

Brenda Wishey

Stanley Unit Trust #1, Jackson Investment Trust, Leystan SF, Stanley SF

Profit and Loss Statement

For the period 1 July 2022 to 30 June 2023

	Note	2023 \$	2022 \$
Income			
Investment Income			
Insurance Payout	3A	7,000.00	-
Rent	3B	146,695.78	141,840.01
		<u>153,695.78</u>	<u>141,840.01</u>
Expenses			
Other Expenses			
Accountancy Fee		1,736.00	1,032.73
Bank Fees		137.90	180.30
Property Expenses		62,012.63	32,079.51
Investment Losses			
Decrease in Market Value	4A	100,000.00	-
		<u>163,886.53</u>	<u>33,292.54</u>
Net Profit/(Loss)		<u>(10,190.75)</u>	<u>108,547.47</u>
Transfer To/(From) Asset Revaluation Reserve		100,000.00	0.00
Total Available for Distribution (Loss)		89,809.25	108,547.47
Distribution to Beneficiaries:			
Jackson Investment Trust - 20%		17,961.84	21,709.50
Leystan Superannuation Fund - 20%		17,961.85	21,709.49
Stanley Superannuation Fund - 30%		26,942.78	32,564.24
Stanley Unit Trust No 1 - 30%		26,942.78	32,564.24
Total Distribution		<u>89,809.25</u>	<u>108,547.47</u>
Retained Profits (Accumulated Losses) at the end of the Period		<u>-</u>	<u>-</u>

*The accompanying notes form part of these unaudited financial statements.
This report should be read in conjunction with the accompanying compilation report.*

Stanley Unit Trust #1, Jackson Investment Trust, Leystan SF, Stanley SF

Statement of Distribution

For the Period from 1 July 2022 to 30 June 2023

Beneficiary No : 3
Non-Individual Name : Leystan Superannuation Fund - 20%
Address : 1 Cowrie Parade ALBANY CREEK QLD 4035

Description	Tax Ref	Amount
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Statement of Distribution

Section 58

Share of income of the trust estate	W	17,961.00
Share of credit for tax withheld - foreign resident withholding (excluding capital gains)	L	0.00
Australian franking credits from a New Zealand franking company	N	0.00
Share of income - Non -primary production	B	17,452.00
Franked distributions	U	0.00
Franking credit	D	0.00
TFN amounts withheld	E	0.00
Capital gains	F	0.00
Other Assessable Foreign Source Income	H	0.00
Foreign income Tax offset	I	0.00

Depreciation taken up in partnership accounts. SMSF takes up depreication itself. Accounting & Tax amount both \$17,961.

Stanley Unit Tr... #1, Jackson Investment Trust, Leystan SF, Stanley SF

Brenda Wishey

Transactions: 26 Immarna Street, Albion - Stanley Unit Trust #1, Jackson Investment Trust, Leystan SF, Stanley SF

Date Range: 01/07/2022 to 30/06/2023

26 Immarna Street, Albion

	Date	Narrative	Debit	Credit	Balance	Quantity
26 Immarna Street, Albion						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	01/07/2022	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	11,673.39 \$	11,673.39 Cr	
	01/08/2022	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	11,673.39 \$	23,346.78 Cr	
	01/09/2022	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	11,673.39 \$	35,020.17 Cr	
	03/10/2022	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	11,673.39 \$	46,693.56 Cr	
	01/11/2022	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	11,673.39 \$	58,366.95 Cr	
	01/12/2022	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	11,673.39 \$	70,040.34 Cr	
	03/01/2023	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	11,673.39 \$	81,713.73 Cr	
	01/02/2023	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	11,673.39 \$	93,387.12 Cr	
	01/03/2023	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	17,200.51 \$	110,587.63 Cr	
	03/04/2023	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	12,036.05 \$	122,623.68 Cr	
	01/05/2023	SHERRIFF EFT CNW PTY LTD	\$	12,036.05 \$	134,659.73 Cr	
	01/06/2023	SHERRIFF EFT PA SHERRIFF ADMIN A	\$	12,036.05 \$	146,695.78 Cr	
	Total 26 Immarna Street, Albion		\$	0.00 \$	146,695.78 \$	146,695.78 Cr
	Total 26 Immarna Street, Albion		\$	0.00 \$	146,695.78 \$	146,695.78 Cr

Albion: 11 Elliot Street (26 Immarna Street)

11 Elliot Street: 064-145 10281105

PTO for Invoices

2022/2023

DATE	Description	Invoiced				Legal Fees Amount INCL GST	Paid		Amount Owed	Notes	
		RENT Amount INCL GST	RATES Amount INCL GST	WATER Amount INCL GST	Insurance Amount INCL GST		DATE RECEIVED	AMOUNT			
22-02-22	01-03-22	\$11,712.14	\$1,522.13	-\$722.32	\$5,326.88		01-04-22	\$17,838.83	\$0.00	Includes Outgoing's adjustments	
22-02-22	01-04-22	\$11,712.14	\$980.10	\$148.50	\$0.00		01-04-22	\$12,840.74	\$0.00		
22-02-22	01-05-22	\$11,712.14	\$980.10	\$148.50	\$0.00		02-05-22	\$12,840.74	\$0.00		
22-02-22	01-06-22	\$11,712.14	\$980.10	\$148.50	\$0.00		01-06-22	\$12,840.74	\$0.00		
22-02-22	01-07-22	\$11,712.14	\$980.10	\$148.50	\$0.00		01-07-22	\$12,840.74	\$0.00		
22-02-22	01-08-22	\$11,712.14	\$980.10	\$148.50	\$0.00		01-08-22	\$12,840.74	\$0.00		
22-02-22	01-09-22	\$11,712.14	\$980.10	\$148.50	\$0.00		01-09-22	\$12,840.74	\$0.00		
22-02-22	01-10-22	\$11,712.14	\$980.10	\$148.50	\$0.00		03-10-22	\$12,840.74	\$0.00		
22-02-22	01-11-22	\$11,712.14	\$980.10	\$148.50	\$0.00		01-11-22	\$12,840.74	\$0.00		
22-02-22	01-12-22	\$11,712.14	\$980.10	\$148.50	\$0.00		01-12-22	\$12,840.74	\$0.00		
22-02-22	01-01-23	\$11,712.14	\$980.10	\$148.50	\$0.00		03-01-23	\$12,840.74	\$0.00		
22-02-22	01-02-23	\$11,712.14	\$980.10	\$148.50	\$0.00		01-02-23	\$12,840.74	\$0.00		
27-01-23	01-03-2023*	\$12,122.06	\$1,121.23	-\$237.12	\$5,914.39		01-03-23	\$18,920.57	\$0.00		Includes Mar-22 to Feb-23 Outgoing Adjustments
	01-04-23	\$12,122.06	\$990.00	\$127.60	\$0.00		03-04-23	\$13,239.66	\$0.00		
	01-05-23	\$12,122.06	\$990.00	\$127.60	\$0.00		01-05-23	\$13,239.66	\$0.00		
	01-06-23	\$12,122.06	\$990.00	\$127.60	\$0.00		01-06-23	\$13,239.66	\$0.00		

* 3.5% increase last years average last years average

Total Rent = \$161,365.49
Less GST = \$14,669.59
Net Rental Income = \$146,695.90

EOY Reconciliation 22.02.2023	Bill	GST	TOTAL	2023-2024
RATES				per month
1/4/2022 - 30/6/2022	\$2,708.90	\$270.89	\$2,979.79	990.00
1/7/2022 - 30/9/2022	\$2,698.35	\$269.84	\$2,968.19	
1/10/2022 - 31/12/2022	\$2,711.65	\$271.17	\$2,982.82	
1/1/2023 - 31/3/2023	\$2,692.40	\$269.24	\$2,961.64	

PAID	\$11,761.20
OWED	\$11,892.43
BALANCE	\$131.23 Mar-22 to Feb-23 Adjustment

WATER				127.60
04/01/2022 - 04/04/2022	\$292.92	\$29.29	\$322.21	
05/04/2022 - 05/07/2022	\$351.86	\$35.19	\$387.05	
06/07/2022 - 03/10/2022	\$337.61	\$33.76	\$371.37	
04/10/2022 - 04/01/2023	\$306.05	\$30.61	\$336.66	

PAID	\$1,782.00
OWED	\$1,417.28
BALANCE	-\$364.72 Mar-22 to Feb-23 Adjustment

Insurance	11-10-22	\$5,376.72	\$537.67	\$5,914.39
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Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 22/02/2022
TAX INVOICE: 105

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

* Reconciles with the lease - E3c

DETAILS	Costs	GST	TOTALS
<i>July 2022 Rent and Outgoings</i>			
Rent	\$10,647.39*	\$1,064.74	\$11,712.13
Rates	\$891.00	\$89.10	\$980.10
Water	\$135.00	\$13.50	\$148.50
BALANCE DUE			\$12,840.73

Bank Details: BSB: 064 145
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 22/02/2022
TAX INVOICE: 106

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>August 2022 Rent and Outgoings</i>			
Rent	\$10,647.39	\$1,064.74	\$11,712.13
Rates	\$891.00	\$89.10	\$980.10
Water	\$135.00	\$13.50	\$148.50
BALANCE DUE			\$12,840.73

Bank Details: BSB: 064 145
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 22/02/2022
TAX INVOICE: 107

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>September 2022 Rent and Outgoings</i>			
Rent	\$10,647.39	\$1,064.74	\$11,712.13
Rates	\$891.00	\$89.10	\$980.10
Water	\$135.00	\$13.50	\$148.50
BALANCE DUE			\$12,840.73

Bank Details: BSB: 064 145
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 22/02/2022
TAX INVOICE: 108

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>October 2022 Rent and Outgoings</i>			
Rent	\$10,647.39	\$1,064.74	\$11,712.13
Rates	\$891.00	\$89.10	\$980.10
Water	\$135.00	\$13.50	\$148.50
BALANCE DUE			\$12,840.73

Bank Details: BSB: 064 145
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 22/02/2022
TAX INVOICE: 109

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>November 2022 Rent and Outgoings</i>			
Rent	\$10,647.39	\$1,064.74	\$11,712.13
Rates	\$891.00	\$89.10	\$980.10
Water	\$135.00	\$13.50	\$148.50
BALANCE DUE			\$12,840.73

Bank Details: BSB: 064 145
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 22/02/2022
TAX INVOICE: 110

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>December 2022 Rent and Outgoings</i>			
Rent	\$10,647.39	\$1,064.74	\$11,712.13
Rates	\$891.00	\$89.10	\$980.10
Water	\$135.00	\$13.50	\$148.50
BALANCE DUE			\$12,840.73

Bank Details: BSB: 064 145
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 04/12/2022
TAX INVOICE: 111

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>January 2023 Rent and Outgoings</i>			
Rent	\$10,647.39	\$1,064.74	\$11,712.13
Rates	\$891.00	\$89.10	\$980.10
Water	\$135.00	\$13.50	\$148.50
BALANCE DUE			\$12,840.73

