees of lessor - s 237

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

Division 8 When agreement ends

36 Ending of agreement - s 277

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

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

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

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

Note - See the information statement for details.

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

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

Examples of what may be fair wear and tear -

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

38 Keys

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

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

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

40 Exit condition report - s 66

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

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

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

Division 9 Miscellaneous

42 Supply of goods and services - s 171

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

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

43 Lessor's agent

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

44 Notices

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

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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)

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

Names of Approved Occupants: + 2 Children

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

David Deane Real Estate Pty Ltd T/as David Deane Real Estate

Signature

Time: 11:06 AM (GMT+10)
e86c5e735920ac43b55744bae54a711
f5e944ab7f90231a931c7eae02ab

Date 3 / 6 / 2021

Signature of tenant 1

Print name

Joshua Krogh

Signature

Time: 10:22 AM (GMT+10)
e83c7a1e7a6a410e2820e2953c27a
a89f9e56cc87am11b8a7e853e77a4e9

Date 3 / 6 / 2021

Signature of tenant 2

Print name

Stephanie Krogh

Signature

Time: 12:04 PM (GMT+10)
57c8a0c704317911424c4c3e05681d4
c085978c3a0f112ec30584e1b3dfe2f

Date 1 / 6 / 2021

Signature of tenant 3

Print name

Signature

Date / /

Special Terms

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

45 Occupation and use of premises

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

46 Subletting via online home sharing platforms

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

47 Care of the premises by the tenant

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

48 Photographs of the property during an inspection

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

49 Locks and keys and remote controls

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

50 Early termination by tenant

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

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

Special Terms *continued...*

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

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

51 Liability excluded

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

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

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

52 Lessor's insurance

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

(2) The lessor may claim from the tenant -

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

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

53 Tenant's insurance

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

54 Smoke alarm obligations

The tenant must-

(1) Test each smoke alarm in the premises-

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

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

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

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

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

(a) at least once every 12 months; or

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

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

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

55 Portable pool obligations

(1) The tenant must-

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

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

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

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

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Special Terms *continued...*

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

56 Electronic Signing

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

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

000018568305

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General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name Tony Mason, Anette Mason C/- David Deane Real Estate

Address

2 Dixon Street

Strathpine Qld Postcode 4500

1.2 Phone Mobile Email

07 3817 6666 reception@daviddeane.com.au

Item 2 2.1 Tenant/s

Tenant 1 Full name/s Jane Dimitui

Phone 0418250966 Email jhanee_66@yahoo.com.ph

Tenant 2 Full name/s Ronnie Dimitui

Phone 0448520612 Email ronnie.dimitui_30@yahoo.com.au

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 David Deane Real Estate Pty Ltd T/A David Deane Real Estate

Address

2 Dixon Street

Strathpine Qld Postcode 4500

3.2 Phone Mobile Email

07 3817 6666 reception@daviddeane.com.au

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 Facsimile Yes No

4.2 Tenant/s

Email Yes No jhanee_66@yahoo.com.ph Facsimile Yes No

4.3 Agent

Email Yes No reception@daviddeane.com.au Facsimile Yes No 07 3881 1233

Item 5 5.1 Address of the rental premises

92 Grahams Road

Strathpine QLD Postcode 4500

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

AS PER CONDITION REPORT

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

6.2 Starting on 04 / 05 / 2022 6.3 Ending on 03 / 05 / 2023

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



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Item 7 Rent \$ 480.00 per week fortnight month See clause 8(1)

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

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
CHEQUE/MONEY ORDER/BANK CHEQUE, OR SIMPLE RENT DIRECT DEBIT (fees apply)

Details for direct credit
BSB no. Bank/building society/credit union
Account no. Account name
Payment reference

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

Item 11 Rental bond amount \$ 1,760.00 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 Solar (If Applicable) 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 100% Any other service stated in item 12.1 100%
Gas 100% See special terms (page 8)
Phone 100%

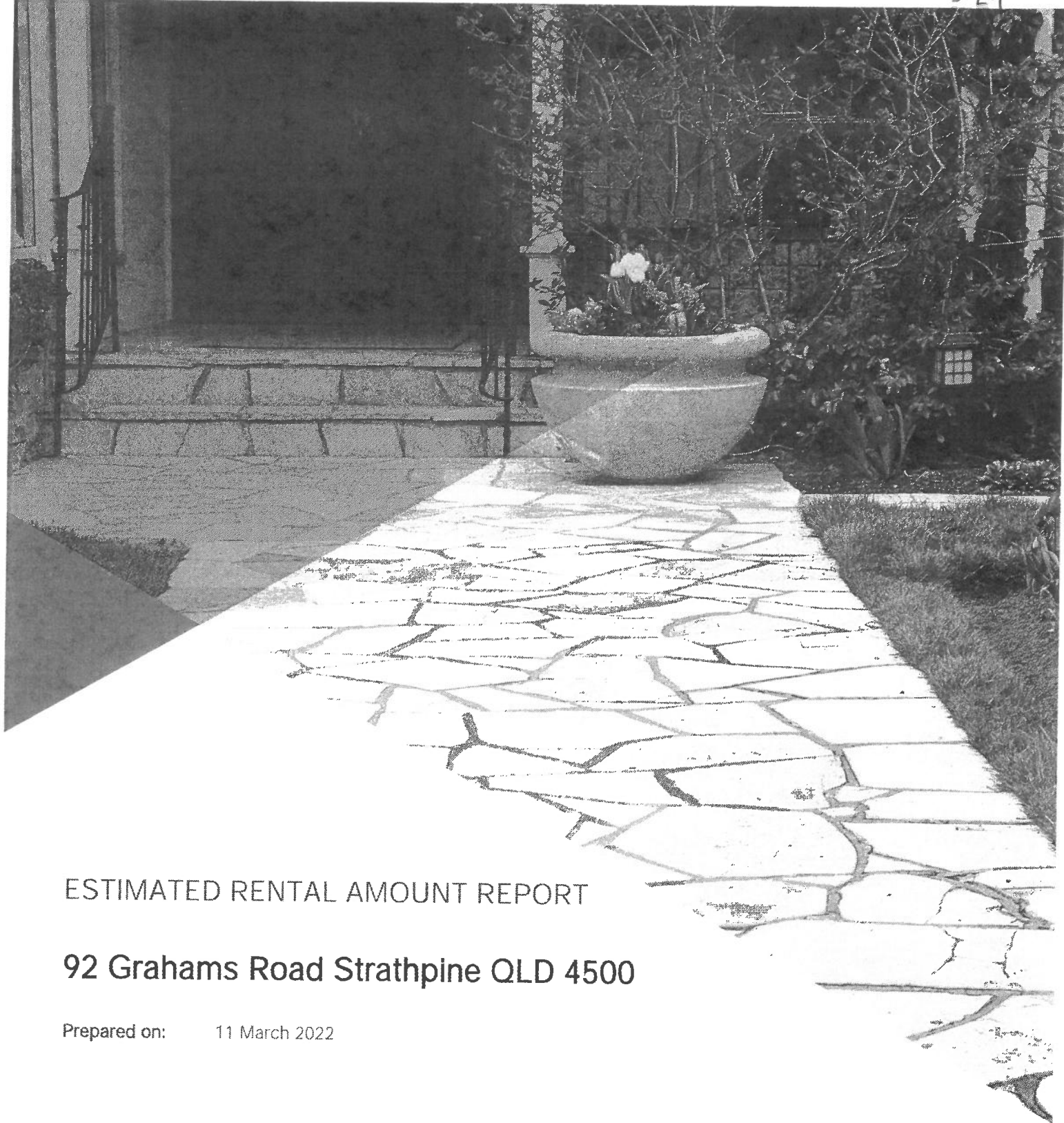
Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity DIRECT WITH SUPPLIER
Gas DIRECT WITH SUPPLIER
Phone DIRECT WITH SUPPLIER
Any other service stated in item 12.1 BILLED VIA DDRE OFFICE
See special terms (page 8)

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 Dog - Terrier - outside only Number 1 Type Number

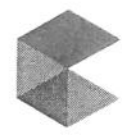
Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs DAVID DEANE REAL ESTATE Phone 07 3817 6666
Plumbing repairs DAVID DEANE REAL ESTATE Phone 07 3817 6666
Other DAVID DEANE REAL ESTATE Phone 07 3817 6666



ESTIMATED RENTAL AMOUNT REPORT





92 Grahams Road Strathpine QLD 4500

Prepared on: 11 March 2022



CoreLogic®

92 Grahams Road Strathpine QLD 4500

 3	 2	 2	 302m ²
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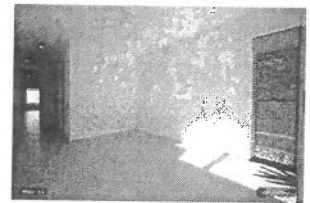
THE DETAILS

Due to the advice given by the Chief Medical Officer of Queensland, David Deane Real Estate is restricting the number of people allowed to attend inspections to 4 persons per inspection time.

Should you be accepted for the property, our rent options are via Cheque, Money Order or Simplerent. By applying for this property, you accept that these are the options available.

Should you be accepted for this property, please note that it is the applicants obligation to investigate what NBN/internet options are available at this property.

This property is water compliant and full water usage will be charged.



Sep 20



PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	92 Grahams Road Strathpine QLD 4500	Lot/Plan:	151/SP303170
RPD:	L151 SP303170	Council area:	Moreton Bay Regional - Pine Rivers
Property type:	HOUSE	Year built:	2019
Floor area:	128m ²	Site value:	\$195,000 on 30/06/2019 (SV)
Land use primary:	Single Unit Dwelling		

ESTIMATED RENTAL AMOUNT

Here we provide an estimate of the property's weekly rental value based on statistical data.

Estimated Rent:	\$479/W	High Confidence
Estimated Rent Range:	\$445/W - \$513/W	
Estimated Yield:	3.59%	

This rental estimate is provided by CoreLogic, and is based on statistical market data such as recent advertised rental properties, property size, number of bedrooms and many more factors. Estimated gross rental yield is also a computer generated estimate and does not take into account any expenses associated with keeping the property. Information used in these estimates comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar
- requesting a valuation from a licensed valuer
- recent and historical rental price details for this property
- recent advertised rental prices for similar properties in the area
- the costs associated with owning, maintaining and renting this property

▶ PROPERTY HISTORY - FOR RENT

Campaign period:	25/08/2021 - 25/08/2021	Latest ad price:	\$440/W
Days on Market:	7	Listed by:	Rental Team, David Deane Real Estate
Campaign period:	14/05/2021 - 14/05/2021	Latest ad price:	\$440/W
Days on Market:	7	Listed by:	Rental Team, David Deane Real Estate
Campaign period:	18/05/2020 - 18/06/2020	Latest ad price:	\$440/W
Days on Market:	32	Listed by:	Rental Team, David Deane Real Estate
Campaign period:	09/05/2019 - 09/05/2019	Latest ad price:	\$440/W
Days on Market:	7	Listed by:	Madeline Bruce, David Deane Real Estate - Strathpine

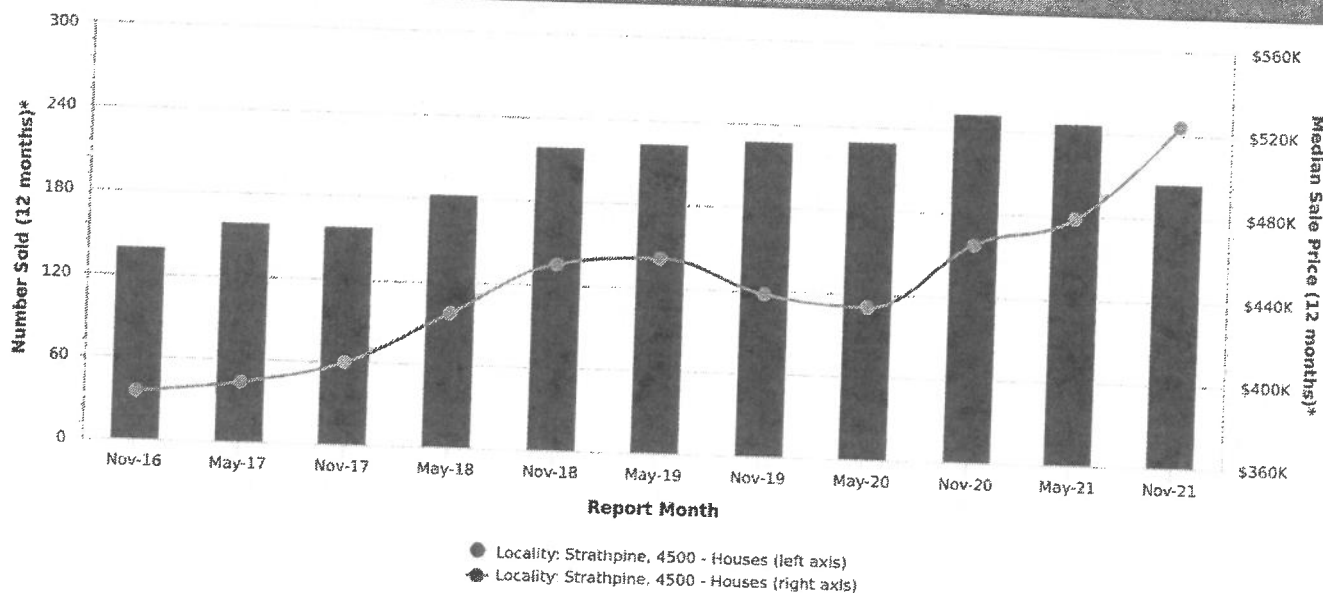
▶ PROPERTIES FOR RENT

	2 Crawford Street Strathpine QLD 4500	
<p>📍 from property: 73m</p>	<p>Latest ad price: -/W</p>	<p>Lot/Plan: 9/SP296727</p>
	<p>Campaign period: 19/01/2022 - 03/02/2022</p>	
	<p>Days on Market: 16</p>	<p>Listed by: Coronis Aspley</p>
	44 Gilvear Crescent Strathpine QLD 4500	
<p>📍 from property: 0.1km</p>	<p>Latest ad price: \$495/W</p>	<p>Lot/Plan: 180/SP303170</p>
	<p>Campaign period: 17/01/2022 - 17/01/2022</p>	
	<p>Days on Market: 7</p>	<p>Listed by: Rental Team, David Deane Real Estate</p>
	27 McConnell Esplanade Strathpine QLD 4500	
<p>📍 from property: 0.2km</p>	<p>Latest ad price: \$520/W</p>	<p>Lot/Plan: 145/SP303117</p>
	<p>Campaign period: 05/01/2022 - 05/01/2022</p>	
	<p>Days on Market: 7</p>	<p>Listed by: Ims Leasing, Ray White (Ims)</p>
	36 Crawford Street Strathpine QLD 4500	
<p>📍 from property: 0.2km</p>	<p>Latest ad price: \$485/W</p>	<p>Lot/Plan: 269/SP315467</p>
	<p>Campaign period: 28/02/2022 - 07/03/2022</p>	
<p>📍 Distance from 92 Grahams Road Strathpine QLD 4500</p>	<p>Days on Market: 12</p>	<p>Listed by: Reception Springwood, Raine And Horne Springwood</p>

