

Sadler Super Fund

Realised Capital Gains Report

For The Period 01 July 2020 - 30 June 2021

Su 28.11 to 28.13

Investment	Accounting Treatment				Tax Treatment								
	Purchase Contract Date	Disposal Contract Date	Units	Cost	Proceeds	Accounting Profit/(Loss)	Adjusted Cost Base	Reduced Cost Base	Indexed Cost Base	Indexed Gains	Discounted Gains (Gross)	Other Gains	Capital Loss
Shares in Listed Companies (Australian)													
ANZ.AX - Australia And New Zealand Banking Group Limited													
	02/06/2020	25/08/2020	1,387.00	24,843.38	25,960.86	1,117.48	24,843.38	24,843.38	0.00	0.00	0.00	1,117.48	0.00
	27/08/2020	21/10/2020	1,057.00	19,976.57	20,561.70	585.13	19,976.57	19,976.57	0.00	0.00	0.00	585.13	0.00
			2,444.00	44,819.95	46,522.56	1,702.61	44,819.95	44,819.95	0.00	0.00	0.00	1,702.61	0.00
APT.AX - Afterpay Limited													
	13/07/2020	25/08/2020	131.00	9,585.57	10,594.76	1,009.19	9,585.57	9,585.57	0.00	0.00	0.00	1,009.19	0.00
	03/07/2020	25/08/2020	157.00	9,989.74	12,697.53	2,707.79	9,989.74	9,989.74	0.00	0.00	0.00	2,707.79	0.00
	13/11/2020	17/11/2020	216.00	20,008.47	22,066.02	2,057.55	20,008.47	20,008.47	0.00	0.00	0.00	2,057.55	0.00
	23/11/2020	25/11/2020	156.00	14,983.47	15,435.13	451.66	14,983.47	14,983.47	0.00	0.00	0.00	451.66	0.00
			660.00	54,567.25	60,793.44	6,226.19	54,567.25	54,567.25	0.00	0.00	0.00	6,226.19	0.00
CBA.AX - Commonwealth Bank of Australia - Ordinary Fully Paid													
	05/06/2020	25/08/2020	151.00	9,916.96	10,628.24	711.28	9,916.96	9,916.96	0.00	0.00	0.00	711.28	0.00
			151.00	9,916.96	10,628.24	711.28	9,916.96	9,916.96	0.00	0.00	0.00	711.28	0.00
CRO.AX - Cirralto Limited													
	29/01/2021	19/02/2021	270,270.00	19,210.28	39,146.04	19,935.76	19,210.28	19,210.28	0.00	0.00	0.00	19,935.76	0.00
			270,270.00	19,210.28	39,146.04	19,935.76	19,210.28	19,210.28	0.00	0.00	0.00	19,935.76	0.00
NAB.AX - National Australia Bank Limited													
	26/08/2020	29/09/2020	568.00	9,998.29	10,341.73	343.44	9,998.29	9,998.29	0.00	0.00	0.00	343.44	0.00
			568.00	9,998.29	10,341.73	343.44	9,998.29	9,998.29	0.00	0.00	0.00	343.44	0.00

Sadler Super Fund

Realised Capital Gains Report

For The Period 01 July 2020 - 30 June 2021

Investment	Accounting Treatment				Tax Treatment								
	Purchase Contract Date	Disposal Contract Date	Units	Cost	Proceeds	Accounting Profit/(Loss)	Adjusted Cost Base	Reduced Cost Base	Indexed Cost Base	Indexed Gains	Discounted Gains (Gross)	Other Gains	Capital Loss
Shares in Listed Companies (Australian)													
PME.AX - Pro Medicus Limited													
	09/07/2020	13/07/2020	365.00	10,098.78	9,554.10	(544.68)	10,098.78	10,098.78	0.00	0.00	0.00	0.00	(544.68)
			365.00	10,098.78	9,554.10	(544.68)	10,098.78	10,098.78	0.00	0.00	0.00	0.00	(544.68)
PSC.AX - Prospect Resources Limited													
	12/10/2020	19/01/2021	31,578.00	5,571.61	5,664.09	92.48	5,571.61	5,571.61	0.00	0.00	0.00	92.48	0.00
			31,578.00	5,571.61	5,664.09	92.48	5,571.61	5,571.61	0.00	0.00	0.00	92.48	0.00
SPT.AX - Splitit Payments Ltd - Ordinary Fully Paid													
	13/07/2020	26/08/2020	3,500.00	5,666.41	5,317.55	(348.86)	5,666.41	5,666.41	0.00	0.00	0.00	0.00	(348.86)
	13/07/2020	12/10/2020	1,518.00	2,457.61	2,459.20	1.60	2,457.61	2,457.61	0.00	0.00	0.00	1.60	0.00
	09/07/2020	12/10/2020	3,500.00	4,972.45	5,670.10	697.65	4,972.45	4,972.45	0.00	0.00	0.00	697.65	0.00
			8,518.00	13,096.47	13,446.85	350.39	13,096.47	13,096.47	0.00	0.00	0.00	699.25	(348.86)
VUL.AX - Vulcan Energy Resources Limited													
	13/11/2020	26/11/2020	18,808.00	29,882.27	45,310.00	15,427.73	29,882.27	29,882.27	0.00	0.00	0.00	15,427.73	0.00
	26/08/2020	26/11/2020	17,094.00	9,763.53	41,180.83	31,417.30	9,763.53	9,763.53	0.00	0.00	0.00	31,417.30	0.00
	19/01/2021	08/02/2021	5,917.00	39,911.44	55,659.85	15,748.41	39,911.44	39,911.44	0.00	0.00	0.00	15,748.41	0.00
			41,819.00	79,557.24	142,150.68	62,593.44	79,557.24	79,557.24	0.00	0.00	0.00	62,593.44	0.00
WBC.AX - Westpac Banking Corporation													
	26/08/2020	21/10/2020	580.00	9,984.35	10,478.05	493.70	9,984.35	9,984.35	0.00	0.00	0.00	493.70	0.00
			580.00	9,984.35	10,478.05	493.70	9,984.35	9,984.35	0.00	0.00	0.00	493.70	0.00

Sadler Super Fund

Realised Capital Gains Report

For The Period 01 July 2020 - 30 June 2021

Investment	Accounting Treatment				Tax Treatment				Capital Loss				
	Purchase Contract Date	Disposal Contract Date	Units	Cost	Proceeds	Accounting Profit/(Loss)	Adjusted Cost Base	Reduced Cost Base		Indexed Cost Base	Indexed Gains	Discounted Gains (Gross)	Other Gains
Shares in Listed Companies (Australian)													
WOW.AX - Woolworths Group Limited													
	13/07/2020	25/08/2020	129.00	4,973.55	5,143.20	169.65	4,973.55	4,973.55	0.00	0.00	0.00	169.65	0.00
			129.00	4,973.55	5,143.20	169.65	4,973.55	4,973.55	0.00	0.00	0.00	169.65	0.00
WTC.AX - Wisetech Global Limited													
	26/08/2020	21/10/2020	533.00	14,943.79	15,379.42	435.63	14,943.79	14,943.79	0.00	0.00	0.00	435.63	0.00
			533.00	14,943.79	15,379.42	435.63	14,943.79	14,943.79	0.00	0.00	0.00	435.63	0.00
ZIP.AX - Ziptel Limited													
	31/08/2020	10/02/2021	634.00	5,706.93	6,028.41	321.48	5,706.93	5,706.93	0.00	0.00	0.00	321.48	0.00
			634.00	5,706.93	6,028.41	321.48	5,706.93	5,706.93	0.00	0.00	0.00	321.48	0.00
			358,249.00	282,445.45	375,276.81	92,831.37	282,445.45	282,445.45	0.00	0.00	0.00	93,724.91	(893.54)
			358,249.00	282,445.45	375,276.81	92,831.37	282,445.45	282,445.45	0.00	0.00	0.00	93,724.91	(893.54)

Sadler Super Fund
 Summary of Dividends Received X0092047636

2021 year

(2)

CBA	F	IC	Total
UF	147.98	63.42	211.4
0	147.98	63.42	211.4

(3)

Witech	F	IC	Total
UF	8.53	3.66	12.19
0	8.53	3.66	12.19

239/04		Total
UF	F	IC
0	0	0
0	0	0

239/05		Total
UF	F	IC
0	0	0
0	0	0

239/07		Total
UF	F	IC
0	0	0
0	0	0

239/08		Total
UF	F	IC
0	0	0
0	0	0

239/010		Total
UF	F	IC
0	0	0
0	0	0

TOTAL		Plus Managed Funds
UF	F	IC
0	156.51	67.08
	0	0
		<u>67.08</u>

239/WTC		Total
UF	F	IC
0	0	0
0	0	0

239/06		Total
UF	F	IC
0	0	0
0	0	0

239/09		Total
UF	F	IC
0	0	0
0	0	0

 041 004048
SADLER RETIREMENT PTY LTD
<SADLER SUPER FUND A/C>
32 VALLEY VIEW VISTA
WONGAWALLAN QLD 4210

Key Details

Payment date: 2 October 2020
Record date: 7 September 2020
SRN/HIN: X00092047636

TFN/ABN RECEIVED AND RECORDED

Final dividend statement for the year ended 30 June 2020

This dividend is 100% franked at the company tax rate of 30%.

Description	Dividend rate per share	Participating holding	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary Shares	A\$0.016	533	\$0.00	\$8.53	\$8.53	\$3.66
Net dividend amount:					\$8.53	

PAYMENT INSTRUCTIONS

ANZ BANK
BSB: 012-012
ACC: *****3311 **ACCOUNT NAME:** SADLER RETIREMENT PTY LTD
PAYMENT REFERENCE NUMBER: 001252275095

The payment has been made to the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, payment will be made within 4 weeks.

Sadler Super Fund

SuperStream Contribution Data Report

For The Period 01 July 2020 - 30 June 2021

Transaction Date	Reference	Employer Org	Pay Period	Employer	Personal - NCC	Spouse & Child	Other Family & Friends	Any Other	Total
Sadler, Kate Nicolle									
08/07/2020	PC06C463-5859582	ANZ BANKING GROUP LIMITED	19/06/2020 - 02/07/2020	550.41	0.00	0.00	0.00	0.00	550.41
23/07/2020	PC06C462-5868187	ANZ BANKING GROUP LIMITED	03/07/2020 - 16/07/2020	550.41	0.00	0.00	0.00	0.00	550.41
05/08/2020	PC06C457-5878102	ANZ BANKING GROUP LIMITED	17/07/2020 - 30/07/2020	550.41	0.00	0.00	0.00	0.00	550.41
19/08/2020	PC06C453-5886802	ANZ BANKING GROUP LIMITED	31/07/2020 - 13/08/2020	550.41	0.00	0.00	0.00	0.00	550.41
02/09/2020	PC06C447-5894349	ANZ BANKING GROUP LIMITED	14/08/2020 - 27/08/2020	550.41	0.00	0.00	0.00	0.00	550.41
16/09/2020	PC06C439-5902775	ANZ BANKING GROUP LIMITED	28/08/2020 - 10/09/2020	550.41	0.00	0.00	0.00	0.00	550.41
30/09/2020	PC06C438-5909919	ANZ BANKING GROUP LIMITED	11/09/2020 - 24/09/2020	550.41	0.00	0.00	0.00	0.00	550.41
14/10/2020	PC06C462-5918870	ANZ BANKING GROUP LIMITED	25/09/2020 - 08/10/2020	508.03	0.00	0.00	0.00	0.00	508.03
28/10/2020	PC06C458-5930362	ANZ BANKING GROUP LIMITED	09/10/2020 - 22/10/2020	508.03	0.00	0.00	0.00	0.00	508.03
11/11/2020	PC06C453-5942012	ANZ BANKING GROUP LIMITED	23/10/2020 - 05/11/2020	508.03	0.00	0.00	0.00	0.00	508.03
25/11/2020	PC06C450-5949417	ANZ BANKING GROUP LIMITED	06/11/2020 - 19/11/2020	508.03	0.00	0.00	0.00	0.00	508.03
09/12/2020	PC06C438-5956438	ANZ BANKING GROUP LIMITED	20/11/2020 - 03/12/2020	508.03	0.00	0.00	0.00	0.00	508.03
23/12/2020	PC06C446-5963407	ANZ BANKING GROUP LIMITED	04/12/2020 - 17/12/2020	1,519.28	0.00	0.00	0.00	0.00	1,519.28
07/01/2021	PC06C410-5966606	ANZ BANKING GROUP LIMITED	18/12/2020 - 31/12/2020	508.03	0.00	0.00	0.00	0.00	508.03
20/01/2021	PC06C449-5976139	ANZ BANKING GROUP LIMITED	01/01/2021 - 14/01/2021	508.03	0.00	0.00	0.00	0.00	508.03
03/02/2021	PC06C446-5987055	ANZ BANKING GROUP LIMITED	15/01/2021 - 28/01/2021	1,008.03	0.00	0.00	0.00	0.00	1,008.03
17/02/2021	PC06C446-5995588	ANZ BANKING GROUP LIMITED	29/01/2021 - 11/02/2021	508.03	0.00	0.00	0.00	0.00	508.03

Sadler Super Fund

SuperStream Contribution Data Report

For The Period 01 July 2020 - 30 June 2021

Transaction Date	Reference	Employer Org	Pay Period	Employer	Personal - NCC	Spouse & Child	Other Family & Friends	Any Other	Total
03/03/2021	PC06C445-6002107	ANZ BANKING GROUP LIMITED	12/02/2021 - 25/02/2021	508.03	0.00	0.00	0.00	0.00	508.03
17/03/2021	PC06C435-6009350	ANZ BANKING GROUP LIMITED	26/02/2021 - 11/03/2021	508.03	0.00	0.00	0.00	0.00	508.03
31/03/2021	PC06C430-6016080	ANZ BANKING GROUP LIMITED	12/03/2021 - 25/03/2021	508.03	0.00	0.00	0.00	0.00	508.03
14/04/2021	PC06C444-6023802	ANZ BANKING GROUP LIMITED	26/03/2021 - 08/04/2021	508.03	0.00	0.00	0.00	0.00	508.03
28/04/2021	PC06C436-6034065	ANZ BANKING GROUP LIMITED	09/04/2021 - 22/04/2021	508.03	0.00	0.00	0.00	0.00	508.03
12/05/2021	PC06C433-6042880	ANZ BANKING GROUP LIMITED	23/04/2021 - 06/05/2021	508.03	0.00	0.00	0.00	0.00	508.03
26/05/2021	PC06C430-6048966	ANZ BANKING GROUP LIMITED	07/05/2021 - 20/05/2021	508.03	0.00	0.00	0.00	0.00	508.03
09/06/2021	PC06C425-6055061	ANZ BANKING GROUP LIMITED	21/05/2021 - 03/06/2021	508.03	0.00	0.00	0.00	0.00	508.03
23/06/2021	PC06C409-6062049	ANZ BANKING GROUP LIMITED	04/06/2021 - 17/06/2021	508.03	0.00	0.00	0.00	0.00	508.03
				15,016.69	0.00	0.00	0.00	0.00	15,016.69
				15,016.69	0.00	0.00	0.00	0.00	15,016.69

*Data last updated: 15/09/2021

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Sadler Super Fund General Ledger