Bank Details: BSB: 064 145
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 04/12/2022
TAX INVOICE: 112

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>February 2023 Rent and Outgoings</i>			
Rent	\$10,647.39	\$1,064.74	\$11,712.13
Rates	\$891.00	\$89.10	\$980.10
Water	\$135.00	\$13.50	\$148.50
BALANCE DUE			\$12,840.73

Bank Details: BSB: 064 145
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 30/01/2023
TAX INVOICE: 113

TO:

Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:

11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

* 3.5% increase from March - E3c

DETAILS	Costs	GST	TOTALS
<i>March 2023 Rent and Outgoings</i>			
Rent	\$11,020.06 *	\$1,102.00	\$12,122.06
Rates	\$900.00	\$90.00	\$990.00
Water	\$116.00	\$11.60	\$127.60
Rates Adjustment 1/3/2022 – 28/02/2023	\$119.30	\$11.93	\$131.23
Water Adjustment 1/3/2022 – 28/02/2023	-\$331.56	-\$33.16	-\$364.72
Insurance 14/9/2022– 14/9/2023	\$5,376.72	\$537.67	\$5,914.39
BALANCE DUE			\$18,920.56

Bank Details: **BSB: 064 145**
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 30/01/2023
TAX INVOICE: 114

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>April 2023 Rent and Outgoings</i>			
Rent	\$11,020.06	\$1,102.00	\$12,122.06
Rates	\$900.00	\$90.00	\$990.00
Water	\$116.00	\$11.60	\$127.60
BALANCE DUE			\$13,239.66

Bank Details: **BSB: 064 145**
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 30/01/2023
TAX INVOICE: 115

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>May 2023 Rent and Outgoings</i>			
Rent	\$11,020.06	\$1,102.00	\$12,122.06
Rates	\$900.00	\$90.00	\$990.00
Water	\$116.00	\$11.60	\$127.60
BALANCE DUE			\$13,239.66

Bank Details: **BSB: 064 145**
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Irrawood Pty Ltd & Ivaghwood Pty Ltd
& Rapidley Pty Ltd & Leystan Pty Ltd
ABN: 64 587 359 722

TAX INVOICE

DATE: 30/01/2023
TAX INVOICE: 116

TO:
Sherriff Electrical Pty Ltd
Locked Bag 1001
Pinkenba QLD 4008

Rental Address:
11 Elliot Street (Cnr Immarna Street)
Albion QLD 4010

DETAILS	Costs	GST	TOTALS
<i>June 2023 Rent and Outgoings</i>			
Rent	\$11,020.06	\$1,102.00	\$12,122.06
Rates	\$900.00	\$90.00	\$990.00
Water	\$116.00	\$11.60	\$127.60
BALANCE DUE			\$13,239.66

Bank Details: **BSB: 064 145**
Account: 1028 1105

Terms – In advance on the 24th of each month by direct debit.

Brenda Wishey

Transactions: Property Expenses - Stanley Unit Trust #1, Jackson Investment Trust, Leystan SF, Stanley SF Date Range: 01/07/2022 to 30/06/2023

Property Expenses

	Date	Narrative	Debit	Credit	Balance	Quantity
Council Rates						
Direct Property						
	26 Immarna Street, Albion					
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	10/08/2022	580000001105922 Ra COMMBIZ BPAY	\$ 2,698.35	\$	2,698.35 Dr	Pg. 2-7
	29/09/2022	500000001105922 La COMMBIZ BPAY	\$ 2,726.65	\$	5,425.00 Dr	
	09/01/2023	500000001105922 La COMMBIZ BPAY	\$ 2,707.40	\$	8,132.40 Dr	B3a *
	30/03/2023	500000001105922 Ra COMMBIZ BPAY	\$ 2,695.95	\$	10,828.35 Dr	Pg. 2-7
	Total 26 Immarna Street, Albion		\$ 10,828.35	\$ 0.00	\$ 10,828.35	Dr
	Total Direct Property		\$ 10,828.35	\$ 0.00	\$ 10,828.35	Dr
	Total Council Rates		\$ 10,828.35	\$ 0.00	\$ 10,828.35	Dr
Insurance Premium						
Direct Property						
	26 Immarna Street, Albion					
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	11/10/2022	30016034448 Insura COMMBIZ BPAY	\$ 4,925.93	\$	4,925.93 Dr	Pg. 8-26
	Total 26 Immarna Street, Albion		\$ 4,925.93	\$ 0.00	\$ 4,925.93	Dr
	Total Direct Property		\$ 4,925.93	\$ 0.00	\$ 4,925.93	Dr
	Total Insurance Premium		\$ 4,925.93	\$ 0.00	\$ 4,925.93	Dr
Repairs Maintenance						
Direct Property						
	26 Immarna Street, Albion					
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	12/10/2022	INV 11450 11 Elliot Street	\$ 45,000.00	\$	45,000.00 Dr	Pg. 27-28
	Total 26 Immarna Street, Albion		\$ 45,000.00	\$ 0.00	\$ 45,000.00	Dr
	Total Direct Property		\$ 45,000.00	\$ 0.00	\$ 45,000.00	Dr
	Total Repairs Maintenance		\$ 45,000.00	\$ 0.00	\$ 45,000.00	Dr
Water Rates						
Direct Property						
	26 Immarna Street, Albion					
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	10/08/2022	101008933100001 Wa COMMBIZ BPAY	\$ 351.86	\$	351.86 Dr	Pg. 29-36
	09/11/2022	101008933100001 Wa COMMBIZ BPAY	\$ 337.61	\$	689.47 Dr	
	07/02/2023	101008933100001 Wa COMMBIZ BPAY	\$ 306.05	\$	995.52 Dr	
	10/05/2023	101008933100001 Wa COMMBIZ BPAY	\$ 262.83	\$	1,258.35 Dr	
	Total 26 Immarna Street, Albion		\$ 1,258.35	\$ 0.00	\$ 1,258.35	
	Total Direct Property		\$ 1,258.35	\$ 0.00	\$ 1,258.35	Dr
	Total Water Rates		\$ 1,258.35	\$ 0.00	\$ 1,258.35	Dr
	Total Property Expenses		\$ 62,012.63	\$ 0.00	\$ 62,012.63	Dr



Rate Account

Property Location 11 ELLIOT ST
ALBION
Issue Date 4 Jul 2022
S10221P11

Bill number
5000 1041 8114 431

Bill number including donation
5800 1041 8114 431

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2022 - 30 Sep 2022



P181BCCRA715_A4MA01/E-975/S-1950/I-3899

STANLEY UNIT TRUST NO.1 & THE STANLEY
SUPERANNUATION FUND & THE JACKSON INVESTMENT
TRUST & LEYSTAN SUPERANNUATION FUND
C/- IRRAWOOD PTY LTD AS TRUSTEE
19 ELLIOT ST
ALBION QLD 4010

PAID 10/8/22

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

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

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



LORD MAYOR'S
CHARITABLE TRUST

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

Compounding interest of 8.17% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$2,698.35

Due Date

3 Aug 2022

Summary of Charges

Opening Balance	9.02 CR
Brisbane City Council Rates & Charges	2,385.16
State Government Charges	322.25
Gross Amount	2,698.39
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	2,698.35
Optional Lord Mayor's Charitable Trust donation received by the Due Date	2,713.35

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

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



*439 580010418114431



Billers Code: 319186
Ref: 5800 0000 1105 922
Amt: \$2,713.35 by 3 Aug 2022



*439 500010418114431



Billers Code: 78550
Ref: 5000 0000 1105 922
Amt: \$2,698.35 by 3 Aug 2022



STANLEY UNIT TRUST NO.1 & THE
STANLEY SUPERANNUATION FUND &
THE JACKSON INVESTMENT TRUST &
LEYSTAN SUPERANNUATION FUND

Due Date

3 Aug 2022

50

Gross Amount

\$2,698.39

Nett Amount

\$2,698.35

Property Details

Owner	STANLEY UNIT TRUST NO.1 & THE STANLEY SUPERANNUATION FUND & THE JACKSON INVESTMENT TRUST & LEYSTAN SUPERANNUATION FUND		
Property Location	11 ELLIOT ST ALBION		
Real Property Description	L.1 RP.200302 PAR ENOGGERA		
Valuation effective from	1 Jul 2020		\$870,000
	1 Jul 2021		\$870,000
	1 Jul 2022		\$870,000
Average Rateable Valuation (A R V)			\$870,000

Account Details

Account Number 5000 0000 1105 922

Opening Balance

Closing Balance Of Last Bill		2,708.94	
Payment Received - 11-Apr-2022		2,723.90	CR
Interest Charged On - State Government Charges		0.68	
Interest Charged On - Brisbane City Council Rates & Charges		5.26	
Total		9.02	CR

Period: 1 Jul 2022 - 30 Sep 2022

Brisbane City Council Rates & Charges

General Rates - Category 16 (Annually 0.9236 Cents In The A R V \$)		2,008.83	
Waste Utility Charge - 2 Charge(S) @ \$95.51 Qtr		191.02	
Bushland Preservation Levy Category 16 (Annually 0.0351 Cents In The A R V \$)		76.34	
Environmental Mgt Compliance Levy Category 16 (Annual 0.0501 Cents In The A R V \$)		108.97	
Total		2,385.16	

State Government Charges

Emergency Management Levy - Group 4		287.45	
Commercial Waste Utility Charge - 2 Charge(S) @ \$17.40 Qtr		34.80	
Total		322.25	

Other Information

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



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account *PAID 29/9/22*

Property Location 11 ELLIOT ST
ALBION
Issue Date 1 Sep 2022

Bill number
5000 1042 3510 265

Bill number including donation
5800 1042 3510 265

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Oct 2022 - 31 Dec 2022



P242BCCRA239_A4MA01/E-952/S-1903/I-3805

STANLEY UNIT TRUST NO.1 & THE STANLEY
SUPERANNUATION FUND & THE JACKSON INVESTMENT
TRUST & LEYSTAN SUPERANNUATION FUND
C/- IRRAWOOD PTY LTD AS TRUSTEE
19 ELLIOT ST
ALBION QLD 4010

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

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

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the *Collections Act 1966*.



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.

Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.17% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$2,711.65

Due Date

4 Oct 2022

Summary of Charges

Opening Balance	4.28
Brisbane City Council Rates & Charges	2,385.16
State Government Charges	322.25
Gross Amount	2,711.69
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	2,711.65
Optional Lord Mayor's Charitable Trust donation received by the Due Date	2,726.65

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

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010423510265



Bill Code: 319186
Ref: 5800 0000 1105 922
Amt: \$2,726.65 by 4 Oct 2022

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010423510265



Bill Code: 78550
Ref: 5000 0000 1105 922
Amt: \$2,711.65 by 4 Oct 2022

Pay using your smartphone



STANLEY UNIT TRUST NO.1 & THE
STANLEY SUPERANNUATION FUND &
THE JACKSON INVESTMENT TRUST &
LEYSTAN SUPERANNUATION FUND

Due Date

4 Oct 2022

50

Gross Amount

\$2,711.69

Nett Amount

\$2,711.65

<0000271165>

<004440>

<500010423510265>

>

Property Details

Owner	STANLEY UNIT TRUST NO.1 & THE STANLEY SUPERANNUATION FUND & THE JACKSON INVESTMENT TRUST & LEYSTAN SUPERANNUATION FUND	
Property Location	11 ELLIOT ST ALBION	
Real Property Description	L.1 RP.200302 PAR ENOGGERA	
Valuation effective from	1 Jul 2020	\$870,000
	1 Jul 2021	\$870,000
	1 Jul 2022	\$870,000
Average Rateable Valuation (A R V)		\$870,000

Account Details

Account Number 5000 0000 1105 922

Opening Balance

Closing Balance Of Last Bill	2,698.39	
Payment Received - 10-Aug-2022	2,698.35	CR
Interest Charged On - State Government Charges	0.50	
Interest Charged On - Brisbane City Council Rates & Charges	3.69	
Projected Interest	0.05	
Total	4.28	

Period: 1 Oct 2022 - 31 Dec 2022

Brisbane City Council Rates & Charges

General Rates - Category 16 (Annually 0.9236 Cents In The A R V \$)	2,008.83
Waste Utility Charge - 2 Charge(S) @ \$95.51 Qtr	191.02
Bushland Preservation Levy Category 16 (Annually 0.0351 Cents In The A R V \$)	76.34
Environmental Mgt Compliance Levy Category 16 (Annual 0.0501 Cents In The A R V \$)	108.97
Total	2,385.16

State Government Charges

Emergency Management Levy - Group 4	287.45
Commercial Waste Utility Charge - 2 Charge(S) @ \$17.40 Qtr	34.80
Total	322.25

Other Information

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

Bill Number
5000 1042 3510 265



Rate Account

Property Location 11 ELLIOT ST
ALBION
Issue Date 2 Mar 2023

Paid 30/03/23

Bill number
5000 1043 4242 957

Bill number including donation
5800 1043 4242 957

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2023 - 30 Jun 2023



P059BCCRA952_A4MA01/E-943/S-1885/I-3769

STANLEY UNIT TRUST NO.1 & THE STANLEY
SUPERANNUATION FUND & THE JACKSON INVESTMENT
TRUST & LEYSTAN SUPERANNUATION FUND
C/- IRRAWOOD PTY LTD AS TRUSTEE
19 ELLIOT ST
ALBION QLD 4010

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Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



LORD MAYOR'S
CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date.

Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.17% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$2,695.95

Due Date

3 Apr 2023

Summary of Charges

Opening Balance	11.42 CR
Brisbane City Council Rates & Charges	2,385.16
State Government Charges	322.25

Gross Amount	2,695.99
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	2,695.95
Optional Lord Mayor's Charitable Trust donation received by the Due Date	2,710.95

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

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010434242957



Billor Code: 319186
Ref: 5800 0000 1105 922
Amt: \$2,710.95 by 3 Apr 2023

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010434242957



Billor Code: 78550
Ref: 5000 0000 1105 922
Amt: \$2,695.95 by 3 Apr 2023

Pay using your smartphone



Snlip

Google play

Available on the App Store

Due Date

3 Apr 2023

50

Gross Amount

\$2,695.99

Nett Amount

\$2,695.95

<0000269595>

<004440>

<500010434242957>

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TANLEY UNIT TRUST NO.1 & THE
TANLEY SUPERANNUATION FUND &
THE JACKSON INVESTMENT TRUST &
LEYSTAN SUPERANNUATION FUND

Property Details

Owner	STANLEY UNIT TRUST NO.1 & THE STANLEY SUPERANNUATION FUND & THE JACKSON INVESTMENT TRUST & LEYSTAN SUPERANNUATION FUND		
Property Location	11 ELLIOT ST ALBION		
Real Property Description	L.1 RP.200302 PAR ENOGERA		
Valuation effective from	1 Jul 2020		\$870,000
	1 Jul 2021		\$870,000
	1 Jul 2022		\$870,000
Average Rateable Valuation (A R V)			\$870,000

Account Details

Account Number 5000 0000 1105 922

Opening Balance			
Closing Balance Of Last Bill		2,692.40	
Payment Received - 09-Jan-2023		2,707.40	CR
Interest Charged On - State Government Charges		0.42	
Interest Charged On - Brisbane City Council Rates & Charges		3.16	
Total		11.42	CR

Period: 1 Apr 2023 - 30 Jun 2023

Brisbane City Council Rates & Charges

General Rates - Category 16 (Annually 0.9236 Cents In The A R V \$)		2,008.83	
Waste Utility Charge - 2 Charge(S) @ \$95.51 Qtr		191.02	
Bushland Preservation Levy Category 16 (Annually 0.0351 Cents In The A R V \$)		76.34	
Environmental Mgt Compliance Levy Category 16 (Annual 0.0501 Cents In The A R V \$)		108.97	
Total		2,385.16	

State Government Charges

Emergency Management Levy - Group 4		287.45	
Commercial Waste Utility Charge - 2 Charge(S) @ \$17.40 Qtr		34.80	
Total		322.25	

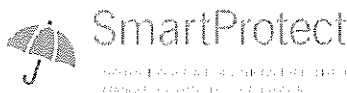
Other Information

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

Bill Number
5000 1043 4242 957

PAID 11/10/22

SmartProtect



Business

TAX INVOICE (Renewal)

Renewal is invited based on details shown in the attached Schedule of Cover. Payment is required by due date of expiry to ensure continuity of cover.

Arthur J. Gallagher & Co (Aus) Limited
ABN 34 005 543 920
AFSL 238312
289 Wellington Parade South
EAST MELBOURNE VIC 3002
T: (03) 9412 1555
F: (03) 9412 1666
E: melbourne@ajg.com.au
W: ajg.com.au

SJ Electric Qld
19 Elliot St
ALBION QLD 4010

Insured: IVANGHWOOD PTY LTD

Insured With: QBE Insurance (Australia) Limited 628 Bourke Street
MELBOURNE VIC 3000

Policy Number: 1GMU526461BPK Expiring: 14/09/23

Insurance Class: SmartProtect Business

Period of Cover: 14/09/22 to 14/09/23 At 4pm Local Time

Covering: Renewal of Policy

Client Reference

STAN25

Invoice Number

I1603444

Date

05/09/22

Account Executive

Select Service Melbourne
E: melbourneselect@ajg.com.au
T: 03 9412 1288

Premium	4,222.88
Fire Levy	0.00
U/W GST	422.29
Stamp Duty	418.05
Brokers Fee	285.00
Br Fee GST	28.50

Total 5,376.72
Net GST = \$4,925.93

This becomes a tax invoice upon proof of payment.
The above policy is supplied by QBE Insurance (Australia) Ltd and the brokerage fee is supplied by Arthur J. Gallagher.

TOTAL DUE

\$5,376.72

Payment due by

19/09/22

Important Notice:

Should you require information regarding our important relationships, privacy and how we earn our remuneration, please visit the Gallagher website: ajg.com.au
See important insurance notices overleaf and documents enclosed.

CLAIMS HELP In the event of a claim call: **1300 022 577**

Remittance Advice

Our postal address: PO Box 852 EAST MELBOURNE VIC 8002
Invoice: I1603444 Client: SJ Electric Qld
Policy No: 1GMU526461BPK Client Ref: STAN25

Our Ref: 19080914/0310
Account Executive: Select Service Melbourne
Amount Due: \$5,376.72

PAYMENT OPTIONS



By BPAY®
Contact your financial institution to arrange payment from your account

Billor Code: 43984
Ref: 30016034448



Electronic Funds Transfer
Direct Deposit BSB - 033819
Account No - 310122652
Use for Online payments only



Pay by Credit Card
By Phone: Please call 1800 226 012
By Web: Go to www.ajg.com.au/client-portal
A surcharge will apply of:
0.76% for Visa and Mastercard, or
1.87% for American Express, incl. GST.



Instalment (Premium Finance)
Contact your Account Executive if you would like to use this facility



Insurance | Risk Management | Consulting

Arthur J. Gallagher & Co (Aus) Limited

ABN 34 005 543 920 AFSL 238312

289 Wellington Parade South

EAST MELBOURNE VIC 3002

PO Box 852

EAST MELBOURNE VIC 8002

T (03) 9412 1555

F (03) 9412 1666

W ajg.com.au

5 September, 2022

SJ Electric Qld
19 Elliot St
ALBION QLD 4010

Dear Gail,

Policy class: SmartProtect Business
Renewal Date: 14/09/22
Our Reference: 19080914

Your SmartProtect Business policy is due for renewal shortly and I have enclosed your renewal based on your previous disclosures to us.

Please review your policy details

It is important that you are completely comfortable with either solution provided, the risks covered and the insured amounts that apply to your policy. Because we haven't undertaken a full analysis of your objectives, financial situation or needs, you need review the documents we have provided so you can be confident that this product will suit your needs.

To this end, please carefully review the invoice and Schedule enclosed together with the Product Disclosure Statement (PDS) / policy wording provided.

Keeping your policy up-to-date

Please remember that I have arranged this insurance based on what you've told me previously and as we have not independently verified it with you we rely on you to ensure it's accurate and complete. Please also consider your 'duty of disclosure' and let me know any information relevant to your insurance so I can make sure you have the right cover.

That is why it is important to get in touch with me if your circumstances or required level of cover changes. The insurer may need to amend the premiums and/or policy conditions as a result of any changes. If you don't inform us of important changes, you risk being uninsured or not being appropriately covered if you need to make a claim.

Your next steps

1. Review the attached renewal offer and make sure they meet with your business requirements
2. Call us with any changes you would like to make or questions you have

If there are no changes, and the information attached is correct, simply pay the invoice enclosed and you are covered for a further 12 months.

Thank you once again, and please get in touch with me if you have any questions about this policy. I'd also be delighted to help you with other needs such as management liability, cyber insurance and also personal insurances to cover your home, car and other assets.

Yours sincerely,

Select Service Melbourne
Select Business Team

Direct: 03 9412 1288
Email: melbourneselect@ajg.com.au

Encl: INV, FSG 10-21, AJG SmartProtect Business QM7474-0122

Important Notices

Duty not to misrepresent

There are specific duties that apply to you when you enter into, vary or extend a consumer insurance contract which is obtained wholly or predominantly for your personal, domestic or household purposes eg domestic car, house, travel or accident & illness insurance.

You have a duty to take reasonable care not to make a misrepresentation to the insurer when answering questions that the insurer will ask you and providing the insurer with information. Before you enter into, vary or extend a consumer insurance contract, the insurer will ask you questions that are relevant to the insurer's decision to insure you and on what terms.

You must take reasonable care not to make a misrepresentation to the insurer when answering those questions. A misrepresentation includes a statement that is in any way false, misleading, dishonest or which does not fairly reflect the truth. It is important that you answer these questions fully and accurately, to the best of your knowledge.