► STRATHPINE INSIGHTS

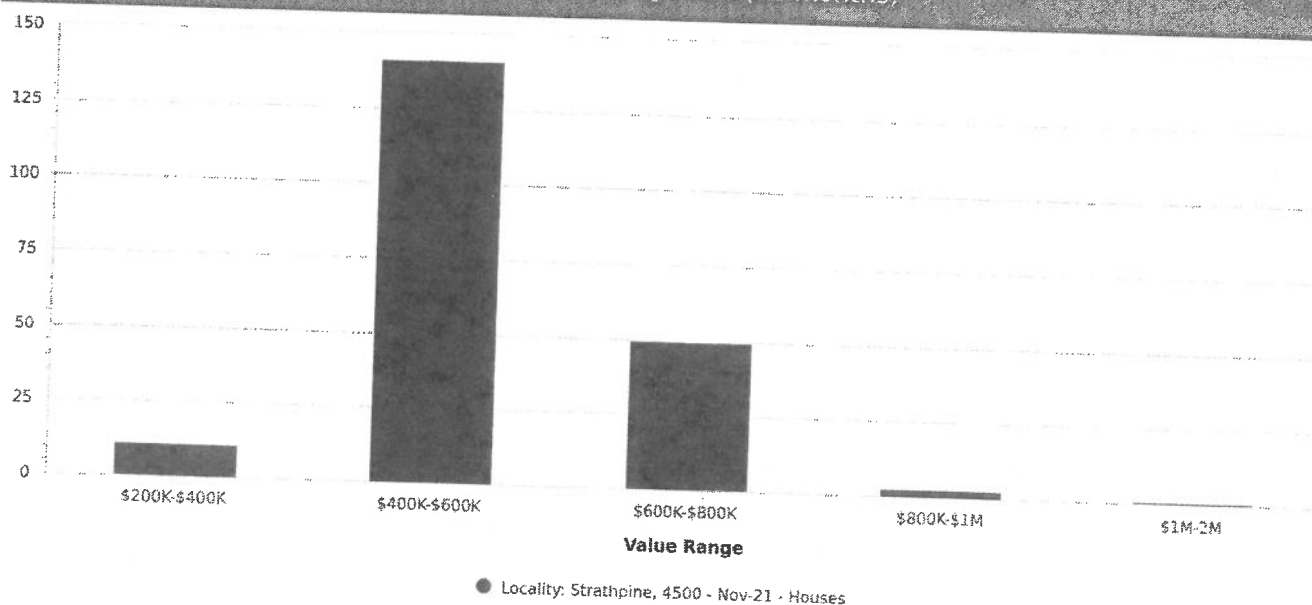
Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

Number Sold (12 months) vs. Median Sale Price (12 months)



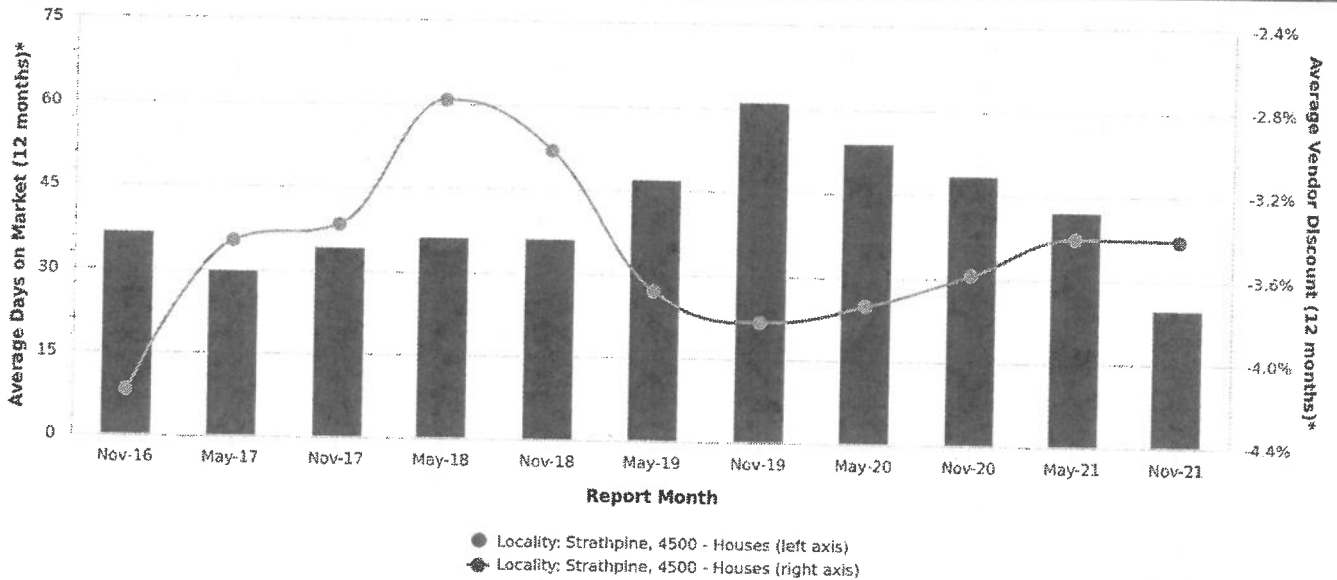
*Statistics are calculated over a rolling 12 month period

Number Sold by Price (12 months)



Statistics are calculated over a rolling 12 month period

Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

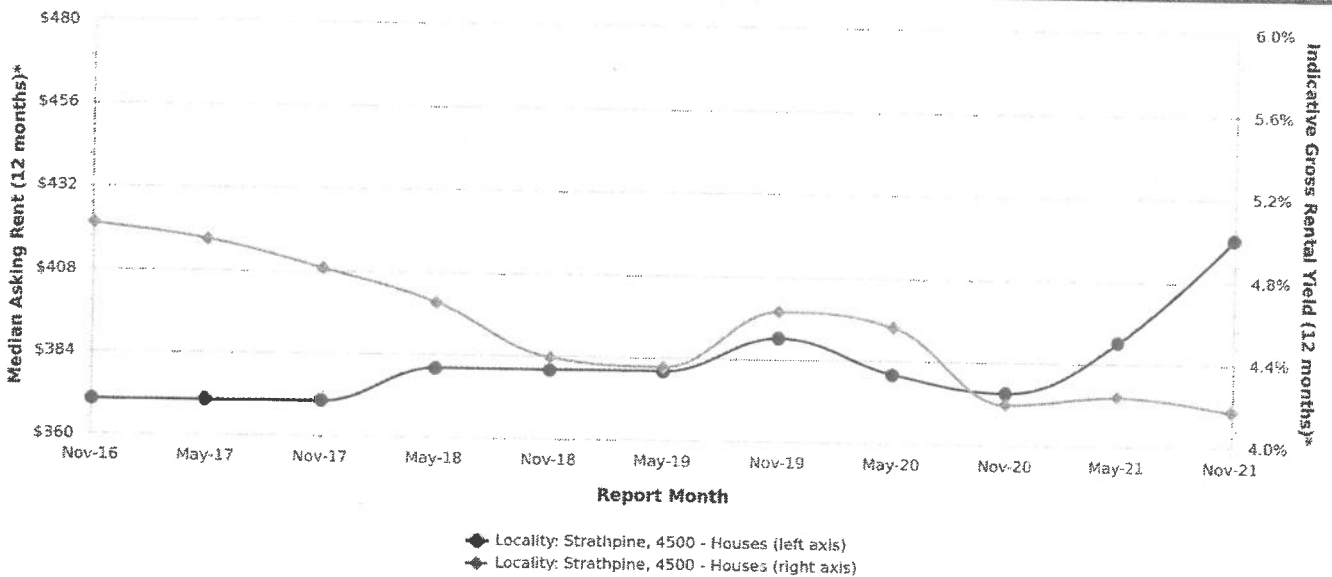


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Nov-2021	\$571,052	↑ 30.1%
Nov-2020	\$438,898	↑ 8.0%
Nov-2019	\$406,403	↑ 1.2%
Nov-2018	\$401,387	↑ 2.5%
Nov-2017	\$391,436	↑ 6.6%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period

► DISCLAIMER

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This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

This publication contains an automated rental valuation model estimate (**Rental Estimated Value**). This Rental Estimated Value is current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon as such. The accuracy of the methodology used to develop the Rental Estimated Value, the existence of the subject property, and the accuracy of the predicted value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Rental Estimated Value.

Listing Disclaimer

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2022. 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

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**

Outside Australia: **(+61) 7 3114 9999**

Email us: customercare@corelogic.com.au

4-1

T & A Mason SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
22/12/2021	MASOTC1 AND 030308 TD		220.00	4-2	220.00 DR
31/01/2022	MASOTC2 TD		220.00	4-3	440.00 DR
05/05/2022	MASOTS1 031637 TD		2,530.00	4-4	2,970.00 DR
			2,970.00		2,970.00 DR

Total Debits: 2,970.00

Total Credits: 0.00



4-2

Mr & Mrs T Mason
T & A Mason SMSF Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Tax Invoice
030308
Ref: MASOTC1
20 December, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> T & A Mason SMSF Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>T & A Mason SMSF 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
Please note that this invoice is now due.	
*Credit card payments attract a surcharge	
GST: \$ 20.00 Amount Due: \$ 220.00	

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

<input type="checkbox"/> (EFT) - Transfer to our account	Ref: MASOTC1 Invoice: 030308 20 December, 2021
Account Name Simmons Livingstone & Associates	Amount Due: \$ 220.00
BSB: 064 445 Account: 1052 7520	
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa
Card Number:	Card CCV
Cardholder	Signature
	Expiry/.....

Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation



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T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Tax Invoice
030493

Ref: MASOTC2
19 January, 2022

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> T & A Mason Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>T & A Mason 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
200.00	
<p>Please note that this invoice is now due.</p> <p>*Credit card payments attract a surcharge</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 practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account	Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: MASOTC2 Invoice: 030493 19 January, 2022
		Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>	
Cardholder	Signature	Expiry/.....
<small>Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation</small>		



Simmons Livingstone & Associates

4-4

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

The Trustees
T & A Mason SMSF
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Tax Invoice
031637

Ref: MASOTS1
26 April, 2022

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2021 including the following:-	
- Operating Statement, Statement of Financial Position & Notes to the Financial Statements	
- Trustee's declaration	
- Preparation and lodgement of income tax and regulatory return	
- Calculation of tax estimate	
- Memorandum of Resolutions	
- Calculations in relation to changes in market value of investments	
- Preparation of Member's Statements	
- Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	
	2,600.00
	2,600.00
Please note that this invoice is now due.	GST: \$ 260.00
	Amount Due: \$ 2,860.00

Acc
Audit
2530
330

2860

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.

(EFT) - Transfer to our account Ref: MASOTS1
Account Name Simmons Livingstone & Associates Invoice: 031637
BSB: 064 445 Account: 1052 7520 26 April, 2022
Amount Due: \$ 2,860.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

T & A Mason SMSF

Formation Costs

\$2,500.00 establishment costs Simmons Livingstone

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

b-1

SUPER AUDITS

TAX INVOICE

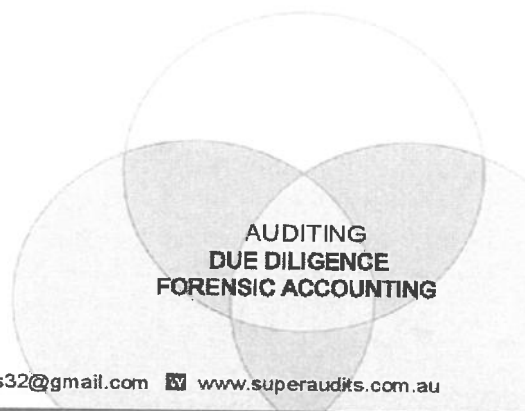
Supplier: Super Audits
Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)
Address: Box 3376
Rundle Mall 5000
ABN: 20 461 503 652
Services: Auditing
Date: 19 April 2022
Recipient: T & A Mason Super Fund
Address: C/- PO Box 806, OXENFORD QLD 4210

Description of Services

Statutory audit of the T & A Mason Super Fund for the financial year ending 30 June 2021.

Fee: \$300.00
GST: \$30.00
Total: \$330.00

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



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T & A Mason SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<i>ASIC Fees (30800)</i>					
22/12/2021	BPAY TO AUSTRALIAN SECURITIES & INV BP		56.00	7-2	56.00 DR
31/01/2022	BPAY TO AUSTRALIAN SECURITIES & INV BP		276.00	7-5	332.00 DR
			332.00		332.00 DR

Total Debits: 332.00

Total Credits: 0.00



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

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

T & A MASON SMSF PTY. LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXFENFORD QLD 4210

INVOICE STATEMENT

Issue date 17 Dec 21

T & A MASON SMSF PTY. LTD.

ACN 630 628 107

Account No. 22 630628107

Summary

Opening Balance	\$0.00
New items	\$56.00
Payments & credits	\$0.00
TOTAL DUE	\$56.00

- 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 17 Feb 22	\$56.00

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

T & A MASON SMSF PTY. LTD.