As at 30 June 2021

5.1

Transaction Date	Description	Units	Debit	Credit	Balance \$
Contributions (24200)					
<u>(Contributions) Sadler, Shane James - Accumulation (SADSHA00001A)</u>					
07/07/2020	ANZ INTERNET BANKING FUNDS TFER Shane TRANSFER 984165 FROM 316317098			166.25	166.25 CR
14/07/2020	ANZ INTERNET BANKING FUNDS TFER shane TRANSFER 688243 FROM 316317098			166.25	332.50 CR
21/07/2020	ANZ INTERNET BANKING FUNDS TFER shone Super TRANSFER 573327 FROM 316317098			166.25	498.75 CR
28/07/2020	ANZ INTERNET BANKING FUNDS TFER Shone Super TRANSFER 274318 FROM 316317098			166.25	665.00 CR
04/08/2020	ANZ INTERNET BANKING FUNDS TFER Shane Super TRANSFER 340979 FROM 316317098			166.25	831.25 CR
10/08/2020	Shane contribution from McLennon (old employer) Helensvale branch #1			106.93	938.18 CR
11/08/2020	ANZ INTERNET BANKING FUNDS TFER Shane Super			55.42	993.60 CR
11/08/2020	ANZ INTERNET BANKING FUNDS TFER share Super TRANSFER 184129 FROM 316317098			166.25	1,159.85 CR
18/08/2020	ANZ INTERNET BANKING FUNDS TFER Shone Super TRANSFER 918577 FROM 316317098			166.25	1,326.10 CR
25/08/2020	ANZ INTERNET BANKING FUNDS TFER Shone Super TRANSFER 629153 FROM 316317098			166.25	1,492.35 CR
01/09/2020	ANZ INTERNET BANKING FUNDS TFER shane Super TRANSFER 531506 FROM 316317098			180.10	1,672.45 CR
23/09/2020	ANZ INTERNET BANKING FUNDS TFER TRANSFER 712389 FROM 316317098 ANZ INTERNET BANKING FUNDS TFER share			595.74	2,268.19 CR
30/09/2020	ANZ Internet banking funds tfr			720.42	2,988.61 CR
30/10/2020	ANZ INTERNET BANKING FUNDS TFER Share TRANSFER 106536 FROM 316317098			865.26	3,853.87 CR
02/11/2020	ANZ M-BANKING FUNDS TFER TRANSFER 558104 FROM 316317098			84.74	3,938.61 CR
03/11/2020	ANZ INTERNET BANKING FUNDS TFER shone TRANSFER 189510 FROM 316317098			950.00	4,888.61 CR
31/12/2020	ANZ INTERNET BANKING FUNDS TFER Shone TRANSFER 841409 FROM 316317098			1,187.50	6,076.11 CR
01/02/2021	ANZ INTERNET BANKING FUNDS TFER shane TRANSFER 679216 FROM 316317098 EFFECTIVE DATE 31 JAN 2021 Super			1,187.50	7,263.61 CR
23/02/2021	ANZ INTERNET BANKING FUNDS TFER Shane TRANSFER 318708 FROM 316317098			182.69	7,446.30 CR
02/03/2021	ANZ INTERNET BANKING FUNDS TFER Shane TRANSFER 565319 FROM 316317098			182.69	7,628.99 CR
09/03/2021	ANZ INTERNET BANKING FUNDS TFER Shone Super TRANSFER 438171 FROM 316317098			182.69	7,811.68 CR
16/03/2021	ANZ INTERNET BANKING FUNDS TFER shone TRANSFER 356149 FROM 316317098			182.69	7,994.37 CR
18/03/2021	ANZ INTERNET BANKING BPAY Insurance PRO INSURE PTY LTD {134540} 10 Eagle St			182.69	8,177.06 CR

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Sadler Super Fund
General Ledger

As at 30 June 2021

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Transaction Date	Description	Units	Debit	Credit	Balance \$
30/03/2021	ANZ INTERNET BANKING FUNDS TFER shone TRANSFER 744378 FROM 316317098			182.69	8,359.75 CR
06/04/2021	ANZ INTERNET BANKING FUNDS TFER shane TRANSFER 386340 FROM 316317098			182.69	8,542.44 CR
13/04/2021	ANZ INTERNET BANKING FUNDS TFER Shane TRANSFER 222893 FROM 316317098			61.75	8,604.19 CR
20/04/2021	ANZ INTERNET BANKING FUNDS TFER Shane TRANSFER 112912 FROM 316317098			61.75	8,665.94 CR
27/04/2021	ANZ INTERNET BANKING FUNDS TFER Shane TRANSFER 635238 FROM 316317098			61.75	8,727.69 CR
04/05/2021	ANZ INTERNET BANKING FUNDS TFER Shane TRANSFER 739077 FROM 316317098			61.75	8,789.44 CR
				8,789.44	8,789.44 CR

Total Debits: 0.00

Total Credits: 8,789.44

5.3



Australian Government
Australian Taxation Office



041

THE TRUSTEE FOR SADLER SUPER FUND
PO BOX 806
OXENFORD QLD 4210

Our reference: 7117326606939
Phone: 13 10 20
ABN: 57 979 117 460

3 August 2020

Superannuation remittance advice

To whom it may concern

An amount of \$106.93 has been forwarded to you from the super guarantee account for THE TRUSTEE FOR SADLER SUPER FUND as per the enclosed remittance advice.

More information about the remittance process is provided on the back of this page, but if you have any questions please phone **13 10 20** between 8.00am and 6.00pm, Monday to Friday.

Yours faithfully

Grant Brodie
Deputy Commissioner of Taxation



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Superannuation remittance advice

Provider: THE TRUSTEE FOR SADLER SUPER FUND
Tax file number: 644 669 656
Remittance type: Super guarantee

Payment for	Account/Other ID	TFN	Date of birth	Remittance reference number	Financial year	Payment
Shane Sadler		805 670 470	4/1/1988	7025660113046	2016	\$106.93

Payment details	Description	Processed date	Credit
	Super guarantee remittance	31 July 2020	\$106.93 CR
		Total payment amount	\$106.93 CR



RECEIVED
05 AUG 2020

BY: S ADLSSZ



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Australian Government
Australian Taxation Office



041

THE TRUSTEE FOR SADLER SUPER FUND
PO BOX 806
OXENFORD QLD 4210

Statement period

01 JUL 20 to 29 JUL 20

Tax file number

644 669 656

Date of issue

03 AUG 20

Statement number

1

Our reference

7117327036684

Internet: www.ato.gov.au

Account enquiries: 13 10 20

Statement of account

This statement has been issued to provide account information in relation to THE TRUSTEE FOR SADLER SUPER FUND, Superannuation account.

Transaction list - Superannuation - SG Remittance

This statement shows transactions for the period 01 JUL 20 to 29 JUL 20 (inclusive)

Process date	Effective date	Description of transaction	Debit \$	Credit \$	Balance \$
01 JUL 20		STATEMENT OPENING BALANCE			0.00
28 JUL 20	28 JUL 20	Aggregated transfer from individual		106.93	106.93 CR
29 JUL 20	03 AUG 20	Cheque refund for Super Guarantee Remittance for the period from 28 Jul 20 to 31 Dec 99	106.93		0.00
29 JUL 20		STATEMENT CLOSING BALANCE			0.00

Your SG Remittance refund of \$106.93 is provided in the attached cheque.

Grant Brodie
Deputy Commissioner of Taxation

Please see over for important information about your statement

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Australian Government
Australian Taxation Office



041

MR SHANE J SADLER
32 VALLEY VIEW VSTA
WONGAWALLAN QLD 4210

Our reference: 8011048228874
Phone: 13 10 20
TFN: 805 670 470

15 July 2020

Where should we send your superannuation money

Dear MR SADLER

We've recently received and are holding super contributions totalling \$106.93 on your behalf from the following employer.

Employer	Period	Amount \$
THE TRUSTEE FOR MCLENNAN PROPERTY SERVICES TRUST	1 January 2016 to 31 December 2018	106.93

For us to pay you this amount, we need details of your complying active super account.

What you need to do

Provide us with your super fund and account details:

- online using the tool at www.my.gov.au Please refer overleaf for information about myGov, or
- by asking your superannuation fund if they can claim the money on your behalf and giving them your contribution reference number 0070 2557 6558 790.

If you're over 65, or have retired due to permanent disability and would like us to transfer the amount directly to you, this can be done online at www.my.gov.au

If we don't hear from you

We will deposit the money into a tax office superannuation holding account on your behalf.

For more information

You can find out more about super, and why we received the payment from your employer, on our website at www.ato.gov.au/super If you have any questions, please phone **13 10 20** between 8.00am and 6.00pm, Monday to Friday and quote your tax file number or Australian business number and 'Our reference' at the top of this letter.

Yours sincerely

Melinda Smith
Deputy Commissioner of Taxation

Sadler Super Fund General Ledger

As at 30 June 2021

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Transaction Date	Description	Units	Debit	Credit	Balance \$
Interest Received (25000)					
<u>ANZ Business Premium Saver ***5464 (ANZ317995464)</u>					
31/07/2020	CREDIT INTEREST PAID			0.95	0.95 CR
31/08/2020	CREDIT INTEREST PAID			0.68	1.63 CR
30/09/2020	CREDIT INTEREST PAID			0.67	2.30 CR
30/10/2020	CREDIT INTEREST PAID			0.70	3.00 CR
30/11/2020	CREDIT INTEREST PAID			0.75	3.75 CR
31/12/2020	CREDIT INTEREST PAID			0.85	4.60 CR
29/01/2021	CREDIT INTEREST PAID			0.90	5.50 CR
26/02/2021	CREDIT INTEREST PAID			3.15	8.65 CR
31/03/2021	CREDIT INTEREST PAID			9.44	18.09 CR
30/04/2021	CREDIT INTEREST PAID Interest			3.60	21.69 CR
31/05/2021	CREDIT INTEREST PAID			3.54	25.23 CR
30/06/2021	Credit interest paid			2.66	27.89 CR
				27.89	27.89 CR
<u>ANZ Cash Investment Account ***3311 (ANZCashInvest3311)</u>					
31/07/2020	CREDIT INTEREST PAID			0.03	0.03 CR
31/08/2020	CREDIT INTEREST PAID			0.03	0.06 CR
30/10/2020	CREDIT INTEREST PAID			0.24	0.30 CR
30/11/2020	CREDIT INTEREST PAID			0.44	0.74 CR
31/12/2020	CREDIT INTEREST PAID			1.01	1.75 CR
29/01/2021	CREDIT INTEREST PAID			0.82	2.57 CR
26/02/2021				0.53	3.10 CR
17/06/2021				0.08	3.18 CR
				3.18	3.18 CR
Total Debits:	0.00				
Total Credits:	31.07				

Sadler Super Fund
General Ledger

As at 30 June 2021

7-1

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>Unit 131 Carrara Resort, 64 Palm Meadows Drive, Carrara, Q 4211 (131CARRARA)</u>					
19/10/2020	TRANSFER Income FROM GC HOTEL MGMT MERCURE GC RESORT			494.99 7-2	494.99 CR
12/11/2020	TRANSFER Income FROM GC HOTEL MGMT MERCURE GC RESORT			4,026.12 7-3	4,521.11 CR
18/01/2021	TRANSFER Mercure FROM GC HOTEL MGMT MERCURE GC RESORT			580.62 7-4	5,101.73 CR
19/01/2021	TRANSFER Mercure FROM GC HOTEL MGMT MERCURE GC RESORT			750.00 7-5	5,851.73 CR
20/04/2021	TRANSFER Mercure FROM GC HOTEL MGMT MERCURE GC RESORT			600.00 7-6	6,451.73 CR
20/04/2021	TRANSFER Mercure FROM GC HOTEL MGMT MERCURE GC RESORT			1,630.08 7-7	8,081.81 CR
				8,081.81	8,081.81 CR
<u>10 Eagle Street, Highfields QLD, Australia (SADLSS210Eagle)</u>					
07/04/2021	PAYMENT FROM TAMARA BANE Rent 2 weeks. PAYMENT FROM AVA SOLICITORS PTY LTD Refund EFT21-313 210259			860.00	860.00 CR
16/04/2021	TRANSFER FROM TAMARA BANE 10 EAGLE STREET RENT			430.00	1,290.00 CR
23/04/2021	TRANSFER RENT FROM TAMARA BANE 10 EAGLE STREET			430.00	1,720.00 CR
30/04/2021	TRANSFER FROM TAMARA BANE 10 EAGLE STREET Rent 10			430.00	2,150.00 CR
07/05/2021	TRANSFER BANE 10 EAGLE STREET Rent 10 FROM TAMARA			430.00	2,580.00 CR
14/05/2021	TRANSFER FROM TAMARA BANE 10 EAGLE STREET Rent 10			430.00	3,010.00 CR
21/05/2021	TRANSFER Rent 10 Eagle FROM TAMARA BANE 10 EAGLE STREET			430.00	3,440.00 CR
28/05/2021	TRANSFER FROM TAMARA BANE 10 EAGLE STREET Rent 10			430.00	3,870.00 CR
04/06/2021	TRANSFER FROM TAMARA BANE 10 EAGLE STREET Rent 10 Eagle			430.00	4,300.00 CR
11/06/2021	Tfr from Tamara Ban			430.00	4,730.00 CR
18/06/2021	Tfr from Tamara Bane			430.00	5,160.00 CR
25/06/2021	Tamara Bane			430.00	5,590.00 CR
				5,590.00	5,590.00 CR

8-2

Total Debits: 0.00
Total Credits: 13,671.81

Mercure
HOTELS

**GOLD COAST
RESORT**

1.2

**Owner Remittance Advice for Period
01/07/20 – 30/09/20**

Sadler Retirement Pty Ltd
32 Valley View Vista
Wongawallan QLD 4210

Lot No. 131
Hotel Room No. 5103
Lot Entitlement:

First interim distribution for period	\$ 494.99
Less:	
Body Corporate contribution for Quarter: 01/10/20 – 31/12/20	(\$ 422.99)
Net Amount	\$ 72.00

Important Notes:

- There is no GST included in this payment
- This payment represents rental income
- The Body Corporate contribution receipt attached has been fully paid on your behalf.

64 Palm Meadows Drive, Carrara, Queensland 4211
T +61 (0) 7 5555 7700 | F +61 (0) 7 5555 7701 | E h9052@accor.com

GC Hotel Management Ltd | ABN 44 556 128 813 | Hotel managed by Accor

Mercure

HOTELS

GOLD COAST RESORT

Owner Remittance Advice for Period 01/07/20 – 30/09/20

Sadler Retirement Pty Ltd
32 Valley View Vista
Wongawallan QLD 4210

Lot No. 131
Hotel Room No. 5103
Lot Entitlement:

Second Interim distribution for period \$4,026.12

Less:
Funds withheld to pay future Body Corporate Levies &
contribution to future General Rates & Water Rates (\$2,100.00)

Net Amount

\$1,926.12

Important Notes:

- There is no GST included in this payment
- This payment represents rental income

**GOLD COAST
RESORT**

**Owner Remittance Advice for Period
01/10/20 – 31/12/20**

Sadler Retirement Pty Ltd
32 Valley View Vista
Wongawallan QLD 4210

-

Lot No. 131
Hotel Room No. 5103
Lot Entitlement:

Distribution for period	\$580.62
Less: Body Corporate Levies – Q3 2020 Return for Q2 – 2020 not enough to cover Body Corporate Levies	\$301.75
Balance paid on 18 January 2021	\$278.87

Important Notes:

- There is no GST included in this payment
- This payment represents rental income
- The Body Corporate Notice of Contribution attached have been paid on your behalf.

Mercure

HOTELS

**GOLD COAST
RESORT**

7-5

**Owner Remittance Advice for Period
01/07/20 – 30/09/20**

Sadler Retirement Pty Ltd
32 Valley View Vista
Wongawallan QLD 4210

Lot No. 131
Hotel Room No. 5103
Lot Entitlement:

Third Interim distribution for period	\$ 750.00
Less:	
Body Corporate Levies for Quarter: 1 Jan – 31 Mar 2021	(\$ 422.99)
Net Amount	\$ 327.01

Important Notes:

- There is no GST included in this payment
 - This payment represents rental income
- The Body Corporate Notice of Contribution attached have been paid on your behalf.