When answering the insurer's questions:

- take reasonable care to make sure your answers are true, honest, up to date and complete in all respects. You may breach the duty if you answer without any care as to its truth or if you only guess or suspect the truth. If in doubt, pause the application and obtain the true facts before answering and
- if another person is answering for you, the insurer will treat their answers as yours. In such a case you should check the questions have been answered correctly on your behalf by them.

If you do not take reasonable care not to make a misrepresentation to the insurer, the insurer may cancel your contract, or deny or reduce the amount the insurer will pay you for a claim, in accordance with the insurer's rights at law.

If you are unsure about your duties to the insurer or you need additional assistance, contact your broker.

Your Duty of Disclosure

Before you enter into an insurance contract which is not a consumer insurance contract (as that term is defined in the Insurance Contracts Act 1984), you have a duty under the Insurance Contracts Act 1984 to tell your insurer anything that you know, or could reasonably be expected to know, may affect the insurer's decision to insure you and on what terms.

You have this duty until the insurer agrees to insure you.

You have the same duty before you renew, extend, vary or reinstate an insurance contract.

At renewal, the insurer may ask you to advise it of any changes to something you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise the insurer if there has been a change. If you do not tell the insurer about a change, you will be taken to have told the insurer there is no change.

You do not need to tell the insurer anything that

- reduces the risk the insurer insures you for;
- is common knowledge; or
- the insurer knows or should know as an insurer;
- the insurer waived your duty to tell it about.

Non-disclosure

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

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

If you are in doubt about whether or not a particular matter should be disclosed, please contact your Gallagher broker.

People You Represent

You must make sure you explain the Duty of Disclosure or Duty not to misrepresent to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us and we will explain their Duty of Disclosure or Duty not to misrepresent to them directly.

Complaints and dispute resolution procedures

We are committed to providing quality services to our clients. This commitment also extends to giving you easy access to people and processes that can resolve a service issue or complaint.

If you are concerned about the services provided by us, any product we have arranged or how we have handled your Personal Information, please contact your broker or the branch manager of your local branch. We will acknowledge your complaint immediately in writing or by telephone.

If, within 5 days, your broker or the relevant branch manager is unable to resolve your complaint to your satisfaction, you may ask that the matter be referred to the Gallagher Risk & Compliance Team who can be contacted directly on:

- **Email:** privacy@ajg.com.au (for privacy related complaints) or complaints@ajg.com.au (for any other complaints)
- **Telephone:** 1800 068 000

If your complaint is referred to the Risk & Compliance Team, we will acknowledge receipt of your complaint in writing within 24 hours. We will then investigate the matter and attempt to resolve your complaint in accordance with our disputes and complaints management policy. We will advise you of the outcome of our review of your complaint within 45 days of when you first made your complaint.

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

- **Website:** www.afca.org.au
- **Email:** info@afca.org.au
- **Telephone:** 1800 931 678 (free call)
- **In writing to:** Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

For further information about how we handle complaints or disputes please contact your broker, our Authorised Representative or visit our website www.ajg.com.au.

Cancellation/Policy Amendments

Our remuneration is payable on the terms of our invoice and is considered fully earned at the time that we issue the invoice. If your insurance contract is cancelled or varied before the expiry of the period of insurance, you will be paid any refunded pro-rata premium received from the insurer. We will retain all of our commission, fees and other remuneration in full in the event of any early cancellation or variation of your insurance contract or adjustment of premium. We may charge an additional fee for processing your request to cancel or vary your insurance contract and you agree that this fee may be offset against any premium pro-rata refund you are entitled to.

Premium Funding

If your premium is over \$500 you may wish to pay by monthly instalments using our recommended premium funders. Gallagher may receive a commission of up to a maximum of 5% under some premium funding arrangements for providing this referral. Gallagher may also be entitled to a bonus paid as a percentage of the premiums funded and a share of profit in respect of referrals made to Monument Premium Funding. We recommend that you read the premium funding contract to understand the implications in the event that you cancel your insurance policy before its expiry.



SmartProtect

SmartProtect Insurance Limited
ABN 78 003 191 035
AFS Licence No: 239545

Business

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Policy Schedule

Policy Number: 1GMU526461BPK

SJ Electric Qld
19 Elliot St
ALBION QLD 4010

Our Reference
19080914

Period of Insurance
From 14/09/22
To 14/09/23 At 4pm Local Time

Renewal is invited based on details shown in the attached Schedule of Cover.
Payment is required by due date of expiry to ensure continuity of cover.

The insured

IVANGHWOOD PTY LTD

ABN

What's covered

Location: 26 IMMARNA ST, ALBION QLD 4010

Business: P/OWNER ELECTRICAL EQUIPMENT

Policy Section	Insured	Policy Section	Insured
Fire and defined events	Yes	Machinery breakdown	No
Business income protection	Yes	Electronic equipment	No
Theft	No	Employee dishonesty	No
Money	No	Tax Audit	No
Glass	No	Transit	No
Legal liability	Yes	Employment Practices	No
Portable and valuable items	No	Statutory Liability	No
Passenger/Trade Vehicle	No	Commercial Vehicle	No

Premium and charges relating to this policy are detailed on your Tax Invoice. The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

Important Information about your Duty of Disclosure appears at the back of this schedule and on your application form. Please read this information carefully.



SmartProtect

INSURANCE BROKER
MEMBER OF THE AUSTRALIAN
INSURANCE INDUSTRY ASSOCIATION

Business

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



What's covered

Location: 26 IMMARNA ST, ALBION QLD 4010
Business: P/OWNER ELECTRICAL EQUIPMENT
Interested party: Not Applicable

Fire & defined events

What we cover	Insured Amount	Excess
Buildings	\$1,000,000	\$500
Contents	Not Insured	
Declared contents value	Not Insured	

Reinstatement / extra cost conditions apply
Earthquake excess as per the policy wording

Business income protection

What we cover	Insured Amount	Excess
Insured amounts	Your Insured Amounts are calculated in accordance with What we Pay in the business income protection section of the PDS and policy wording.	
Business income	Not Insured	
Indicative rate of business income	N/A	
Gross rentals (rate of business income 100%)	Insured	\$500
Indemnity period	12 months	
Declared turnover last 12 months	N/A	
Declared gross rentals next 12 months	\$132,000	
Payroll	Not Insured	
Business Recovery Expenses	Not Insured	\$500



SmartProtect

SmartProtect Insurance Services Pty Ltd
100 Pitt Street Sydney NSW 2000

Business

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



What's covered

Location: 26 IMMARNA ST, ALBION QLD 4010
Business: P/OWNER ELECTRICAL EQUIPMENT

Legal Liability

What we cover	Limit
Limit of liability, any one occurrence	\$10,000,000
Products liability, in aggregate	\$10,000,000
Property in Your physical and legal control	\$250,000

Excess \$500 for property damage claims only
 \$0 for personal injury claims

Clauses

PROPERTY OWNERS EXCLUDING TRADE RISK
Section 'Legal Liability' does not cover liability in respect of Personal Injury or Property Damage arising out of or in connection with any Business, Profession, Trade or Manufacturing Operations other than as owner of Property specified in the Schedule the subject of this indemnity conducted by you.



SmartProtect

APPOINTED BY FINANCIAL SERVICES REGULATOR
AUSTRALIAN REINSURANCE COMPANY LIMITED

Business

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Confirmation of what you told us

Insurance policy premiums are calculated based on details like your business description, construction, age and security that a property has or what your annual turnover is. It's important that we have this information correct.

Location:	26 IMMARNA ST, ALBION QLD 4010
Client Type:	Property owner only
Business:	P/OWNER ELECTRICAL EQUIPMENT
Property value	\$1,000,000
Building - construction	Stone, brick, veneer, concrete block or pre-cast concrete
Floor - construction	Concrete, pre-cast concrete, concrete block or brick
Year Built	1976
Sprinkler (AS2118 compliant)	No
Connected to town water	Yes
Last year's actual turnover	\$0

Important insured amounts

Insurance sums insured form an important part of your insurance contract. It's important that we have this information correct.

The full replacement cost of your building is: \$1,000,000

- * Our policy is a Replacement Value policy, which is the very best basis of settlement as it protects you with a "new for old" coverage. To maximise the benefit of this coverage, it does mean you need to ensure that the declared building value or sum insured is adequate to fully replace the asset(s) in accordance with the current building code and with today's ever-increasing building costs.

The full replacement cost of your Contents is: Not Insured

* Contents includes stock, plant and equipment

What is contents: Depending upon the risk insured, they can include all or some of the following:

- Plant, tools and machinery including employees tools for which you are responsible. Fixtures and fittings and general fit out of the premises and workplace including associated wiring for electricity, systems, security and communications
- Office Contents and consumables, stationery, libraries, paintings, art works, memorabilia and records many of the latter having to be retained for 6 or 7 years
- Landlords fixtures and property which you use and for which you are responsible under the terms of your lease
- Stocks which may consist of raw materials and all consumables used in production, work in progress and finished goods.
- Customers Goods for which you are responsible or which you may choose to insure in whole or in part as a Trustee to preserve goodwill and avoid the possibility of being sued by a key customer in the event of loss or damage.
- An added value may be needed for:
 - The updating of plant and machinery, factory switchboards and wiring to comply with current codes governing their operation
 - The added cost of sourcing replacement machinery no longer manufacture in Australia allowing for differences in exchange rates and shipping costs.



SmartProtect

SmartProtect Insurance Limited
Level 5, 2 Park Street, Sydney NSW 2000

Business

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Policy wording (PDS)

Arthur J. Gallagher SmartProtect Business Insurance Policy wording QM7474 applies.

This completes your policy



SmartProtect

SMART PROTECT MULTIPOLY POLICY
INSURED BY QBE OF AUSTRALIA

Business

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Important Notices

Duty not to misrepresent

There are specific duties that apply to you when you enter into, vary or extend a consumer insurance contract which is obtained wholly or predominantly for your personal, domestic or household purposes eg domestic car, house, travel or accident & illness insurance.

You have a duty to take reasonable care not to make a misrepresentation to the insurer when answering questions that the insurer will ask you and providing the insurer with information. Before you enter into, vary or extend a consumer insurance contract, the insurer will ask you questions that are relevant to the insurer's decision to insure you and on what terms.

You must take reasonable care not to make a misrepresentation to the insurer when answering those questions. A misrepresentation includes a statement that is in any way false, misleading, dishonest or which does not fairly reflect the truth. It is important that you answer these questions fully and accurately, to the best of your knowledge.

When answering the insurer's questions:

- take reasonable care to make sure your answers are true, honest, up to date and complete in all respects. You may breach the duty if you answer without any care as to its truth or if you only guess or suspect the truth. If in doubt, pause the application and obtain the true facts before answering; and
- if another person is answering for you, the insurer will treat their answers as yours. In such a case you should check the questions have been answered correctly on your behalf by them.

If you do not take reasonable care not to make a misrepresentation to the insurer, the insurer may cancel your contract, or deny or reduce the amount the insurer will pay you for a claim, in accordance with the insurer's rights at law.