ACN 630 628 107

Account No: 22 630628107



22 630628107

TOTAL DUE	\$56.00
Immediately	\$0.00
By 17 Feb 22	\$56.00

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2296306281074



*814 129 0002296306281074 22

73

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2021-12-17	Annual Review - Special Purpose Pty Co	3X8815026480P A	\$56.00
	Outstanding transactions		
2021-12-17	Annual Review - Special Purpose Pty Co	3X8815026480P A	\$56.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 3062 8107 422

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

Biller Code: 17301
Ref: 2296306281074

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



Company: T & A MASON SMSF PTY. LTD. ACN 630 628 107

1.4

Company details

Date company registered 17-12-2018
 Company next review date 17-12-2022
 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

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

Officeholders

MASON, ANNETTE MARJORIE
 Born 09-03-1966 at BRISBANE QLD
 230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118
 Office(s) held: Director, appointed 17-12-2018
 Secretary, appointed 17-12-2018

MASON, TONY GRANT
 Born 26-04-1966 at DUNEDIN NEW ZEALAND
 230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118
 Office(s) held: Director, appointed 17-12-2018

Company share structure

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

Members

Member Name	Address	Share class	Total number held	Fully paid	Beneficially held
MASON, TONY GRANT	230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118	ORD	1	Yes	Yes
MASON, ANNETTE MARJORIE	230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118	ORD	1	Yes	Yes

Document history

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

Received	Number	Form	Description	Status
17-12-2018	0EFL63339	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

T & A MASON PROPERTY PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 18 Jan 22

T & A MASON PROPERTY PTY LTD

ACN 631 084 029

Account No. 22 631084029

Summary

Opening Balance	\$0.00
New Items	\$276.00
Payments & credits	\$0.00
TOTAL DUE	\$276.00

- 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 18 Mar 22	\$276.00

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

T & A MASON PROPERTY PTY LTD

ACN 631 084 029

Account No: 22 631084029



22 631084029

TOTAL DUE	\$276.00
Immediately	\$0.00
By 18 Mar 22	\$276.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296310840295



*814 129 0002296310840295 95

Transaction details:

page 2 of 2

7-6

	Transactions for this period	ASIC reference	\$ Amount
2022-01-18	Annual Review - Pty Co	3X8962061480B A	\$276.00
	Outstanding transactions		
2022-01-18	Annual Review - Pty Co	3X8962061480B A	\$276.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 3108 4029 595

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301
Ref: 2296310840295

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



Company: T & A MASON PROPERTY PTY LTD ACN 651 084 029

7-7

Company details

Date company registered 18-01-2019
 Company next review date 18-01-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

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

Principal place of business

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

Officeholders

MASON, ANNETTE MARJORIE
 Born 09-03-1966 at BRISBANE QLD
 230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118
 Office(s) held: Director, appointed 18-01-2019
 Secretary, appointed 18-01-2019

MASON, TONY GRANT
 Born 26-04-1966 at DUNEDIN NEW ZEALAND
 230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118
 Office(s) held: Director, appointed 18-01-2019

Company share structure

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

Members

Member Name	Address	Share class	Total number held	Fully paid	Beneficially held
MASON, TONY GRANT	230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118	ORD	1	Yes	Yes
MASON, ANNETTE MARJORIE	230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118	ORD	1	Yes	Yes

Document history

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

Received	Number	Form	Description	Status
18-01-2019	0EGP98571	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

8-1

T & A Mason SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Advisor Fees (30900)					
<u>Advisor Fees (30900)</u>					
24/11/2021	DEPOSIT 50 - SLG refund Infocus			1,403.25	1,403.25 CR
26/11/2021	SLA INVOICE 73458000941 TD		1,403.25		0.00 DR
			1,403.25	1,403.25	0.00 DR

Total Debits: 1,403.25

Total Credits: 1,403.25



8-2

**Simmons
Livingstone
& Associates**

T & A Mason SMSF Pty Ltd
230 Brownsplains Road
BROWNS PLAINS 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 :	73458000941
	Date:	10 June 2021

Description	Amount
<ul style="list-style-type: none"> • Financial Planning Administration and Consultation 	\$1,275.68
<ul style="list-style-type: none"> • GST 	\$127.57
Total Amount Due: (includes GST) Terms : 7 days	\$1,403.25

✂

Please detach and return with your payment or Credit Card authority to :	Infocus Securities Australia Pty Ltd PO Box 806 Oxenford QLD 4210	Account: T & A Mason SMSF Pty Ltd PE ID: 613916 Invoice: 73458000941 Due Date: 17 June 2021 Adviser: Thomas Graham Amount Due: \$1,403.25
--	--	---

If paid by Credit Card, a 1.5% surcharge will apply and the invoice value will become \$1,424.30 (inc GST).
 Charge \$1,424.30 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: 6139160941.
 (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
---	--

T & A MASON SMSF
Summary of Quantity Surveyor Report
92 Grahams Road, Strathpine

- Plant & Equipment

New build

CGT date 03/05/2019

Year	Claim	Closing WDV	Total Cost
		17640.39	
2019	1881.36	15759.03	
2020	3891.15	11867.88	
2021	2808.01	9059.87	
2022	2060.45	6999.42	
2023	1535.97	5463.45	
2024	1161.74	4301.71	
2025	890.16	3411.55	
2026	689.83	2721.72	
2027	539.78	2181.94	
2028	425.82	1756.12	
2029	338.19	1417.93	
2030	270.08	1147.85	
2031	216.66	931.19	
2032	174.45	756.74	
2033	140.88	615.86	
2034	114.04	501.82	
2035	92.5	409.32	
2036	75.16	334.16	
2037	61.14	273.02	
2038	49.8	223.22	
2039	40.6	182.62	
2040	33.13	149.49	
2041	27.05	122.44	
2042	22.11	100.33	
2043	18.08	82.25	
2044	14.79	67.46	
2045	12.1	55.36	
2046	9.91	45.45	
2047	8.12	37.33	
2048	6.66	30.67	
2049	5.46	25.21	
2050	4.48	20.73	
2051	3.68	17.05	
2052	3.02	14.03	
2053	2.48	11.55	
2054	2.04	9.51	
2055	1.67	7.84	
2056	1.38	6.46	
2057	1.13	5.33	
2058	0.93	4.40	
2059	4.4	0.00	

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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	\$901.96	\$1,881.36	\$2,783.32	\$2,783.32
2019 / 2020	\$5,579.91	\$3,891.15	\$9,471.06	\$12,254.38
2020 / 2021	\$5,579.91	\$2,808.01	\$8,387.92	\$20,642.30
2021 / 2022	\$5,579.91	\$2,060.45	\$7,640.36	\$28,282.66
2022 / 2023	\$5,579.91	\$1,535.97	\$7,115.89	\$35,398.55
2023 / 2024	\$5,579.91	\$1,161.74	\$6,741.65	\$42,140.20
2024 / 2025	\$5,579.91	\$890.16	\$6,470.07	\$48,610.27
2025 / 2026	\$5,579.91	\$689.83	\$6,269.74	\$54,880.02
2026 / 2027	\$5,579.91	\$539.78	\$6,119.70	\$60,999.71
2027 / 2028	\$5,579.91	\$425.82	\$6,005.73	\$67,005.44
2028 / 2029	\$5,579.91	\$338.19	\$5,918.10	\$72,923.54
2029 / 2030	\$5,579.91	\$270.08	\$5,849.99	\$78,773.53
2030 / 2031	\$5,579.91	\$216.66	\$5,796.57	\$84,570.11
2031 / 2032	\$5,579.91	\$174.45	\$5,754.36	\$90,324.46
2032 / 2033	\$5,579.91	\$140.88	\$5,720.79	\$96,045.25
2033 / 2034	\$5,579.91	\$114.04	\$5,693.96	\$101,739.21
2034 / 2035	\$5,579.91	\$92.50	\$5,672.42	\$107,411.62
2035 / 2036	\$5,579.91	\$75.16	\$5,655.07	\$113,066.69
2036 / 2037	\$5,579.91	\$61.14	\$5,641.05	\$118,707.75
2037 / 2038	\$5,579.91	\$49.80	\$5,629.71	\$124,337.46
2038 / 2039	\$5,579.91	\$40.60	\$5,620.51	\$129,957.97
2039 / 2040	\$5,579.91	\$33.13	\$5,613.04	\$135,571.01
2040 / 2041	\$5,579.91	\$27.05	\$5,606.97	\$141,177.98
2041 / 2042	\$5,579.91	\$22.11	\$5,602.02	\$146,780.00
2042 / 2043	\$5,579.91	\$18.08	\$5,597.99	\$152,377.99
2043 / 2044	\$5,579.91	\$14.79	\$5,594.70	\$157,972.69
2044 / 2045	\$5,579.91	\$12.10	\$5,592.02	\$163,564.70
2045 / 2046	\$5,579.91	\$9.91	\$5,589.82	\$169,154.53
2046 / 2047	\$5,579.91	\$8.12	\$5,588.03	\$174,742.56
2047 / 2048	\$5,579.91	\$6.66	\$5,586.57	\$180,329.13
2048 / 2049	\$5,579.91	\$5.46	\$5,585.37	\$185,914.50
2049 / 2050	\$5,579.91	\$4.48	\$5,584.39	\$191,498.89
2050 / 2051	\$5,579.91	\$3.68	\$5,583.59	\$197,082.47
2051 / 2052	\$5,579.91	\$3.02	\$5,582.93	\$202,665.40
2052 / 2053	\$5,579.91	\$2.48	\$5,582.39	\$208,247.79
2053 / 2054	\$5,579.91	\$2.04	\$5,581.95	\$213,829.74
2054 / 2055	\$5,579.91	\$1.67	\$5,581.59	\$219,411.33
2055 / 2056	\$5,579.91	\$1.38	\$5,581.29	\$224,992.62
2056 / 2057	\$5,579.91	\$1.13	\$5,581.04	\$230,573.66
2057 / 2058	\$5,579.91	\$0.93	\$5,580.84	\$236,154.50
2058 / 2059	\$4,677.95	\$4.38	\$4,682.33	\$240,836.83
Total	\$223,196.44	\$17,640.39	\$240,836.83	

T & A Mason SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Life Insurance Premiums (39000)					
<u>(Life Insurance Premiums) Mason, Annette Marjorie - Accumulation (MASANN00001A)</u>					
10/01/2022	AIA AUSTRALIA . 67450842 08/01/22 13		2,505.37	10-2	2,505.37 DR
			2,505.37		2,505.37 DR
<u>(Life Insurance Premiums) Mason, Tony Grant - Accumulation (MASTON00001A)</u>					
07/03/2022	TAL Life Limited 1792092-C0073344 13		2,228.71	11-1	2,228.71 DR
15/03/2022	CLEARVIEWLIFEINV 517254207013928387 13		1,586.28	11-6	3,814.99 DR
			3,814.99		3,814.99 DR

Total Debits: 6,320.36

Total Credits: 0.00

10.2

8 December 2021

RENEWAL INFORMATION FOR

T & A Mason Smsf
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

Policy Number: 67450842

Policy Type: PRIORITY PROTECTION

Total payment this year: \$ 2,505.37

Adviser Details:

Name: INFOCUS: TOM GRAHAM

Phone: 07 5561 8800

Mobile:

Email: sam@simmonslivingstone.com.au

AIA Vitality rewards you for adopting a healthier lifestyle.

With AIA Vitality you could save \$164.07

Call your adviser or visit www.aiavitality.com.au.

Policy Anniversary Date:

8 January 2022

This is not a bill or request for payment. This notice confirms that your policy has been automatically renewed for a further period of 12 months provided your yearly premiums continue to be paid.

Thank you for having your policy with us.

As at your policy anniversary date, 8 January 2022, your payment is \$2,505.37.

Summary of Policy Benefits[†]

Life/Lives Insured	Benefits	Sum Insured	Premium	Stamp Duty	Total Premium
MASON, MS ANNETTE	TERM LIFE (SUP)	\$ 266,253.80	\$ 798.76	\$ 0.00	\$ 798.76
	TOT & PERM DIS	\$ 266,253.80	\$ 1,617.76	\$ 0.00	\$ 1,617.76
Total Premium (including policy fee \$88.85)					\$ 2,505.37

[†]The benefits shown are those applicable at the date of this notice. The benefit and premium amounts reflect indexation (where applicable) calculated as per your policy terms. Your premium may also be affected by age, loadings, discounts and/or any changes in premium rates (communicated previously). AIA Australia has the right to correct any error on this notice.

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Care for when you need it most

We've partnered with Medix, a global healthcare management company that provides world-class support to those dealing with serious illness. It's another way we're helping our customers live healthier, longer, better lives. Visit aia.com.au/medix for more information.

medix
It's a matter of life

Cancelling and replacing your cover may carry risks including but not limited to the loss of any accrued benefits, the possibility of waiting periods starting again, and the implications of any non-disclosure on your policy, to understand your options please contact your adviser to discuss your needs and/ or refer to your Policy Terms and Conditions.

If you need to change the terms of your Life Insurance Policy, are having difficulty meeting your payments or in the event of a claim you can contact your adviser or our Client Service Team for assistance on 1800 333 613.

Policy upgrades

We regularly review the benefits provided on the policy and make enhancements. For information on policy enhancements that may benefit you, visit www.aia.com.au/upgrades

Important information – Availability of AIA Priority Protection Income Protection or Income Protection Accident Only

Due to regulatory changes, from **1 October 2021**, the availability of AIA Priority Protection Income Protection or Income Protection Accident Only cover is solely limited to customers who already hold Income Protection or Income Protection Accident Only cover under an existing AIA Australia Priority Protection policy. Existing customers holding such cover can continue to make permitted alterations to those benefits in accordance with the policy's terms and conditions.

If you'd like to discuss these changes, please call us on 1800 333 613 or speak with your adviser.