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T +61 (0) 7 5555 7700 | F +61 (0) 7 5555 7701 | E h9052@accor.com

GC Hotel Management Ltd | ABN 44 556 128 813 | Hotel managed by Accor

7.6

Mercuré

HOTELS

GOLD COAST RESORT

Owner Remittance Advice for Period 01/07/20 – 30/09/20

Sadler Retirement Pty Ltd
32 Valley View Vista
Wongawallan QLD 4210

Lot No. 131
Hotel Room No. 5103
Lot Entitlement:

Fourth Interim distribution for period \$ 600.00

Net Amount ~~\$~~ **600.00**

Important Notes:

- There is no GST included in this payment
- This payment represents rental income

Mercure

HOTELS

GOLD COAST RESORT

1.1

Owner Remittance Advice for Period 01/01/21 – 31/03/21

Sadler Retirement Pty Ltd
32 Valley View Vista
Wongawallan QLD 4210

-

Lot No. 131
Hotel Room No. 5103
Lot Entitlement:

Interim distribution for period	\$1,630.08
Less:	
Body Corporate contribution for Quarter: 01/04/21 – 30/06/21	(\$ 422.16)
Net Amount	\$1,207.92

Important Notes:

- There is no GST included in this payment
- This payment represents rental income
- The Body Corporate contribution receipt attached has been fully paid on your behalf.

64 Palm Meadows Drive, Carrara, Queensland 4211
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GC Hotel Management Ltd | ABN 44 556 128 813 | Hotel managed by Accor

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1

1.1 Lessor

Name/trading name Sadler Retirement Pty Ltd

Address

32 Valley View Vista, Wongawallan, QLD Postcode 4210

1.2 Phone

Mobile

Email

0418828766 0487166406 Katesadler1989@gmail.com

Item 2

2.1 Tenant/s

Tenant 1 Full name/s Tamara Lee Bane

Phone 0429488774 Email tamara.bane85@outlook.com

Tenant 2 Full name/s Adam Troy Bane

Phone 0423352485 Email tamara.bane85@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

Address

~~_____~~
~~_____~~ Postcode

3.2 Phone

Mobile

Email

~~_____~~ ~~_____~~ ~~_____~~

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 Facsimile Yes No

4.3 Agent

Email Yes No Facsimile Yes No

Item 5

5.1 Address of the rental premises

10 Eagle Street
Highfields, QLD Postcode 4352

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

Dishwasher, 2021 Rover Lawn King

Item 6

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

6.2 Starting on 09.04.2021

6.3 Ending on 08.04.2022

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



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$430 per [x] week [] fortnight [] month See clause 8(1)

Item 8 Rent must be paid on the Friday day of each Week

Item 9 Method of rent payment Direct Deposit - Reference Bane 10 Eagle

Details for direct credit

BSB no. 014720 Bank/building society/credit union ANZ

Account no. 317995464 Account name Sadler Retirement P/L

Payment reference 10 Eagle Rent

Item 10 Place of rent payment

Item 11 Rental bond amount \$NIL See clause 13

Item 12.1 The services supplied to the premises for which the tenant must pay
Electricity [x] Yes [] No
Gas [x] Yes [] No
Phone [x] Yes [] No
Any other service that a tenant must pay [x] Yes [] No
Type Water Rates Usage See special terms (page 8)

12.2 Is the tenant to pay for water supplied to the premises [x] Yes [] No See clause 17

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.

Electricity [] Any other service stated in item 12.1 []
Gas [] See special terms (page 8)
Phone []

Item 14 How services must be paid for
Electricity -
Gas -
Phone -

Any other service stated in item 12.1 See special terms (page 8) Direct Deposit 30 Days Upon Receipt.

Item 15 Number of persons allowed to reside at the premises 6 See clause 23

Item 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? [] Yes [x] No

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

Item 17.1 Pets approved [x] 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 Bull Dog Number []

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

Electrical repairs Advanced Electrical Phone 0746387748

Plumbing repairs Leon Petteh Plumbing Phone 040065371

Other [] Phone []

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

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

2 Terms of a general tenancy agreement

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

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report – s 65

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

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

6 Continuation of fixed term agreement – s 70

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

7 Costs apply to early ending of fixed term agreement

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

Division 3 Rent

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

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

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

Examples of an appropriate place –

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

9 Rent in advance – s 87

- The lessor may require the tenant to pay rent in advance only if the payment is not more than –
- (a) for a periodic agreement – 2 weeks rent; or
 - (b) for a fixed term agreement – 1 month rent.
- Note* – Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases – ss 91 and 93

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

11 Application to tribunal about excessive increase – s 92

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

12 Rent decreases – s 94

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

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

Division 4 Rental bond

13 Rental bond required – ss 111 and 116

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

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

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

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

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

14 Increase in bond – s 154

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

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

Division 5 Outgoings

15 Outgoings – s 163

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

Examples –

body corporate levies, council general rates, sewerage charges, environment levies, land tax

- (2) This clause does not apply if –
 - (a) the lessor is the State; and
 - (b) rent is not payable under the agreement; and
 - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges – ss 164 and 165

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

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

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

17 Water service charges – ss 164 and 166

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

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

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

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

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

- (6) In this clause –
water consumption charge, for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation – s 181

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

Examples of possible legal impediments –

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

19 Vacant possession and quiet enjoyment – ss 182 and 183

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

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

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

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

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

Note – See the information statement for details.

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

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not –
- use the premises for an illegal purpose; or
 - 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 –
- the occupation of the premises; or
 - 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 particular type of pet may be kept, only that type may be kept; or
 - a particular number of pets may be kept, only that number may be kept; or
 - 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 –
- the premises are clean; and
 - the premises are fit for the tenant to live in; and
 - the premises are in good repair; and
 - 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 –
- maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - maintain the premises in good repair; and
 - 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
 - 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 –
- the lessor is the State; and
 - the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - the non-standard items are not a risk to health or safety; and
 - 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

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

8.7



- (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.

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

- Mower Service Annually - Paid by Lessor but arranged by Tenants.

- Full Water usage to be paid by tenants.

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

Sadler Retirement P/L

Signature



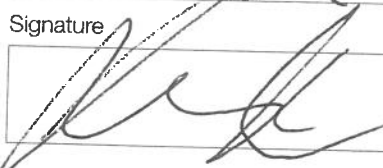
Date 30.03.2021

Signature of tenant 1

Print name

Tamara Bane

Signature



Date 30.03.2021

Signature of tenant 2

Print name

Adam Bane

Signature



Date 30.03.2021

Signature of tenant 3

Print name

Signature

Date

9-1

Sadler Super Fund
General Ledger
As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Transfers In (28500)					
<u>(Transfers In) Sadler, Kate Nicolle - Accumulation (SADKAT00001A)</u>					
13/01/2021	ANZ ATM Kole- HELENSVALE BRANCH #1 HELENSVALE QL Rest KATE SADLER 0418828766			429.14	429.14 CR
10/02/2021	Kate rollover			38,486.28	38,915.42 CR
				38,915.42	38,915.42 CR

9-2

10-2

Total Debits: 0.00
Total Credits: 38,915.42

Rest

RECEIVED
18 DEC 2020

9.2

BY: SAOLSS2

Homebush Bay Drive
Rhodes NSW 2138

P O Box 350
PARRAMATTA NSW 2124

Tel 1300 300 778
Fax 1300 363 070

11 DEC 2020

Telephone : 1300 300 778



Sadler Super Fund
PO Box 806
OXENFORD QLD 4210



Dear Sir/Madam,

RE : Retail Employees Superannuation Trust

Please find enclosed a cheque for \$429.14 representing the amount transferred from the above mentioned fund by Mrs K Sadler.

Please find a *Rollover Benefits Statement* enclosed with this letter.

Should you require further assistance or advice, please contact the administrator.

Fund Administrator
REST Administration
Retail Employees Superannuation Trust

17 //TFO/BPMUSER

Advice to payee

Detach before banking

Rollover benefits statement

9.3
LOF
18 SEP

Section A: Receiving fund

1 Australian business number (ABN)

2 Fund Name

3 Postal address

Suburb/town/locality State/territory Postcode

Country if other than Australia

4 (a) Unique Superannuation Identifier (USI)

(b) Member Client Identifier

Section B: Member's details

5 Tax file number (TFN)

6 Full name

Title

Family name

First given name Other given names

7 Residential address

Suburb/town/locality State/territory Postcode

Country if other than Australia

8 Date of birth

9 Sex Male Female

10 Daytime phone number (include area code)

11 Email address (if applicable)

9.4.

Section C: Rollover transaction details

Day/Month/Year

12 Service period start date 01 / 07 / 2004

13 Tax components:

Tax-free component \$ 0.00

KiwiSaver tax-free component \$ 0.00

Taxable component:

Element taxed in the fund \$ 429.14

Element untaxed in the fund \$ 0.00

TOTAL Tax components \$ 429.14

14 Preservation amounts:

Preserved amount \$ 429.14

KiwiSaver preserved amount \$ 0.00

Restricted non-preserved amount \$ 0.00

Unrestricted non-preserved amount \$ 0.00

TOTAL Preservation Amounts \$ 429.14

Section D: Non-complying funds

15 Contributions made to a non-complying fund on or after 10 May 2006 \$ 0.00

Section E: Transferring fund

16 Fund's ABN 62 | 653 | 671 | 394

17 Fund's name Retail Employees Superannuation Trust

18 Contact name Retail Employees Superannuation Trust Contact Centre

19 Daytime phone number (include area Code) 1300 300 778

20 Email address (if applicable)

Section F: Declaration

AUTHORISED REPRESENTATIVE DECLARATION:

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name

JOE NEKIC

Authorised representative signature

JOE NEKIC

Day / Month / Year

Date 11 / 12 / 2020

Section B: Member's details

5 Tax file number (TFN)

6 Full name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

7 Residential address

Suburb/town/locality

State/territory

Postcode

Country if other than Australia

8 Date of birth Day / Month / Year

9 Sex Male Female

10 Daytime phone number (include area code)

11 Email address (if applicable)

Section C: Rollover transaction details

Include dollars and cents. The totals at item 13 and 14 must both equal the amount of the rollover payment.

12 Service period start date Day / Month / Year

13 Tax components

Tax-free component \$

KiwiSaver tax-free component \$

Taxable component:

Element taxed in the fund \$

Element untaxed in the fund \$

Tax components TOTAL \$

Make sure you apply the proportioning rule to the tax components if you are not rolling over the member's full interest in your superannuation fund.

14 Preservation amounts

Preserved amount \$, 38 , 486 . 28

KiwiSaver preserved amount \$, , .

Restricted non-preserved amount \$, , .

Unrestricted non-preserved amount \$, , .

Preservation amounts TOTAL \$, 38 , 486 . 28

If the rollover payment contains a KiwiSaver preserved amount, you can't make the rollover payment to a self-managed superannuation fund (SMSF) under the preservation rules.

Section D: Non-complying funds

Only complete this section if you are a trustee of a non-complying fund.

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

\$, , .

Section E: Transferring fund

16 Fund ABN 92 571 550 273

17 Fund name

18 Contact name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

19 Daytime phone number (include area code)

04 18 82 87 66

20 Email address (if applicable)

10'4

Section F: Declaration

Complete the declaration that applies to you. Print your full name then sign and date declaration.

Before you sign the declaration, check that you have provided true and correct information. Penalties may be imposed for giving false or misleading information.

Trustee, director or authorised officer declaration

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

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

Name (BLOCK LETTERS)

KATE SADLER

Trustee, director or authorised officer signature

Kate Sadler

Date

Day: 10 / Month: 02 / Year: 2021

OR

Authorised representative declaration

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name (BLOCK LETTERS)

Authorised representative signature

Date

Day: / Month: / Year:

Tax agent number (if you are a registered tax agent)

□□□□□□ □□□

Where to send this form

Do not send this form to the ATO.

If the rollover data standards do not apply to the transaction, you must do all of the following:

- send the form to the receiving fund in section A within seven days of paying the rollover
- provide a copy to the member in section B within 30 days of paying the rollover
- keep a copy in your records for five years.

If the rollover data standards do apply to the transaction, you must do all of the following:

- comply with the data standard requirements for the fund-to-fund interaction (do not send this form to the receiving fund in section A)
- use this form only to provide a statement to the member in section B within 30 days of paying the rollover
- keep a copy of the member statement in your records for five years.

Sadler Super Fund
General Ledger

As at 30 June 2021

10.1

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
01/12/2020	ANZ INTERNET BANKING PAYMENT 789529 Accounting TO SIMMONS LIVINGSTONE AND ASSOCIAT		220.00	10.2	220.00 DR
18/02/2021	ANZ INTERNET BANKING PAYMENT 358214 Invoice TO SIMMONS LIVINGSTONE AND ASSOCIAT 25238		2,200.00	10.4	2,420.00 DR
06/04/2021	ANZ INTERNET BANKING PAYMENT 460588 ASIC /AC TO SIMMONS LIVINGSTONE AND ASSOCIAT Fees		220.00	10.5	2,640.00 DR
			2,640.00		2,640.00 DR

Total Debits: 2,640.00

Total Credits: 0.00



Simmons Livingstone & Associates

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

10.2

Shane & Kate Sadler
Sadler Retirement Pty Ltd
32 Valley View Vista
WONGAWALLEN QLD 4210

Tax Invoice
024177
Ref: SADLSC2
17 November, 2020

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

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

Direct Deposit (EFT) Ref: SADLSC2
 Account Name Simmons Livingstone & Associates Invoice: 024177
 BSB: 064 445 Account: 1052 7520 17 November, 2020
 Amount Due: \$ 220.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation



Simmons Livingstone & Associates

1013

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
Sadler Super Fund
32 Valley View Vista
WONGAWALLAN QLD 4210

Tax Invoice
025238

Ref: SADLSS2
9 February, 2021

Description	Amount
<p>Preparation of Financial Statements for the fund for the year ended 30th June 2020 including the following:-</p> <ul style="list-style-type: none">- 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- Processing 4 x Rollover Benefit Statements- Processing Property purchase including settlement adjustments- Correspondences with insurance agent Michelle Kendall- Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	<p>2,250.00</p>

10.4

Description	Amount
<p style="text-align: right; font-size: 2em; margin-top: 400px;"> Acc \$2200 Audit \$275 <hr style="width: 100px; margin: 0 auto;"/> \$ 2475 </p>	

<p>Please note that this invoice is now due.</p>	<p>2,250.00</p>
	<p>GST: \$ 225.00</p>
	<p>Amount Due: \$ 2,475.00</p>

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

<input type="checkbox"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: SADLSS2 Invoice: 025238 9 February, 2021 Amount Due: \$ 2,475.00																							
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa Card Number: <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table>																					Card CCV <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table>			
Cardholder Signature Expiry/.....																								

10.5



Simmons Livingstone & Associates

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

TLOR Pty Ltd
32 Valley View Vista
WONGAWALLAN QLD 4210

Tax Invoice
025433

Ref: SADLSC3
24 February, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <p>TLOR Pty Ltd</p> <p>The following gives details of the work undertaken:</p> <p><u>TLOR Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year with the Australian Securities & Investments Commission (ASIC):</p> <ul style="list-style-type: none"> • Attendance to ASIC company statements and review documentation on your behalf; • Checking and comparison of your company information with ASIC registers; • Preparation of annual company minutes as required by the Corporations Law; • Attendance to minor changes in your company details as and when they arise; • Provision of registered office address and maintenance of legislated ASIC opening hours; • Assurance your company files are up to date and compliant with current Corporations Law and associated legislation. 	200.00
<p>Please note that this invoice is now due.</p>	200.00
	GST: \$ 20.00
	Amount Due: \$ 220.00

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

(EFT) - Transfer to our account Ref: SADLSC3
Invoice: 025433
24 February, 2021
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520 **Amount Due: \$ 220.00**

Credit Card (Please indicate type) Mastercard Visa Card CCV
 Card Number:

Cardholder Signature Expiry/...../.....