If you are unsure about your duties to the insurer or you need additional assistance, contact your broker.

Your Duty of Disclosure

Before you enter into an insurance contract which is not a consumer insurance contract (as that term is defined in the Insurance Contracts Act 1984), you have a duty under the Insurance Contracts Act 1984 to tell your Insurer anything that you know, or could reasonably be expected to know, may affect the Insurer's decision to insure you and on what terms.

You have this duty until the Insurer agrees to insure you.

You have the same duty before you renew, extend, vary or reinstate an insurance contract.

At renewal, the Insurer may ask you to advise it of any changes to something you have previously disclosed, or may give you a copy of the information you previously disclosed and ask you to advise the Insurer if there has been a change. If you do not tell the insurer about a change, you will be taken to have told the Insurer there is no change.

You do not need to tell the Insurer anything that

- reduces the risk the Insurer insures you for;
- is common knowledge; or
- the Insurer knows or should know as an insurer;
- the Insurer waived your duty to tell it about.

Non-disclosure

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

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

If you are in doubt about whether or not a particular matter should be disclosed, please contact your Gallagher broker.

People You Represent

You must make sure you explain the Duty of Disclosure or Duty not to misrepresent to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us and we will explain their Duty of Disclosure or Duty not to misrepresent to them directly.

Insurer

This policy is issued by QBE Insurance (Australia) Ltd ABN 78 003 191 035, AFS Licence No. 239545 of Level 5, 2 Park Street Sydney.



Transaction ID: F210116908574
Description: Insurance
Status: Processed **Total amount:** \$5,376.72
Type: BPAY 1 debit, 1 credit
Processing date: 11/10/2022

Date	Status History
11/10/2022 03:57:24 PM	Confirmed - Russell Stanley
11/10/2022 03:57:48 PM	Authorised - Russell Stanley
11/10/2022 03:57:49 PM	Processed

From account

BSB	Account Number	Account Name	Lodgement Reference	Amount
064145	414510281105	11 Elliot Street		\$5,376.72

To biller

Biller Name	Biller Code	Customer Ref No.	Amount
AJG Insurance Broker	43984	30016034448	\$5,376.72



SmartProtect

SMART PROTECT (AUSTRALIA) LTD
Product of SmartProtect Insurance Ltd

Business

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Policy Schedule

Our Reference
19080914

Policy Number: 1GMU526461BPK

SJ Electric Qld
19 Elliot St
ALBION QLD 4010

Period of Insurance
From 14/09/21
To 14/09/22 At 4pm Local Time

Renewal is invited based on details shown in the attached Schedule of Cover.
Payment is required by due date of expiry to ensure continuity of cover.

The insured

IVANGHWOOD PTY LTD

ABN

What's covered

Location: 26 IMMARNA ST, ALBION QLD 4010

Business: P/OWNER ELECTRICAL EQUIPMENT

Policy Section	Insured	Policy Section	Insured
Fire and defined events	Yes	Machinery breakdown	No
Business income protection	Yes	Electronic equipment	No
Theft	No	Employee dishonesty	No
Money	No	Tax Audit	No
Glass	No	Transit	No
Legal liability	Yes	Employment Practices	No
Portable and valuable items	No	Statutory Liability	No
Passenger/Trade Vehicle	No	Commercial Vehicle	No

Premium and charges relating to this policy are detailed on your Tax Invoice. The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

Important Information about your Duty of Disclosure appears at the back of this schedule and on your application form. Please read this information carefully.



SmartProtect

Business Income Protection Policy

Business

QBE Insurance (Australia) Ltd
Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



What's covered

Location: 26 IMMARNA ST, ALBION QLD 4010
Business: P/OWNER ELECTRICAL EQUIPMENT
Interested party: Not Applicable

Fire & defined events

What we cover	Insured Amount	Excess
Buildings	\$1,000,000	\$500
Contents	Not Insured	
Declared contents value	Not Insured	

Reinstatement / extra cost conditions apply
Earthquake excess as per the policy wording

Business income protection

What we cover	Insured Amount	Excess
Insured amounts	Your Insured Amounts are calculated in accordance with What we Pay in the business income protection section of the PDS and policy wording.	
Business income	Not Insured	
Indicative rate of business income	N/A	
Gross rentals (rate of business income 100%)	Insured	\$500
Indemnity period	12 months	
Declared turnover last 12 months	N/A	
Declared gross rentals next 12 months	\$132,000	
Payroll	Not Insured	
Business Recovery Expenses	Not Insured	\$500

Clauses

COMMUNICABLE DISEASE EXCLUSION

Extra Cover 5. Infectious diseases, murder, suicide, bomb threat under the Business income protection section of this Policy is deleted and replaced as follows:

5. Infectious diseases, murder, suicide, bomb threat

What we cover

Loss of business income or gross rentals incurred as a result of:

(a) the closure or evacuation of the whole or part of the premises by a competent government, public or statutory authority as a result of:

- (i) infectious or contagious human disease occurring at the premises;
- (ii) vermin or pests or defects in the drains or other sanitary arrangements at the premises;



(iii) poisoning of customers directly caused by the consumption of food or drink provided on the premises;
(b) murder or suicide occurring at or nearby the premises;
(c) shark or crocodile attack occurring within a 20 kilometre radius of the premises; or
(d) bomb threat occurring at or in the vicinity of the premises;
shall be deemed to be loss resulting from insured damage to property insured at the premises provided that the period of interruption exceeds 48 hours.

In the event that interruption exceeds 48 hours, cover will be from the time of interruption.

What we exclude

We will not pay any loss that is directly or indirectly caused by or arises from, or is in consequence of or contributed by cleaning, repairing or checking the premises.

Extra Cover 7. Prevention of access by a public authority under the Business income protection section of this Policy is deleted and replaced as follows:

7. Prevention of access by a public authority

What we cover

We will insure you for loss, as described in clause "What we pay", resulting from interruption of or interference with your business that is caused by any legal authority preventing or restricting access:

- (a) to your premises; or
 - (b) premises in the vicinity of your premises; or
 - (c) by ordering the evacuation of the public;
- as a result of injury or damage to or threat of damage to property or injury to persons within a 50 kilometre radius of your premises.

What we exclude

We will not cover you for an act(s) of terrorism.

The following exclusion is added to the Business income protection section of this Policy:

What we exclude

We will not cover any loss, damage, liability, claim, cost or expense of whatsoever nature, directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with:

- (a) Rabies;
- (b) Cholera;
- (c) Highly Pathogenic Avian Influenza in humans;
- (d) any disease determined by the World Health Organisation to be a Public Health Emergency of International Concern (PHEIC);
- (e) a "listed human disease" or any disease the subject of a "biosecurity emergency" or "human biosecurity emergency, under the Biosecurity Act 2015 (Cth);

irrespective of whether discovered at the location, or out-breaking elsewhere.

A reference to the Biosecurity Act 2015 (Cth) includes any amendment, replacement, re-enactment or successor legislation. A reference to listed human disease, biosecurity emergency or human biosecurity emergency shall have the meaning found in any replacement definition, in any amendment, replacement, re-enactment or successor legislation, or where there is no replacement definition the term shall have the meaning of a term which is substantially similar in meaning as defined in or declared in any amendment, replacement, re-enactment or successor legislation.

The following exclusion applies to the Fire and defined events section of this Policy:

CYBER EXCLUSION

What we exclude

We do not provide cover any loss, damage, liability, claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber Incident.

However, we will provide cover for physical loss or damage to the property insured which is caused by an insured event under the Fire and defined events section, including business interruption resulting therefrom, directly occasioned by a Cyber Incident.

Notwithstanding the foregoing, in the event that hardware or Electronic Data storage device of a Computer system insured under the Fire and defined events section sustains physical damage caused by an insured event directly occasioned by a Cyber Incident, which results in damage to or loss of Electronic Data stored on that hardware or



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Business

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Electronic Data storage device, then the damage to or loss of such Electronic Data shall be recoverable and the basis of settlement for the recovery of the damaged or lost Electronic Data shall only be the cost of reproducing Electronic Data. Such costs shall include all reasonable and necessary expenses incurred in recreating, gathering or assembling such Electronic Data, but does not include the value of the Electronic Data to you or any other party even if such Electronic Data cannot be recreated, gathered or assembled.

For the purposes of this exclusion:

(a) Cyber Incident shall include:

- (i) unauthorised or malicious acts regardless of time and place, or the threat or hoax thereof;
- (ii) Malware or Similar Mechanisms;
- (iii) programming or operator error whether by you or any other



SmartProtect

QBE Insurance (Australia) Ltd
Head Office
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Sydney NSW 2000
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Business

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Head Office
Level 5, 2 Park Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



What's covered

Location: 26 IMMARNA ST, ALBION QLD 4010
Business: P/OWNER ELECTRICAL EQUIPMENT

Legal Liability

What we cover	Limit
Limit of liability, any one occurrence	\$10,000,000
Products liability, in aggregate	\$10,000,000
Property in Your physical and legal control	\$250,000

Excess \$500 for property damage claims only
\$0 for personal injury claims

Clauses

PROPERTY OWNERS EXCLUDING TRADE RISK
Section 'Legal Liability' does not cover liability in respect of Personal Injury or Property Damage arising out of or in connection with any Business, Profession, Trade or Manufacturing Operations other than as owner of Property specified in the Schedule the subject of this indemnity conducted by you.



Confirmation of what you told us

Insurance policy premiums are calculated based on details like your business description, construction, age and security that a property has or what your annual turnover is. It's important that we have this information correct.

Location:	26 IMMARNA ST, ALBION QLD 4010
Client Type:	Property owner only
Business:	P/OWNER ELECTRICAL EQUIPMENT
Property value:	\$1,000,000
Building - construction:	Stone, brick, veneer, concrete block or pre-cast concrete
Floor - construction:	Concrete, pre-cast concrete, concrete block or brick
Year Built:	1976
Sprinkler (AS2118 compliant):	No
Connected to town water:	Yes
Last year's actual turnover:	\$0

Important insured amounts

Insurance sums insured form an important part of your insurance contract. It's important that we have this information correct.

The full replacement cost of your building is: \$1,000,000

* Our policy is a Replacement Value policy, which is the very best basis of settlement as it protects you with a "new for old" coverage. To maximise the benefit of this coverage, it does mean you need to ensure that the declared building value or sum insured is adequate to fully replace the asset(s) in accordance with the current building code and with today's ever-increasing building costs.

The full replacement cost of your Contents is: Not Insured

* Contents includes stock, plant and equipment

What is contents: Depending upon the risk insured, they can include all or some of the following:

- Plant, tools and machinery including employees tools for which you are responsible. Fixtures and fittings and general fit out of the premises and workplace including associated wiring for electricity, systems, security and communications
- Office Contents and consumables, stationery, libraries, paintings, art works, memorabilia and records many of the latter having to be retained for 6 or 7 years
- Landlords fixtures and property which you use and for which you are responsible under the terms of your lease
- Stocks which may consist of raw materials and all consumables used in production, work in progress and finished goods.
- Customers Goods for which you are responsible or which you may choose to insure in whole or in part as a Trustee to preserve goodwill and avoid the possibility of being sued by a key customer in the event of loss or damage.
- An added value may be needed for:
 - The updating of plant and machinery, factory switchboards and wiring to comply with current codes governing their operation
 - The added cost of sourcing replacement machinery no longer manufacture in Australia allowing for differences in exchange rates and shipping costs.