Kind regards,

AIA Australia

Privacy Policy and Notification – Your privacy is important to us

AIA Australia handles and collects personal information for purposes which include the administration of your policy and to send communications that may be of interest to you. In order to provide our products and services, we assume that our customers (including members, policy holders and life insured's) have reviewed and consented to the latest version of the Privacy Policy on our website <http://www.aia.com.au/en/privacy-statement/privacy-statement.html> before providing personal or sensitive information to us. The Privacy Policy may be updated from time to time. Please refer to the latest version on our website. If you have any concerns or you would like to request a hard copy of the Privacy Policy, please contact us on 1800 333 613.



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

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

AIA.COM.AU

10.4

9 July 2022



002614 039

T & A MASON SMSF,
230 BROWNS PLAINS RD
BROWNS PLAINS QLD 4118
AUSTRALIA

Premium Receipt
Period ending 30 June 2022
Any questions? Call 1800 333 613

Dear Policyholder,

Policy Number: 67450842
Life Insured: MASON, MS ANNETTE
Policy Owner: T & A MASON SMSF,

We wish to advise that the following is the summary of the total premiums we received for covers under your policy for the financial year ending 30th June 2022:

Description	Base Premium	Stamp Duty	Total Premiums Received
LIFE COVER (SUPER)	\$798.76	\$0.00	\$798.76
TPD (SUPER) (ANY OCCUPATION)	\$1,617.76	\$0.00	\$1,617.76
Policy Fee			\$88.85
Total			\$2,505.37*

Please note that this is not a request for payment, but a confirmation of premiums received.

To determine whether premiums paid under your policy are tax deductible, you should speak with your tax adviser.

If you have any questions about this letter, please speak with your financial adviser or contact our Client Services Team on 1800 333 613 Monday to Friday, 8am-6pm AEST or email us at au.customer@aia.com.

Kind regards,

AIA Australia

**Any transaction that occurs after the reporting period will be recorded on your next statement.*

Adviser: INFOCUS: TOM GRAHAM

20 January 2022



Private & Confidential
T & A Mason Smsf PTY LTD AT FT &
Mason Smsf
230 Browns Plains Road
BROWNS PLAINS QLD 4118

**Anniversary notice for Accelerated Protection
Policy Number: 1792092**

Dear Trustee,

We are writing to let you know that your **policy is approaching its anniversary**. In this letter, you'll find important information that explains any updates to your policy and premium changes. To assist with your understanding of some important Life Insurance terminology, we have included a more detailed explanation in the Glossary at the end of this letter.

The below table includes a summary of your cover, including your new Benefit Amounts and Premiums, applicable from **5 March 2022**.

Policy Summary

Life Insured: Tony Mason

Your Plan	Premium Type	Inflation Protection	Benefit Amount	Premium (yearly)
Life Insurance Plan	Stepped	✓	\$266,253	\$2,228.71

New total yearly premium is \$2,228.71*

*includes Policy Fee and Stamp Duty (if applicable)

Your next payment amount may differ from your new premium if you have a credit or outstanding amount due on your policy.

How is your premium calculated?

When you first purchased your policy, we used the information you provided, including your health, lifestyle and product choices, to set your initial premium. Each year we recalculate your premiums based on premium type (such as Stepped or Level) and whether Inflation Protection applies (which increases your Benefit Amount with inflation). This affects how your premium may rise. Finally, we look at any fees or discounts that may need to be applied.

More information about Stepped & Level premiums and Inflation Protection can be found in the Glossary at the end of this letter and the original Product Disclosure Statement (PDS) and Policy Document issued to you. You can also find details of your cover and your chosen options in the last Policy Schedule issued to you.

Does Inflation Protection continue to meet your needs?

Inflation Protection automatically increases your Benefit Amount annually to keep in-line with inflation (also referred to as Consumer Price Index in the Product Disclosure Statement) and by doing so, your premium increases. Talk to your adviser to discuss if Inflation Protection continues to meet your needs or refer to the Policy Schedule, Policy Document and Product Disclosure Statement to understand further information about your policy.

What you need to do?

- Please take the time to check your policy details are correct and ensure you have funds available to pay your premium.

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- Now is also a good time to think about whether your circumstances have changed. Many events like a marriage, birth of child, a change in your income or a change to your mortgage debt can be worth discussing with your adviser, to ensure your policy still aligns with your goals.

Because you have chosen to pay via direct debit from your Bank account, **your premium will be debited from your account on 5th of March**. If the payment date falls on a weekend, your payment will be debited the following working day.

How to manage your policy

- If you wish to change your payment method or direct debit details for your insurance premiums, please contact us or complete the enclosed payment advice form.
- If you don't want your Benefit Amount to increase with inflation, simply notify us within 14 days of the date of this letter.
- If you would like to review anything else regarding your policy, simply contact TAL or your financial adviser using the contact details below.

An important change to our complaint handling timeframe

From 5 October 2021, the timeframe to resolve a complaint you may have about your policy, our service or staff has reduced from 45 days to **30 days**. Please refer to the information below for details on how to make a complaint.

How do I make a complaint?

We have an internal dispute resolution service to assist you with any concerns you may have about your policy, our services or your privacy.

In the first instance, we hope that our friendly team can handle any concern you may have. Please call our customer service team on **1300 209 088** or email us at customerservice@tal.com.au. If you are not satisfied with our initial response, please ask to speak to a Manager or a representative from the Internal Dispute Resolution Team.

We will attempt to resolve your complaint within 30 days of the date it is received. If we are unable to resolve your complaint within that period, we will inform you of the reasons for the delay and let you know when we expect to provide a response to your complaint.

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au

Email: info@afca.org.au

Telephone: 1800 931 678 (free call)

In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Time limits may apply to complaints to AFCA.

You may wish to consult the AFCA website or contact AFCA directly to find out if there is a time limit on lodging a complaint with AFCA.

What is the Life Insurance Code of Practice?

We are committed to the Life Insurance Code of Practice (the Code). The Code outlines the life insurance industry's key commitments and obligations to our customers, ensuring that we act with honesty, fairness and transparency. For more information on the Code, please visit our website.

What you need to know about your policy

As part of our commitment to the Life Insurance Life Code of Practice, it is important to inform you that before making any changes, such as cancelling or replacing this policy, there are risks you need to consider. For example, if cover is cancelled, the same cover may not be available to you, you may not be eligible for any cover, or you may be offered cover on different terms, even if your new policy is with TAL.

If you wish to make a claim, please contact us on the details below to obtain a claims pack. This will explain the information we need to assess the claim. You can also refer to the Product Disclosure Statement and your Policy Document for information on what may be required in the event of a claim.

11-3

If you would like to change the terms of your policy or if you are having trouble meeting your premium payments, we may be able to offer you options to assist. Please speak to your financial adviser or call us on the number below to discuss the options that might be available to you.

Do you need help?

<p>For any assistance, clarification or concerns, please contact TAL's Customer Service team:</p> <p>Phone: 1300 209 088 Email: customerservice@tal.com.au</p>	<p>For advice on your cover and financial strategy, please contact your financial adviser:</p> <p>Tom Graham Phone: (07) 5561 8800 Email: lauren@simmonsivingstone.com.au</p>
<p>You can manage your cover anywhere, anytime with myTAL. Just log in at www.tal.com.au and register using your email address.</p> <p>TAL regularly introduces improvements to Accelerated Protection to provide the best protection we can offer to you, your family or your business. The upgrade booklet outlines what improvements have been introduced to Accelerated Protection over time that may now apply to your policy.</p> <p>To obtain a copy of your Product Disclosure Statement, Policy Document and Upgrade Booklet you can log onto myTAL via tal.com.au or contact us.</p>	

Privacy

TAL Privacy Policy is available on our website at www.tal.com.au/Privacy-Policy or is available free of charge on request.

Thank you for entrusting TAL with your life insurance.

Yours sincerely



TAL Customer Service

Glossary

To understand more about pricing, refer to the original PDS issued to you.

Agreed Value

If you have chosen 'Agreed Value' and we have received complete and accurate financial evidence to establish the Benefit Amount, then we will pay the Benefit Amount shown in the last Policy Schedule.

If you have chosen 'Agreed Value' and we haven't received complete and accurate financial evidence to establish the Benefit Amount (including any subsequent application for increases), in the event of a claim you will be required to provide complete and accurate financial evidence to support the Benefit Amount. The financial evidence provided must be to our satisfaction.

Any Occupation TPD

If you choose "Any Occupation" TPD cover, you may be eligible to claim if you suffer illness or injury and are totally and permanently disabled to the extent that you are unlikely to ever work in any jobs suited to your education, training or experience.

Benefit Amount

Benefit or Benefit Amount means the monthly amount or lump sum amount, as shown on your Policy Schedule, that we will pay you upon receipt of and acceptance by us, of a valid claim for the respective Plan on your Policy. For Income Protection (Standard and Premier), the amount we pay you is determined by the option you have chosen (Agreed Value or Indemnity) plus increases under Inflation Protection and less any Income Protection Adjustments if applicable.

Cover

Cover or Covered refers to the circumstances in which a Benefit Amount is payable in accordance with your Policy. The Cover your Policy provides is shown in your Policy Schedule.

Indemnity

If you have chosen 'Indemnity' as specified in your Policy Schedule, your monthly Earnings will be used to determine the Benefit Amount payable. In some circumstances, the full Benefit Amount may not be payable and may be reduced to reflect your income prior to claim. For example, if your income has reduced or the Benefit Amount has increased due to Inflation Protection but your income has not increased to the same extent, the amount payable to you may be reduced to reflect your actual income. Refer to your Policy Schedule, Policy Document or financial adviser for more information.

Inflation Protection

If you selected Inflation Protection, we will increase the Benefit Amount to keep up with inflation as per the terms stated in your Policy Document. If this applies to your policy, we will increase your Benefit Amount at each policy anniversary and a new premium will be calculated to reflect the increased Benefit Amount using your current Age and Premium Type (i.e. Stepped or Level Premium).

You can choose to decline this increase at each policy anniversary or remove Inflation Protection for future policy anniversaries.

Level Premium

If you choose Level Premiums, the premium is based on your age at the Plan start date. The below are some factors to help you understand what can cause your Level Premiums to increase:

- your Benefit Amount increases (including as a result of Inflation Protection);
- you include a new Plan or benefit option;
- we review our costs and pricing;
- if we increase the premium rate across all policyholders;
- If you choose 'Level to 65' premiums, your premiums will convert to Stepped premiums on the policy anniversary before age 65.
- If you choose 'Level to 70' premiums, your premiums will convert to Stepped premiums on the policy anniversary before age 70.
- If a Policy discount no longer applies or Government duties or charges increase.

Guaranteed level premium – Life insurance only

Level premium rates for Life insurance are guaranteed not to increase until the Policy anniversary date before your:

- 65th birthday, where Level premium to age 65 is selected; or
- 70th birthday, where Level premium to age 70 is selected,

Except if there is any increase in tax, duty or charge introduced by government. This does not apply to Critical Illness, Child's Critical Illness, TPD or Income Protection insurance or Business Expense.

Own Occupation TPD

If you choose "Own Occupation" TPD cover, you may be eligible to claim if you suffer illness or injury and are totally and permanently disabled to the extent that you are unlikely to ever work in your current occupation.

Plan

Plan means how your policy has been designed, and refers to insurance benefits and options under Life insurance, Critical Illness insurance, Child's Critical Illness insurance, TPD insurance and Income Protection insurance. Your original Policy Schedule outlined the Plans applicable to your policy at the time. Your anniversary notice outlines the Plan at each policy anniversary.

Premium

This is the amount you must pay to maintain your policy. This also includes Fees, Government duties and charges and discounts if applicable. Premium payments can be made monthly, quarterly, half-yearly or yearly.

Premium Type

Your premium type is the way your premiums are calculated as you age. These can be either Level or Stepped premiums, to suit your financial strategy.

Stepped Premium

If you choose Stepped premiums, the premium is calculated based on your total Benefit Amount (with or without inflation) and your age as at each policy anniversary. The premium will generally increase at each policy anniversary.

TPD when ADL is shown in your Policy Schedule (change at age 65):

From the Policy anniversary prior to your 65th birthday, the Own Occupation or Any Occupation definition no longer applies. The definition for your TPD benefit will change to Activities of Daily Living which means the Life Insured:

- is totally and permanently unable to perform at least two activities of daily living (for example, bathing, dressing, toileting, mobility, feeding) without the physical assistance of another person; or
- suffers loss of use of limbs (permanent); or
- suffers loss of sight in one eye and use of a single limb (permanent); or
- suffers blindness (permanent); or
- suffers significant cognitive impairment.

31 January 2022

T & A MASON SMSF PTY LTD A T F T & A MASON
SMSF
230 BROWNSPLAINS ROAD
BROWNS PLAINS QLD 4118

Policy number	517254207
Renewal date	13 March 2022
Payment due	\$1,586.28
Payment frequency	Yearly
Payment method	Direct Debit

ClearView LifeSolutions

Here are some of the great benefits of your cover:

Worldwide cover

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

ClearView has you covered

In 2020-21 ClearView paid \$93.8 million in benefits, supporting our customers through especially tough times.

Payment Options



Biller code: 196568
Ref: 517254207



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



Need help?
Please contact your adviser or call our Australia based Contact Centre on 132 979.

Dear Trustee,

Your financial protection policy is due for renewal soon and we're looking forward to covering you for another year. Thank you for choosing us for your life insurance needs.

There is nothing for you to do

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

Benefits of continuing your cover

ClearView cannot cancel or further restrict your cover, regardless of any change in your health, occupation or pastimes.

If you cancel your cover or don't pay your premium, your cover will end and you may not be able to get the same (or in some cases any) cover elsewhere. A financial adviser may be able to help assess whether this is a risk for you.

Our approach to Claims

Our Claims Philosophy sets out our commitment to supporting you by helping identify eligible benefits and paying them as quickly as possible. More details at clearview.com.au/life-insurance/claims.

Your premium for the next 12 months

Each year your premium is recalculated and your new premium for the coming year is set out at the top of this page.

Below we set out the factors that affect your premium.

On the last page of this letter, there are further details of the amount insured and premium for each type of cover you hold.

Some of the factors affecting your cover and premium

It is important that your cover remains appropriate for you. The following table provides some areas of your cover. You may wish to discuss your cover with your financial adviser or you may call us directly on 132 979.