Liability limited by a scheme approved under Professional Standards Legislation

TAX INVOICE

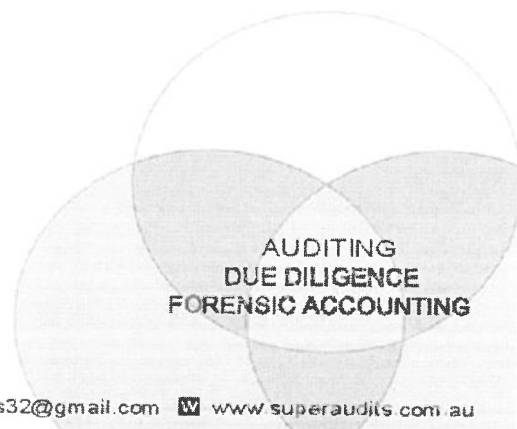
Supplier: Super Audits
Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)
Address: Box 3376
Rundle Mall 5000
ABN: 20 461 503 652
Services: Auditing
Date: 8 February 2021
Recipient: Sadler Superannuation Fund
Address: C/- PO Box 806 Oxenford QLD 4210

Description of Services

Statutory audit of the Sadler Superannuation Fund for the financial year ending 30 June 2020.

Fee: \$250.00
GST: \$25.00
Total: \$275.00

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.



12.1

Sadler Super Fund

Formation Costs

\$2,500.00 establishment costs

SLA invoice 185250 08/11/2019

Year

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

POSTED

SADLER RETIREMENT PTY LTD
ACN/ARBN: 637 313 896
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 7 Nov 2020
Account Number 22 637313896

Summary

Balance outstanding
New charges \$55.00
TOTAL DUE \$55.00

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

Please Pay

Pay now \$0.00
By 7 Jan 2021 \$55.00*If you have already paid, please ignore this invoice statement*

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

Date	Reference	Description	Amount
07/11/2020	3X5600837480P PA	2020 Annual Review	55.00

paid 01.12.2020

Payment Slip

SADLER RETIREMENT PTY LTD

ACN/ARBN: 637 313 896
Account Number 22 637313896
Amount Payable \$55.00



Payment Options



*814 129 0002296373138967 38

Billpay Code: 8929
Ref: 2296 3731 3896 738Bill Code: 17301
Reference: 2296373138967

22 637313896

 in person at any Post Office, pay by cash, cheque or EFTPOS by phone 13 18 16 pay by Mastercard or VISA Internet postbillpay.com.au by Mastercard or VISA

Telephone & Internet Banking - BPAY *

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

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



Company: SADLER RETIREMENT PTY. LTD. ACN 637 313 896

13-2

Company details

Date company registered 07-11-2019
 Company next review date 07-11-2021
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

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

Principal place of business

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

Officeholders

SADLER, SHANE JAMES

Born 04-01-1988 at SYDNEY NSW

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

Office(s) held: Director, appointed 07-11-2019

SADLER, KATE NICOLLE

Born 05-04-1989 at DANDENONG VIC

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

Office(s) held: Director, appointed 07-11-2019
 Secretary, appointed 07-11-2019

Company share structure

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

Members

SADLER , SHANE JAMES

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

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

SADLER , KATE NICOLLE

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

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

Document history

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

Received	Number	Form Description	Status
17-06-2020	5EBR87494	484 CHANGE TO COMPANY DETAILS	Processed and imaged
17-06-2020	5EBR87495	484 CHANGE TO COMPANY DETAILS	Processed and imaged
07-11-2019	0EXG02186	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

**ASIC**

Australian Securities & Investments Commission

133
Forms Manager
Registered Agents

Company: TLOR PTY LTD ACN 648 168 209

Company details

Date company registered 23-02-2021
 Company next review date 23-02-2022
 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

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

Officeholders

SADLER, SHANE JAMES

Born 04-01-1988 at SYDNEY NSW

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

Office(s) held: Director, appointed 23-02-2021

SADLER, KATE NICOLLE

Born 05-04-1989 at DANDENONG VIC

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

Office(s) held: Director, appointed 23-02-2021
Secretary, appointed 23-02-2021**Company share structure**

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

Members

SADLER , SHANE JAMES

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

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

SADLER , KATE NICOLLE

32 VALLEY VIEW VISTA , WONGAWALLAN QLD 4210

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

Document history

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

Received	Number	Form Description	Status
23-02-2021	2EBX65977	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

14.1

Sadler Super Fund General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Advisor Fees (30900)					
<u>Advisor Fees (30900)</u>					
10/09/2020	ANZ INTERNET BANKING PAYMENT 999576 Advice TO INFOCUS SECURITIES AUSTRALIA PTY Fee		165.00	14.2	165.00 DR
14/04/2021	ANZ INTERNET BANKING PAYMENT 834332 TO INFOCUS SECURITIES AUSTRALIA insurance (SIMMONS)		550.00	14.3	715.00 DR
			715.00		715.00 DR

Total Debits: 715.00

Total Credits: 0.00

143



**Simmons
Livingstone
& Associates**

Sadler Retirement Pty Ltd ATF Sadler Super Fund
32 Valley View Vista
WONGAWALLAN QLD 4210

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 :	73458000830
	Date:	12 April 2021

Description	Amount
• Insurance policy cancel and replace - Shane	\$500.00
• GST	\$50.00
Total Amount Due: (includes GST) Terms : 7 days	\$550.00

✂

Please detach and return with your payment or Credit Card authority to : **Infocus Securities Australia Pty Ltd**
PO Box 806
Oxenford QLD 4210

Account:	Sadler Retirement Pty Ltd ATF Sadler Super Fund
PE ID:	654240
Invoice:	73458000830
Due Date:	19 April 2021
Adviser:	Samuel Young
Amount Due:	\$550.00

If paid by Credit Card, a 1.5% surcharge will apply and the invoice value will become \$558.25 (inc GST).

Charge \$558.25 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: 6542400830.

(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

Sadler Super Fund Depreciation Schedule

For The Period 01 July 2020 - 30 June 2021

Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments		Depreciation					
				Disposals/ Decrease	Additions/ Increase	Total Value For Depreciation ¹	Method	Rate	Calculated Depreciation ²	Posted Depreciation ³	Closing Written Down Value
Fixtures and Fittings (at written down value) - Unitted											
Smoke Alarms	04/05/2021	15.5			825.00	131.10	Diminishing Value	10.00 %	13.11	13.11	811.89
					825.00	131.10				13.11	811.89
Plant and Equipment (at written down value) - Unitted											
Oven	12/04/2021	15.6			949.05	208.01	Diminishing Value	16.67 %	34.68	34.68	914.37
Ride on Mower	27/04/2021	15.2			4,599.00	819.00	Diminishing Value	25.00 %	204.75	204.75	4,394.25
Screens	27/04/2021	15.3			990.00	176.30	Diminishing Value	20.00 %	35.26	35.26	954.74
Wardrobe	19/04/2021	15.4			1,200.00	240.00	Diminishing Value	13.33 %	31.99	31.99	1,168.01
					7,738.05	1,443.31				306.68	7,431.37
					8,563.05	1,574.41				319.79	8,243.26

¹ Amounts have been pro rated based on number of days in the year

² Depreciation calculated as per depreciation method

³ Depreciation amounts posted to the ledger

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Your #1 Dealer!
**Hinterland
 Mowers**



HONDA

STIHL

VICTA

Kawasaki



38 SPENCER ROAD, NERANG, QLD 4211 PH: 07 5578 1999 FAX: 07 5596 5607 ABN: 38556295478

TAX INVOICE

Invoice Address: Sadler Retirement Pty Ltd 32 Valleyview Vista WONGAWALLAN QLD 4210	Delivery: Sadler Retirement Pty Ltd 32 Valleyview Vista WONGAWALLAN QLD 4210	Invoice #: 1321063 Date: 24/4/2021 Page: 1 Ref / Order:
---	--	--

Quantity	Item Code	Description	Tax	Total (INC GST)
1.00	13AGA1KS333	ROVER LAWNKING 18/42 HYDRO 18HP KAWASAKI V - TWIN 1 5 YEAR WARRANTY SERVICE EVERY 12MNTHS	\$418.09	\$4599.00

Delivery Via: Delivery Date: Salesperson / Mechanic: Dean Mills / Dean Mills	Subtotal (EX GST): \$4180.91 GST: \$418.09 Total (inc GST): \$4599.00 Paid to Date: \$4599.00 Balance Due: \$0.00
DIRECT DEPOSIT DETAILS - NAB BSB # 084-852 ACC # 45795-9529	
Title of the goods provided on this invoice does not pass to the purchaser until the total price has been paid in full. No responsibility accepted for damage or loss of goods in transit. Goods will not be accepted for credit without prior permission.	

15.3

**DARLING DOWNS
GLASS & SECURITY**

QUOTE

Kate Sadler

Date
26 Apr 2021

Expiry
26 May 2021

Quote Number
QU-0280

Reference
10 Eagle St Highfields

ABN
51 647 843 767

Darling Downs Glass &
Security
3/56 Mort St
NORTH TOOWOOMBA
QLD 4350
AUSTRALIA
Ph: 07 4632 8617

Description	Quantity	Unit Price	GST	Amount AUD
3 Hinge Insect Screen Door complete with closer, bug seal, door stops. Black Frame & Grille - Front Entry & Back Doors	2.00	350.00	10%	700.00
Installation	1.00	200.00	10%	200.00
			Subtotal	900.00
			TOTAL GST 10%	90.00
			TOTAL AUD	990.00

Terms

50% deposit required on acceptance of this quote. Full and complete payment is required upon completion of the job.
 Bank details for EFT payment:
 Bank Account Name - Destination Lost Pty Ltd
 BSB - 084-938
 Account - 876841015

TAX INVOICE

Sadler Retirement Pty Ltd
32 Valley View Vsta
WONGAWALLAN QLD 4210
AUSTRALIA

Invoice Date
28 Apr 2021
Invoice Number
INV-0318
Reference
10 Eagle St Highfields
ABN
51 647 843 767

Darling Downs Glass &
Security
3/56 Mort St
NORTH TOOWOOMBA
QLD 4350
AUSTRALIA
Ph: 07 4632 8617

Description	Quantity	Unit Price	GST	Amount AUD
3 Hinge Insect Screen Door complete with closer, bug seal, door stops. Black Frame & Grille - Front Entry & Back Doors	2.00	350.00	10%	700.00
Installation	1.00	200.00	10%	200.00
			Subtotal	900.00
			TOTAL GST 10%	90.00
			TOTAL AUD	990.00
			Less Amount Paid	495.00
			AMOUNT DUE AUD	495.00

Due Date: 14 May 2021

50% deposit required to initiate the order. Full and complete payment is required upon completion of the job.

Bank details for EFT payment:

Bank Account Name - Destination Lost Pty Ltd

BSB - 084-938

Account - 876841015

VISA

MasterCard

**AMERICAN
EXPRESS**

[View and pay online now](#)

15-3 B



Lodgement Receipt - Pay Anyone

Date: 27/04/2021

From account:

From: Sadler Retirement
Your/business name: Sadler Retirement

Payment details:

Account name: Darling Downs Glass and Security
BSB: 084938
Account number: 876841015
Reference: QU-0280 SADLER
Message: Sadler Retirement
Amount: \$495.00

50% of
fee.

Transfer details:

Transfer instructions: Pay no earlier than 27/04/2021
Lodgement number: 1842590660
(FOR ENQUIRIES)
Receipt number: 115956

IMPORTANT INFORMATION

This is your lodgement receipt confirming your transfer has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.
If you made a future-dated payment, please log on to ANZ Internet Banking after the nominated payment date to confirm that your payment was processed and obtain your receipt number.

154

ORDER PAYMENT



TOOWOOMBA NORTH
BUNNINGS GROUP LIMITED
ABN 26 008 672 179
Ph: 07 45924600

Wed 14/04/2021 06:00:03 PM
RETURNS/INFO DESK R11

Sale
** TAX INVOICE **

*ORDER PAYMENT 307507389 \$1,200.00
1 @ SubTotal: \$1,200.00

ORDER PAYMENT

Total \$1,200.00
GST INCLUDED IN THE TOTAL \$0.00
CARD NO: 464579-024 \$1,200.00
CREDIT

Rounding Change \$0.00

"*" Indicates non taxable item(s)

S8195 R11 P245 (39473) 0011-46457-8195-2021-04-14



Thank you for shopping with Bunnings.
Please retain receipt for proof of purchase

Have Your Say

Give us your feedback online at
www.bunnings.com.au/haveyoursay

COMMONWEALTH BANK EFTPOS
BUNNINGS TOOWOOMBA
0195 REG 11 OLD
TERMINAL 35446311
REFERENCE 178793

CUSTOMER COPY
CARD NO: 4645-1024(n)
EXPIRY DATE: 14 APR 2021 17:50

VISA CARD
CREDIT PURCHASE \$1200.00
TOTAL AUD \$1200.00

APPROVED OR
AUTH NO: 004821
POS REF NO: 01140457
THANK YOU

ORDER PAYMENT

15-5

Po Box 9327
Wilsonton
Qld 4350



Advanced Electrical

Services & Solutions Pty Ltd

Ph: 07 4638 7748
Fax: 07 4638 7758

Invoice No 00003940
Date 30/04/2021

A.B.N. 30 108 783 348

Tax Invoice

Bill To:
Sadler Retirement Pty Ltd
10 Eagle St
Highfields QLD 4352
Australia

Ship To:
Sadler Retirement Pty Ltd
10 Eagle St
Highfields QLD 4352
Australia

Description	Amount	Tax
10 Eagle St, Highfields Carry out the installation of new smoke Hard Wired Interconnected Photoelectric smoke alarms to comply with the new standards. The 2 existing alarms had an expiry date of 2022 and the interconnecting cable was the incorrect size and wire colour. Replace the 2 existing smoke alarms in the lounge and the hallway and interconnecting cabling Install 4 new smoke alarms in the bedrooms and interconnect all the alarms together 6 Alarms in total installed through out the residence Test and commission the installation as required Issue a certificate of compliance to the new standards	\$750.00 <u>75 GST</u> \$ 825	GST
Carry out the replacement of a DGPO while on site that was cracked and electrically unsafe Test and commission the Installation as required	\$54.40 <u>+ 5.44 GST</u> Repair 59.84	GST

You can now pay your invoice online @ www.advancedelectricalservices.com.au using Paypal

I certify that the Electrical work listed, has been tested to ensure the work is electrically safe and such work complies with the requirements of the Electrical Safety Act 2002. Regards M.L. Merritt Electrical Contractor Licence 60485

This claim is made under the Building and Construction Industry Payment Act 2004.

Your Order #: Email Kate	Customer ABN:	PAYMENT DUE BY	7/05/2021
	GST RATE	Freight:	\$0.00
	10%	GST SALE AMOUNT	\$80.44
We appreciate your business.		Total Inc GST:	\$884.84
	Terms: Net 7	Amount Applied:	\$0.00
		Balance Due:	\$884.84

Payments may also be made electronically to the following account:-

Bank of Queensland
Advanced Electrical Services
BSB Number 124-158
Account Number 206 93 752
Remittance Slips fax to 07 4638 7758

Transaction 020-48865-8169-2021-04-10

PowerPass A/C # 243451762	Customer PO #	Customer Job #	Date Order Received 10/04/2021
------------------------------	---------------	----------------	-----------------------------------

ADDRESS
PHONE
INSTRUCTIONS

CUSTOMER Miss KATE THOMPSON
PLUMLIFE PLUMBING AND GAS
ADDRESS 5 ROSSWOOD COURT
HELENSVALE QLD 4212

ITEM	QUANTITY	UNIT	DESCRIPTION	DISC	YOUR PRICE	AMOUNT EXCL GST	GST PAYABLE	AMOUNT INCL GST	DELIVERY DATE
0205810	1	EACH	OVEN PYROLYTIC SAMSUNG 70L S/S N170K3370BS/SA	5.0%	949.05	862.77	86.28	949.05	
			Sub Total						
					TOTAL	862.77	86.28	949.05	

15-6



Retail price shown excludes any promotional pricing applied in store. No further discounts apply to promotional pricing.