SmartProtect

Warranted Protection. Guaranteed Satisfaction.
SmartProtect is a QBE brand.

Business

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Policy wording (PDS)

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You do not need to tell the Insurer anything that

- reduces the risk the Insurer insures you for;
- is common knowledge; or
- the Insurer knows or should know as an insurer;
- the Insurer waived your duty to tell it about.

Non-disclosure

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

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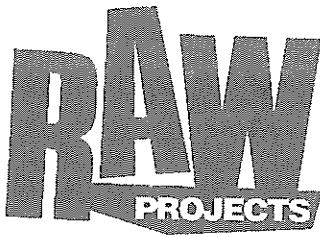
People You Represent

You must make sure you explain the Duty of Disclosure or Duty not to misrepresent to any person you represent when we arrange any insurance cover for you. Alternatively, you may ask any person you represent to contact us and we will explain their Duty of Disclosure or Duty not to misrepresent to them directly.

Insurer

This policy is issued by QBE Insurance (Australia) Ltd ABN 78 003 191 035, AFS Licence No. 239545 of Level 5, 2 Park Street Sydney.

PAID 12/10/22
Please Pay this Bill
Elayne 



Services

TAX INVOICE

11450

Raw Projects Pty Ltd ABN 99 123 581 073, QBCC 1112945
PO Box 881, Wynnum Q 4178, Mobile 0403 058 860

BILL TO:

Ivaghwood Pty LTD
19 Elliot Street
Albion Qld 4010

SITE ADDRESS
11 Elliot Street
Albion Qld 4010

Date
30/09/2022

Description	Amount
Carry out repairs to warehouse and office damage caused by flooding	45000
remove/replace water damaged plasterboard from walls, set and paint	
remove/replace doors skirting and architraves	
remove/replace damaged kitchen cabinets and reception counter	
isolate/disconnect/re-wire water damaged electrical circuits	
remove water damaged carpets from offices	
Reseal epoxy floor (clean and reseal)	
This Payment Claim is made under the Building and Construction Industry Payments ACT 2004	

TERMS 7 DAYS

Any queries please feel free to give me a call on 0403 058 860

Balance Due	45000
GST	4500
Total Due incl GST	\$ 49,500.00

All equipment installed remains the property of RAW PROJECTS until full payment is received

Payment Options:

Mail: Make cheques payable to Raw Projects
Po Box 881, Wynnum Qld 4178

Electronic Funds Transfer:

Bank: Bank of Queensland **BSB Number:** 124-001
Account Name: Raw Projects **Account Number:** 20418564



Transaction ID: F210126944091

Description: Repairs

Status: Processed

Total amount: \$49,500.00

Type: Direct Credit

1 debit, 1 credit

Purpose:

APCA: 301500

Processing date: 12/10/2022

Date	Status History
12/10/2022 10:54:58 AM	Confirmed - Russell Stanley
12/10/2022 10:55:39 AM	Authorised - Russell Stanley
12/10/2022 10:55:40 AM	Processed

From accounts

BSB	Account Number	Account Name	Trace Account	Lodgement Reference Remitter	Amount
064145	414510281105	11 Elliot Street	414510281105	INV 11450 11 Elliot Street	\$49,500.00

To accounts

BSB	Account Number	Account Name	Trace Account	Lodgement Reference Remitter	Amount
124001	20418564	Raw Projects	414510281105	UNV 11450 11 Elliot Street	\$49,500.00



UrbanUtilities

Urban Utilities
ABN 86 673 835 011

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

Water and Sewerage
Quarterly Account

PAID 10/8/22

Summary



QUUC15_A4A01/E-347/S-677/I-1353/036
STANLEY SUPER FUND & THE JACKSON INVESTMENT
TRUST & LEYSTAN SUPER FUND
C/- IRRAWOOD PTY LTD AS
TRUSTEE
19 ELLIOT ST
ALBION QLD 4010

Customer reference number	10 1008 9331 0000 1
Bill number	1008 9331 135
Date issued	19/07/2022
Total due	\$351.86
Current charges due date	18/08/2022

Property Location: 26 IMMARNA STREET
ALBION 4010

Your water usage

Water usage (kL)	24
Days charged	92

Average daily water usage (litres)

Current period	261
Same period last year	264

Account Summary Period 05/04/2022 - 05/07/2022

Your Last Account

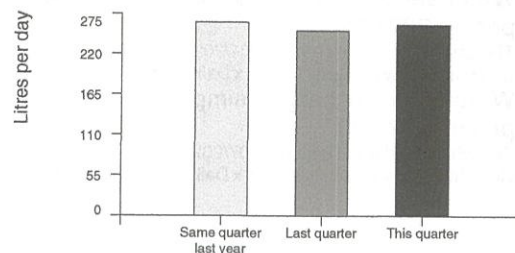
Amount Billed	\$292.92
Amount Paid	\$292.92CR

Your Current Account

Balance	\$0.00
Current Charges	\$351.86

Total Due \$351.86

If full payment is not received by the due date, a compounding interest of 8.17% per annum will accrue daily on any amount owing.



FY23 PRICES APPLY FROM FRIDAY 1 JULY 2022

Scan the QR code for more information



Payment options



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



Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518



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



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



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



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

Amount paid

Date paid

Receipt number

YOUR CHARGES for 05/04/2022 - 05/07/2022 (92 days)...continued

Customer ref. no. 10 1008 9331 0000 1
 26 IMMARNA STREET ALBION 4010

Sewerage Services**Urban Utilities sewerage service charge**

Sewage disposal charge - simpler pricing	20.43 @ \$2.40	\$49.03
This charge is for the period 05/04/2022 to 30/06/2022		
Usage x Discharge Factor x Domestic Strength Waste Price		
Sewage disposal charge - simpler pricing	1.17 @ \$2.47	\$2.88
This charge is for the period 01/07/2022 to 05/07/2022		
Usage x Discharge Factor x Domestic Strength Waste Price		
Sewerage service chrg - simpler pricing	87 days	\$134.51
This charge is for the period 05/04/2022 to 30/06/2022		
Combined Flow Capacity Factor x Daily Price x Days Charged x Discharge Factor		
Sewerage service chrg - simpler pricing	5 days	\$7.96
This charge is for the period 01/07/2022 to 05/07/2022		
Combined Flow Capacity Factor x Daily Price x Days Charged x Discharge Factor		
Subtotal		\$194.38

Water usage **\$97.77**

Water services **\$59.71**

Sewerage services **\$194.38**

Your total charges 05/04/2022 - 05/07/2022 **\$351.86**



UrbanUtilities

PAID 9/11/22

Urban Utilities
ABN 86 673 835 011

Water and Sewerage Quarterly Account

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



QUUC43_A4A01/E-1096/S-1795/I-3589/036
STANLEY SUPER FUND & THE JACKSON INVESTMENT
TRUST & LEYSTAN SUPER FUND
C/- IRRAWOOD PTY LTD AS
TRUSTEE
19 ELLIOT ST
ALBION QLD 4010

Property Location: 26 IMMARNA STREET
ALBION 4010

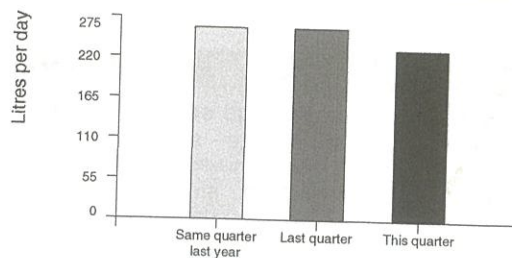
Customer reference number	10 1008 9331 0000 1
Bill number	1008 9331 136
Date issued	17/10/2022
Total due	\$337.61
Current charges due date	16/11/2022

Your water usage

Water usage (kL)	21
Days charged	90

Average daily water usage (litres)

Current period	233
Same period last year	261



Account Summary Period 06/07/2022 - 03/10/2022

Your Last Account

Amount Billed	\$351.86
Amount Paid	\$351.86CR

Your Current Account

Balance	\$0.00
Current Charges	\$337.61

Total Due **\$337.61**

If full payment is not received by the due date, a compounding interest of 8.17% per annum will accrue daily on any amount owing.

WATERTALK IS HERE

Join the conversation and help shape the future of water in our region



Direct debit

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

Telephone and internet banking – BPAY®

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

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet

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

Payment options



By phone

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



Mail

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



In person

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

Amount paid

Date paid

Receipt number

YOUR CHARGES for 06/07/2022 - 03/10/2022 (90 days)...continued

Customerref. no. 10 1008 9331 0000 1

26 IMMARNA STREET ALBION 4010

Water usage	\$87.44
Water services	\$60.12
Sewerage services	\$190.05
Your total charges 06/07/2022 - 03/10/2022	\$337.61





Swire
Pr 10 7/2/22

Urban Utilities
ABN 86 673 835 011

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UrbanUtilities

Water and Sewerage
Quarterly Account



QUUC09_A4A01/E-107/S-182/I-363/036
STANLEY SUPER FUND & THE JACKSON INVESTMENT
TRUST & LEYSTAN SUPER FUND
C/- IRRAWOOD PTY LTD AS
TRUSTEE
19 ELLIOT ST
ALBION QLD 4010

Property Location: 26 IMMARNA STREET
ALBION 4010

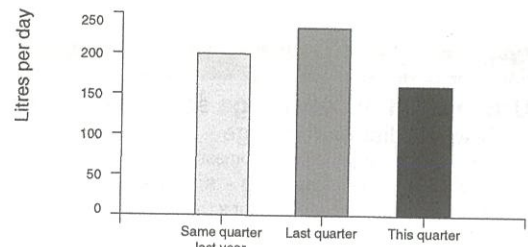
Customer reference number	10 1008 9331 0000 1
Bill number	1008 9331 137
Date issued	17/01/2023
Total due	\$306.05
Current charges due date	16/02/2023

Your water usage

Water usage (kL)	15
Days charged	93

Average daily water usage (litres)

Current period	161
Same period last year	200



Account Summary Period 04/10/2022 - 04/01/2023

Your Last Account

Amount Billed	\$337.61
Amount Paid	\$337.61CR

Your Current Account

Balance	\$0.00
Current Charges	\$306.05

Total Due \$306.05

If full payment is not received by the due date, a compounding interest of 8.17% per annum will accrue daily on any amount owing.



YOU CAN NOW SET UP, CHANGE OR CANCEL A DIRECT DEBIT IN MYACCOUNT IN REAL-TIME

Sign up today and never worry about missing a payment again.