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Amount of Cover	In general, the higher the amount of cover, the higher your premium will be.
Indexation Benefit (where applicable)	Your amount of cover and the resulting premium automatically increase with inflation each year. You may choose to opt out and keep your amount of cover unchanged.
Selected features and options	In general, if you added an option to your policy, your premium will be higher. For Income Protection Cover, some features such as the waiting period and benefit period also impact your premium.
Premium type	Stepped premium: You have cover with a stepped premium type, which means your premiums are recalculated each year based on changing benefit amounts and your increase in age. These age increases become higher as you get older.
Premium Rate	Premium rates are not guaranteed. ClearView may review the premium rates both up or down and will apply any changes to all policies in a defined group.

Premium rate review

ClearView has recently reviewed premium rates on all policies in accordance with the 'Can premium rates change' section of the Product Disclosure Statement.

If your cover includes Trauma or Income Protection with a longer benefit period such as to age 60, 65 or 70, your premium has increased because of a review by ClearView. Level premium rates for all covers have also been increased.

These reviews were in response to the following conditions:

- **Low interest rates:** Australia is facing a lower interest rate environment. The interest earned by insurers when investing premium payments has been lower than expected. This has particularly impacted Level premiums.
- **Higher claim payments:** Across the life insurance industry, insurers have paid more Income Protection claims than expected. While this means that ClearView has had the opportunity to support more Australians in need, the cost has increased. This has resulted in premium increases across the market.
- **Regulatory guidance:** The Australian Prudential Regulation Authority, the government regulator for all life insurers, has been concerned about the Income Protection market and the industry losses. All life insurers are reviewing their Income Protection portfolios in response to these requirements.

Any increases in premiums because of this premium rate review will only come into effect from the second anniversary of your policy.

Importance of your cover

Your financial protection cover provides important security that helps to put your mind at ease. If your circumstances have changed, there are options to help make your cover more affordable. We understand the priority of keeping protected. Please speak to your financial adviser or contact ClearView on 132 979.

We talk to hundreds of customers each year who are grateful that they have financial protection

Help at a time of grief	"Not only was dad's policy paid out quickly but throughout the process I was able to pick up the phone and talk to someone kind and responsive about my application. This made an enormous difference during one of the most difficult times in my life." <i>Colin, son of the late Michael</i>
Income protection	"Over the years, I never doubted the value of life insurance because I was so used to paying health insurance and car insurance that I just treated it as another necessary expense. I never thought something like this (surgery and recovery for a serious tumour) would ever happen to me but it did and I'm so grateful I took out cover as a young woman." <i>Jenna</i>

Privacy Policy

We have recently updated our Privacy Policy which is available on our website [https://www.clearview.com.au/privacy-policy-\(information-handling-policy-1\)](https://www.clearview.com.au/privacy-policy-(information-handling-policy-1)).

11-8

Easy access, fast answers

Please speak to your financial adviser or contact us on 132 979 or email to life@clearview.com.au if you:

- Have any questions about your policy or policy terms.
- Are having difficulty making payments.
- Are lodging a claim.

We're committed to great service and that means we're always ready to help.

Yours sincerely



John Perosh
Manager, Life Operations

11-9

Your cover and premium details

Policy number : 517254207

Policy owner : T & A MASON SMSF PTY LTD A T F T & A MASON SMSF

Life insured : Tony Grant Mason Non smoker

Tony Grant Mason

Cover type	Non indexed details		Renewal details		
	Benefit	Premium	Benefit	Premium	Indexed
Accidental TPD Cover (Any)	\$238,354	\$1,572.76	\$240,403	\$1,586.28	Yes

Premium and payment summary

Tony Grant Mason	\$1,586.28
Yearly premium	\$1,586.28

POSTED

Need help?

Your adviser	Thomas Graham	07 5561 8800 lauren@simmonsivingstone.com.au
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Customer Service Centre	132 979 8am to 7pm (Sydney time), Monday to Friday	life@clearview.com.au
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T & A Mason SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>92 Grahams Road, Strathpine QLD 4500 (92GRAHAMS)</u>					
14/10/2021	BPAY TO MORETON BAY REGIONAL COUNCI BP		946.11	13-2	946.11 DR
07/03/2022	BPAY TO MORETON BAY REGIONAL COUNCI BP		471.16	13-3	1,417.27 DR
			1,417.27		1,417.27 DR
Property Expenses - Insurance Premium (41980)					
<u>92 Grahams Road, Strathpine QLD 4500 (92GRAHAMS)</u>					
07/03/2022	BPAY TO TERRI SCHEER INSURANCE PTY BP		359.00	14-1	359.00 DR
24/05/2022	BPAY TO TERRI SCHEER INSURANCE PTY BP		1,449.22	14-3	1,808.22 DR
			1,808.22		1,808.22 DR
Property Expenses - Interest on Loans (42010)					
<u>92 Grahams Road, Strathpine QLD 4500 (92GRAHAMS)</u>					
03/07/2021	Regular Interest Charge Original amount \$1,187.08		1,187.08	11	1,187.08 DR
03/08/2021	Regular Interest Charge		1,225.52		2,412.60 DR
03/09/2021	Regular Interest Charge		1,223.64		3,636.24 DR
03/10/2021	Regular Interest Charge		1,182.79		4,819.03 DR
03/11/2021	Regular Interest Charge		1,220.83		6,039.86 DR
03/12/2021	Regular Interest Charge		1,179.84		7,219.70 DR
03/01/2022	Interest Original amount of \$1,217.54 received an offset benefit of \$0.00.		1,217.54		8,437.24 DR
03/02/2022	Interest Original amount of \$1,216.32 received an offset benefit of \$0.00.		1,216.32		9,653.56 DR
03/03/2022	Interest Original amount of \$1,097.08 received an offset benefit of \$0.00.		1,097.08		10,750.64 DR
03/04/2022	Interest Original amount of \$1,212.61 received an offset benefit \$0.00.		1,212.61		11,963.25 DR
03/05/2022	Interest Original amount of \$1,172.30 received an offset benefit of \$0.00.		1,172.30	13,135.55 DR	
03/06/2022	Interest Original amount of \$1,241.05 received an offset benefit		1,241.05	14,376.60 DR	
			14,376.60		14,376.60 DR
Property Expenses - Repairs Maintenance (42060)					
<u>92 Grahams Road, Strathpine QLD 4500 (92GRAHAMS)</u>					
30/06/2022	T/up rental agent statement		159.00		159.00 DR
30/06/2022	T/up rental agent statement		229.00		388.00 DR
30/06/2022	T/up rental agent statement		99.00	15-1	487.00 DR
			487.00		487.00 DR
Property Expenses - Stationery, Phone and Postage (42090)					
<u>92 Grahams Road, Strathpine QLD 4500 (92GRAHAMS)</u>					
30/06/2022	T/up rental agent statement		66.00		66.00 DR
			66.00		66.00 DR
Property Expenses - Water Rates (42150)					
<u>92 Grahams Road, Strathpine QLD 4500 (92GRAHAMS)</u>					
23/08/2021	BPAY TO UNITYWATER BP		368.98	16-1	368.98 DR
02/11/2021	BPAY TO UNITYWATER BP		441.71	16-3	810.69 DR
02/03/2022	BPAY TO UNITYWATER BP		404.73	16-5	1,215.42 DR
31/05/2022	BPAY TO UNITYWATER BP		346.10	16-7	1,561.52 DR
30/03/2023	14:42:28				

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T & A Mason SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
			1,561.52		1,561.52 DR
Property Expenses - Borrowing costs (42200)					
<u>92 Grahams Road, Strathpine QLD 4500 (92GRAHAMS)</u>					
30/06/2022	T/up borrowing costs		612.00		612.00 DR
			612.00		612.00 DR

Total Debits: 20,328.61

Total Credits: 0.00

Rate notice

Moreton Bay
Regional Council

Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrcc@moretonbay.qld.gov.au



00837-039

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Property Details

92 Grahams Road STRATHPINE QLD 4500
Lot 151 SP 303170
Rateable Valuation \$195,000

Property number

683822

Total Payable

\$474.78

Period of rating

1 July - 30 September 2021

Date of issue

14 July 2021

Due date for payment

18 August 2021

Balance from Last Period - Payable Now

Balance as at 28 June 2021

\$5.08

Council Rates & Charges

General Rate - Category R2 (minimum)

327.75

Regional Infrastructure and Environment Charge

22.50

Garbage Charge - Domestic

62.00

State Government Charges

Emergency Management Levy - Group 2A

57.45

TOTAL PAYABLE

\$474.78

End of Quarter Processing Deadlines

Please note that due to processing deadlines, payments made after 28 June 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

Not pd, carried forward

Council has received a payment of \$14,442,388 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2021/22 financial year.

BPAY: Use your Phone or Internet banking

PHONE: Call 07 3480 6349

ONLINE: Go to www.moretonbay.qld.gov.au/pay

AUSTRALIA POST: Pay over the counter at any post office

MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510

IN PERSON: Pay at any Customer Service Centre

DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: Interest at the rate of 8% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.

PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.

RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2471 500683822006838221



Billor Code: 339457

Ref: 50 0683 8220 0683 8221

Location: 92 Grahams Road STRATHPINE QLD 4500
Customer Ref: 50 0683 8220 0683 8221

Property number

683822

Total Payable

\$474.78

Period of rating

1 July - 30 September 2021

Date of issue

14 July 2021

Due date for payment

18 August 2021

Rate notice



Customer Service Centres
 Caboolture - 2 Hasking Street, Caboolture
 Redcliffe - Irene Street, Redcliffe
 Strathpine - 220 Gympie Road, Strathpine

Postal Address
 PO Box 159
 Caboolture Qld 4510

Customer Service
 Ph: 1300 522 192

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



17557-039
T & A Mason Property Pty Ltd
 230 Browns Plains Road
 BROWNS PLAINS QLD 4118

Property Details
 92 Grahams Road STRATHPINE QLD 4500
 Lot 151 SP 303170
 Rateable Valuation \$195,000

Property number	683822
Total Payable	\$946.11
Period of rating	1 October - 31 December 2021
Date of issue	7 October 2021
Due date for payment	24 November 2021

Balance from Last Period - Payable Now	
Balance as at 29 September 2021	\$476.41
Council Rates & Charges	
General Rate - Category R2 (minimum)	327.75
Regional Infrastructure and Environment Charge	22.50
Garbage Charge - Domestic	62.00
State Government Charges	
Emergency Management Levy - Group 2A	57.45
TOTAL PAYABLE	\$946.11

End of Quarter Processing Deadlines
 Please note that due to processing deadlines, payments made after 29 September 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

Council has received a payment of \$14,442,388 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2021/22 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 07 3480 6349
ONLINE: Go to www.moretonbay.qld.gov.au/pay
AUSTRALIA POST: Pay over the counter at any post office
MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510
IN PERSON: Pay at any Customer Service Centre
DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: Interest at the rate of 8% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.
PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.
PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.
RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



Billers Code: 339457
Ref: 50 0683 8220 0683 8221

Location: 92 Grahams Road STRATHPINE QLD 4500
Customer Ref: 50 0683 8220 0683 8221

Property number	683822
Total Payable	\$946.11
Period of rating	1 October - 31 December 2021
Date of issue	7 October 2021
Due date for payment	24 November 2021

4080846-SEM-178003-ASA007-17557

13-3

Rate notice



Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: 1300 522 192

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrcc@moretonbay.qld.gov.au



18478-039
T & A Mason Property Pty Ltd
 230 Browns Plains Road
 BROWNS PLAINS QLD 4118

Property Details
 92 Grahams Road STRATHPINE QLD 4500
 Lot 151 SP 303170
 Rateable Valuation \$195,000

Property number
683822
Total Payable
\$471.16
Period of rating
1 January - 31 March 2022
Date of issue
10 January 2022
Due date for payment
16 February 2022

Balance from Last Period - Payable Now	
Balance as at 31 December 2021	\$1.46
Council Rates & Charges	
General Rate - Category R2 (minimum)	327.75
Regional Infrastructure and Environment Charge	22.50
Garbage Charge - Domestic	62.00
State Government Charges	
Emergency Management Levy - Group 2A	57.45
TOTAL PAYABLE	\$471.16

End of Quarter Processing Deadlines

Please note that due to processing deadlines payments made after 31 December 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

4100348-SEM-178873-ASA007-18478

Council has received a payment of \$14,442,388 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2021/22 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 07 3480 6349
ONLINE: Go to www.moretonbay.qld.gov.au/pay
AUSTRALIA POST: Pay over the counter at any post office
MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510
IN PERSON: Pay at any Customer Service Centre
DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: Interest at the rate of 8% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.

PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.

RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2471 500683822006838221



Billor Code: 339457
Ref: 50 0683 8220 0683 8221

Location: 92 Grahams Road STRATHPINE QLD 4500
Customer Ref: 50 0683 8220 0683 8221

Property number
683822
Total Payable
\$471.16
Period of rating
1 January - 31 March 2022
Date of issue
10 January 2022
Due date for payment
16 February 2022

Policy Schedule

Landlord Preferred Policy

14-1

7 March 2022

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

POLICY NUMBER: TS1406556LPP
AMOUNT DUE: \$ 359.00
DUE DATE: 26/04/2022

Insured: T & A Mason Property Pty Ltd

Insured Address: 92 Graham Street, STRATHPINE QLD 4500

Premium Type

Renewal

Expiry Date

26/04/2022. We invite you to renew your policy until 12:01am
26/04/2023

Managing Agent

David Deane Real Estate Pty Ltd

Property Details

The land size is less than 2 acres.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

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

Annual Premium

\$359.00

Last year's annual premium

\$385.00
Change on last year
-6.8 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

Please turn over for important policy information and payment details

TS00023 01/03/14 A

14-2

Insured details

What you have told us:

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

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.

When you need to contact us

It is important that you check the information provided on your Policy Schedule. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

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 terrischeer.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
Premium	\$321.10	\$299.42
GST	\$32.11	\$29.94
Stamp Duty	\$31.79	\$29.64
Annual Premium (*)	\$385.00	\$359.00

* 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.

Please contact Terri Scheer Insurance in the first instance if you have any questions about your policy.