THANK YOU FOR SHOPPING WITH BUNNINGS
All materials are supplied at the Purchaser's Risk upon delivery to the Purchaser or Agent and claims will not be recognised unless made within seven days of delivery

BPOS

TOTAL POWERPASS SAVINGS

49.95CR

Your whole project from start to finish Visit Whole of House – Bunnings Trade

16-1

Sadler Super Fund General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Life Insurance Premiums (39000)					
<u>(Life Insurance Premiums) Sadler, Kate Nicolle - Accumulation (SADKAT00001A)</u>					
20/07/2020	PAYMENT Kate Zurich TO ZURICH LIFE 8157536 3M		321.30		321.30 DR
18/08/2020	PAYMENT Kate like /income TO ZURICH LIFE 8157536 3M		321.30		642.60 DR
18/09/2020	PAYMENT Zurich Kok TO ZURICH LIFE 8157536 3M		321.30		963.90 DR
19/10/2020	PAYMENT TO ZURICH LIFE 8157536 3M Kote Zurich		321.30		1,285.20 DR
22/10/2020	PAYMENT TO TAL LIFE LIMITED 1860104-A9626612 Kate New TAL		4,230.16		5,515.36 DR
			5,515.36		5,515.36 DR
<u>(Life Insurance Premiums) Sadler, Shane James - Accumulation (SADSHA00001A)</u>					
08/03/2021	PAYMENT 11 TO BT LIFE INSURANC C0853381 014-720		5,379.81		5,379.81 DR
08/03/2021	PAYMENT Shane life / TO BT LIFE INSURANC Y0853381 014-720 income		700.60		6,080.41 DR
			6,080.41		6,080.41 DR

Total Debits: 11,595.77

Total Credits: 0.00

17-1

Certificate of Currency

Zurich Income Cover



Kate N Sadler
32 Valley View Vista
Wongawallan
QLD
4210

Your adviser is Peter Childe-Freeman
Policy number 50116051
Date certificate requested 10 August 2020
Phone 131 551
Email client.service@zurich.com.au

Policy Details

Commencement date 17/04/2015
Policy owners(s) Sadler Retirement P/L ATF Sadler Super Fund
Life Insured Kate N Sadler
Date of birth 05/04/1989
Smoker status Smoker
Occupation Class 1E
Level of cover Income Cover Plus
Related policy Income Cover policy number 50116052

Insurance Coverage Details

Life insured: Kate N Sadler

Benefit type	Benefit amount	Benefit start date	Benefit expiry date
Income protection insurance	\$9,492	17/04/2015	17/04/2054
Additional benefits	\$9,492	17/04/2015	17/04/2054
Premium frequency selected	Monthly		
Total current instalment premium	\$216.77		
Next premium due date	18/08/2020		
Premium payment method	Direct Debit		

216-77
104-53
\$ 321-30

Part of
\$321-30

* Cover is subject to policy terms and conditions. Payment of death benefits under policies can be subject to death beneficiary nominations made prior to death. In many cases, nominations do not lapse or expire over time, and continue despite changes such as marriage and divorce. Customers can confirm details of current nominations by contacting Zurich. To the fullest extent possible under law, Zurich accepts no liability to any person relying on this Certificate of Currency.

17-2
11

Certificate of Currency

Zurich Active Cover



Kate N Sadler
32 Valley View Vista
Wongawallan
QLD
4210

Your adviser is Peter Childe-Freeman
Policy number 50116050
Date certificate requested 10 August 2020
Phone 131 551
Email client.service@zurich.com.au

Policy Details

Commencement date 17/04/2015
Policy owners(s) Sadler Retirement P/L ATF Sadler Super Fund
Life insured Kate N Sadler
Date of birth 05/04/1989
Smoker status Smoker
Related policy Active Cover policy number 50116053

Insurance Coverage Details

Part of \$321-30

Life insured: Kate N Sadler

Benefit type	Benefit amount	Benefit start date	Benefit expiry date
Death & terminal illness	\$463,710	17/04/2015	Not Applicable

Benefit category	Maximum amount payable
AA - Death and terminal illness	\$463,710
A - Health events	\$463,710
B - Health events	\$0
C - Health events	\$0
D - Health events	\$0
E - Health events	\$0
Extended care amount	\$231,855
Protected amount	\$115,928

Death & terminal illness	\$463,710	17/04/2015	17/04/2088
Premium frequency selected	Monthly		

17-3

Total current instalment premium	\$104.53
Next premium due date	18/08/2020
Premium payment method	Direct Debit

* Cover is subject to policy terms and conditions. Payment of death benefits under policies can be subject to death beneficiary nominations made prior to death. In many cases, nominations do not lapse or expire over time, and continue despite changes such as marriage and divorce. Customers can confirm details of current nominations by contacting Zurich. To the fullest extent possible under law, Zurich accepts no liability to any person relying on this Certificate of Currency.



17-4
Your new TAL Policy



Sadler Retirement Pty Ltd Atf Sadler Super Fund
32 Valley View Vista
WONGAWALLAN QLD 4210

21 October 2020

ACCELERATED PROTECTION	
Policy number	1860104
Policy start date	21 October 2020

Dear Trustee

Welcome to TAL – your Accelerated Protection application has been accepted and your insurance cover is in place. Now you can feel confident to get on with living your life, knowing we'll be there if you need us.

Your important documents

The following documents are included with this letter:

- **Policy Schedule** – provides details of your specific cover
- **Policy Document** – sets out the formal terms and conditions of your policy.

What do you need to do?

Please take the time to read your Policy Schedule, to check that all details are correct.

You should keep your Policy Schedule and Policy Document in a safe place as they contain information that will be important if you ever need to make a claim.

More information

If you have any questions or would like more information, please contact your financial adviser Samuel Young by phone on (07) 5561 8800 or by email to Sam@simmonsivingstone.com.au. You can also get in touch with us directly by phone on 1300 209 088 or by email to customerservice@tal.com.au.

Thank you for choosing TAL for your life insurance.

Yours sincerely,



TAL Customer Service

Office use only: 37.3

Accelerated Protection

175

Policy number 1860104

Policy Owner Sadler Retirement Pty Ltd Atf Sadler Super Fund

YOUR POLICY

Issue date	21 October 2020
Policy start date	21 October 2020
Policy anniversary date	21 October 2021 each year, starting on 21 October 2021
First premium payable	\$4,230.16 Premiums may be adjusted from time to time, where there is a credit or outstanding amount owed on your Policy.
Premium frequency	Yearly
Premium due date	21 October 2021 Your premium will be deducted yearly from your nominated account.
Policy fee	\$77.00 (included in the yearly premium amount)
State in which Policy is registered	QLD
Stamp duty	Paid in accordance with relevant State legislation and included in the yearly premium amount.

Information about special conditions and exclusions

During the underwriting process, we may be required to apply special conditions on the Policy that we issue to cover the increase in risk, based on your personal situation. For example, we may apply exclusions to a particular health condition or pastime, require an increased premium payment or reduce the benefit.

The wording of our exclusions includes language that describes symptoms, rather than diagnosed conditions. They are based on research and are formed in consultation with medical and legal advisers to ensure they are as comprehensive as possible.

If special conditions have been applied to your Policy, you can be assured that we will assess any claim you make fairly, and make our decisions based on the evidence available at the time. If your health or lifestyle changes after you've taken out the Policy please let us know, because we may be able to alter some of these special conditions.

Where we have relied on medical evidence to make our decision and you would like a copy of this, we will provide this either directly to you or your doctor within 10 business days of receiving your request.

17.6

PAYMENT DETAILS	
Payment method	Direct Debit
Account name	SADLER RETIREMENT PTY LTD
Account number	XXXXXX464
BSB	XXX-720

Your Health Sense Discount

A Health Sense Discount has been applied to eligible parts of your policy and is reflected in your premium shown above. The percentage discount will apply for the life of the policy and is shown in the relevant plan details appearing in this policy schedule.

The discount may be changed or removed if you request alterations to your policy, for example if you remove cover or reduce your sum insured.

Please note, this discount does not apply to the policy fee and any government duties.

Your financial adviser

Samuel Young at Simmons Livingstone & Associates
(07) 5561 8800
Sam@simmonslivingstone.com.au

Policy Schedule (continued)

LIFE INSURED	
Name	Kate Nicolle Sadler
Date of birth	5 April 1989
Gender	Female
Smoker status	Smoker
Occupation class	AA

Life Insurance Plan	
Policy number	1860104
Benefit Amount	\$1,000,000.00
Issue date	21 October 2020
Plan start date	21 October 2020
Plan end date	21 October 2088
Premium basis	Stepped
Health sense discount	12.50%

Special conditions and exclusions

Nil

Policy Schedule (continued)

LIFE INSURED	
Name	Kate Nicolle Sadler
Date of birth	5 April 1989
Gender	Female
Smoker status	Smoker
Occupation class	AA

TPD Insurance (Attached) - Superlink	
Policy number	1860104
Benefit Amount	\$1,000,000.00
Issue date	21 October 2020
Plan start date	21 October 2020
Plan end date	21 October 2053
TPD definition	Any Occupation
Premium basis	Stepped
Health sense discount	12.50%

Special conditions and exclusions

- No benefit is payable under this policy for any claim resulting directly or indirectly from any disease or disorder of either or both eyes or any complications thereof including blindness.

This exclusion does not apply where, in the opinion of independent medical assessments acceptable to TAL, the disability was not to any extent caused by, or attributable to, directly or indirectly, any pre-existing condition relating to the excluded disease or disorder.

17-9

Policy Schedule (continued)

LIFE INSURED	
Name	Kate Nicolle Sadler
Date of birth	5 April 1989
Gender	Female
Smoker status	Smoker
Occupation class	AA

Income Protection Plan Super	
Policy number	1860104
Benefit Amount	\$10,625.00
Issue date	21 October 2020
Plan start date	21 October 2020
Plan end date	21 October 2053
Benefit type	Indemnity
Waiting period	4 Weeks
Benefit period	To age 65
Premium basis	Stepped

Optional Benefits

The following optional benefits have been included in your Plan:

Superlink IP

Increasing Claims Option

Special conditions and exclusions


- No benefit is payable under this policy for any claim resulting directly or indirectly from any disease or disorder of either or both eyes or any complications thereof including blindness.


This exclusion does not apply where, in the opinion of independent medical assessments acceptable to TAL, the disability was not to any extent caused by, or attributable to, directly or indirectly, any pre-existing condition relating to the excluded disease or disorder.

17-10


CONTACTING TAL

 customerservice@tal.com.au

 1300 351133

 1300 209 088

 tal.com.au

 TAL Life Limited
GPO Box 5380
Sydney NSW 2001

18-1



Your BT Protection Plans Policy Schedule for Income Protection

Effective: 26 February 2021

Policy owner Sadler Super Fund
Address Sadler Super Fund
 32 Valley View Vista
 Wongawallan QLD 4210

Your policy details

Portfolio number B0853381-A
Policy number C0853381
Product name Income Protection
Policy risk commencement date 26 February 2021
Renewal date 26 February each year

Premium details

Premium \$4,838.81
Policy fee \$96.80
Stamp duty \$444.20
Total premium payable \$5,379.81
Premiums payable Yearly

Insured person details

Insured person	Date of birth	Gender	Smoker status	Exclusions
Shane Sadler (33945255)	04/01/1988	Male	Non-Smoker	NO

Income Protection (Own)	Monthly benefit \$10,560	Expiry date 26/02/2053	Premium option Stepped	Loadings No	Occupation category B
Benefit type	Indemnity				
Waiting period	30 days				
Benefit period	Age 65				
Accident benefit	Yes				

Your Duty of Disclosure

You and every person to be insured under your policy have a duty to tell us every matter that you know, or which a reasonable person in the circumstances could be expected to know, is relevant to our decision whether to insure you and, if so, on what terms. If any information provided to us changed (including any change to an insured person's health, occupation or pastimes) before we sent the Policy Schedule, membership certificate or other written confirmation to you, you had an obligation to tell us. Please refer to the Product Disclosure Statement for full details of your duty of disclosure.

Genetic testing:

You do not need to tell us about any genetic test you have previously had, or intend to have unless we specifically ask you.

You are obliged to inform us of any diagnosis of a medical condition, even if the diagnosis resulted directly or indirectly from a genetic test.

You may volunteer results of genetics tests where the outcome is favourable.

The following product is linked to this policy.		It may impact on the benefits payable under this policy.	
Product	Policy number	Insured person	Commencement date
Income Linking Plus	CF853471	Shane Sadler	26/02/2021

Discount details

Insured person discount	Discount	Applies to
Shane Sadler	Multi Policy	All benefits

The discount information set out in this table is based on your current policy details. Ongoing discount eligibility may be subject to change and any variation will be reflected in your next Renewal Summary.

18.3



Your BT Protection Plans Policy Schedule for Term Life

Effective: 26 February 2021

Policy owner
Address

SADLER SUPER FUND
Sadler Super Fund
32 Valley View Vista
Wongawallan QLD 4210

Your policy details

Portfolio number B0853381-A
Policy number Y0853381
Product name Term Life
Policy risk commencement date 26 February 2021
Renewal date 26 February each year

Premium details

Premium \$584.26
Policy fee \$96.80
Stamp duty \$19.54
Total premium payable \$700.60
Premiums payable Yearly

Insured person details

Insured person	Date of birth	Gender	Smoker status	Exclusions
Shane Sadler (33945255)	04/01/1988	Male	Non-Smoker	No

Shane Sadler

Benefit type	Expiry date	Benefit amount	Premium option	Loadings	Occupation category
Death Benefit	26/02/2086	\$954,810	Stepped	No	N/A
TPD Benefit (Any)	26/02/2086	\$556,972	Stepped	No	B

Your Duty of Disclosure

You and every person to be insured under your policy have a duty to tell us every matter that you know, or which a reasonable person in the circumstances could be expected to know, is relevant to our decision whether to insure you and, if so, on what terms. If any information provided to us changed (including any change to an insured person's health, occupation or pastimes) before we sent the Policy Schedule, membership certificate or other written confirmation to you, you had an obligation to tell us. Please refer to the Product Disclosure Statement for full details of your duty of disclosure.

Genetic testing:

You do not need to tell us about any genetic test you have previously had, or intend to have unless we specifically ask you.

You are obliged to inform us of any diagnosis of a medical condition, even if the diagnosis resulted directly or indirectly from a genetic test.

You may volunteer results of genetics tests where the outcome is favourable.

The following product is linked to this policy. It may impact on the benefits payable under this policy.			
Product	Policy number	Insured person	Commencement date
Flexible Linking Plus	YF853381	Shane Sadler	26/02/2021

Discount details

Policy discount	Discount	Applies to
	25% First Year Discount	
Insured person discount	Discount	Applies to
Shane Sadler	Multi Policy	All benefits

The discount information set out in this table is based on your current policy details. Ongoing discount eligibility may be subject to change and any variation will be reflected in your next Renewal Summary.

Sadler Super Fund
General Ledger

As at 30 June 2021

19.1

Transaction Date	Description	Units	Debit	Credit	Balance \$
Administration Costs (30200)					
<u>Administration Costs (30200)</u>					
03/03/2021	ANZ INTERNET BANKING PAYMENT 373346 Accounting TO SIMMONS LIVINGSTONE AND ASSOCIAT		1,540.00	19.2	1,540.00 DR
15/03/2021	ANZ INTERNET BANKING PAYMENT 811096 Accounting TO SIMMONS LIVINGSTONE AND ASSOCIAT,		1,100.00	19.3	2,640.00 DR
			2,640.00		2,640.00 DR

Total Debits: 2,640.00

Total Credits: 0.00

19-2



Simmons Livingstone & Associates

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

TLOR Pty Ltd
32 Valley View Vista
WONGAWALLAN QLD 4210

Tax Invoice
025408

Ref: SADLSC3
23 February, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <p>TLOR Pty Ltd</p> <p>The following gives details of the work undertaken:</p> <p>Fee for the establishment of TLOR Pty Ltd, including:</p> <p>Provision of Company Register; Preparation of Minutes for first Company meeting; Application for Australian Business Number (ABN), Tax File Number (TFN), Goods & Services Tax (GST) and Pay As You Go Withholding (PAYGW) with the appropriate government bodies (as required); Attend to ASIC compliance registrations; Reimbursement of ASIC registration fees.</p>	<p>1,400.00</p>

Please note that this invoice is now due.