Direct debit

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



Telephone and internet banking – BPAY®

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

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Internet

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

Payment options



By phone

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



Mail

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



In person

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

Amount paid

Date paid

Receipt number

YOUR CHARGES for 04/10/2022 - 04/01/2023 (93 days)...continued

Customer ref. no. 10 1008 9331 0000 1

26 IMMARNA STREET ALBION 4010

Water usage	\$62.45
Water services	\$62.12
Sewerage services	\$181.48
Your total charges 04/10/2022 - 04/01/2023	\$306.05



**Water and Sewerage
Quarterly Account**



QUUC01_A4A01/E-206/S-339/I-677/036
STANLEY SUPER FUND & THE JACKSON INVESTMENT
TRUST & LEYSTAN SUPER FUND
C/- IRRAWOOD PTY LTD AS
TRUSTEE
19 ELLIOT ST
ALBION QLD 4010

Property Location: 26 IMMARNA STREET
ALBION 4010

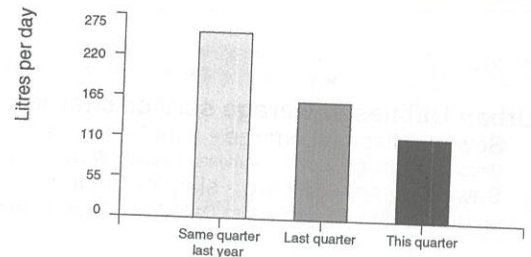
Customer reference number	10 1008 9331 0000 1
Bill number	1008 9331 138
Date issued	14/04/2023
Total due	\$262.83
Current charges due date	14/05/2023

Your water usage

Water usage (kL)	10
Days charged	88

Average daily water usage (litres)

Current period	114
Same period last year	253



Account Summary Period 05/01/2023 - 02/04/2023

Your Last Account

Amount Billed	\$306.05
Amount Paid	\$306.05CR

Your Current Account

Balance	\$0.00
Current Charges	\$262.83

Total Due **\$262.83**

If full payment is not received by the due date, a compounding interest of 8.17% per annum will accrue daily on any amount owing.

**ALWAYS HERE
WHEN YOU NEED US**

- Clean safe water every day
- 24/7 crews
- Local contact centre

- Supporting vulnerable customers
- Protecting the environment for future generations

BS0120

Direct debit

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

Telephone and internet banking – BPAY®

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

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet

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

Payment options



By phone

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



Mail

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



In person

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

Amount paid

Date paid

Receipt number

YOUR CHARGES for 05/01/2023 - 02/04/2023 (88 days)...continued

Customer ref. no. 10 1008 9331 0000 1

26 IMMARNA STREET ALBION 4010

Water usage	\$41.64
Water services	\$58.78
Sewerage services	\$162.41
Your total charges 05/01/2023 - 02/04/2023	\$262.83



Duty Imprint

Brenda Wishey

Dealing Number 721869514



OFFICE USE ONLY

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Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

Print one-sided only

Mortgagee's Australian Credit Licence (if any)

1. Type/Dealing No of Instrument/Document being amended	Lodger (Name, address, E-mail & phone number)	Lodger Code
Type of Instrument/Document Lease	LegalMatters	BE2220
Dealing Number 717998823	P.O. Box 122, Hamilton Qld 4007 Tel: 0412 576 023 Email: anil@legalmatters.net.au	

2. Lot on Plan Description	Title Reference
LOT 1 ON RP 200302	16849018

3. Grantor/Mortgagor/Lessor/Covenantor
 IVAGHWOOD PTY LTD A.C.N. 005 570 203 TRUSTEE UNDER INSTRUMENT 706695181 LEYSTAN PTY LTD A.C.N. 100 504 345 TRUSTEE UNDER INSTRUMENT 713789712 RAPIDLEY PTY LTD A.C.N. 065 320 210 TRUSTEE UNDER INSTRUMENT 713789701 AND IRRAWOOD PTY LTD A.C.N. 005 570 178 TRUSTEE UNDER INSTRUMENT 706695181

4. Grantee/Mortgagee/Lessee/Covenantee
 SHERRIFF ELECTRICAL PTY LTD A.C.N. 010 059 837

5. Amendment of Lease Details (Both parts (a) AND (b) must be completed. Do not complete if amending covenants only.)
 (a) Expiry date (DD/MM/YYYY): 28/02/2027 **AND/OR** Event (if applicable):
 (b) Option/s#: 1 x 5
 # Insert *N/L* if no option or insert option period/s (e.g. 2 years or 2 x 3 years)

6. Request/Execution

The parties identified in items 3 and 4 agree that the instrument/document in item 1 is amended in accordance with:- item 5 and the attached schedule.

* rule through or delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... Signature
 full name
 qualification
Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 e.g. Legal Practitioner JP, C Dec)

SEE SCHEDULE
 / /
 Execution Date
 Lessor's Signature

WITNESS NOT REQUIRED Signature
 Full name

SHERRIFF ELECTRICAL PTY LTD A.C.N. 010 059 837

.....
 Brian Alexander Webb - Director

..... Qualification
Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

21 10 22
 Execution Date

 Adrian John Symons - Secretary
 Lessee's Signature

Title Reference 16849018

6. Request/Execution

The parties identified in items 3 and 4 agree that the instrument/document in item 1 is amended in accordance with:- item 5 and the attached schedule.

* rule through or delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... Signature
WITNESS NOT REQUIRED
..... full name
..... qualification

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 4 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

..... Signature
WITNESS NOT REQUIRED
..... full name
..... qualification

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 4 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

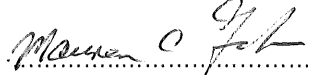
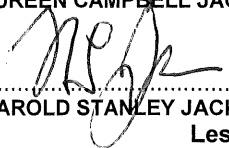
..... Signature
WITNESS NOT REQUIRED
..... full name
..... qualification

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 4 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

..... Signature
WITNESS NOT REQUIRED
..... full name
..... qualification



Witnessing Officer
(Witnessing officer must be in accordance with Schedule 4 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

IVAGHWOOD PTY LTD A.C.N. 005 570 203


.....
MAUREEN CAMPBELL JACKSON – Director

.....
HAROLD STANLEY JACKSON – Secretary
Lessor's Signature

01/07/2022
Execution Date

LEYSTAN PTY LTD A.C.N. 100 504 345


.....
CHRISTINE GAIL STANLEY
Director

.....
PAUL JAMES GEORGE STANLEY
Secretary
Lessor's Signature


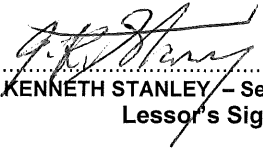
14/07/2022
Execution Date

RAPIDLEY PTY LTD A.C.N. 065 320 210


.....
RUSSELL JOHN STANLEY
Sole Director and Secretary
Lessor's Signature

14/07/2022
Execution Date

IRRAWOOD PTY LTD A.C.N. 005 570 178


.....
MARJORIE MARLENE STANLEY – Director

.....
JOHN KENNETH STANLEY – Secretary
Lessor's Signature

01/07/2022
Execution Date

Title Reference 16849018

1. Exercise of Option to Renew in Lease No. 717998823

The Lessee, being the Tenant under the Lease No. 717998823, has exercised the option to renew the Lease for the further period of five (5) years from the 1st day of March 2022 to the 28th day of February 2027.

2. Amendment

This Amendment will take effect from 1st March 2022 in accordance with the amendments identified in Item 5 of the Form 13 and the further amendments identified in this Schedule.

3. Amendments to Lease No. 717998823

(1) Item 2 in Part 1 – Reference Data is amended to read as follows:

ITEM 2	TERM	
	Date of Commencement:	1 st March 2017.
	Date of Expiry:	28 th February 2027.

(2) Item 4 in Part 1 – Reference Data is amended to read as follows:

ITEM 4	RENT	
(a)	Commencement date of rental payment:	1 st March 2017.
(b)	Annual Rent	\$127,768.76 plus GST from 1 st March 2022.
	Monthly Rent:	\$10,647.40 plus GST from 1 st March 2022.
(c)	Rent due date:	The first day of each month.

(3) Item 9 in Part 1 – Reference Data is amended to read as follows:

ITEM 9	RIGHT OF RENEWAL	
	Term:	Five (5) years.
	Commencement Date of Renewal Term:	1 st March 2027.

Title Reference 16849018

(4) Item 10 in Part 1 – Reference Data is amended to read as follows:

ITEM 10	RENT REVIEWS FOR RENEWAL TERM	
	Fixed Review and dates:	1 st March 2028, 1 st March 2029, 1 st March 2030 and 1 st March 2031.
		Percentage – Three point fifty per centum (3.50%).
	CPI Review and dates:	1 st March 2028, 1 st March 2029, 1 st March 2030 and 1 st March 2031.
	Market Review and dates:	1 st March 2027.

(5) Item 11 in Part 1 – Reference Data is amended to read as follows:

ITEM 11	BANK GUARANTEE	
	Amount of Bank Guarantee:	\$23,424.28 (2 months' rent including GST).

(6) Clause 2.1(26) in Part 2 – Interpretation is amended to read as follows:

(26) “**Redecorate**” means treating as previously treated all internal surfaces of the Premises by painting, staining, polishing or otherwise to a specification approved by the Landlord.

(7) Part 20 – Expiry/Termination of Lease is amended to read as follows:

20.1 Yield Up

- (1) The Tenant must at the expiration or sooner determination of the Term yield up the Premises in the order and condition described in **clause 6.6**.
- (2) If the Tenant shall fail to do so, the Landlord may (without being obliged to do so) carry out all work required to restore the Premises to the condition identified in **clause 6.6**.
- (3) The Tenant must indemnify and keep indemnified the Landlord upon demand against all costs and expenses which the Landlord may sustain or incur or for which the Landlord may become liable in respect of or arising from the exercise by the Landlord of the right contained in **clause 20.1(2)**.

Clauses 20.2 and 20.3 are deleted.

Title Reference 16849018

4. Lease No. 717998823 remaining in full force and effect

Subject only to the amendments contained in this Amendment and such other amendments (if any) as may be necessary to make Lease No. 717998823 consistent with this Amendment, Lease No. 717998823 remains in full force and effect.