*Property maintenance and condition

It is your responsibility to ensure that the property is kept well maintained and in good condition. This includes, but is not limited to: there are no blocked gutters, the roof is not rusted, your building is not infested with vermin, there is no termite damage and insured damage you have been compensated for has been repaired. Refer to the PDS for further details.

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

T & A Mason Property Pty Ltd - 92 Graham Street, STRATHPINE QLD 4500

Amount Payable

\$359.00

Due Date

26/04/2022

Policy Number

TS1406556LPP

Payment Reference No

714065562

Payment Options



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



Billers Code: 63461
Ref: 714065562



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

Policy Schedule - FINAL REMINDER

Landlord Residential Building Insurance

14-3

11 May 2022

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

POLICY NUMBER: TS2633984RBI
AMOUNT DUE: \$ 1,449.22
DUE DATE: 26/04/2022

Insured: T & A Mason Property Pty Ltd

Insured Address: 92 Graham Street, STRATHPINE QLD 4500

Premium Type

Renewal

Expiry Date

26/04/2022. We invite you to renew your policy until 12:01am
26/04/2023

Managing Agent

David Deane Real Estate Pty Ltd

Property Details

It is a permanent rental.
It is a House.
Construction type is brick veneer.
The land size is less than 2 acres.
It was built in approximately 2019.
There is no common ground.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Mortgagee: Perpetual Corporate Trust Limited

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Sum Insured

Building	\$327,818
Liability to Other	\$20,000,000
Weekly rent	\$481

Excess per claim

Loss of rent, Liability to others, or any Add. benefits in Sect 1	\$0
Tenant damage	\$500
Earthquake or Tsunami	\$500
Building damage	\$500

Annual Premium

\$1,449.22

Includes GST of \$120.87 and Stamp Duty of \$119.66 and ESL of \$0.00

Includes: Combined Policy Discount

The premium for this policy is overdue. The policy will expire if this amount is not paid immediately. If you are the nominated payee, please make payment; alternatively, if the invoice was sent to your property manager, please contact them. If payment has been made please contact us on 1800 804 016.

Please turn over for important policy information and payment details

TS00069 04/09/18A

16-1



T & A Mason Property Pty Ltd
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99927245
Payment reference	0999 2724 53
Property	92 Grahams Rd, STRATHPINE, QLD

Bill number	7121858320
Billing period	22 Apr 2021 89 days to 19 Jul 2021
Issue date	23 Jul 2021
Approximate date of next meter reading	19 Oct 2021

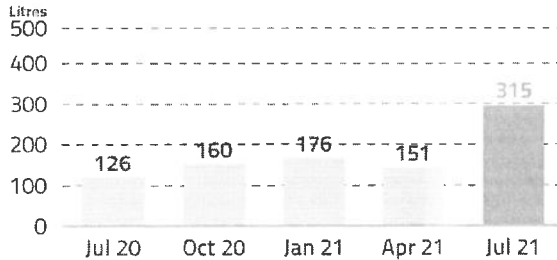
Your account activity

+ credit card file

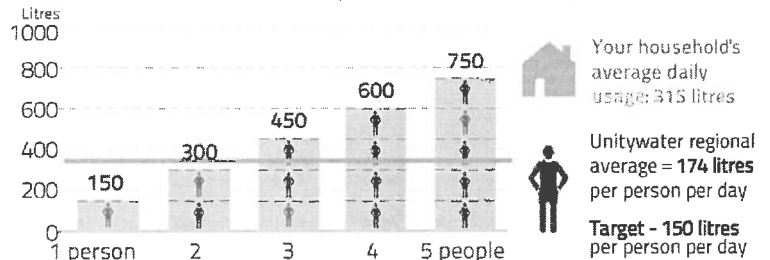
Your last bill \$307.22	-	Payments/adjustments \$307.22	=	Balance \$0.00	+	New charges \$361.98	=	Total due \$361.98
								Due date 23 Aug 2021

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



211855_128UW02_Email_863/001885/005674

Locking in prices to keep bills low

See how far your money goes

Read the information with your bill to find out more about your 2021-22 pricing

Easy ways to pay For other payment options - see over

BPAY*
 Biller Code: 130393
 Ref: 0999 2724 53
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
 *Registered to BPAY Pty Ltd ABN 69 079 137 518

DIRECT DEBIT
 Direct Debit
 Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
 Find out more at unitywater.com/smoothpay

16-2

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1813727	21 Apr 21	199	19 Jul 21	227	28	89	314.6
Total water usage					28	89	314.6
Total sewerage usage (waste and greywater) = 90% of water usage					25.20	89	283.1

Activity since last bill

Last bill		\$307.22
Payments / adjustments		
1 Jun 2021	CBA BPAY BPAY 01/06/2021	-\$307.22
Account balance		\$0.00 ¹

Water and Sewerage Charges

Lot 151 Plan SP303170 Installation ID 223164319279

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	22 Apr 21 to 30 Jun 21	0.3146	70	\$3.122	\$68.75
State Govt Bulk Water	01 Jul 21 to 19 Jul 21	0.3146	19	\$3.231	\$19.31

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	22 Apr 21 to 30 Jun 21	0.3146	70	\$0.667	\$14.69
Water up to 822 L/day	01 Jul 21 to 19 Jul 21	0.3146	19	\$0.667	\$3.99
Sewerage up to 740 L/day	22 Apr 21 to 30 Jun 21	0.2831	70	\$0.557	\$13.22
Sewerage up to 740 L/day	01 Jul 21 to 19 Jul 21	0.2831	19	\$0.667	\$3.59

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	22 Apr 21 to 30 Jun 21	1	70	\$0.879	\$61.53
Water Access 20mm	01 Jul 21 to 19 Jul 21	1	19	\$0.891	\$16.93
Sewerage Access	22 Apr 21 to 30 Jun 21	1	70	\$1.903	\$126.21
Sewerage Access	01 Jul 21 to 19 Jul 21	1	19	\$1.777	\$33.76

Water subtotal \$185.20
Sewerage subtotal \$176.78

New water and sewerage charges \$361.98 ²

Total Due = 1 + 2 \$361.98

Important information

Payment assistance
If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details
Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners
If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency
For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需翻译时，请致电 13 14 50
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Ahi bən cən thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesita un intérprete llame al 13 14 50

Privacy policy
We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options

Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0999 2724 53

Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

POST billpay In person, by phone or online
Billpay Code: 4028
Ref: 0999 2724 53
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999272453 00036198

Account number	99927245
Payment reference	0999 2724 53
Total due	\$361.98
Due date	23 Aug 2021



T & A Mason Property Pty Ltd
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99927245
Payment reference	0999 2724 53
Property	92 Grahams Rd, STRATHPINE, QLD

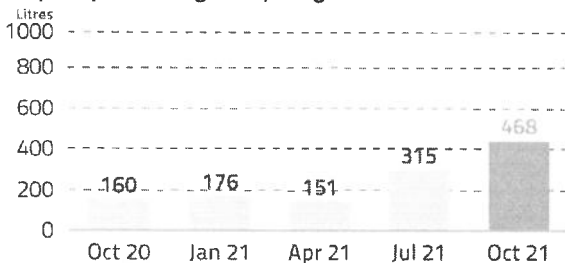
Bill number	7122202997
Billing period	20 Jul 2021 94 days to 21 Oct 2021
Issue date	26 Oct 2021
Approximate date of next meter reading	18 Jan 2022

Your account activity

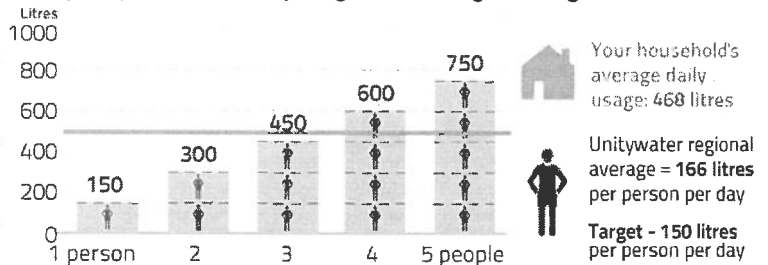
Your last bill	Payments/adjustments	Balance	New charges	Total due	\$441.71
\$361.98	\$368.98	-\$7.00 In credit	\$448.71	Due date	25 Nov 2021

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



WATER RESTRICTIONS COULD BE COMING THIS SUMMER

As dam levels drop, we need more Local Water Legends to help save water – act now.

Find out more at unitywater.com/restrictions



Easy ways to pay For other payment options - see over

BPAY
Biller Code: 130393
Ref: 0999 2724 53
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
*Registered to BPAY Pty Ltd ABN 69 079 137 518

Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay

16-4

Your account details

1300 086 489
Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1813727	19 Jul 21	227	21 Oct 21	271	44	94	468.1
Total water usage					44	94	468.1
Total sewerage usage (waste and greywater) = 90% of water usage					39.60	94	421.3

Activity since last bill

Last bill	\$361.98
Payments / adjustments	
23 Aug 2021 CBA BPAY BPAY 23/08/2021	-\$368.98
Account balance	-\$7.00

Water and Sewerage Charges

Lot 151 Plan SP303170 Installation ID 223164319279

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	20 Jul 21 to 21 Oct 21	0.4681	94	\$3.231	\$142.16

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	20 Jul 21 to 21 Oct 21	0.4681	94	\$0.667	\$29.35
Sewerage up to 740 L/day	20 Jul 21 to 21 Oct 21	0.4213	94	\$0.667	\$26.41

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	20 Jul 21 to 21 Oct 21	1	94	\$0.891	\$83.75
Sewerage Access	20 Jul 21 to 21 Oct 21	1	94	\$1.777	\$167.04

Water subtotal	\$255.26
Sewerage subtotal	\$193.45

New water and sewerage charges **\$448.71**

Total Due = **\$441.71**

Important information

Payment assistance
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Changing contact details
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Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency
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Interpreter service 13 14 50
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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

Privacy policy
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International calls
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unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489



More payment options

Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0999 2724 53

Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

POST billpay In person, by phone or online
Billpay Code: 4028
Ref: 0999 2724 53
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999272453 00044171

Account number	99927245
Payment reference	0999 2724 53
Total due	\$441.71
Due date	25 Nov 2021

16-5



T & A Mason Property Pty Ltd
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

WATER AND SEWERAGE YOUR BILL

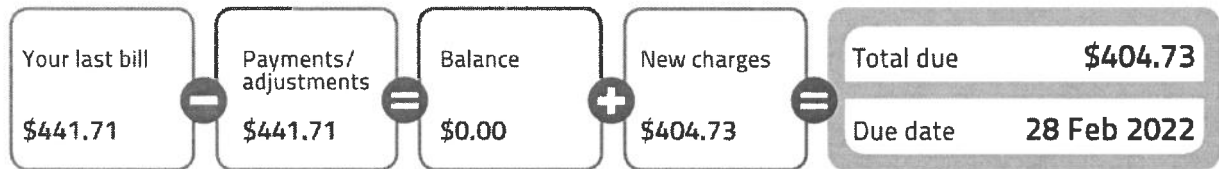
1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99927245
Payment reference	0999 2724 53
Property	92 Grahams Rd, STRATHPINE, QLD

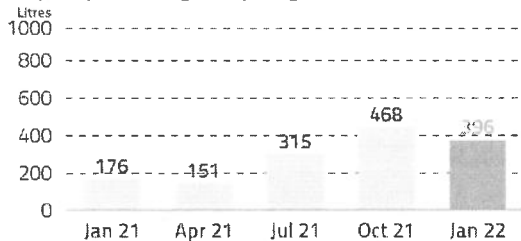
Bill number	7122543085
Billing period	22 Oct 2021
91 days	to 20 Jan 2022
Issue date	26 Jan 2022
Approximate date of next meter reading	20 Apr 2022

Your account activity

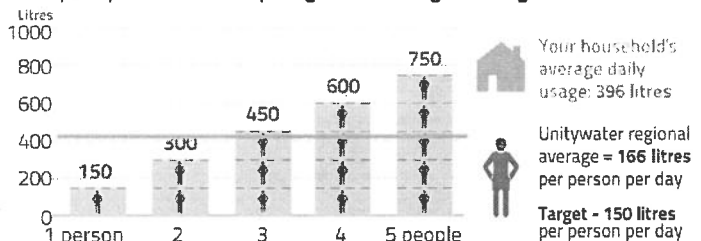


8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



We're crystal clear about our sustainability goals.

We're joining other water utilities worldwide in the Race to Zero, a global movement to reduce carbon emissions to zero.