GST: \$ 140.00
Amount Due: \$ 1,540.00

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

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

Credit Card (Please indicate type) Mastercard Visa
 Card Number:
 Cardholder Signature Expiry/.....

Ref: SADLSC3
 Invoice: 025408
 23 February, 2021
Amount Due: \$ 1,540.00

Liability limited by a scheme approved under Professional Standards Legislation

20.1

Sadler Super Fund General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>Unit 131 Carrara Resort, 64 Palm Meadows Drive, Carrara Q 4211 (131CARRARA)</u>					
17/08/2020	ANZ INTERNET BANKING BPAY Mercure Rotes COGC - RATES {413662}		1,356.17		1,356.17 DR
16/09/2020	ANZ INTERNET BANKING BPAY Mercure COGC-RATES - {610669}		88.00	21.1	1,444.17 DR
22/01/2021	ANZ INTERNET BANKING BPAY Mercure Rates COGC-RATES {626506}		1,356.17	21.3	2,800.34 DR
			2,800.34		2,800.34 DR
<u>10 Eagle Street, Highfields QLD, Australia (SADLSS210Eagle)</u>					
31/03/2021	EB 13042 local TT TO AVA Solicitors TO 527922 for Deposit 10 Eagle St & 1/4p settlement adjustments		408.92	30.36	408.92 DR
			408.92		408.92 DR
Property Expenses - Insurance Premium (41980)					
<u>10 Eagle Street, Highfields QLD, Australia (SADLSS210Eagle)</u>					
18/03/2021	Pro Insure		1,254.70	23.1	1,254.70 DR
			1,254.70		1,254.70 DR
Property Expenses - Interest on Loans (42010)					
<u>10 Eagle Street, Highfields QLD, Australia (SADLSS210Eagle)</u>					
06/04/2021			720.63	} 32.1	720.63 DR
06/05/2021		1,600.62	2,321.25 DR		
06/06/2021		1,651.11	3,972.36 DR		
			3,972.36		3,972.36 DR
Property Expenses - Repairs Maintenance (42060)					
<u>10 Eagle Street, Highfields QLD, Australia (SADLSS210Eagle)</u>					
15/04/2021	VISA DEBIT PURCHASE CARD 1024 water filters 10 PAYPAL *WATERFILTER 4029357733 EFFECTIVE DATE 13 APR 2021 Eagle (undersink)		143.05	24.1	143.05 DR
15/04/2021	ANZ INTERNET BANKING FUNDS TFER Plumbing TRANSFER 107749 TO 014596316317098 Invoice		709.50	24.2	852.55 DR
29/04/2021	ANZ INTERNET BANKING FUNDS TFER plumbing TRANSFER 186695 TO 014596316317098		374.00	24.3	1,226.55 DR
04/05/2021	ANZ INTERNET BANKING PAYMENT 957323 smoke TO ADVANCED ELECTRICAL SERVICES compliance		59.84	15.5	1,286.39 DR
27/05/2021	ANZ INTERNET BANKING PAYMENT 842860 Plumbing TO LEON PETTET PLUMBING PTY LTD Issue,		104.72	24.4	1,391.11 DR
23/06/2021	DD Water Biocycle annual treatment		270.00	24.5	1,661.11 DR
			1,661.11		1,661.11 DR
Property Expenses - Strata Levy Fees (42100)					
<u>Unit 131 Carrara Resort, 64 Palm Meadows Drive, Carrara Q 4211 (131CARRARA)</u>					
10/09/2020	ANZ INTERNET BANKING PAYMENT 997781 Fee for TO STRATA SPHERE MANAGEMENT PTY LTD Insurance		17.95	25.1	17.95 DR
19/10/2020	TRANSFER Income FROM GC HOTEL MGMT MERCURE GC RESORT		422.99	25.2	440.94 DR
12/11/2020	TRANSFER Income FROM GC HOTEL MGMT MERCURE GC RESORT		2,100.00	7.3	2,540.94 DR
18/01/2021	TRANSFER Mercure FROM GC HOTEL MGMT MERCURE GC RESORT		301.75	7.4	2,842.69 DR
19/01/2021	TRANSFER Mercuve FROM GC HOTEL MGMT MERCURE GC RESORT		422.99	25.3	3,265.68 DR
12/10/2021	14:04:17				

20.2

Sadler Super Fund General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
20/04/2021	TRANSFER McNure FROM GC HOTEL MGMT MERCURE GC RESORT		422.16	25.4	3,687.84 DR
			3,687.84		3,687.84 DR

Property Expenses - Water Rates (42150)

Unit 131 Carrara Resort, 64 Palm Meadows Drive, Carrara Q. 4211 (131CARRARA)

28/07/2020	ANZ INTERNET BANKING BPAY Water Rotes GCCC-WATER {532829} Mercure,		249.72	26.1	249.72 DR
31/08/2020	ANZ INTERNET BANKING BPAY Meraive Water GCCC -WATER {181271}		276.71	26.2	526.43 DR
04/01/2021	ANZ INTERNET BANKING BPAY Mescure GCCC- - WATER {533870}		326.87	26.5	853.30 DR
26/03/2021	ANZ INTERNET BANKING BPAY GCCC - WATER {155077}		315.04	26.7	1,168.34 DR
18/06/2021	Rates Mercure		317.90	26.9	1,486.24 DR
			1,486.24		1,486.24 DR

10 Eagle Street, Highfields QLD, Australia (SADLSS210Eagle)

31/03/2021	EB 13042 local TT TO AVA Solicitors TO 527922 for Deposit 10 Eagle St & t/up settlement adjustments			179.50	179.50 CR
31/03/2021	EB 13042 local TT TO AVA Solicitors TO 527922 for Deposit 10 Eagle St & t/up settlement adjustments			794.72	974.22 CR
18/06/2021	TRC Rates		1,133.15	22.1	158.93 DR
			1,133.15	974.22	158.93 DR

Total Debits: 16,404.66

Total Credits: 974.22

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 2289053 5

Date of issue
7 September 2020



041 - 1229 - 602
Sadler Retirement Pty Ltd
32 Valley View Vista
WONGAWALLAN QLD 4210

Current rating period:
1 July 2020 to 31 December 2020

\$88.00

(see back for payment options)

Due date for payment:
8 October 2020

Total amount payable after due date:
\$88.00

(interest penalty applies after due date)

64 Palm Meadows Drive, CARRARA QLD 4211
Lot 131 BUP106514

(Payments received after 2 September 2020 may not be included in this notice)

Council rates and charges	(see rate assessment page for details)	\$88.00
Amount payable if paid by: 8 October 2020		\$88.00

The new and/or amended rates and charges appearing on this rate notice have resulted from changes that can occur at any time including, but not limited to, receipt of a new and/or amended land valuation from the Department of Natural Resources, Mines and Energy, notification of a change made to the use of the property, request received for a new and/or amended waste collection service or notification from the Titles Registry of a change of property ownership.

My Account lets you manage your Council accounts and services online. Use My Account to view or pay your rate notice online, view your account balance, update your contact details or request a payment plan. Visit cityofgoldcoast.com.au/myaccount to sign in or find out more.

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

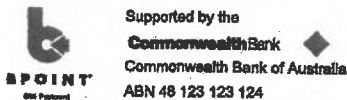
To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

paid 15.09.2020 for
08.10.2020

In Person / Mail Payment Advice
Name: Sadler Retirement Pty Ltd
Ref: 2 2289053 5

*419 222890535

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billier Code: 675217
Ref: 2 2289053 5



Post
Billpay

Date

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total Amount Payable
If paid by: 8 October 2020

Total Amount Payable
If paid after: 8 October 2020

\$88.00

\$88.00

For Credit
Gold Coast City Council

Tran Code 8 3 1 User ID 0 6 6 6 8 4 Customer Reference No. 0 0 0 0 0 2 2 2 8 9 0 5 3 5 0

\$

+ 7 5 7 +

AU_1-6_1_002457 / 001229 / 000602 0760320006020110

Current rating period 1 July 2020 to 31 December 2020

CHARGES CONSOLIDATED ON RATE NOTICE

64 Palm Meadows Drive, CARRARA QLD 4211
Lot 131 BUP106514

DETAILS OF COUNCIL RATES AND CHARGES

PROPERTY TRANSFER FEE

Property Transfer Fee (Non-Payment of this amount does not affect discount) \$88.00

TOTAL OF COUNCIL RATES AND CHARGES **\$88.00**



AU_1-6_1_002459 / 001230 / 000602 0760320006020200

View and pay your rates online with My Account.

Register today.

cityofgoldcoast.com.au/myaccount

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 2289053 5

Date of issue
18 January 2021



041 - 29543 - 14203 - RC
Sadler Retirement Pty Ltd
32 Valley View Vista
WONGAWALLAN QLD 4210

Current rating period: **21-3**
1 January 2021 to 30 June 2021

\$1,356.17

(see back for payment options)

Due date for payment:
18 February 2021

Total amount payable after due date:
\$1,481.72

(interest penalty applies after due date)

64 Palm Meadows Drive, CARRARA QLD 4211
Lot 131 BUP106514

(Payments received after 31 December 2020 may not be included on this notice)

State Government and associated charges	(see rate assessment page for details)	\$113.50
Council rates and charges	(see rate assessment page for details)	\$1,368.22
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$125.55CR
Amount payable if paid by: 18 February 2021		\$1,356.17

My Account lets you manage your Council accounts and services online. Use My Account to view or pay your rate notice online, view your account balance, update your contact details or request a payment plan. Visit cityofgoldcoast.com.au/myaccount to sign in or find out more.

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

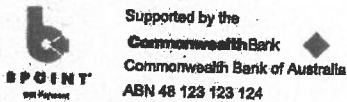
*paid 22.01.2021
Rec # 626506
\$1356.17*

In Person / Mail Payment Advice

Name: Sadler Retirement Pty Ltd
Ref: 2 2289053 5

*419 222890535

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 575217
Ref: 2 2289053 5



Post
Billpay

Date

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total Amount Payable
If paid by: 18 February 2021

Total Amount Payable
If paid after: 18 February 2021

\$1,356.17

\$1,481.72

For Credit
Gold Coast City Council

Train Code: 831 User ID: 066684 Customer Reference No.: 000002228905350

\$

+757+

0771660142030114
AU_1-6_3_019085 / 009543 / 014203

2104

CHARGES CONSOLIDATED ON RATE NOTICE

64 Palm Meadows Drive, CARRARA QLD 4211
Lot 131 BUP106514

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER FIRE BRIGADE	
Final Volunteer Fire Brigade Separate Charge	\$0.50
EMERGENCY MANAGEMENT	
RESIDENTIAL UNIT that is a lot 1 @ \$113.00	\$113.00
TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	<u>\$113.50</u>

DETAILS OF COUNCIL RATES AND CHARGES

OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	\$23.00
WASTE MANAGEMENT	
Commercial Recycle Charge	\$8.57
GENERAL RATE	
CATEGORY 3T - Residential 3 \$12,340 AV @ \$0.00648921 (minimum amount applied)	\$1,255.50
RECREATIONAL SPACE	
Recreational Space Separate Charge	\$14.50
CITY TRANSPORT	
City Transport Improvement Separate Charge	\$66.65
TOTAL OF COUNCIL RATES AND CHARGES	<u>\$1,368.22</u>

For licensed rental properties, full payment of the general rate levied on this rate notice is deemed to be a renewal of rental property licence under Local Law No.16 (Licensing) for the current rating period.

View and pay your rates online with My Account.

Register today.

cityofgoldcoast.com.au/myaccount

0771660142030204

0771660142030204

AU_1-6_3_019087 / 009544 / 014203

WATER RATE NOTICE

P 131 872 | F 1800 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 360



22.1

This information was prepared as at 16 APR 202



QLD BD 042 4352

077796-A021180
TLOR PTY LTD
AS TRUSTEE
10 EAGLE STREET
HIGHFIELDS QLD 4352

REFERENCE NO: 721069
ISSUE DATE: 23 APR 202
DUE DATE: 25 MAY 202
AMOUNT DUE: 1,019.8

PROPERTY LOCATION: 10 Eagle Street, HIGHFIELDS QLD 4352
PROPERTY DESCRIPTION: Lot 5 SP191382

SUMMARY OF CHARGES

Water Access Charge for period ending 30 JUN 2021	
Water Access Charge (See Over)	338.43
Water Consumption Charge (See Water Advice)	794.72
Discount on Water Charges @ 10%	113.31 CR

*Sent to wrong address.
Not Received by due
date so had to pay*

FREQUENTLY ASKED QUESTIONS

What are my current water restrictions?

Visit www.tr.qld.gov.au/water to check the current water restrictions in your area.

What period does this water consumption charge cover?

Where applicable a detailed water advice is included. This provides a breakdown of when your meter was read and the period these charges cover.

How to view my rates account online?

Your rate notice may show an opening balance (debit or credit). The opening balance is made up of any unpaid rates and charges and/or payments made since your last notice. You can view receipts, rate notices or water rate notices, create an arrangement to pay or check your current balances online as a registered user at www.tr.qld.gov.au/propertydetails

Do I need to call to change my address?

You can update your postal address as well as other details and services here at www.tr.qld.gov.au/requests or contact the customer service centre on 131 872.

Total amount payable if received by 25 MAY 2021 1,019.84

Total amount payable if not received by the due date 1,133.15

HOW TO PAY - for a full list of payment options please see over the page

B
PAY

Biller Code: 18366
Ref: 7210692

BPAY® this payment via Internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 7210692

© Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

Are you using the right biller code and reference number?



Pay using your smartphone



Download the Snip App and scan the code to pay now.



Post Billpay

Pay in-store at Australia Post



*414 007210692



24/7 phone payment phone 1300 451 206

DETAILED RATES AND CHARGES

DESCRIPTION:	BASIS:	HALF YEAR CHARGE:	AMOUNT:
Residential Access Charge 20mm	Units	1	338.43
Total Water Access Charges			338.43

METHODS OF PAYMENT



Paying online - Visit www.tr.qld.gov.au/payments



Direct debit (rates easy-pay) - You may have your rate notice paid directly from your nominated cheque or savings account on the due date or in small, regular payments in advance. Allow 7 days for the direct debit to be set up. For more information please contact Council on 131 872.



Paying by phone - 24/7, pay by phone using your Visa or Mastercard. Phone **1300 451 206**.



By mobile - Download the Sniip app to your iPhone or Android device, create your account, select 'Scan to Pay Bills' and scan the circular QR code to pay now. (Sniip is not available for iPads or tablets.)



Biller Code: 18366
Ref: 7210692

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

© Registered to BPAY Pty Ltd ABN 69 079 137 518



In-store

Australia Post - Payments can be made at any Australia Post office with a copy of your rate notice. Cash, cheque or eftpos payments are accepted.



Paying in person - Cash, cheque, money order, eftpos, Visa or Mastercard. Present this notice to Council's customer service centres, 8.30am to 5pm weekdays (except public holidays). Service Centres are in Clifton, Crows Nest, Goombungee, Greenmount, Highfields, Millmerran, Oakey, Pittsworth and Toowoomba.



Centrepay - Use Centrepay to arrange regular deductions from your Centrelink payment. Call Centrelink to request a Centrepay deductions form. Centrepay reference: 555 071 719T.