5. Interpretation

The headings in this Amendment are included for convenience only and do not affect the construction of this Amendment or Lease No. 717998823.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: BE 2220

LEGAL MATTERS
PO BOX 122
HAMILTON QLD 4007

Title Reference:	16849018
Lodgement No:	5552308
Office:	BRISBANE

This is the current status of the title as at 11:33 on 01/08/2022

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 200302
Local Government: BRISBANE CITY

REGISTERED OWNER

INTEREST

Dealing No: 713789712 01/04/2011

IVAGHWOOD PTY LTD A.C.N. 005 570 203
UNDER INSTRUMENT 706695181

TRUSTEE

1/5

LEYSTAN PTY LTD A.C.N. 100 504 345
UNDER INSTRUMENT 713789712

TRUSTEE

1/5

RAPIDLEY PTY LTD A.C.N. 065 320 210
UNDER INSTRUMENT 713789701

TRUSTEE

3/10

IRRAWOOD PTY LTD A.C.N. 005 570 178
UNDER INSTRUMENT 706695181

TRUSTEE

3/10

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by Deed of Grant No. 19553031 (ALLOT 4)
- LEASE No 717998823 04/05/2017 at 11:06
SHERRIFF ELECTRICAL PTY LTD A.C.N. 010 059 837
OF THE WHOLE OF THE LAND
TERM: 01/03/2017 TO 28/02/2022 OPTION 5 YEARS
- AMENDMENT OF LEASE No 721869514 29/07/2022 at 13:51
LEASE: 717998823
TERM: 01/03/2017 TO 28/02/2027 OPTION 5 YEARS

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

DEALINGS REGISTERED

721869514 AMEND LEASE

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

TITLES QUEENSLAND - CONTACT CENTRE:

Facsimile: (07) 3412 1000 / Phone: (07) 3412 1470

www.titlesqld.com.au

Brenda Wishey

Brenda Wishey

From: Elayne Geltch <elayne.geltch@sjelectric.com.au>
Sent: Tuesday, 26 July 2022 3:12 PM
To: Steve Ridley
Cc: Russell Stanley; Paul Stanley
Subject: RE: Your Ref: GM0003825 , #MAS / Sedgwick Ref: 60163016 / Customer: Ivanghwood Pty Ltd
Attachments: 26072022144649-0001.pdf; 26072022144659-0001.pdf

Hi Steve

Please find Bank Details and quote attached, thank you.

Kind Regards,

Elayne Geltch
Divisional Commercial Manager

SJ ELECTRIC

M +61 414 287 520

E Elayne.Geltch@sjelectric.com.au

19 Elliot St
Albion QLD 4010

T +61 7 3648 2900

sjelectric.com.au

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SCEE GROUP

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From: Steve Ridley <metroeastcom@au.sedgwick.com>

Sent: Thursday, 21 July 2022 12:01 PM

To: Elayne Geltch <Elayne.Geltch@sjelectric.com.au>

Subject: Your Ref: GM0003825 , #MAS / Sedgwick Ref: 60163016 / Customer: Ivanghwood Pty Ltd

Apologies, Please find attached bank details form.

Steve

ent: 21/07/2022 11:59 AM

To: elayne.geltch@sjelectric.com.au

Cc: Russell.Stanley@trivantage.com.au; Paul.Stanley@sjelectric.com.au

Subject: Re: RE: Your Ref: GM0003825 , #MAS / Sedgwick Ref: 60163016 / Customer: Ivanghwood Pty Ltd

Attachments: (No Attachments)

Good Morning Elayne,

If you could complete the attached bank details form and return it to us with copies of the ceiling repair and carpet quote invoices, we can recommend payment to your Insurer.

I have searched our records and found Sedgwick assessed your claim relating to the skylight but the Insurer advised it would be declined?

As responsibility for claim determination rests with your Insurer I would recommend you contact QBE or your representative from Arthur J Gallagher for an explanation. The Insurers reference is GM0003566.

Regards

Steve

Steve Ridley | Senior Adjuster

Sedgwick Australia Pty Ltd

PO Box 392, FORTITUDE VALLEY QLD 4006

PHONE +61 7 5492 8933

MOBILE +61 400 343 920 | EMAIL steve.ridley@au.sedgwick.com

www.sedgwick.com/au



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From: Steve Ridley <metroeastcom@au.sedgwick.com>
Sent: Thursday, 21 July 2022 11:59 AM
To: Elayne Geltch
Cc: Russell Stanley; Paul Stanley
Subject: Re: RE: Your Ref: GM0003825 , #MAS / Sedgwick Ref: 60163016 / Customer: Ivanghwood Pty Ltd

Good Morning Elayne,

If you could complete the attached bank details form and return it to us with copies of the ceiling repair and carpet quote invoices, we can recommend payment to your Insurer.

I have searched our records and found Sedgwick assessed your claim relating to the skylight but the Insurer advised it would be declined?

As responsibility for claim determination rests with your Insurer I would recommend you contact QBE or your representative from Arthur J Gallagher for an explanation. The Insurers reference is GM0003566.

Regards

Steve

Steve Ridley | Senior Adjuster

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From: Elayne.Geltch@sjelectric.com.au

Sent: 21/07/2022 11:39:05 AM

To: metroeastcom@au.sedgwick.com;

Cc: Russell.Stanley@trivantage.com.au;Paul.Stanley@sjelectric.com.au;

Subject: RE: Your Ref: GM0003825 , #MAS / Sedgwick Ref: 60163016 / Customer: Ivanghwood Pty Ltd

Attachments: (No Attachments)

Good Morning Steve

We have a quote for the damage above the flood water levels to ground floor ceiling and first floor carpet \$6,755.00 ex GST.

Can you advise when we will be paid out on the skylight claim from over 18 months ago. We would like settlement of this claim immediately.

Kind Regards,

ElayneGeltch

Divisional Commercial Manager



M +61 414 287 520

E Elayne.Geltch@sjelectric.com.au

19 Elliot St
Albion QLD 4010

T +61 7 3648 2900

sjelectric.com.au



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From: Steve Ridley <metroeastcom@au.sedgwick.com>

Sent: Monday, 18 July 2022 12:42 PM

To: Elayne Geltch <Elayne.Geltch@sjelectric.com.au>

Subject: Your Ref: GM0003825 , #MAS / Sedgwick Ref: 60163016 / Customer: Ivanghwood Pty Ltd

Good Afternoon Elayne,

As you are aware we are acting for QBE Insurance, who are the Building Insurer's for Ivanghwood Pty LTD. We have received a Hydrologists report in relation to the cause of damage to the property that occurred in February/March 2022.

The Hydrologist has confirmed the inundation of the property resulted from water overflowing from Breakfast Creek.

This fits within the Policy definition of Flood for which there is no cover.

The Hydrologist has report minor damage above the flood water levels to ground floor ceiling tiles, first floor ceiling and first floor carpet.

The cost of repairs to the above damage can be claimed but we would first need to confirm if the items are Ivanghwood or the tenants property?

If you wish to proceed with a claim for these items could you confirm who installed them and submit copies of repair/replacement quotes or invoices.

Regards

Steve

Steve Ridley | Senior Adjuster

Sedgwick Australia Pty Ltd

PO Box 392, FORTITUDE VALLEY QLD 4006

PHONE +61 7 5492 8933

MOBILE +61 400 343 920 | EMAIL steve.ridley@au.sedgwick.com

www.sedgwick.com/au



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of how we do business. We believe in treating colleagues and customers with respect and dignity and recognise that individual circumstances are unique. Sedgwick has a range of options available to support customers in challenging times. To learn more, contact Sedgwick on (+61) 1800 811 285 or view our vulnerable customer policy. You can access our policies via the Sedgwick website <https://www.sedgwick.com/solutions/global/au>

QUOTATION

Quote No.

512090

Date

20 / 3 / 22.

FROM

Peter J Addison,
Carpentry & joinery.

ABN

58 066 033 451.

TO

IVANHOOD PTY LTD
26 IMMARNA ST
ALBION.

Telephone No.

Thank you for your enquiry. We have pleasure in submitting the following quotation.

Qty	Description	Amount
①	To remove damaged carpet on 1st floor. To replace underlay & carpet with similar type. To remove all site debris.	3,790.00
②	Removal of damaged gypsock on 1st floor. To re-frame where necc, re-sheet, set, sand & paint. All debris to be removed off site.	4,410.00
	This is a quote. The partnership did not pay They paid \$45k in total - see repairs and maintenance	

This quotation remains valid for 30 days from the date of issue, after which a revised quote may be necessary.

Peter J Addison.
SIGNED

Sub total 8,200.00
GST
TOTAL INCLUDING GST



QBE INSURANCE (AUSTRALIA) LIMITED
QBE 78 000 101 000



Declaration

The following must be completed on all claims and the information included in the first report

Claim Number G10003566

THE INSURED			
The Insured	<u>IVAGWOOD PT LTD</u>		
Are you registered for GST?	No <input type="checkbox"/>	Yes <input type="checkbox"/>	What is your ABN? <u>64 587 359 722</u>
1. Have you claimed or intend to claim an input tax credit on the GST component of the premium applicable to the Policy?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If "No", go to question 3		
2. Will you be claiming an amount less than 100%?	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If "Yes", specify amount claimed	100 %	
3. Are you entitled to claim an input tax credit for repairs or replacement of the item that has been lost or damaged?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If "No", go to declaration		
4. Will you be claiming an amount less than 100%?	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If "Yes", specify amount claimed	100 %	

PAYMENT DETAILS			
Would you like the funds deposited to your Australian bank account by electronic transfer			No <input type="checkbox"/> Yes <input type="checkbox"/>
Bank Name	<u>Commonwealth Bank</u>	BSB	<u>064-145</u>
Account Name	<u>IVAGWOOD P/L</u>	Account Number	<u>10281105</u>

GENERAL DECLARATION
All information and answers given in relation to this claim are true and complete in every detail.
I understand the claim may be refused or reduced if information is withheld.
I authorise that my Insurer give to and obtain from other insurers and insurance reference bureaus any information relating to my insurance history as well as insurance claims information obtained during the course of this contract.

PRIVACY
QBE includes information about how we manage your personal information in our Product Disclosure Statements and Policy booklets. You can obtain a copy of the QBE Privacy policy Statement from our website www.qbe.com or contact the Compliance Manager on 02 9375 4656 or email compliance.manager@qbe.com . for further information.

DECLARATION			
I/We declare that the information supplied on this form is true in every respect			
Signature of Insured 1	x	<u>R. Gurt So</u> <u>RUSSELL STANLEY</u>	Date: <u>26/07/2022</u>
Signature of Insured 2	x		Date:

Tax Invoice

ABN 53 574 469 796

Stanley Superannuation Fund & Others
37/130 Harbour Road
Hamilton QLD 4007

Invoice Date 21 September 2022
Invoice Number 11844
Client Code STA20P3

PROFESSIONAL SERVICES RENDERED

AMOUNTS

Preparation of annual Financial Statements for the year ended 30th June 2022.
Preparation of Income Tax Return and lodgement with the Australian Taxation Office.
Checking of Tax Assessment received and notification as to payment of tax as and when due. 1,136.00

Lodgement of Business Activity statements for 12 months July 2021 to June 2022 @ \$50 pm 600.00

(Prepare & Lodge BAS would be \$150 + GST pm)

Sub Total	1,736.00
GST	173.60
Total Amount Inclusive of GST	\$1,909.60

THIS ACCOUNT IS DUE AND PAYABLE IN 14 DAYS

PAYMENT ADVICE

Client Stanley Superannuation Fund & Others
Client Code STA20P3
Invoice Number 11844
Due Date 5 Oct 22
Total Due **\$1,909.60**

Direct Credit

Please make payment into the following account:-
Please use the reference **STA20P3**.

Account Name Virtu Super Pty Ltd
BSB Number 084-129
Account Number 8930 77696