[Find out more](#)

unitywater.com/sustainability

Easy ways to pay For other payment options - see over

BPAY®
Biller Code: 130393
Ref: 0999 2724 53
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 518

Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay

16.6

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1813727	21 Oct 21	271	20 Jan 22	307	36	91	395.6
Total water usage					36	91	395.6
Total sewerage usage (waste and greywater) = 90% of water usage					32.40	91	356.0

Activity since last bill

Last bill	\$441.71
Payments / adjustments	
2 Nov 2021 CBA BPAY BPAY 01/11/2021	-\$441.71
Account balance	\$0.00 ¹

Water and Sewerage Charges

Lot 151 Plan SP303170 Installation ID 223164319279

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	22 Oct 21 to 20 Jan 22	0.3956	91	\$3.231	\$116.32

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	22 Oct 21 to 20 Jan 22	0.3956	91	\$0.667	\$24.01
Sewerage up to 740 L/day	22 Oct 21 to 20 Jan 22	0.3560	91	\$0.667	\$21.61
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	22 Oct 21 to 20 Jan 22	1	91	\$0.891	\$81.08
Sewerage Access	22 Oct 21 to 20 Jan 22	1	91	\$1.777	\$161.71
Water subtotal					\$221.41
Sewerage subtotal					\$183.32

New water and sewerage charges \$404.73 ²

Total Due = ¹ + ² \$404.73

Important information

Payment assistance
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Changing contact details
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Pensioners
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Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency
For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当需要翻译员时，请致电 13 14 50。
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Cuando necesita un intérprete llame al 13 14 50

Privacy policy
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International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0999 2724 53



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online
Billpay Code: 4028
Ref: 0999 2724 53
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999272453 00040473

Account number	99927245
Payment reference	0999 2724 53
Total due	\$404.73
Due date	28 Feb 2022



T & A Mason Property Pty Ltd
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

16-7

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99927245
Payment reference	0999 2724 53
Property	92 Grahams Rd, STRATHPINE, QLD

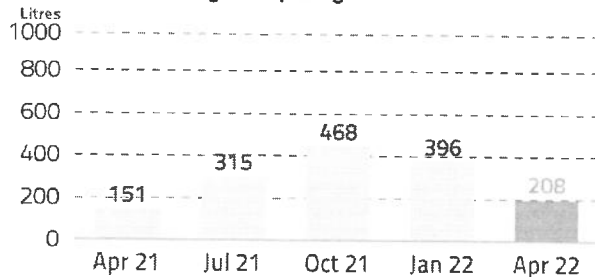
Bill number	7122889725
Billing period	21 Jan 2022 to 26 Apr 2022
Issue date	28 Apr 2022
Approximate date of next meter reading	18 Jul 2022

Your account activity

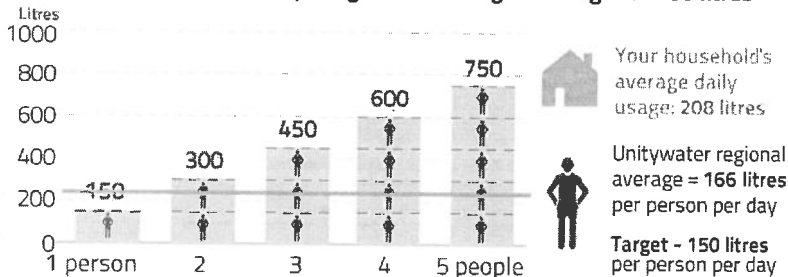
Your last bill \$404.73	-	Payments/ adjustments \$404.73	=	Balance \$0.00	+	New charges \$346.10	=	Total due \$346.10
								Due date 30 May 2022

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



We're crystal clear about our sustainability goals.

We're joining other water utilities worldwide in the Race to Zero, a global movement to reduce carbon emissions to zero.

[Find out more](#)

unitywater.com/sustainability

Easy ways to pay For other payment options - see over



BPAY*
Biller Code: 130393
Ref: 0999 2724 53

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account. Find out more at bpay.com.au

*Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

16-8

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UT1813727	20 Jan 22	307	26 Apr 22	327	20	96	208.3
Total water usage					20	96	208.3
Total sewerage usage (waste and greywater) = 90% of water usage					18.00	96	187.5

Activity since last bill

Last bill		\$404.73
Payments / adjustments		
2 Mar 2022	CBA BPAY BPAY 02/03/2022	-\$404.73
Account balance		\$0.00 ①

Water and Sewerage Charges

Lot 151 Plan SP303170 Installation ID 223164319279

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	21 Jan 22 to 26 Apr 22	0.2083	96	\$3.231	\$64.62

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	21 Jan 22 to 26 Apr 22	0.2083	96	\$0.667	\$13.34
Sewerage up to 740 L/day	21 Jan 22 to 26 Apr 22	0.1875	96	\$0.667	\$12.01

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	21 Jan 22 to 26 Apr 22	1	96	\$0.891	\$85.54
Sewerage Access	21 Jan 22 to 26 Apr 22	1	96	\$1.777	\$170.59

Water subtotal	\$163.50
Sewerage subtotal	\$182.60

New water and sewerage charges	\$346.10 ②
Total Due = ① + ②	\$346.10

Important information

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Interpreter service 13 14 50

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동역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesita un intérprete llame al 13 14 50


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unitywater.com
PO Box 953
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1300 086 489

More payment options

 Credit card by phone or online
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 Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558

 In person, by phone or online
Billpay Code: 4028
Ref: 0999 2724 53
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999272453 00034610

Account number	99927245
Payment reference	0999 2724 53
Total due	\$346.10
Due date	30 May 2022

T & A Mason SMSF

Borrowing Costs

\$3,060 Mortgage Ezy fees

Year

2019	\$51	3009
2020	612	2397
2021	612	1785 ✓
2022	612	1173 •
2023	612	561
2024	561	0

POSTED

18-1



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 2520
Sydney, NSW 2001



041 432674

T & A MASON SMSF PTY LTD
PO BOX 806
OXENFORD QLD 4210

1 Shelley Street
Sydney, NSW 2000

account balance **\$65,140.79**
as at 31 Dec 21

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
30.06.21	OPENING BALANCE			57,554.03
01.07.21	Deposit QUICKSUPER QUICKSPR2996675820		1,265.00	58,819.03
05.07.21	Direct debit Origin MMS 47513986-400048419	1,523.07		57,295.96
20.07.21	Deposit ABN98002348352 ET210720CTR065B0BD		285.78	57,581.74
02.08.21	Deposit David Deane Real David Deane RE		1,609.30	59,191.04
03.08.21	Direct debit Origin MMS 47810355-400048419	1,523.07		57,667.97
20.08.21	Deposit ABN98002348352 ET210820CTR0652533		301.39	57,969.36
23.08.21	BPAY BPAY TO UNITYWATER	368.98		57,600.38
25.08.21	Deposit QUICKSUPER QUICKSPR3032268070		1,040.00	58,640.38
31.08.21	Deposit David Deane Real David Deane RE		1,614.80	60,255.18
01.09.21	Deposit QUICKSUPER QUICKSPR3036837690		1,040.00	61,295.18
03.09.21	Direct debit Origin MMS 48143597-400048419	1,523.07		59,772.11

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. 966759722

deposits using BPay
From another bank



Bill code: 667022
Ref: 966 759 722

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
20.09.21	Deposit ABN98002348352 ET210920CTR065842A		236.38	60,008.49
30.09.21	Deposit David Deane Real David Deane RE		2,416.70	62,425.19
01.10.21	Deposit QUICKSUPER QUICKSPR3056326651		1,357.00	63,782.19
04.10.21	Direct debit Origin MMS 48464653-400048419	1,523.07		62,259.12
14.10.21	BPAY BPAY TO MORETON BAY REGIONAL COUNCI	946.11		61,313.01
20.10.21	Deposit ABN98002348352 ET211020CTR065F0B8		269.59	61,582.60
29.10.21	Deposit QUICKSUPER QUICKSPR3074415343		1,100.80	62,683.40
01.11.21	Deposit David Deane Real David Deane RE		1,603.80	64,287.20
02.11.21	BPAY BPAY TO UNITYWATER	441.71		63,845.49
03.11.21	Direct debit Origin MMS 48798272-400048419	1,523.07		62,322.42
22.11.21	Deposit ABN98002348352 ET211122CTR065700A		237.62	62,560.04
24.11.21	Deposit DEPOSIT		1,754.06	64,314.10
26.11.21	Funds transfer SLA INVOICE 73458000941	1,403.25		62,910.85
30.11.21	Deposit David Deane Real David Deane RE		1,267.29	64,178.14
03.12.21	Direct debit Origin MMS 49149379-400048419	1,523.07		62,655.07
15.12.21	Deposit QUICKSUPER QUICKSPR3105844621		1,116.00	63,771.07
20.12.21	Deposit ABN98002348352 ET211220CTR065CA21		265.42	64,036.49
22.12.21	Funds transfer MASOTC1 AND 030308	220.00		63,816.49
22.12.21	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	56.00		63,760.49
31.12.21	Deposit David Deane Real David Deane RE		1,380.30	65,140.79

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 31 DEC 21	12,574.47	20,161.23	65,140.79

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



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

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

Name	Authority Type
GRAHAM THOMAS J SLG FINANCIAL SERVICES PTY LTD	Tax payment authority
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

Authority descriptions

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

Tax payment authority - you authorise the third party to withdraw funds from your account to make payments on your behalf directly to the Australian Taxation Office (ATO).

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



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

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

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

About your account

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

Protect your account

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

Access to and sharing your data

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

Visit our Help Centre

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

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1826



MACQUARIE

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



T & A MASON SMSF PTY LTD
PO BOX 806
OXENFORD QLD 4210

1 Shelley Street
Sydney, NSW 2000

account balance **\$60,679.35**
as at 30 Jun 22

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
31.12.21	OPENING BALANCE			65,140.79
04.01.22	Deposit David Deane Real David Deane RE		398.20	65,538.99
04.01.22	Direct debit Origin MMS 49567378-400048419	1,523.07		64,015.92
10.01.22	Direct debit AIA AUSTRALIA . 67450842 08/01/22	2,505.37		61,510.55
20.01.22	Deposit ABN98002348352 ET220120CTR0652E2B		255.45	61,766.00
27.01.22	Deposit QUICKSUPER QUICKSPR3132048093		1,674.00	63,440.00
31.01.22	Funds transfer MASOTC2	220.00		63,220.00
31.01.22	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	276.00		62,944.00
01.02.22	Deposit David Deane Real David Deane RE		1,609.30	64,553.30
03.02.22	Direct debit Origin MMS 49985877-400048419	1,523.07		63,030.23
11.02.22	Deposit QUICKSUPER QUICKSPR3142623062		945.00	63,975.23
21.02.22	Deposit ABN98002348352 ET220221CTR065A9A5		243.58	64,218.81

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. 966759722

deposits using BPay
From another bank



Bill code: 667022
Ref: 966 759 722

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
01.03.22	Deposit David Deane Real David Deane RE		1,609.30	65,828.11
02.03.22	BPAY BPAY TO UNITYWATER	404.73		65,423.38
03.03.22	Direct debit Origin MMS 50398340-400048419	1,523.07		63,900.31
07.03.22	BPAY BPAY TO TERRI SCHEER INSURANCE PTY	359.00 ✓		63,541.31
07.03.22	BPAY BPAY TO MORETON BAY REGIONAL COUNCI	471.16 ✓		63,070.15
07.03.22	Direct debit TAL Life Limited 1792092-C0073344	2,228.71		60,841.44
10.03.22	Deposit QUICKSUPER QUICKSPR3161642334		1,116.00	61,957.44
15.03.22	Direct debit CLEARVIEWLIFEINV 517254207013928387	1,586.28		60,371.16
21.03.22	Deposit ABN98002348352 ET220321CTR065FF38		165.88	60,537.04
01.04.22	Deposit David Deane Real David Deane RE		2,018.50	62,555.54
04.04.22	Direct debit Origin MMS 50839012-400048419	1,523.07		61,032.47
14.04.22	Deposit QUICKSUPER QUICKSPR3186017788		1,395.00	62,427.47
21.04.22	Deposit ABN98002348352 ET220421CTR065652F		149.65	62,577.12
03.05.22	Deposit David Deane Real David Deane RE		1,728.54	64,305.66
03.05.22	Direct debit Origin MMS 51267149-400048419	1,523.07		62,782.59
05.05.22	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	259.00		62,523.59
05.05.22	Funds transfer MASOTS1 031637	2,860.00		59,663.59
17.05.22	Deposit QUICKSUPER QUICKSPR3208268983		1,116.00	60,779.59
23.05.22	Deposit ABN98002348352 ET220523CTR065E2E9		314.30	61,093.89
24.05.22	BPAY BPAY TO TERRI SCHEER INSURANCE PTY	1,449.22 ✓		59,644.67
31.05.22	BPAY BPAY TO UNITYWATER	346.10 ✓		59,298.57
01.06.22	Deposit David Deane Real David Deane RE		1,583.74	60,882.31
03.06.22	Direct debit Origin MMS 51768351-400048419	1,523.07		59,359.24
14.06.22	Deposit QUICKSUPER QUICKSPR3228074898		1,116.00	60,475.24
20.06.22	Deposit ABN98002348352 ET220620CTR06541E8		198.26	60,673.50
30.06.22	Interest MACQUARIE CMA INTEREST PAID*		5.85	60,679.35

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 22	22,103.99	17,642.55	60,679.35

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



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

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Name	Authority Type
GRAHAM THOMAS J SLG FINANCIAL SERVICES PTY LTD	Tax payment authority
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annual interest summary 2021/2022

INTEREST PAID	5.85
TOTAL INCOME PAID	5.85

Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

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- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

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

Protect your account

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

Access to and sharing your data

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

Visit our Help Centre

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- 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.*



Sales

Appraisal

30 March 2022

92 Grahams Rd, Strathpine 4500

Thank you for the opportunity to provide a Current Sales Appraisal on the above mentioned property.

We have researched comparable properties both currently for sale and recently sold in the local area and believe current market value to be \$645,000 - \$665,000

Considering the condition, location & facilities available at this property, we have no reason to believe that there would be an extended delay in achieving a result for the property.

If you have any queries, please do not hesitate to contact me.

Yours faithfully,

DAVID DEANE REAL ESTATE

*Median
\$655000*

Mark Rumsey
Principal - Sales

Disclaimer: It must be understood that this estimate is an approximate only and is not a sworn valuation nor can it be relied upon as such.