Mail - Mail your payment to Toowoomba Regional Council, PO Box 3021 Toowoomba Qld 4350. (Payment must be received by the due date).

Credit cards are not accepted by Australia Post or BPAY for rates/water payments.

IMPORTANT INFORMATION

Rates and charges for the property described in this notice are due and payable by the owner(s) of the property by the due date specified on the front of this notice.

Discount will only be allowed if the Amount Due is received at Council by the due date. If you post your payment, please ensure that the date of posting allows sufficient time for delivery to Council by the due date. Discount will not be allowed if your payment is received after the due date.

Pensioners who hold a pensioner concession card or Veterans Affairs gold card are eligible for a remission of rates. The application must be made in writing at your local service centre on or before the due date for payment of this rate notice.

Interest is charged on all overdue rates and charges six monthly in arrears (ie. at the end of the previous half-year in which same became due and payable) at the rate of 8.5% per annum, calculated and charged half yearly.



Are you moving? Please ensure that you advise Council of your new postal address.



Please quote your reference number when writing or phoning.



If you're unable to pay this notice by the due date, please contact Council immediately to arrange a payment schedule.

RECEIVE THIS NOTICE ELECTRONICALLY



BPAY VIEW NOTICES

By using BPAY View, you can receive, pay and store your rate notices in your online banking account. You will be notified when your next notice arrives by email, SMS or internet bank notification, depending on your preference and Financial Institution.



EMAIL NOTICES

You can now choose to receive your rates notices via email rather than through the post. Please help save our environment and register today. Follow these steps:

- go to www.tr.qld.gov.au/emailmyrates
- then register, it's that simple.



GO PAPERLESS WITH SNIIP

Simply register for **m-Billing™** in the Sniip app, and receive your bills directly into your mobile via a push notification.

New Policy

TAX INVOICE

Sadler Retirement Pty Ltd ATF Sadler Super Fund
32 Valley View Vista
WONGAWALLAN QLD 4210

MEMORANDUM: 21030017
CLIENT REF: TLR001
INVOICE NUMBER: I358421
DATE: 03/03/21
POLICY NUMBER: 141A028006LLP
EXECUTIVE: Shane Flower

INSURER: Allianz Australia Insurance Limited
GPO BOX 9870 BRISBANE QLD 4000

INSURED: TLR Pty Ltd ATF TLR Bare Trust

PERIOD: 03/03/21 to 03/03/22
At 4pm Local Time

CLASS: Allianz Landlord

PARTICULARS:

Landlords | New Business

Premium	1,009.73
Fire/SES Levy*	0.00
U/W GST	100.97
Stamp Duty	99.97
Brokers Fee	40.03
Br Fee GST	4.00

Sub Total 1,254.70

AMOUNT PAYABLE \$1,254.70

*Note: Fire Levy for risks in NSW contains the State Emergency Services contribution.

E. & O.E. Important

1. It is essential that you disclose any changes in circumstances arising at any time which may affect your cover, and the sum insured should represent the full value of your property or liability.
2. Unless otherwise stated, the cover granted together with the terms and conditions of the insurance are all as set out on the Underwriters Policy and/or documents, a copy of which is available on request.

THIS DOCUMENT WILL BE A TAX INVOICE FOR GST WHEN FULL PAYMENT IS MADE.

Pro-Insure Pty Ltd | ABN 64 128 404 482 | AFSL 452548

www.proinsure.com.au



Billor Code: 230946
Ref. 3584213

PROINSURE
PO BOX 201
SANCTUARY COVE QLD 4212

CLIENT REF: TLR001
INVOICE NUMBER: I358421
CLIENT: Sadler Retirement Pty Ltd ATF
Sadler Super Fund
EFFECTIVE DATE: 03/03/21
Shane Flower/
AMOUNT PAYABLE: \$1,254.70

24-1



TAX INVOICE

Bill To

Sadler Retirement Pty Ltd ATF Sadler Super Fund
10 Eagle Street
Highfields, QLD, 4352

INV-061135

SO-62637

Purchase order

Ship To

Sadler Retirement Pty Ltd ATF Sadler Super Fund
10 Eagle Street
Highfields, QLD, 4352

BALANCE DUE
\$0.00
DUE DATE
13/04/2021

Invoice date 13/04/2021

#	ITEM & DESCRIPTION	QTY	RATE	DISCOUNT	AMOUNT
1	Omnifilter 1750R Cartridge SKU :C-T-1750R Omnifilter 1750R Cartridge fits US2000 kit	2.00	59.14	0.00 %	118.28
2	SKU :shipping Flat Rate	1.00	11.77	0.00 %	11.77

SUBTOTAL	130.05
GST (10%):	13.01
TOTAL	\$143.06
PAYMENT MADE	(-) 143.06
BALANCE DUE	\$0.00

Customer Notes or Comments
Thanks for your business.

Terms and Conditions

The goods ordered and supplied remain the property of Water Filters Australia Pty Ltd until this invoice has been paid in full.

2412



TAX INVOICE

The Sadler Super Fund
Attention: The Director - Sadler Retirement
WONGAWALLAN QLD 4210
AUSTRALIA

Invoice Date
15 Apr 2021
Invoice Number
INV-1226
Reference
10 Eagle Street Highfields
QLD 4352
ABN
37 632 801 033

Sadler Industries Pty Ltd
Plumblife Plumbing and
Gas
Shane: 0487 166 406
shane@plumblifeplumbing.com
www.plumblifeplumbing.com

Description	Quantity	Unit Price	GST	Amount AUD
Call Out / Investigation Fee. 10 Eagle Street Highfields, QLD, 4352	1.00	50.00	10%	50.00
Labour / HR	4.00	85.00	10%	340.00
<ul style="list-style-type: none"> - Service Bathroom Tapware - Replace Laundry/Washing Machine Tapware - Install Oven - Repair Hose Cocks - Investigate Bath Issue - Gas Compliance Certificate Issued - Enhance Gas to meet complaince requirements 				
Materials	1.00	120.00	10%	120.00
Attend site, investigate water reticulation. Complete water efficiency Audit. Issue Water Efficiency Certificate.	1.00	135.00	10%	135.00
Subtotal				645.00
TOTAL GST 10%				64.50
TOTAL AUD				709.50

Due Date: 15 Apr 2021

Residential Invoices are to be paid upon completion via Eftpos or Direct Credit.
Commercial invoices are 7 day terms only. All products remain the property of Plumblife Plumbing and Gas until payment is received in full.

Thank you for your business - The Team at Plumblife Plumbing and Gas

Credit Card Payment is available via EFTPOS - 1.5% Fee Incurred

PAYMENT METHOD
DIRECT TRANSFER.
BSB 014-596
ACCOUNT 3163-170-98
REFERENCE - YOUR INVOICE NUMBER

QBCC Contractors Licence 1270566

2413



TAX INVOICE

Sadler Retirement Pty Ltd ATF Sadler Super Fund

Invoice Date 29 Apr 2021
Invoice Number INV-1251
Reference 10 Eagle Street Highfields .com
ABN 37 632 801 033

Sadler Industries Pty Ltd
 Plumblife Plumbing and Gas
 Shane: 0487 166 406
 shane@plumblifeplumbing.com
 www.plumblifeplumbing.com

Description	Quantity	Unit Price	GST	Amount AUD
Call Out / Investigation Fee.	1.00	66.00	No GST	66.00
CCTV drain camera survey, remove / reinstall toilet pan. Tenants advised blocked toilets regularly. CCTV shows no blockage on survey to tank. Replace toilet pan with additional flush system to repair.	1.00	220.00	No GST	220.00
Investigate broken shower breach Shower has been leaking and checked by other plumbing company Leon Pettett. Confirm requirement to cut walls and pull out shower breach and reinstate new breach. (works to be completed at later date)	1.00	88.00	No GST	88.00
Subtotal				374.00
TOTAL AUD				374.00

Due Date: 29 Apr 2021

Residential Invoices are to be paid upon completion via Eftpos or Direct Credit.
 Commercial invoices are 7 day terms only. All products remain the property of Plumblife Plumbing and Gas until payment is received in full.

Thank you for your business - The Team at Plumblife Plumbing and Gas

Credit Card Payment is available via EFTPOS - 1.5% Fee Incurred

PAYMENT METHOD
 DIRECT TRANSFER.
 BSB 014-596
 ACCOUNT 3163-170-98
 REFERENCE - YOUR INVOICE NUMBER

QBCC Contractors Licence 1270566
 QBCC Plumbers Licence 28559
 Gas Licence L31278



Leon Pettet

Plumber, Drainer & Gasfitter
0400 065 371

BSA Lic No 1085430

SERVICING
ALL AREAS

24.4

PO Box 8398
Toowoomba South QLD 4350

leonpettetplumbing@bigpond.com

ABN 76 131 781 863

PLEASE PAY BY	AMOUNT	INVOICE DATE
27/04/2021	\$104.72	20/04/2021

Sadler Retirement Pty Ltd
32 Valley View Vista
Wongawallan QLD 4210

TAX INVOICE NO. 37215

Order No.:
Site Address: 10 Eagle Street
Highfields QLD 4352

15/04/21

Service leaking shower tap - hot side had stainless steel seat and looks and feels like the push in style machined the cold side and cleaned the seat up.
Test and check on completion.
Possible combination replacement due to the stainless steel seat if problems persist.

Item	Quantity	Unit Price	Total
Materials	1.00	\$5.20	\$5.20
Consumables	1.00	\$5.00	\$5.00
Labour	1.00 hrs	\$85.00	\$85.00
Sub-Total ex GST			\$95.20
GST			\$9.52
Total			\$104.72

*Thank you for the opportunity to work on your property.
If you have any concerns please contact the office on 0421 159 765.
Our aim is to make every customer a repeat, referring customer.*

Sub-Total ex GST	\$95.20
GST	\$9.52
Total inc GST	\$104.72
Amount Applied	\$0.00
Balance Due	\$104.72

Please be advised that overdue payments can incur interest, all goods remain the property of Leon Pettet Plumbing Pty Ltd until invoice is paid in full. This claim is made under the Building and Construction Industry Payments Act 2004.

How To Pay



Mail

Detach this section and mail cheque to:

Leon Pettet Plumbing Pty Ltd
PO Box 8398
Toowoomba South, QLD 4350



Direct Deposit

Bank Heritage
Acc. Name Leon Pettet Plumbing Pty Ltd
BSB 638-060
Acc. No. 1136 5285

INVOICE NO. 37215



Credit Card (MasterCard or Visa)

Payments available by phone 0421 159 765
From 1st January 2020 - 2% processing fee applies

DUE DATE: 27/04/2021 AMOUNT DUE: \$104.72

24.5

Darling Downs Water Treatment Services
PO BOX 6312
Clifford Gardens QLD 4350
0417856250
sam@ddwts.com.au
www.ddwts.com.au
ABN 17598270184

Tax Invoice



INVOICE TO
Mrs Kate Sadler
Sadler Retirement P/L
10 Eagle St
Highfields QLD 4352

INVOICE NO.	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11887	21/06/2021	A\$270.00	28/06/2021	7 days	

DATE	DESCRIPTION	QTY	GST	AMOUNT
18/06/2021	Service fee Zone 1 Yearly Service fee	1	GST free	270.00

SUBTOTAL 270.00
 GST TOTAL 0.00
 TOTAL 270.00
 BALANCE DUE

A\$270.00

Please pay within 7 days by direct deposit
 SUNCORP Account: Darling Downs Water Treatment Services
 BSB: 484-799 Acc No: 604424689
 Please quote invoice number as reference.



Strata Insurance

X

Compose

Inbox 256

Starred

Snoozed

Sent

Drafts 2

TENANTS

More

Meet

New meeting

Join a meeting

Hangouts

K Kate +

No recent chats
Start a new one

The Carrara Resort CTS 24422 - Lot 131 - CERTIFICATE OF CURREN

Amanda Anderson <amanda@stratasphere.com.au>
to me

Good morning Kate,

Thank you for your request. The cost to owners is \$17.95 to receive the Certificate of Currency.
Unfortunately we do not have credit card facilities but payment can be made by cheque or EFT.

Our EFT details are:

Name: Strata Sphere Management Pty Ltd
BSB: 124-367
Account Number: 218 778 97

Payment needs to be made in advance before we can put together the document. We also require a receipt of pa
documentation.

If you have any further questions, please do not hesitate to contact **Karen** in our office at reception@stratasphere.
Kind regards

Amanda Anderson
Body Corporate Manager Assistant



P O Box 6418, Gold Coast MC Qld 9726
2 Drury Avenue, Southport Qld 4215

42100

25.1



StrataSphere

2 Drury Avenue, Southport, Qld, 4215
 P O Box 6418, Gold Coast MC, Qld, 9726
 07 5591 6849
 manager@stratasphere.com.au
 ABN: 14 130 910 3976

25.2

TAX INVOICE
 ABN 12 896 340 172

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

Sadler Retirement Pty Ltd ATF
 c/o Shane & Kate Sadler
 32 Valley View Vista
 Wongawallan QID 4210

Date of Notice	29 September 2020		
A/c No	131		
Lot No	131	Unit Number	131
Contrib Ent.	163		
Interest Ent.	163		

Body Corporate for

THE CARRARA RESORT CTS 24422

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/10/20 to 31/12/20	30/10/20	234.31	46.86	30/10/20	187.45
Sinking Fund	01/10/20 to 31/12/20	30/10/20	294.43	58.89	30/10/20	235.54
Totals (Levies include GST)			528.74	105.75		\$422.99
GST component on gross of \$480.67 is \$48.07 or on net of \$384.54 is \$38.45						

PAID

Please Make Payment Using The Below Options

Teller stamp and initials

Please note that Reminder Notices will be issued for any levies NOT paid by the due date, with all costs payable by the Lot owner.
 * 1st Reminder - \$20.00 * 2nd Reminder - \$35.00 * Final Notice - \$55.00
 * Letter of Demand - \$90.00 * Ongoing Debt Collection - \$44.00 per month

Amount Paid
 \$
 Date Paid
 / /

Payment Options

- Tel: 1300 552 311
Ref: 1399 1304 1
Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- www.stratamax.com.au
Ref: 1399 1304 1
Internet: Visit this website to make a secure credit card payment over the internet.
- Tel: 1300 552 311
Ref: 1399 1304 1
Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ldr to register.
- Biller Code: 74625
Ref: 1399 1304 1
BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
- Billpay Code: 9216
Ref No: 1399 1304 157
In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
- Make cheque payable to: StrataPay 1399 1304 1
Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
- BSB: 067-970
Account No: 1399 1304 1
(Applies to this bill only)
Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1399 1304 1
 Amount **\$422.99**
 Due Date **30 Oct 20**

StrataSphere Management
 24422/02100131 Lot 131/131
 Sadler Retirement Pty Ltd ATF
 c/o Shane & Kate Sadler
 32 Valley View Vista
 Wongawallan QID 4210

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



*71 216 139913041 57

153



StrataSphere

2 Drury Avenue, Southport, Qld, 4215
P O Box 6418, Gold Coast MC, Qld, 9726
07 5591 6849
manager@stratasphere.com.au
ABN: 14 130 910 3976

TAX INVOICE
ABN 12 896 340 172

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Sadler Retirement Pty Ltd ATF
c/o Shane & Kate Sadler
32 Valley View Vista
Wongawallan QID 4210

Date of Notice	18 December 2020		
A/c No	131		
Lot No	131	Unit Number	131
Contrib Ent.	163		
Interest Ent.	163		

Body Corporate for							
THE CARRARA RESORT CTS 24422							
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount	
Admin Fund	01/01/21 to 31/03/21	30/01/21	234.31	46.86	30/01/21	187.45	
Sinking Fund	01/01/21 to 31/03/21	30/01/21	294.43	58.89	30/01/21	235.54	
Totals (Levies include GST)			528.74	105.75		\$422.99	
GST component on gross of \$480.67 is \$48.07 or on net of \$384.54 is \$38.45							

PAID

Please Make Payment Using The Below Options

Teller stamp and initials	Please note that Reminder Notices will be issued for any levies NOT paid by the due date, with all costs payable by the Lot owner. * 1st Reminder - \$20.00 * 2nd Reminder - \$35.00 * Final Notice - \$55.00 * Letter of Demand - \$90.00 * Ongoing Debt Collection - \$44.00 per month	Amount Paid \$ Date Paid / /
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Payment Options

- Tel: 1300 552 311 Ref: 1399 1304 1
Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- www.stratamax.com.au Ref: 1399 1304 1
Internet: Visit this website to make a secure credit card payment over the internet.
- Tel: 1300 552 311 Ref: 1399 1304 1
Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
- Biller Code: 74625 Ref: 1399 1304 1
BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY.
- Billpay Code: 9216 Ref No: 1399 1304 157
In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
- Make cheque payable to: StrataPay 1399 1304 1
Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
- BSB: 067-970 Account No: 1399 1304 1 (Applies to this bill only)
Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1399 1304 1
Amount **\$422.99** Due Date **30 Jan 21**

STRATA SPHERE MANAGEMENT P/L
24422/02100131 Lot 131/131
Sadler Retirement Pty Ltd ATF
c/o Shane & Kate Sadler
32 Valley View Vista
Wongawallan QID 4210

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 410 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



*71 216 139913041 57



StrataSphere

254

Level 2, 140 Bundall Road, Bundall, Qld, 4217
 P O Box 6418, Gold Coast MC, Qld, 9726
 07 5591 6849
 manager@stratasphere.com.au
 ABN: 14 130 910 397

TAX INVOICE
 ABN 12 896 340 172

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

Sadler Retirement Pty Ltd ATF
 c/o Shane & Kate Sadler
 32 Valley View Vista
 Wongawallan QID 4210

Date of Notice	24 March 2021		
A/c No	131		
Lot No	131	Unit Number	131
Contrib Ent.	163		
Interest Ent.	163		

Body Corporate for

THE CARRARA RESORT CTS 24422

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/04/21 to 30/06/21	30/04/21	326.00	65.20	30/04/21	260.80
Sinking Fund	01/04/21 to 30/06/21	30/04/21	201.70	40.34	30/04/21	161.36
Totals (Levies include GST)			527.70	105.54		\$422.16
GST component on gross of \$479.72 is \$47.98 or on net of \$383.78 is \$38.38						

PAID

Please Make Payment Using The Below Options

Teller stamp and initials	<p>Please note that Reminder Notices will be issued for any levies NOT paid by the due date, with all costs payable by the Lot owner.</p> <p>* 1st Reminder - \$20.00 * 2nd Reminder - \$35.00 * Final Notice - \$55.00 * Letter of Demand - \$90.00 * Ongoing Debt Collection - \$44.00 per month</p>	<p>Amount Paid \$</p> <p>Date Paid / /</p>
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Payment Options

- Tel:** 1300 552 311
 Ref: 1399 1304 1
 - www.stratamax.com.au**
 Ref: 1399 1304 1
 - Tel:** 1300 552 311
 Ref: 1399 1304 1
 - Billpay Code:** 74625
 Ref: 1399 1304 1
 - Billpay Code:** 9216
 Ref No: 1399 1304 157
 - Make cheque payable to:**
 StrataPay 1399 1304 1
 - BSB:** 067-970
Account No: 1399 1304 1
 (Applies to this bill only)
- Telephone:** Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
 - Internet:** Visit this website to make a secure credit card payment over the internet.
 - Direct Debit:** Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
 - BPay:** Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
 - In Person:** Present this bill at any Post Office to make cash, cheque or debit card payments.
 - Mail:** Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**
 - Internet Banking - EFT:** Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
 Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1399 1304 1

Amount	Due Date
\$422.16	30 Apr 21

STRATA SPHERE MANAGEMENT P/L
 24422/02100131 Lot 131/131

Sadler Retirement Pty Ltd ATF
 c/o Shane & Kate Sadler
 32 Valley View Vista
 Wongawallan QID 4210



*71 216 139913041 57

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

CITY OF

GOLDCOAST.

Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 480

Page 1

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 2289053 6

Date of issue
1 June 2020

T E BECKER AND S A KINGETT AND
K N THOMPSON AND V L HARPER
5 ROSSWOOD CT
HELENSVALE QLD 4212

Current Billing Period:

26.1

26 February 2020 to 21 May 2020

Amount due:

\$249.72

(see back for payment options)

Due date for payment:

2 July 2020

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

64 PALM MEADOWS DRIVE, CARRARA
L 131 BUP106514

(Payments received after 24 May 2020 may not be included in this notice)

Water and sewerage charges

(see account page for details)

\$249.72

(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 2 JULY 2020

\$249.72

My Account is the new way to manage your Council accounts and services online. Use My Account to view or pay your water notice online, view your account balance or request a payment arrangement. Visit cityofgoldcoast.com.au/myaccount to sign in or find out more. We invite you to have your say on important decisions by visiting gchaveyoursay.com.au and help shape the future of our city.

Adjusted at Settlement
Of Mercure Property.

CITY OF
GOLDCOAST.

In Person / Mail Payment Advice

Name: T E BECKER AND S A KINGETT AND
Ref: 8 2289053 6

*419 822890536

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 2289053 6



**Post
Billpay**

Date

/ /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: **2 July 2020**

\$249.72

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000008228905365

\$

+757+

CITY OF
GOLDCOAST. Water and Sewerage Rate Notice

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number **8 2289053 6** Date of issue **24 August 2020**



041 - 10794 - 3977
SADLER RETIREMENT PTY LTD
32 VALLEY VIEW VISTA
WONGAWALLAN QLD 4210

Current Billing Period:
22 May 2020 to 18 August 2020

Amount due:
\$276.71

(see back for payment options)

Due date for payment:

24 September 2020

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

26.2

64 PALM MEADOWS DRIVE, CARRARA
L 131 BUP106514
(Payments received after 16 August 2020 may not be included in this notice)

Water and sewerage charges (see account page for details) **\$276.71**
(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 24 SEPTEMBER 2020 **\$276.71**

Please note that the Queensland State Government has provided a \$200 household utility assistance payment to offset household electricity and water costs credited to customer electricity bills. Should you have any questions in relation to the rebate, you can call 13QGOV (137468)

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

paid 31-08-2020

CITY OF
GOLDCOAST.

In Person / Mail Payment Advice

Name: SADLER RETIREMENT PTY LTD
Ref: 8 2289053 6

*419 822890536 **Credit**



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Biller Code: 668746
Ref: 8 2289053 6



Total amount payable
Due by: **24 September 2020**

\$276.71

Teller stamp
and initials

No. of
Cheques

Date / /
Cash
Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code 8 3 1 User ID 0 6 6 6 8 4 Customer Reference No. 0 0 0 0 0 8 2 2 8 9 0 5 3 6 5

\$

+ 7 5 7 +

0753310039770110 AU 1-6 1 021587 / 010794 / 003977

26-6

Account for:
64 PALM MEADOWS DRIVE, CARRARA
L 131 BUP106514

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

99 days charged at \$1.9838 per day \$196.39
(billing period 19/8/20 to 25/11/20)

WATER ACCESS CHARGES

99 days charged at \$0.5810 per day \$57.51
(billing period 19/8/20 to 25/11/20)

WATER USAGE CHARGES

5569 kilolitres charged at \$1.09 per kL \$6070.21
(usage period 19/8/20 to 25/11/20)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 163 of 52395 \$18.88

STATE BULK WATER PRICE

WATER USAGE CHARGES

5569 kilolitres charged at \$3.122 per kL \$17386.41
(usage period 19/8/20 to 25/11/20)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 163 of 52395 \$54.09

TOTAL CHARGES INCLUDED IN THE RATE NOTICE \$326.87

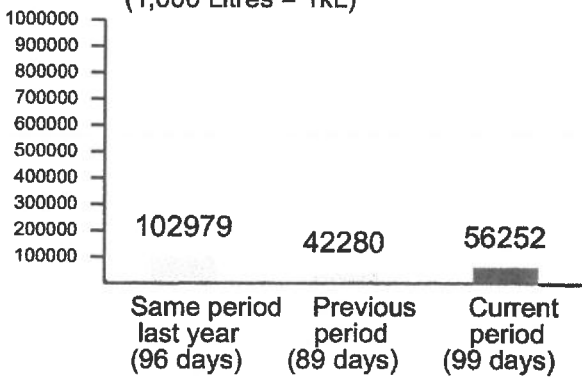
Master Meter for 151 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
10HB02462	25 NOV 20	736	18 AUG 20	716	99	20
119501D355	25 NOV 20	131007	18 AUG 20	125458	99	5549
FS40	25 NOV 20	0	18 AUG 20	0	99	0
TOTAL(kL)						5569

Average Daily Usage (Litres)

(1,000 Litres = 1kL)



Your Scheme's average daily water usage = 56252 litres (or 56.252 kL)

Your total average daily cost = \$3.30

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.



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GOLDCOAST™ Water and Sewerage Rate Notice

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 2289053 6

Date of issue
1 March 2021



041 - 5814 - 2656
SADLER RETIREMENT PTY LTD
32 VALLEY VIEW VISTA
WONGAWALLAN QLD 4210

Current Billing Period:
26 November 2020 to 23 February 2021

Amount due:
\$315.04

(see back for payment options)

Due date for payment:

1 April 2021

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

26.7

64 PALM MEADOWS DRIVE, CARRARA
L 131 BUP106514

(Payments received after 21 February 2021 may not be included in this notice)

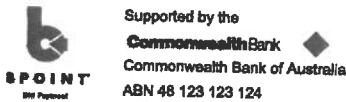
Water and sewerage charges	(see account page for details)	\$315.04
(INCLUDES STATE BULK WATER PRICE)		

Amount payable if paid by: 1 APRIL 2021	\$315.04
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My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

paid Sadler Retirement
26/03/2021
\$315.04

CITY OF GOLDCOAST™



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124

In Person / Mail Payment Advice
Name: SADLER RETIREMENT PTY LTD
Ref: 8 2289053 6



Billor Code: 868745
Ref: 8 2289053 6

*419 822890536

Credit



Post Billpay

Date

Cash

Cheques (see reverse)

Total amount payable
Due by: **1 April 2021**

\$315.04

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code	User ID	Customer Reference No.
8 3 1	0 6 6 6 8 4	0 0 0 0 0 8 2 2 8 9 0 5 3 6 5

\$

+ 7 5 7 +

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26-8

Account for:
64 PALM MEADOWS DRIVE, CARRARA
L 131 BUP106514

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES	
90 days charged at \$1.9838 per day (billing period 26/11/20 to 23/2/21)	\$178.54
WATER ACCESS CHARGES	
90 days charged at \$0.5810 per day (billing period 26/11/20 to 23/2/21)	\$52.29
WATER USAGE CHARGES	
6427 kilolitres charged at \$1.09 per kL (usage period 26/11/20 to 23/2/21)	\$7005.43
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 163 of 52395	\$21.79

STATE BULK WATER PRICE

WATER USAGE CHARGES	
6427 kilolitres charged at \$3.122 per kL (usage period 26/11/20 to 23/2/21)	\$20065.09
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 163 of 52395	\$62.42

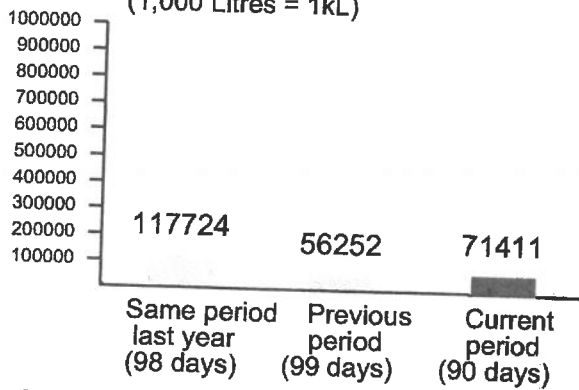
TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$315.04

Master Meter for 151 lots
WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
10HB02462	23 FEB 21	747	25 NOV 20	736	90	11
119501D355	23 FEB 21	137423	25 NOV 20	131007	90	6416
FS40	23 FEB 21	0	25 NOV 20	0	90	0
					TOTAL(kL)	6427

Average Daily Usage (Litres)
(1,000 Litres = 1kL)



Your Scheme's average daily water usage = 71411 litres (or 71.411 kL)
Your total average daily cost = \$3.50

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.

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CITY OF **GOLDCOAST.** Water and Sewerage Rate Notice

Gold Coast City Council ABN 84 858 548 460 Page 1

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number **8 2289053 6** Date of issue **31 May 2021**



041 - 5144 - 2354
SADLER RETIREMENT PTY LTD
32 VALLEY VIEW VISTA
WONGAWALLAN QLD 4210

Current Billing Period:
24 February 2021 to 24 May 2021
Amount due:
\$317.90 *26-9*
(see back for payment options)
Due date for payment:
1 July 2021
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates

64 PALM MEADOWS DRIVE, CARRARA
L 131 BUP106514
(Payments received after 23 May 2021 may not be included in this notice)

Water and sewerage charges (INCLUDES STATE BULK WATER PRICE)	<i>(see account page for details)</i>	\$317.90
Amount payable if paid by: 1 JULY 2021		\$317.90

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

paid 15/06/2021

CITY OF **GOLDCOAST.**

In Person / Mail Payment Advice
Name: SADLER RETIREMENT PTY LTD
Ref: 8 2289053 6

*419 822890536 **Credit**



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 2289053 6



Total amount payable
Due by: **1 July 2021**

\$317.90

Date / /
Cash
Cheques (see reverse)

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code 8 3 1 User ID 0 6 6 6 8 4 Customer Reference No. 0 0 0 0 0 8 2 2 8 9 0 5 3 6 5

\$

+ 7 5 7 +

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26-10

Account for:
64 PALM MEADOWS DRIVE, CARRARA
L 131 BUP106514

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

90 days charged at \$1.9838 per day (billing period 24/2/21 to 24/5/21) \$178.54

WATER ACCESS CHARGES

90 days charged at \$0.5810 per day (billing period 24/2/21 to 24/5/21) \$52.29

WATER USAGE CHARGES

6645 kilolitres charged at \$1.09 per kL (usage period 24/2/21 to 24/5/21) \$7243.05

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 163 of 52395 **\$22.53**

STATE BULK WATER PRICE

WATER USAGE CHARGES

6645 kilolitres charged at \$3.122 per kL (usage period 24/2/21 to 24/5/21) \$20745.69

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 163 of 52395 **\$64.54**

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

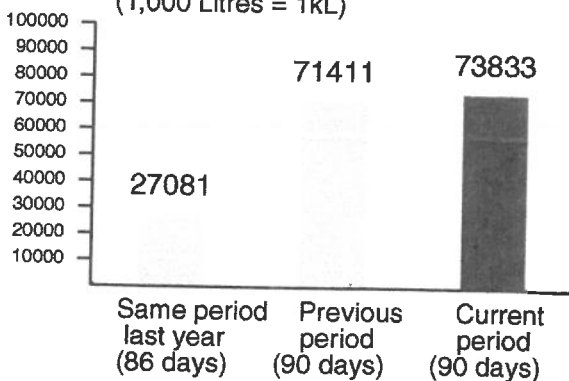
\$317.90

Master Meter for 151 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
10HB02462	24 MAY 21	755	23 FEB 21	747	90	8
119501D355	24 MAY 21	144060	23 FEB 21	137423	90	6637
FS40	24 MAY 21	0	23 FEB 21	0	90	0
TOTAL(kL)						6645

Average Daily Usage (Litres)
(1,000 Litres = 1kL)



Your Scheme's average daily water usage = 73833 litres (or 73.833 kL)
Your total average daily cost = \$3.53

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.



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