David Deane Real Estate – ABN 36 151 700 702





11-1



0540090-17-0000001-0000001

Mrs A M Mason
230 Browns Plains Road
Browns Plains QLD 4118

Account Number 400048419
Account Name/s T & A Mason Smsf Pty. Ltd. Ior
& Atf T & A Mason Smsf

Statement Period	
Issued Date	3 Jan 2022
Start Date	1 Jul 2021
End Date	31 Dec 2021

Statement Details	
Statement Number	1-00006
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:	\$0.00
Current payment due date:	4 Jan 2022

Loan Account Limit:	\$256,450.40	Available Redraw:	\$0.00	Current Interest Rate:	5.59% p.a.
---------------------	--------------	-------------------	--------	------------------------	------------

Date	Transaction Particulars	Debits	Credits	Balance
01 JUL	BALANCE BROUGHT FORWARD			258,369.12 DR
03 JUL	Regular Interest Charge Original amount of \$1,187.08 received an offset benefit of \$0.00.	1,187.08		259,556.20 DR
05 JUL	Direct Debit Payment Direct Debit Payment		1,523.07	258,033.13 DR
03 AUG	Direct Debit Payment Direct Debit Payment		1,523.07	256,510.06 DR
03 AUG	Regular Interest Charge Original amount of \$1,225.52 received an offset benefit of \$0.00.	1,225.52		257,735.58 DR
03 SEP	Direct Debit Payment Direct Debit Payment		1,523.07	256,212.51 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 400048419
--	---

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

0549017000000100000001



11-2

Statement Period		Statement Details	
Issued Date	3 Jan 2022	Statement Number	1-00006
Start Date	1 Jul 2021	Page Number	2 of 3
End Date	31 Dec 2021	Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
BALANCE BROUGHT FORWARD				256,212.51 DR
03 SEP	Regular Interest Charge Original amount of \$1,223.64 received an offset benefit of \$0.00.	1,223.64		257,436.15 DR
03 OCT	Regular Interest Charge Original amount of \$1,182.79 received an offset benefit of \$0.00.	1,182.79		258,618.94 DR
04 OCT	Direct Debit Payment Direct Debit Payment		1,523.07	257,095.87 DR
03 NOV	Direct Debit Payment Direct Debit Payment		1,523.07	255,572.80 DR
03 NOV	Regular Interest Charge Original amount of \$1,220.83 received an offset benefit of \$0.00.	1,220.83		256,793.63 DR
03 DEC	Direct Debit Payment Direct Debit Payment		1,523.07	255,270.56 DR
03 DEC	Regular Interest Charge Original amount of \$1,179.84 received an offset benefit of \$0.00.	1,179.84		256,450.40 DR
TOTALS AT END OF PERIOD		7,219.70	9,138.42	256,450.40 DR

Please note that the fees associated with your loan accounts have been amended, effective from 1st April 2022, please refer to the Schedule of Fees table that is attached.

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400048419
--	---

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

064901700000010000002

Statement Period		Statement Details	
Issued Date	3 Jan 2022	Statement Number	1-00006
Start Date	1 Jul 2021	Page Number	3 of 3
End Date	31 Dec 2021	Account Status	Active

Supplementary Schedule of Fees

Effective 1st April 2022

Loan Account Variation Fee	Payable upon completion each time you request us to split, switch or convert a loan account or sub-account and we agree to the variation	\$250.00
Loan Facility Variation Fee	Payable upon completion each time you request, and we agree to change the loan facility including a principle increase, security variation, or similar.	\$450.00 plus Third Party Costs#
Fixed Rate Fee[^]	Payable upon settlement if we agree to fix an interest rate on a loan account.	\$495.00 per request
Annual Facility Fee	Payable annually in advance on each anniversary of the settlement date.	\$395.00 per annum
Settlement Cancellation Fee	Payable after cancellation if you cancel a settlement for any reason. Not charged on Postponements.	\$300.00
Break Costs (Fixed Loans)	Payable on the discharge of a fixed rate loan.	Unascertainable
Construction Administration Fee	Payable for the draw downs and management of your loan through the construction process.	\$1,500.00 plus Third Party Costs#
Manual Redraw Fee	Payable if you request, and we approve a redraw and the request is made other than electronically.	\$25.00
Ad Hoc Statement Fee	Payable per statement cycle if you request, and we provide an ad hoc statement.	\$15.00
Insurance Renewal Fee	Payable if you do not provide evidence of a current building insurance policy and we renew or take out building insurance on your behalf.	\$200.00 per renewal plus our out-of-pocket expenses which will include the costs of the insurance premium which is unascertainable.
Dishonour Fee	Payable to cover our administrative costs when there is a dishonoured payment. You must also pay any third party costs we incur.	\$20.00 per dishonour, plus Third Party Costs#
Arrears Administration Fee	Payable on the day after your account has been in arrears for 10 days and on the same day each month thereafter until all arrears has been repaid.	\$150.00 per month
Discharge Administration Fee	Payable per discharge of mortgage if we are required to discharge your mortgage or any related security.	\$1,500.00 plus Third Party Costs#
[^] Subject to approval and availability. Fees apply. # Third Party Costs; cost/s incurred by services provider/s external to Origin Mortgage Management Services and will vary depending on the nature of the service and request. These cost/s are passed on directly to the applicant/s. Supplementary Schedule of fees are to be considered with the schedule of fees outlined in your loan contract.		

05490/17/0000001/0000003

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

11-4



Mrs Annette Marjorie Mason
230 Browns Plains Road
Browns Plains, QLD, 4118, Australia

Your Statement

Account Name/s:	T & A Mason SMSF Pty. Ltd. IOR & ATF T & A Mason SMSF
BSB 012-666	Account Number 400048419
Product Name	Mortgage Ezy - SMSF Loan
Account Status	Active
Statement Period	01 Jan 2022 to 30 Jun 2022
Current Interest Rate	6.34 % p.a.
Enquiries	1300 835 399

Your Loan Account Summary

Opening Balance	-	Total Debits	+	Total Credits	=	Closing Balance
\$256,450.40 DR		\$7,551.90		\$9,138.42		\$254,863.88 DR
		Loan Account Limit				\$254,863.88
		Available redraw				\$0.00
		Interest charged this statement period				\$7,156.90
		Offset benefit for this statement period				\$0.00
		Interest charged this financial year				\$14,376.60
		Offset benefit for this financial year				\$0.00

Your Repayment Details

Minimum Repayment Amount	Repayment Frequency	Repayment Due Date
\$1,568.69	Monthly	3 of every month



Your Statement: 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.



Making Repayments: Automatically make repayments each week, fortnight, or month by setting up a direct debit from your external account. Unlimited additional repayments on our Variable Home Loans, making it easier than ever to pay off your home loan faster.



Internet Access: MORTGAGE EZY provides our customers with a real-time online platform to help you access all your information. View your transactions and balances easily in a single place. Visit www.mczy.com.au

MORTGAGE EZY
ACN 606 554 321 Australian Credit Licence Number 494807
Address: 7/42 BUNDALL ROAD BUNDALL QLD 4217 Telephone: 1300 835 399 Email: clientcare@mczy.com.au
Program Manager Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252. Australian Credit Licence Number 337303

11-5

Your Transaction Summary

Date	Transaction Details	Debits	Credits	Balance
01 Jan 2022	Balance brought forward			\$256,450.40 DR
03 Jan 2022	Interest Original amount of \$1,217.54 received an offset benefit of \$0.00.	\$1,217.54		\$257,667.94 DR
04 Jan 2022	Direct Debit Direct Debit Payment. Receipt # 85785943276		\$1,523.07	\$256,144.87 DR
03 Feb 2022	Direct Debit Direct Debit Payment. Receipt # 85785943276		\$1,523.07	\$254,621.80 DR
03 Feb 2022	Interest Original amount of \$1,216.32 received an offset benefit of \$0.00.	\$1,216.32		\$255,838.12 DR
03 Mar 2022	Direct Debit Direct Debit Payment. Receipt # 85785943276		\$1,523.07	\$254,315.05 DR
03 Mar 2022	Interest Original amount of \$1,097.08 received an offset benefit of \$0.00.	\$1,097.08		\$255,412.13 DR
03 Apr 2022	Interest Original amount of \$1,212.61 received an offset benefit of \$0.00.	\$1,212.61		\$256,624.74 DR
04 Apr 2022	Direct Debit Direct Debit Payment. Receipt # 85785943276		\$1,523.07	\$255,101.67 DR
03 May 2022	Direct Debit Direct Debit Payment. Receipt # 85785943276		\$1,523.07	\$253,578.60 DR
03 May 2022	Annual Fee	\$395.00		\$253,973.60 DR
03 May 2022	Interest Original amount of \$1,172.30 received an offset benefit of \$0.00.	\$1,172.30		\$255,145.90 DR
09 May 2022	Interest rate adjusted from 5.590% to 5.840% effective from 17/05/2022			\$255,145.90 DR
03 Jun 2022	Direct Debit Direct Debit Payment. Receipt # 85785943276		\$1,523.07	\$253,622.83 DR
03 Jun 2022	Interest Original amount of \$1,241.05 received an offset benefit of \$0.00.	\$1,241.05		\$254,863.88 DR
09 Jun 2022	Interest rate adjusted from 5.840% to 6.340% effective from 17/06/2022			\$254,863.88 DR
TOTALS AT END OF PERIOD		\$7,551.90	\$9,138.42	\$254,863.88 DR

Overdue Payment Summary

Total Amount Payable including Arrears		Payment Due Date
\$1,568.69		04 Jul 2022
Scheduled Payment Amount		\$1,568.69
Arrears Amount Due		\$0.00
The Arrears Amount is due and payable immediately.		
Total		\$1,568.69

MORTGAGE EZY
 ACN 606 554 321 Australian Credit Licence Number 494807
 Address: 7/42 BUNDALL ROAD BUNDALL QLD 4217 Telephone: 1300 835 399 Email: clientcare@mezy.com.au
 Program Manager Columbus Capital Pty Limited trading as Origin Mortgage Management Services
 ACN 119 531 252 Australian Credit Licence Number 337303

11.6

Dear Customer,

We have introduced a new 'look and feel' to our customer statements and new functionality; this includes a Loan Summary plus 'at a glance' & helpful information on the first page.

The Interest Charged (net after offset benefit) for both this Financial Year and for this Statement Period are now displayed on each statement.

The Interest Offset benefit for this Financial Year and for this Statement Period will also be displayed on each statement.

To further improve your customer experience with us, more changes will be made to improve our statements moving forward.

MORTGAGE EZY

ACN 606 554 321 Australian Credit Licence Number 464807

Address: 7/42 BUNDALL ROAD BUNDALL QLD 4217 Telephone: 1300 335 399 Email: clientcare@mezy.com.au

Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252. Australian Credit Licence Number 337303

10 May 2022

Tony Mason
230 Browns Plains Road
Browns Plains
QLD 4118
Australia

Important Information about your Home Loan

Account Number: 400048419

Dear Mr Mason,

In response to the recent decision by the Reserve Bank of Australia (RBA) to increase the cash rate target we are writing to let you know that we are increasing your variable interest rate by 0.25% per annum. Your new variable interest rate is 5.84% per annum which will take effect on the 17 May 2022.

Your new minimum monthly contractual repayment is \$1,568.69.

The repayment amount above is based on your remaining contractual loan term. Your new repayment will commence on the first payment date that falls after 17 June 2022.

Please take the following into account when reviewing your new loan repayment.

- If you make your repayments weekly, your new minimum weekly repayment will be \$392.17
- If you make fortnightly repayments, your new minimum fortnightly repayment will be \$784.35
- If you have previously elected a repayment amount that does not meet the new minimum monthly repayment, we will deduct the new minimum monthly contractual payment instead.
- If you are currently paying by Direct Salary Crediting you will need to ensure that the amount transferred meets your minimum contractual repayment amount. If you need to make changes please contact your employer directly.

Any questions?

Should you have any questions, wish to make changes to your repayments or are experiencing financial difficulty, please contact us on 1300835399 between 8:30am and 7:00pm AEST Monday to Friday.

Yours sincerely,



Client Services Manager



7 December 2022

Tony Mason
230 Browns Plains Road
Browns Plains
QLD 4118
Australia

Important Information about your Home Loan

Account Number: 400048419

Dear Mr Mason,

Our variable rates have increased recently, and we are now adjusting your variable interest rate to include this increase. Your new variable interest rate is 8.59% per annum which will take effect from 8 December 2022.

Your new minimum monthly contractual repayment is \$2,028.57.

This repayment amount is based on your remaining contractual loan term. Your new repayment will commence on the first payment date that falls due from 8 January 2023.

If you are currently making weekly or fortnightly repayments, please make sure you have made sufficient weekly or fortnightly payments to cover the minimum monthly repayment that will fall due from 8 January 2023.

Please take the following into account when reviewing your new loan repayment from 8 January 2023.

- For weekly repayments, your new minimum weekly repayment is \$507.14
- For fortnightly repayments, your new minimum fortnightly repayment is \$1,014.29
- For monthly repayments, your new minimum monthly repayment is \$2,028.57
- If you have chosen a repayment amount that does not meet the new minimum monthly repayment, please contact us to make changes.
- If you are currently paying by Direct Salary Crediting, please ensure that the amount transferred meets your minimum contractual repayment amount. If you need to make changes, please contact your employer directly.

Any questions?

Should you have any questions, or wish to make changes to your repayments, feel free to contact us on 1300835399 between 8:30am – 6pm Monday to Friday(EST)

Yours sincerely,



Client Services Manager



11-9

10 May 2022

T & A Mason SMSF Pty. Ltd. IOR & ATF
T & A Mason SMSF
30/340 Hope Island Road
Hellensvale
QLD 4212
Australia

RECEIVED
26 MAY 2022

BY: MASOTSI

Important Information about your Home Loan

Account Number: 400048419

Dear Sir / Madam,

In response to the recent decision by the Reserve Bank of Australia (RBA) to increase the cash rate target we are writing to let you know that we are increasing your variable interest rate by 0.25% per annum. Your new variable interest rate is 5.84% per annum which will take effect on the 17 May 2022.

Your new minimum monthly contractual repayment is \$1,568.69.

The repayment amount above is based on your remaining contractual loan term. Your new repayment will commence on the first payment date that falls after 17 June 2022.

Please take the following into account when reviewing your new loan repayment.

- If you make your repayments weekly, your new minimum weekly repayment will be \$392.17
- If you make fortnightly repayments, your new minimum fortnightly repayment will be \$784.35
- If you have previously elected a repayment amount that does not meet the new minimum monthly repayment, we will deduct the new minimum monthly contractual payment instead.
- If you are currently paying by Direct Salary Crediting you will need to ensure that the amount transferred meets your minimum contractual repayment amount. If you need to make changes please contact your employer directly.

Any questions?

Should you have any questions, wish to make changes to your repayments or are experiencing financial difficulty, please contact us on 1300835399 between 8:30am and 7:00pm AEST Monday to Friday.

Yours sincerely,



Client Services Manager





12-1

Income tax 002

Date generated	16/09/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 16 September 2020 to 16 September 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
6 May 2022	5 May 2022	Payment received		\$259.00	\$0.00
28 Apr 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$259.00		\$259.00 DR
25 Jan 2021	22 Jan 2021	Payment received		\$259.00	\$0.00
18 Jan 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR