

Trial Balance

As at 07 March 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
(20,162.61)	24200/MOLLYN00001 A	(Contributions) Moller, Lynette Robyn - Accumulation			9,974.29
(20,411.47)	24200/MOLROD00001 A	(Contributions) Moller, Rodney Edward - Accumulation			9,144.20
(15,000.00)	24700	Changes in Market Values of Investments			9,467.64
	25000	Interest Received			
(2.97)	25000/Macq8987	Macquarie ***8987			2,486.38
	28000	Property Income			
(17,910.57)	28000/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella			6,357.45
2,860.00	30100	Accountancy Fees		5,896.00	
259.00	30400	ATO Supervisory Levy		259.00	
500.00	30600	Amortisation of formation costs		500.00	
330.00	30700	Auditor's Remuneration		660.00	
331.00	30800	ASIC Fees		346.00	
	30900	Advisor Fees		6,500.00	
395.00	31500	Bank Charges			
	33400	Depreciation			
1,997.57	33400/MOLLMS1_PLA NT&EQUIPM	Plant & Equipment per QSR		395.58	
240.00	38000	Insurance		390.00	
	41930	Property Expenses - Agents Management Fees			
1,767.13	41930/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		534.41	
	41960	Property Expenses - Council Rates			
1,721.60	41960/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		680.19	
	41970	Property Expenses - Garden and Lawn			
572.04	41970/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		190.68	
	41980	Property Expenses - Insurance Premium			
385.00	41980/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella			78.05
	42010	Property Expenses - Interest on Loans			
2,868.46	42010/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		838.29	

27962.32

9,974.29
9,144.20
9,467.64
2,486.38
6,357.45

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Trial Balance

As at 07 March 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	42040	Property Expenses - Pest Control			
88.00	42040/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella			
	42060	Property Expenses - Repairs Maintenance			
372.10	42060/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		610.50	
	42090	Property Expenses - Stationery, Phone and Postage			
158.40	42090/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		52.80	
	42100	Property Expenses - Strata Levy Fees			
3,767.74	42100/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella			640.72
	42150	Property Expenses - Water Rates			
819.68	42150/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		873.35	
	42200	Property Expenses - Borrowing costs			
	42200/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		1,555.00	
	46000	Benefits Paid/Transfers Out			
	46000/MOLLYN00001 A	(Benefits Paid/Transfers Out) Moller, Lynette Robyn - Accumulation		204,193.91	
	46000/MOLROD00001 A	(Benefits Paid/Transfers Out) Moller, Rodney Edward - Accumulation		219,057.51	
5,099.55	48500	Income Tax Expense		8,790.69	
48,955.35	49000	Profit/Loss Allocation Account			414,175.18
	50010	Opening Balance			
(175,095.99)	50010/MOLLYN00001 A	(Opening Balance) Moller, Lynette Robyn - Accumulation			199,171.33
(190,123.84)	50010/MOLROD00001 A	(Opening Balance) Moller, Rodney Edward - Accumulation			215,003.85
	52420	Contributions			
(20,162.61)	52420/MOLLYN00001 A	(Contributions) Moller, Lynette Robyn - Accumulation			9,974.29
(20,411.47)	52420/MOLROD00001 A	(Contributions) Moller, Rodney Edward - Accumulation			9,144.20
	53100	Share of Profit/(Loss)			
(6,464.05)	53100/MOLLYN00001 A	(Share of Profit/(Loss)) Moller, Lynette Robyn - Accumulation		602.43	
(7,016.77)	53100/MOLROD00001 A	(Share of Profit/(Loss)) Moller, Rodney Edward - Accumulation		649.13	

19063-03

8899.29

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R & L Suzie Super Fund
Trial Balance



As at 07 March 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	53330	Income Tax			
(473.04)	53330/MOLLYN00001 A	(Income Tax) Moller, Lynette Robyn - Accumulation		2,853.11	
(513.49)	53330/MOLROD00001 A	(Income Tax) Moller, Rodney Edward - Accumulation		3,069.77	
	53800	Contributions Tax			
3,024.36	53800/MOLLYN00001 A	(Contributions Tax) Moller, Lynette Robyn - Accumulation		1,496.17	
3,061.72	53800/MOLROD00001 A	(Contributions Tax) Moller, Rodney Edward - Accumulation		1,371.64	
	54500	Benefits Paid/Transfers Out			
	54500/MOLLYN00001 A	(Benefits Paid/Transfers Out) Moller, Lynette Robyn - Accumulation		204,193.91	
	54500/MOLROD00001 A	(Benefits Paid/Transfers Out) Moller, Rodney Edward - Accumulation		219,057.51	
	60400	Bank Accounts			
31,184.81	60400/Macq8987	Macquarie ***8987			0.00
500.00	64000	Formation Expenses			0.00
1,361.85	68102	Rent Debtor			0.00
	76550	Plant and Equipment (at written down value) - Unitised			
6,767.20	76550/MOLLMS1_PLA NT&EQUIPM	Plant & Equipment per QSR	0.0000		0.00
	77200	Real Estate Properties (Australian - Residential)			
405,000.00	77200/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella	0.0000		0.00
(1,312.55)	85000	Income Tax Payable/Refundable			0.00
	85500	Limited Recourse Borrowing Arrangements			
(28,379.13)	85500/CITYEDGE	Mortgage Ezy ***4088			0.00
(947.00)	86000	PAYG Payable			0.00
				885,617.58	885,617.58

Current Year Profit/(Loss): (405,384.49)

tax pd. 6049-05
 141-64

 6190-69

Cash transactions

8 Dec 2022 to 8 Mar 2023



Account name	R & L SUZIE SMSF PTY LTD ATF R & L SUZIE SUPER FUND	Active	Balance
Account number	966368987		\$0.00
BSB	182-512		
Product	Cash Management Account		
Issued	08/03/2023		

Date	Category	Description	Debit	Credit	Balance
07 Mar 2023	Transfers	775560868190302002	283.45		0.00
07 Mar 2023	Transfers	775560868190302001	264.19		283.45
07 Mar 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	141.64		547.64
28 Feb 2023	Transfers	775560868190223002	203,929.72		689.28
28 Feb 2023	Transfers	775560868	218,774.06		204,619.00
28 Feb 2023	Interest	MACQUARIE CMA INTEREST PAID		644.28	423,393.06
24 Feb 2023	Transfers	SLA INVOICE	3,300.00		422,748.78
24 Feb 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	6,049.05		426,048.78
31 Jan 2023	Interest	MACQUARIE CMA INTEREST PAID		757.28	432,097.83
10 Jan 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	1,634.00		431,340.55
30 Dec 2022	Interest	MACQUARIE CMA INTEREST PAID		665.86	432,974.55
12 Dec 2022	Transfers	PRECISION CH PASCH2212070008013		756.25	432,308.69
	Totals		434,376.11	2,823.67	

This transaction list isn't a statement. We recommend you or your client review all transactions to ensure they're accurate.

Account details

R & L SUZIE SMSF PTY LTD ATF R & L SUZIE SUPER FUND
966368987
Cash Management Account

Cash transactions

7 Dec 2022 to 7 Mar 2023



Account name	R & L SUZIE SMSF PTY LTD ATF R & L SUZIE SUPER FUND	Active	Balance
Account number	966368987		\$0.00
BSB	182-512		
Product	Cash Management Account		
Issued	07/03/2023		

Date	Category	Description	Debit	Credit	Balance
07 Mar 2023	Transfers	775560868190302002	283.45		0.00
07 Mar 2023	Transfers	775560868190302001	264.19		283.45
07 Mar 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	141.64		547.64
28 Feb 2023	Transfers	775560868190223002	203,929.72		689.28
28 Feb 2023	Transfers	775560868	218,774.06		204,619.00
28 Feb 2023	Interest	MACQUARIE CMA INTEREST PAID		644.28	423,393.06
24 Feb 2023	Transfers	SLA INVOICE	3,300.00		422,748.78
24 Feb 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	6,049.05		426,048.78
31 Jan 2023	Interest	MACQUARIE CMA INTEREST PAID		757.28	432,097.83
10 Jan 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	1,634.00		431,340.55
30 Dec 2022	Interest	MACQUARIE CMA INTEREST PAID		665.86	432,974.55
12 Dec 2022	Transfers	PRECISION CH PASCH2212070008013		756.25	432,308.69
	Totals		434,376.11	2,823.67	

This transaction list isn't a statement. We recommend you or your client review all transactions to ensure they're accurate.

Account details

R & L SUZIE SMSF PTY LTD ATF R & L SUZIE SUPER FUND
966368987
Cash Management Account

Leeza Cox

From: Leeza Cox
Sent: Thursday, 2 March 2023 6:58 AM
To: Lauren Buggy
Subject: R & L Suzie Super Fund - further ATO payment & rollovers to do please
Attachments: ATO payment slip \$141.64.pdf
Importance: High

Hi Lauren

Thanks very much. The interest for February has been credited, so there's a bit more to do please:-

1. Pay the ATO \$141.64 please
2. Please make payment for the two rollovers as per the below, please make sure to use the reference numbers
3. Obtain a payout figure to close the bank account and let me know so I can do the final rollover please

Message Confirmation

A SuperStream rollover message for **Lynette Robyn Moller** has been sent to **Australian Retirement Trust Super Savings** on 02/03/2023.

Please arrange payment of **\$264.19** to the following bank details:

Account Name: **Australian Retirement Trust**
BSB: **064788**
Account Number: **76556837**
Payment Reference Number: **775560868190302001**

Important Please use Payment Reference Number provided above as the bank reference number when making payment. Under SuperStream standards, Payment Reference Number in SuperStream message and bank reference number **MUST** match.

[Close](#) [Copy message to clipboard](#) [Download to PDF](#)

Roll out 203,929.72 Roll Out Transaction Processed 203,929.72

Message Confirmation

A SuperStream rollover message for **Rodney Edward Moller** has been sent to **Australian Retirement Trust Super Savings** on 02/03/2023.

Please arrange payment of **\$283.45** to the following bank details:

Account Name: **Australian Retirement Trust**

BSB: **064788**

Account Number: **76556837**

Payment Reference Number: **775560868190302002**

Important: Please use Payment Reference Number provided above as the bank reference number when making payment. Under SuperStream standards, Payment Reference Number in SuperStream message and bank reference number **MUST** match.

Close

Copy message to clipboard

Download to PDF

Please let me know if you have any questions.
My usual office hours are 7am – 2pm weekdays.

Kind Regards,

Leeza Cox

ACCOUNTANT

Tel [07 5561 8800](tel:0755618800) | Fax [07 5561 8700](tel:0755618700)

Email leeza@simmonslivingstone.com.au

Web simmonslivingstone.com.au

30/340 Hope Island Road, Hope Island QLD 4212

PO Box 806, Oxenford QLD 4210



**Simmons
Livingstone
& Associates**

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R & L Suzie Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: Rodney Edward Moller

Transaction Type: SuperStream Roll Out

Date: 02/03/2023

Transaction Status: Roll Out Awaiting Payment Confirmation

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: Rodney Edward Moller

Member Account: MOLROD00001A

TFN: *****912

Date of Birth: *****1960

Sex: Female

Address: 17 Cosway Street, Hillcrest, 4118, QLD, AUSTRALIA

Service Period Start Date: 28/03/1991

Receiving Fund Details:

Is the fund an SMSF? No

Name: Australian Retirement Trust Super Savings

ABN: 60905115063

ESA:

USI: 60905115063003

Member Client ID: 903414051

Bank Account

BSB: 064788

Account Name: Australian Retirement Trust

Account Number: 76556837

Transferring Fund Details:

Is the fund an SMSF? Yes

Name: R & L Suzie Super Fund

ABN: 77556086819

ESA: BGLSF360

Member Client ID: UNKNOWN

R & L Suzie Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



Rollover Transaction Details:

Is the request for the entire balance? Yes

Insurance

Insured Death Cover: \$0.00

Insured TDP Cover: \$0.00

Insured Income Protection Monthly Cover: \$0.00

Payment Reference Number: 775560868190302002

Requested Amount: \$283.45

Rollover Components

Tax Free Component: \$0.00

Element Taxed In The Fund: \$283.45

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$283.45

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
02/03/2023	Roll Out Awaiting Payment Confirmation	User created	Leeza Cox

4. SuperStream ATO Validation Services

R & L Suzie Super Fund as the transferring fund has validated the member and/or receiving fund details with the following ATO validation service(s):

Date	Validation Service Type	Processed By	ATO's Service Response
02/03/2023	SMSF Member Verify (SMSFMBVRY)	Leeza Cox	A match has been found for the tax file number and member information supplied.

R & L Suzie Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: Lynette Robyn Moller

Transaction Type: SuperStream Roll Out

Date: 02/03/2023

Transaction Status: Roll Out Awaiting Payment Confirmation

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: Lynette Robyn Moller

Member Account: MOLLYN00001A

TFN: *****264

Date of Birth: *****1964

Sex: Female

Address: 17 Cosway Street, Hillcrest, 4118, QLD, AUSTRALIA

Service Period Start Date: 26/08/1999

Receiving Fund Details:

Is the fund an SMSF? No

Name: Australian Retirement Trust Super Savings

ABN: 60905115063

ESA:

USI: 60905115063003

Member Client ID: 903414080

Bank Account

BSB: 064788

Account Name: Australian Retirement Trust

Account Number: 76556837

Transferring Fund Details:

Is the fund an SMSF? Yes

Name: R & L Suzie Super Fund

ABN: 77556086819

ESA: BGLSF360

Member Client ID: UNKNOWN

R & L Suzie Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



Rollover Transaction Details:

Is the request for the entire balance? Yes

Insurance

Insured Death Cover: \$0.00

Insured TDP Cover: \$0.00

Insured Income Protection Monthly Cover: \$0.00

Payment Reference Number: 775560868190302001

Requested Amount: \$264.19

Rollover Components

Tax Free Component: \$0.00

Element Taxed In The Fund: \$264.19

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$264.19

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
02/03/2023	Roll Out Awaiting Payment Confirmation	User created	Leeza Cox

4. SuperStream ATO Validation Services

R & L Suzie Super Fund as the transferring fund has validated the member and/or receiving fund details with the following ATO validation service(s):

Date	Validation Service Type	Processed By	ATO's Service Response
02/03/2023	SMSF Member Verify (SMSFMBVRY)	Leeza Cox	A match has been found for the tax file number and member information supplied.

R & L Suzie Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: Rodney Edward Moller

Transaction Type: SuperStream Roll Out

Date: 27/02/2023

Transaction Status: Roll Out Transaction Processed

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: Rodney Edward Moller

Member Account: MOLROD00001A

TFN: *****912

Date of Birth: *****1960

Sex: Female

Address: 17 Cosway Street, Hillcrest, 4118, QLD, AUSTRALIA

Service Period Start Date: 28/03/1991

Receiving Fund Details:

Is the fund an SMSF? No

Name: Australian Retirement Trust Super Savings

ABN: 60905115063

ESA:

USI: 60905115063003

Member Client ID: 903414051

Bank Account

BSB: 064788

Account Name: Australian Retirement Trust

Account Number: 76556837

Transferring Fund Details:

Is the fund an SMSF? Yes

Name: R & L Suzie Super Fund

ABN: 77556086819

ESA: BGLSF360

Member Client ID: UNKNOWN

R & L Suzie Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



Rollover Transaction Details:

Is the request for the entire balance? Yes

Insurance

Insured Death Cover: \$0.00

Insured TDP Cover: \$0.00

Insured Income Protection Monthly Cover: \$0.00

Payment Reference Number: 775560868190223001

Requested Amount: \$218,774.06

Rollover Components

Tax Free Component: \$50.00

Element Taxed In The Fund: \$218,724.06

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$218,774.06

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
01/03/2023	Roll Out Transaction Processed	Electronically received (Fund)	SYSTEM
27/02/2023	Roll Out Awaiting Payment Confirmation	User created	Leeza Cox
23/02/2023	Roll Out Transaction Prepared	User created	Leeza Cox

4. SuperStream ATO Validation Services

R & L Suzie Super Fund as the transferring fund has validated the member and/or receiving fund details with the following ATO validation service(s):

Date	Validation Service Type	Processed By	ATO's Service Response
27/02/2023	SMSF Member Verify (SMSFMBVRY)	Leeza Cox	A match has been found for the tax file number and member information supplied.

R & L Suzie Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: Lynette Robyn Moller

Transaction Type: SuperStream Roll Out

Date: 27/02/2023

Transaction Status: Roll Out Transaction Processed

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: Lynette Robyn Moller

Member Account: MOLLYN00001A

TFN: *****264

Date of Birth: *****1964

Sex: Female

Address: 17 Cosway Street, Hillcrest, 4118, QLD, AUSTRALIA

Service Period Start Date: 26/08/1999

Receiving Fund Details:

Is the fund an SMSF? No

Name: Australian Retirement Trust Super Savings

ABN: 60905115063

ESA:

USI: 60905115063003

Member Client ID:

Bank Account

BSB: 064788

Account Name: Australian Retirement Trust

Account Number: 76556837

Transferring Fund Details:

Is the fund an SMSF? Yes

Name: R & L Suzie Super Fund

ABN: 77556086819

ESA: BGLSF360

Member Client ID: UNKNOWN

R & L Suzie Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2023



Rollover Transaction Details:

Is the request for the entire balance? Yes

Insurance

Insured Death Cover: \$0.00

Insured TDP Cover: \$0.00

Insured Income Protection Monthly Cover: \$0.00

Payment Reference Number: 775560868190223002

Requested Amount: \$203,929.72

Rollover Components

Tax Free Component: \$0.00

Element Taxed In The Fund: \$203,929.72

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$203,929.72

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
01/03/2023	Roll Out Transaction Processed	Electronically received (Fund)	SYSTEM
27/02/2023	Roll Out Awaiting Payment Confirmation	User created	Leeza Cox
23/02/2023	Roll Out Transaction Prepared	User created	Leeza Cox

4. SuperStream ATO Validation Services

R & L Suzie Super Fund as the transferring fund has validated the member and/or receiving fund details with the following ATO validation service(s):

Date	Validation Service Type	Processed By	ATO's Service Response
27/02/2023	SMSF Member Verify (SMSFMBVRY)	Leeza Cox	A match has been found for the tax file number and member information supplied.

R & L Suzie Super Fund
Operating Statement

For the year ended 02 March 2023



	Note	2023 \$	2022 \$
Income			
Investment Income			
Interest Received		2,486.38	2.97
Property Income	8	6,357.45	17,910.57
Investment Gains			
Changes in Market Values	9		
Realised Movements in Market Value		52,552.23	0.00
Unrealised Movements in Market Value		(43,084.59)	15,000.00
Contribution Income			
Employer Contributions		19,118.49	40,574.08
Total Income		<u>37,429.96</u>	<u>73,487.62</u>
Expenses			
Accountancy Fees		5,896.00	2,860.00
ATO Supervisory Levy		259.00	259.00
Amortisation of formation costs		500.00	500.00
Auditor's Remuneration		660.00	330.00
ASIC Fees		346.00	331.00
Advisor Fees		6,500.00	0.00
Bank Charges		0.00	395.00
Depreciation		395.58	1,997.57
Insurance		390.00	240.00
Property Expenses - Agents Management Fees		534.41	1,767.13
Property Expenses - Council Rates		680.19	1,721.60
Property Expenses - Garden and Lawn		190.68	572.04
Property Expenses - Insurance Premium		(78.05)	385.00
Property Expenses - Interest on Loans		838.29	2,868.46
Property Expenses - Pest Control		0.00	88.00
Property Expenses - Repairs Maintenance		610.50	372.10
Property Expenses - Stationery, Phone and Postage		52.80	158.40
Property Expenses - Strata Levy Fees		(640.72)	3,767.74
Property Expenses - Water Rates		873.35	819.68
Property Expenses - Borrowing costs		1,555.00	0.00
		<u>19,563.03</u>	<u>19,432.72</u>
Member Payments			
Benefits Paid/Transfers Out		422,703.78	0.00
Total Expenses		<u>442,266.81</u>	<u>19,432.72</u>
Benefits accrued as a result of operations before income tax			
Income Tax Expense	10	(404,836.85)	54,054.90
Benefits accrued as a result of operations		<u>(413,627.54)</u>	<u>48,955.35</u>

The accompanying notes form part of these financial statements.

Refer to compilation report

Detailed Statement of Financial Position

As at 02 March 2023

	Note	2023 \$	2022 \$
Assets			
Investments			
Plant and Equipment (at written down value) - Unitised	2		
Plant & Equipment per QSR		0.00	6,767.20
Real Estate Properties (Australian - Residential)	3		
Unit 29 City Edge, 52 Falso Place, Doolandella		0.00	405,000.00
Total Investments		<u>0.00</u>	<u>411,767.20</u>
Other Assets			
Bank Accounts	4		
Macquarie ***8987		689.28	31,184.81
Formation Expenses		0.00	500.00
Rent Debtor		0.00	1,361.85
Total Other Assets		<u>689.28</u>	<u>33,046.66</u>
Total Assets		<u>689.28</u>	<u>444,813.86</u>
Less:			
Liabilities			
Income Tax Payable		141.64	1,312.55
Limited Recourse Borrowing Arrangements			
Mortgage Ezy ***4088		0.00	28,379.13
PAYG Payable		0.00	947.00
Total Liabilities		<u>141.64</u>	<u>30,638.68</u>
Net assets available to pay benefits		<u>547.64</u>	<u>414,175.18</u>
Represented By :			
Liability for accrued benefits allocated to members' accounts	5, 6		
Moller, Rodney Edward - Accumulation		283.45	215,003.85
Moller, Lynette Robyn - Accumulation		264.19	199,171.33
Total Liability for accrued benefits allocated to members' accounts		<u>547.64</u>	<u>414,175.18</u>

The accompanying notes form part of these financial statements.

Refer to compilation report

R & L Suzie Super Fund

Members Statement



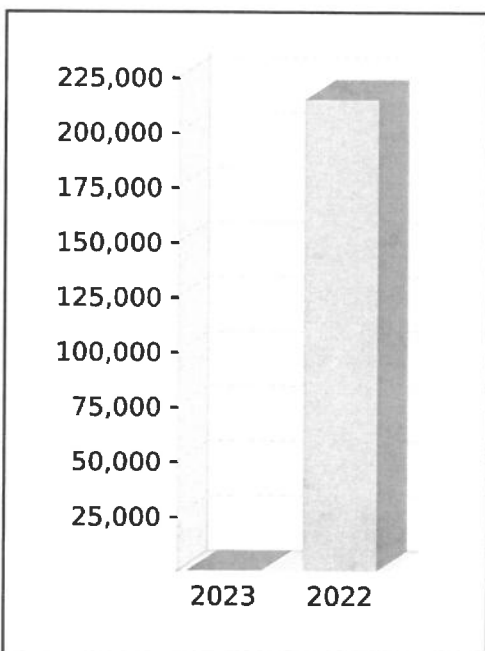
Rodney Edward Moller
 17 Cosway Street
 Hillcrest, Queensland, 4118, Australia

Your Details

Date of Birth :	19/08/1960	Nominated Beneficiaries:	Lynette Robyn Moller
Age:	62	Nomination Type:	N/A
Tax File Number:	127509912	Vested Benefits:	283.45
Date Joined Fund:	25/06/2018	Total Death Benefit:	283.45
Service Period Start Date:	28/03/1991	Disability Benefit:	0.00
Date Left Fund:			
Member Code:	MOLROD00001A		
Account Start Date:	25/06/2018		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	283.45
<u>Preservation Components</u>	
Preserved	283.45
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	
Taxable	283.45
Investment Earnings Rate	0%



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2022	215,003.85	190,123.84
<u>Increases to Member account during the period</u>		
Employer Contributions	9,144.20	20,411.47
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	(649.13)	7,016.77
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	1,371.64	3,061.72
Income Tax	3,069.77	(513.49)
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out	218,774.06	
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 02/03/2023	283.45	215,003.85

R & L Suzie Super Fund Members Statement



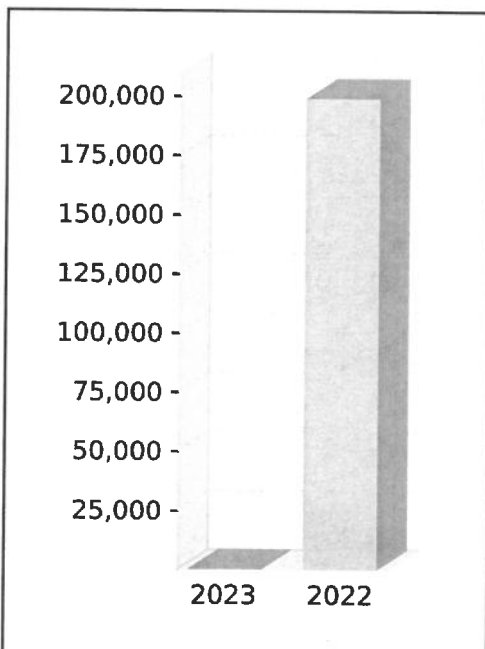
Lynette Robyn Moller
17 Cosway Street
Hillcrest, Queensland, 4118, Australia

Your Details

Date of Birth :	07/10/1964	Nominated Beneficiaries:	Rodney Edward Moller
Age:	58	Nomination Type:	N/A
Tax File Number:	487815264	Vested Benefits:	264.19
Date Joined Fund:	25/06/2018	Total Death Benefit:	264.19
Service Period Start Date:	26/08/1999	Disability Benefit:	0.00
Date Left Fund:			
Member Code:	MOLLYN00001A		
Account Start Date:	25/06/2018		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	264.19
<u>Preservation Components</u>	
Preserved	264.19
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	
Taxable	264.19
Investment Earnings Rate	0%



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2022	199,171.33	175,095.99
<u>Increases to Member account during the period</u>		
Employer Contributions	9,974.29	20,162.61
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	(602.43)	6,464.05
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	1,496.17	3,024.36
Income Tax	2,853.11	(473.04)
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out	203,929.72	
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 02/03/2023	264.19	199,171.33

Cash transactions

1 Dec 2022 to 1 Mar 2023



Account name	R & L SUZIE SMSF PTY LTD ATF R & L SUZIE SUPER FUND	Active	Balance
Account number	966368987		\$689.28
BSB	182-512		
Product	Cash Management Account		
Issued	01/03/2023		

Date	Category	Description	Debit	Credit	Balance
28 Feb 2023	Transfers	775560868190223002 ^{48-241.} L	203,929.72	264-18	689.28
28 Feb 2023	Transfers	775560868 R	218,774.06	283-46	204,619.00
28 Feb 2023	Interest	MACQUARIE CMA INTEREST PAID		644.28	423,393.06
24 Feb 2023	Transfers	SLA INVOICE	3,300.00		422,748.78
24 Feb 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	6,049.05		426,048.78
31 Jan 2023	Interest	MACQUARIE CMA INTEREST PAID		757.28	432,097.83
10 Jan 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	1,634.00		431,340.55
30 Dec 2022	Interest	MACQUARIE CMA INTEREST PAID		665.86	432,974.55
12 Dec 2022	Transfers	PRECISION CH PASCH2212070008013		756.25	432,308.69
Totals			433,686.83	2,823.67	

This transaction list isn't a statement. We recommend you or your client review all transactions to ensure they're accurate.

Account details

R & L SUZIE SMSF PTY LTD ATF R & L SUZIE SUPER FUND
 966368987
 Cash Management Account

96-68
 +45

 141-65 to ATD

Leeza Cox

From: Leeza Cox
Sent: Monday, 27 February 2023 8:42 AM
To: Lauren Buggy
Subject: RE: R & L Suzie Super Fund - windup
Importance: High

Hi Lauren

Can you please make the rollover payments as follows, please ensure to use the payment reference number listed for each

Message Confirmation

A SuperStream rollover message for **Rodney Edward Moller** has been sent to **Australian Retirement Trust Super Savings** on 27/02/2023.

Please arrange payment of **\$218,774.06** to the following bank details:

Account Name: **Australian Retirement Trust**
BSB: **064788**
Account Number: **76556837**
Payment Reference Number: **775560868190223001**

Important: Please use Payment Reference Number provided above as the bank reference number when making payment. Under SuperStream standards, Payment Reference Number in SuperStream message and bank reference number **MUST** match.

[Close](#) [Copy message to clipboard](#) [Download to PDF](#)

Message Confirmation

A SuperStream rollover message for **Lynette Robyn Moller** has been sent to **Australian Retirement Trust Super Savings** on 27/02/2023.

Please arrange payment of **\$203,929.72** to the following bank details:

Account Name: **Australian Retirement Trust**

BSB: **064788**

Account Number: **76556837**

Payment Reference Number: **775560868190223002**

Important Please use Payment Reference Number provided above as the bank reference number when making payment. Under SuperStream standards, Payment Reference Number in SuperStream message and bank reference number **MUST** match.

Close

Copy message to clipboard

Download to PDF

Please let me know if you have any questions.
My usual office hours are 7am – 2pm weekdays.

Kind Regards,

Leeza Cox

ACCOUNTANT

Tel [07 5561 8800](tel:0755618800) | Fax [07 5561 8700](tel:0755618700)

Email leeza@simmonslivingstone.com.au

Web simmonslivingstone.com.au

30/340 Hope Island Road, Hope Island QLD 4212

PO Box 806, Oxenford QLD 4210



**Simmons
Livingstone
& Associates**

ACCOUNTING | TAXATION | INSURANCE | BUSINESS ADVICE | FINANCIAL PLANNING | FINANCE

R & L Suzie Super Fund
Detailed Statement of Financial Position



As at 23 February 2023

	Note	2023	2022
		\$	\$
Assets			
Investments			
Plant and Equipment (at written down value) - Unitised	2		
Plant & Equipment per QSR		0.00	6,767.20
Real Estate Properties (Australian - Residential)	3		
Unit 29 City Edge, 52 Falso Place, Doolandella		0.00	405,000.00
Total Investments		<u>0.00</u>	<u>411,767.20</u>
Other Assets			
Bank Accounts	4		
Macquarie ***8987		432,097.83	31,184.81
Formation Expenses		0.00	500.00
Rent Debtor		0.00	1,361.85
Total Other Assets		<u>432,097.83</u>	<u>33,046.66</u>
Total Assets		<u>432,097.83</u>	<u>444,813.86</u>
Less:			
Liabilities			
Income Tax Payable		6,094.05	1,312.55
Limited Recourse Borrowing Arrangements			
Mortgage Ezy ***4088		0.00	28,379.13
PAYG Payable		0.00	947.00
Sundry Creditors		3,300.00	0.00
Total Liabilities		<u>9,394.05</u>	<u>30,638.68</u>
Net assets available to pay benefits		<u>422,703.78</u>	<u>414,175.18</u>
Represented By :			
Liability for accrued benefits allocated to members' accounts	5, 6		
Moller, Rodney Edward - Accumulation		218,774.06	215,003.85
Moller, Lynette Robyn - Accumulation		203,929.72	199,171.33
Total Liability for accrued benefits allocated to members' accounts		<u>422,703.78</u>	<u>414,175.18</u>

The accompanying notes form part of these financial statements.

Refer to compilation report

R & L Suzie Super Fund
Statement of Taxable Income



For the year ended 23 February 2023

	2023
	\$
Benefits accrued as a result of operations	17,222.65
Less	
Realised Accounting Capital Gains	52,552.23
	<u>52,552.23</u>
Add	
Decrease in MV of investments	43,084.59
SMSF non deductible expenses	500.00
Net Capital Gains	49,705.00
	<u>93,289.59</u>
SMSF Annual Return Rounding	0.33
Taxable Income or Loss	<u>57,960.34</u>
Income Tax on Taxable Income or Loss	8,694.05
 CURRENT TAX OR REFUND	 <u>8,694.05</u>
Supervisory Levy	<u>259.00</u>
Income Tax Instalments Paid	<u>(2,600.00)</u>
AMOUNT DUE OR REFUNDABLE	<u>6,353.05</u>

- 259

 = 6094.05

R & L Suzie Super Fund

Detailed Trial Balance



As at 22 February 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24200	Contributions			
	24200/EMP	Employer Contributions - Concessional			
(20,162.61)	24200/EMP/MOLLYN00001A	(Contributions) Moller, Lynette Robyn - Accumulation			9,974.29
(20,411.47)	24200/EMP/MOLROD00001A	(Contributions) Moller, Rodney Edward - Accumulation			9,144.20
	24700	Changes in market value			
	24700/Realised	Changes in market value(Realised)			
	24700/Realised/CITYEDGE	CITYEDGE			58,923.85
0.00	24700/Realised/MOLLMS1_PLANT&EQUIPM	MOLLMS1_PLANT&EQUIPM		6,371.62	
	24700/Unrealised	Changes in market value(Unrealised)			
(15,000.00)	24700/Unrealised/CITYEDGE	CITYEDGE		43,084.59	
	25000	Interest Received			
(2.97)	25000/Macq8987	Macquarie ***8987			1,842.10
	28000	Property Income			
(17,910.57)	28000/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella			6,357.45
2,860.00	30100	Accountancy Fees	+ \$2970	2,926.00	
259.00	30400	ATO Supervisory Levy		259.00	
500.00	30600	Amortisation of formation costs		500.00	
330.00	30700	Auditor's Remuneration	+ 330	330.00	
331.00	30800	ASIC Fees		346.00	
	30900	Advisor Fees		6,500.00	
395.00	31500	Bank Charges			
	33400	Depreciation			
1,997.57	33400/MOLLMS1_PLANT&EQUIPM	Plant & Equipment per QSR		395.58	
240.00	38000	Insurance		390.00	
	41930	Property Expenses - Agents Management Fees			
1,767.13	41930/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		534.41	
	41960	Property Expenses - Council Rates			
1,721.60	41960/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		680.19	

R & L Suzie Super Fund Detailed Trial Balance



As at 22 February 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	41970	Property Expenses - Garden and Lawn			
572.04	41970/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		190.68	2-1
	41980	Property Expenses - Insurance Premium			
385.00	41980/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella			12-1 78.05
	42010	Property Expenses - Interest on Loans			
2,868.46	42010/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		838.29	10-1
	42040	Property Expenses - Pest Control			
88.00	42040/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella			
	42060	Property Expenses - Repairs Maintenance			
372.10	42060/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		610.50	2-1
	42090	Property Expenses - Stationery, Phone and Postage			
158.40	42090/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		52.80	2-1
	42100	Property Expenses - Strata Levy Fees			
3,767.74	42100/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella			1716F 640.72
	42150	Property Expenses - Water Rates			
819.68	42150/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		873.35	10-2
	42200	Property Expenses - Borrowing costs			
	42200/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella		1,555.00	
5,099.55	48500	Income Tax Expense		9,189.05	
48,955.35	49000	Profit/Loss Allocation Account		11,333.60	
	50010	Opening Balance			
(175,095.99)	50010/MOLLYN00001 A	(Opening Balance) Moller, Lynette Robyn - Accumulation Accumulation Preserved 199,171.33 Taxable 199,171.33			199,171.33
(190,123.84)	50010/MOLROD00001 A	(Opening Balance) Moller, Rodney Edward - Accumulation Accumulation Preserved 215,003.85 Taxable 214,953.85 Tax Free 50.00			215,003.85
	52420	Contributions			

R & L Suzie Super Fund Detailed Trial Balance



As at 22 February 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
(20,162.61)	52420/MOLLYN00001 A	(Contributions) Moller, Lynette Robyn - Accumulation Accumulation Preserved 9,974.29 Taxable 9,974.29			9,974.29
(20,411.47)	52420/MOLROD00001 A	(Contributions) Moller, Rodney Edward - Accumulation Accumulation Preserved 9,144.20 Taxable 9,144.20			9,144.20
	53100	Share of Profit/(Loss)			
(6,464.05)	53100/MOLLYN00001 A	(Share of Profit/ Loss) Moller, Lynette Robyn - Accumulation Accumulation Preserved 676.38 Taxable 676.38			676.38
(7,016.77)	53100/MOLROD00001 A	(Share of Profit/ Loss) Moller, Rodney Edward - Accumulation Accumulation Preserved 727.78 Taxable 727.78			727.78
	53330	Income Tax			
(473.04)	53330/MOLLYN00001 A	(Income Tax) Moller, Lynette Robyn - Accumulation Accumulation Preserved (3,044.94) Taxable (3,044.94)		3,044.94	
(513.49)	53330/MOLROD00001 A	(Income Tax) Moller, Rodney Edward - Accumulation Accumulation Preserved (3,276.30) Taxable (3,276.30)		3,276.30	
	53800	Contributions Tax			
3,024.36	53800/MOLLYN00001 A	(Contributions Tax) Moller, Lynette Robyn - Accumulation Accumulation Preserved (1,496.17) Taxable (1,496.17)		1,496.17	
3,061.72	53800/MOLROD00001 A	(Contributions Tax) Moller, Rodney Edward - Accumulation Accumulation Preserved (1,371.64) Taxable (1,371.64)		1,371.64	
	60400	Bank Accounts			
31,184.81	60400/Macq8987	Macquarie ***8987		432,097.83	
500.00	64000	Formation Expenses			0.00
1,361.85	68102	Rent Debtor			0.00
	76550	Plant and Equipment (at written down value) - Unitised			
6,767.20	76550/MOLLMS1_PLA NT&EQUIPM	Plant & Equipment per QSR	0.0000		0.00

16-6
4-1

2-2

R & L Suzie Super Fund
Detailed Trial Balance



As at 22 February 2023

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	77200	Real Estate Properties (Australian - Residential)			
405,000.00	77200/CITYEDGE	Unit 29 City Edge, 52 Falso Place, Doolandella	0.0000		0.00
(1,312.55)	85000	Income Tax Payable/Refundable 2022 Installments 1,312.55 2023 Installments 2,600.00			6,589.05
	85500	Limited Recourse Borrowing Arrangements			
(28,379.13)	85500/CITYEDGE	Mortgage Ezy ***4088			0.00
(947.00)	86000	PAYG Payable			0.00
				528,247.54	528,247.54

Current Year Profit/(Loss): 20,522.65

Contributions Breakdown Report

For The Period 01 July 2022 - 22 February 2023



Summary

Member	D.O.B	Age (at 30/06/2022)	Total Super Balance (at 30/06/2022) *1	Concessional	Non-Concessional	Other	Reserves	Total
Moller, Lynette Robyn	07/10/1964	57	199,171.33	9,974.29	0.00	0.00	0.00	9,974.29
Moller, Rodney Edward	19/08/1960	61	215,003.85	9,144.20	0.00	0.00	0.00	9,144.20
All Members				19,118.49	0.00	0.00	0.00	19,118.49

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

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Moller, Lynette Robyn	Concessional (5 year carry forward cap available)	9,974.29	57,464.34	47,490.05 Below Cap
Moller, Rodney Edward	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Moller, Rodney Edward	Concessional (5 year carry forward cap available)	9,144.20	70,738.93	61,594.73 Below Cap
Moller, Rodney Edward	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2018	2019	2020	2021	2022	2023	Current Position
Moller, Lynette Robyn							
Concessional Contribution Cap	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	27,500.00	27,500.00
Concessional Contribution	0.00	15,795.11	18,734.44	17,843.50	20,162.61	9,974.29	9,974.29
Unused Concessional Contribution	0.00	9,204.89	6,265.56	7,156.50	7,337.39	17,525.71	17,525.71
Cumulative Carry Forward Unused	N/A	0.00	9,204.89	15,470.45	22,626.95	29,964.34	29,964.34
Maximum Cap Available	25,000.00	25,000.00	34,204.89	40,470.45	50,126.95	57,464.34	47,490.05 Below Cap
Total Super Balance	0.00	0.00	130,647.91	127,356.75	175,095.99	199,171.33	199,171.33
Moller, Rodney Edward							
Concessional Contribution Cap	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	27,500.00	27,500.00
Concessional Contribution	0.00	10,278.23	14,494.13	14,077.24	20,411.47	9,144.20	9,144.20
Unused Concessional Contribution	0.00	14,721.77	10,505.87	10,922.76	7,088.53	18,355.80	18,355.80
Cumulative Carry Forward Unused	N/A	0.00	14,721.77	25,227.64	36,150.40	43,238.93	43,238.93
Maximum Cap Available	25,000.00	25,000.00	39,721.77	50,227.64	63,650.40	70,738.93	61,594.73 Below Cap
Total Super Balance	0.00	0.00	155,605.58	142,338.58	190,123.84	215,003.85	215,003.85

NCC Bring Forward Caps

Member	Bring Forward Cap	2020	2021	2022	2023	Total	Current Position
Moller, Lynette Robyn	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Moller, Rodney Edward	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Moller, Lynette Robyn

Date	Transaction Description	Ledger Data			SuperStream Data			Other		
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution		Employer	Concessional
28/07/2022	SuperChoice P/L PC250722- 161966739 50	Employer	968.75				Employer	INSURANCE AUSTRALIA GROUP SERVICES PTY LIMITED	968.75	
28/07/2022	SuperChoice P/L PC250722- 161966740 50	Employer	968.75				Employer	INSURANCE AUSTRALIA GROUP SERVICES PTY LIMITED	968.75	
26/08/2022	SuperChoice P/L PC230822- 176216793 50	Employer	733.90				Employer	INSURANCE AUSTRALIA GROUP SERVICES PTY LIMITED	733.90	
26/08/2022	SuperChoice P/L PC230822- 176216794 50	Employer	733.90				Employer	INSURANCE AUSTRALIA GROUP SERVICES PTY LIMITED	733.90	
30/09/2022	SuperChoice P/L PC280922- 173059442 50	Employer	733.90				Employer	INSURANCE AUSTRALIA GROUP SERVICES PTY LIMITED	733.90	
01/10/2022										
24/10/2022										
25/10/2022	PRECISION CH PASCH2210190008 333 50	Employer	2,053.84				Employer	INSURANCE AUSTRALIA GROUP SERVICES PTY LIMITED STRATA UNIT UNDERWRITING AGENCY PTY LIMITED	2,053.84	

Date	Transaction Description	Employer	1,512.50	1,512.50
24/11/2022	PRECISION CH PASCH2211210006 036 50	Employer	1,512.50	1,512.50
29/11/2022	PRECISION CH PASCH2211240000 677 50	Employer	1,512.50	1,512.50
12/12/2022	PRECISION CH PASCH2212070008 013 50	Employer	756.25	756.25
Total - Moller, Lynette Robyn			9,974.29	9,974.29

Moller, Rodney Edward

Date	Transaction Description	Contribution Type	Ledger Data			SuperStream Data			
			Concessional	Non-Concession	Other	Reserves	Concessional	Non-Concess	Other
11/08/2022	SuperChoice P/L PC050822- 173888134 50	Employer	1,625.60				1,625.60		
12/09/2022	SuperChoice P/L PC060922- 177596451 50	Employer	2,088.50				2,088.50		
03/10/2022	SuperChoice P/L PC270922- 157775061 50	Employer	1,670.80				1,670.80		
07/11/2022	SuperChoice P/L PC011122- 106751030 50	Employer	1,670.80				1,670.80		
28/11/2022	SuperChoice P/L PC221122- 192995300 50	Employer	2,088.50				2,088.50		
Total - Moller, Rodney Edward			9,144.20	0.00	0.00	0.00	9,144.20	0.00	0.00

Total for All Members	19,118.49	0.00	0.00	0.00
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R & L Suzie Super Fund
Rental Summary

R&L Suzie Super Fund
U29 City Edge, 52 Falso Place, Doolandella

first rented

Statement number	Gross Rent	Other Rental income	Agent Advertising Fees	Body Corp	Gardening Control	Pest Control	Rates	Letting fee & petties	Stationary R & M	Water	Net Rent	bankings
04/07/22 - 01/08/22												
44	1560.00		137.28		47.67				13.20	220.00	1141.85	1141.85
45	2110.08		171.60		47.67				13.20		1877.61	1877.61
46	1560.00		137.28		47.67				13.20		1361.85	1361.85
47	1127.37		88.25		47.67				13.20	390.50	587.75	587.75

6357.45 0.00 0.00 534.41 0.00 190.68 0.00 0.00 0.00 52.80 610.50 0.00 4969.06

6357.45

2-1

DOMO LIVING

G & C NARUI PTY LTD

A.B.N. 79 570 896 393 A.C.N. 167 162 923

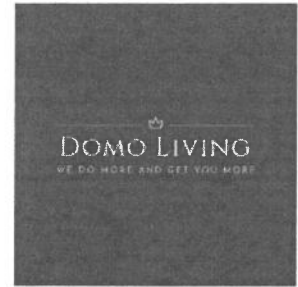
8 Lochaber Street

Dutton Park Queensland 4102

Phone 0426 277 887

Fax

Email gcnarui@gmail.com



2-2

2952RLSUZI

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 43

TAX INVOICE Owners Statement To 02/07/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
07/06/2022	120583	Rental From 06/06/2022 To 12/06/2022 (2952_HAYDE)		\$390.00	\$390.00	
13/06/2022	120648	Rental From 13/06/2022 To 19/06/2022 (2952_HAYDE)		\$390.00	\$780.00	
20/06/2022	120735	Rental From 20/06/2022 To 26/06/2022 (2952_HAYDE)		\$390.00	\$1,170.00	
27/06/2022	120816	Rental From 27/06/2022 To 03/07/2022 (2952_HAYDE)		\$390.00	\$1,560.00	
02/07/2022	7008464	* Yard Maintenance - 2952FALSO	\$47.67		\$1,512.33	
02/07/2022	7008548	* MANAGEMENT FEE - 2952FALSO	\$51.48		\$1,460.85	
02/07/2022	7008549	* RENT COLLECTION FEE - 2952FALSO	\$85.80		\$1,375.05	
Other Items						
02/07/2022	6199	Payment to Owner via EFT	\$1,361.85		\$13.20	
02/07/2022	7008550	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,560.00	\$1,560.00	\$0.00

Total expenses of this tax invoice includes GST of \$18.01

Rent debtor 2022.

DOMO LIVING

G & C NARUI PTY LTD

A.B.N. 79 570 896 393 A.C.N. 167 162 923

8 Lochaber Street

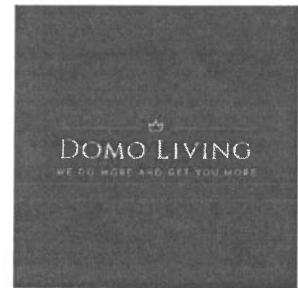
Dutton Park Queensland 4102

Phone 0426 277 887

Fax

Email gcnarui@gmail.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118



2952RLSUZI

Statement Number 44

TAX INVOICE

Owners Statement To 01/08/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
04/07/2022	120910	Rental From 04/07/2022 To 10/07/2022 (2952_HAYDE)		\$390.00	\$390.00	
12/07/2022	121000	Rental From 11/07/2022 To 17/07/2022 (2952_HAYDE)		\$390.00	\$780.00	
18/07/2022	121093	Rental From 18/07/2022 To 24/07/2022 (2952_HAYDE)		\$390.00	\$1,170.00	
25/07/2022	121175	Rental From 25/07/2022 To 31/07/2022 (2952_HAYDE)		\$390.00	\$1,560.00	
31/07/2022	7008707	* table scratches fixing (2952FALSO)	\$220.00		\$1,340.00	
01/08/2022	7008772	* Yard Maintenance - 2952FALSO	\$47.67		\$1,292.33	
01/08/2022	7008882	* MANAGEMENT FEE - 2952FALSO	\$51.48		\$1,240.85	
01/08/2022	7008883	* RENT COLLECTION FEE - 2952FALSO	\$85.80		\$1,155.05	
Other Items						
01/08/2022	6266	Payment to Owner via EFT	\$1,141.85		\$13.20	
01/08/2022	7008884	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,560.00	\$1,560.00	\$0.00

Total expenses of this tax invoice includes GST of \$38.01

DOMO LIVING

G & C NARUI PTY LTD

A.B.N. 79 570 896 393 A.C.N. 167 162 923

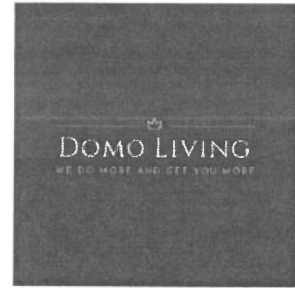
8 Lochaber Street

Dutton Park Queensland 4102

Phone 0426 277 887

Fax

Email gcnarui@gmail.com



TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

2952RLSUZI

Statement Number 45

TAX INVOICE Owners Statement To 01/09/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
01/08/2022	121270	Rental From 01/08/2022 To 07/08/2022 (2952_HAYDE)		\$390.00	\$390.00	
08/08/2022	121374	Rental From 08/08/2022 To 14/08/2022 (2952_HAYDE)		\$390.00	\$780.00	
15/08/2022	121473	Rental From 15/08/2022 To 21/08/2022 (2952_HAYDE)		\$390.00	\$1,170.00	
22/08/2022	121584	Tenant Payment - Water Charge (Invoice #6001376)		\$160.08	\$1,330.08	
22/08/2022	121585	Rental From 22/08/2022 To 28/08/2022 (2952_HAYDE)		\$390.00	\$1,720.08	
30/08/2022	121680	Rental From 29/08/2022 To 04/09/2022 (2952_HAYDE)		\$390.00	\$2,110.08	
01/09/2022	7009083	* Yard Maintenance - 2952FALSO	\$47.67		\$2,062.41	
01/09/2022	7009193	* MANAGEMENT FEE - 2952FALSO	\$64.35		\$1,998.06	
01/09/2022	7009194	* RENT COLLECTION FEE - 2952FALSO	\$107.25		\$1,890.81	
Other Items						
01/09/2022	6318	Payment to Owner via EFT	\$1,877.61		\$13.20	
01/09/2022	7009195	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$2,110.08	\$2,110.08	\$0.00

Total expenses of this tax invoice includes GST of \$21.13

DOMO LIVING

G & C NARUI PTY LTD

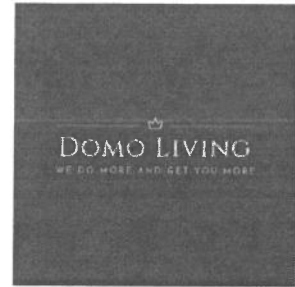
A.B.N. 79 570 896 393 A.C.N. 167 162 923

8 Lochaber Street

Dutton Park Queensland 4102

Phone 0426 277 887

Fax



Email gcnarui@gmail.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

2952RLSUZI

Statement Number 46

TAX INVOICE Owners Statement To 01/10/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
07/09/2022	121 801	Rental From 05/09/2022 To 11/09/2022 (2952_HAYDE)		\$390.00	\$390.00	
13/09/2022	121 885	Rental From 12/09/2022 To 18/09/2022 (2952_HAYDE)		\$390.00	\$780.00	
18/09/2022	121 936	Rental From 19/09/2022 To 25/09/2022 (2952_HAYDE)		\$390.00	\$1,170.00	
27/09/2022	122 053	Rental From 26/09/2022 To 02/10/2022 (2952_HAYDE)		\$390.00	\$1,560.00	
01/10/2022	7009395	* Yard Maintenance - 2952FALSO	\$47.67		\$1,512.33	
01/10/2022	7009504	* MANAGEMENT FEE - 2952FALSO	\$51.48		\$1,460.85	
01/10/2022	7009505	* RENT COLLECTION FEE - 2952FALSO	\$85.80		\$1,375.05	
Other Items						
01/10/2022	6359	Payment to Owner via EFT	\$1,361.85		\$13.20	
01/10/2022	7009506	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,560.00	\$1,560.00	\$0.00

Total expenses of this tax invoice includes GST of \$18.01

DOMO LIVING

G & C NARUI PTY LTD

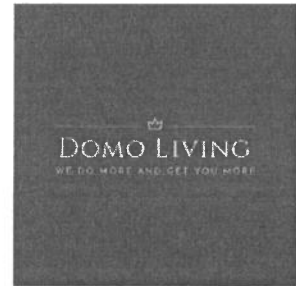
A.B.N. 79 570 896 393 A.C.N. 167 162 923

8 Lochaber Street

Dutton Park Queensland 4102

Phone 0426 277 887

Fax



Email gcnarui@gmail.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

2952RLSUZI

Statement Number 47

TAX INVOICE

Owners Statement From 01/10/2022 To 01/11/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
29/52 FALSO PLACE					
03/10/2022	122143	Rental From 03/10/2022 To 09/10/2022 (2952_HAYDE)		\$390.00	\$390.00
09/10/2022	122232	Rental From 10/10/2022 To 20/10/2022 (2952_HAYDE)		\$612.86	\$1,002.86
19/10/2022	122350	Tenant Payment - Water Charge (Invoice #6001457)		\$124.51	\$1,127.37
10/10/2022	7009621	* Desktop damage repairs (2952FALSO)	\$220.00		\$907.37
31/10/2022	7009633	* Repaired leak on water meter connection. (2952FALSO)	\$170.50		\$736.87
01/11/2022	7009695	* Yard Maintenance - 2952FALSO	\$47.67		\$689.20
01/11/2022	7009761	* Administration fee - 2952FALSO	\$13.20		\$676.00
01/11/2022	7009832	* MANAGEMENT FEE - 2952FALSO	\$33.09		\$642.91
01/11/2022	7009833	* RENT COLLECTION FEE - 2952FALSO	\$55.16		\$587.75
Other Items					
01/11/2022	6409	Payment to Owner via EFT	\$587.75		\$0.00
* Indicates Taxable Supply			Totals:	\$1,127.37	\$1,127.37
					\$0.00

Total expenses of this tax invoice includes GST of \$49.05

3-1

R & L Suzie Super Fund General Ledger



As at 22 February 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
15/07/2022	MOLLMC1 033412 TD		253.00	3-2	253.00 DR
10/10/2022	MOLLMC2 034878 TD		253.00	3-3	506.00 DR
09/11/2022	SLA INVOICE 035061 TD		2,420.00	3-4	2,926.00 DR
			2,926.00		2,926.00 DR

Total Debits: 2,926.00

Total Credits: 0.00



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

Tax Invoice
033412

Ref: MOLLMC1
13 July, 2022

Description	Amount
<p>Attending to secretarial matters of the company on your behalf throughout the year with the Australian Securities & Investments Commission (ASIC):</p> <ul style="list-style-type: none"> • Attendance to ASIC company statements and review documentation on your behalf; • Checking and comparison of your company information with ASIC registers; • Preparation of annual company minutes as required by the Corporations Law; • Attendance to address changes throughout the year; • Provision of registered office address and maintenance of legislated ASIC opening hours; • Assurance your company files are up to date and compliant with current Corporations Law and associated legislation; • Acting as registered agent of the company. 	230.00

Please note that this invoice is now due.	230.00
	GST: \$ 23.00
	Amount Due: \$ 253.00

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

<input type="checkbox"/> (EFT) - Transfer to our account	Ref: MOLLMC1
Account Name Simmons Livingstone & Associates	Invoice: 033412
BSB: 064 445 Account: 1052 7520	13 July, 2022
Amount Due: \$	253.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa
Card Number:	Card CCV
<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>
<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>
<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>
<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>
<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>
<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>
<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 25px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder	Signature
	Expiry/.....

3.3



Simmons Livingstone & Associates

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

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

Tax Invoice
034878

Ref: MOLLMC2
28 September, 2022

Description	Amount
<p>Attending to secretarial matters of the company on your behalf throughout the year with the Australian Securities & Investments Commission (ASIC):</p> <ul style="list-style-type: none"> • Attendance to ASIC company statements and review documentation on your behalf; • Checking and comparison of your company information with ASIC registers; • Preparation of annual company minutes as required by the Corporations Law; • Attendance to address changes throughout the year; • Provision of registered office address and maintenance of legislated ASIC opening hours; • Assurance your company files are up to date and compliant with current Corporations Law and associated legislation; • Acting as registered agent of the company. 	230.00
<p>Please note that this invoice is now due.</p>	230.00
GST: \$	23.00
Amount Due: \$	253.00

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MOLLMC2 Invoice: 034878 28 September, 2022 Amount Due: \$ 253.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div>	<div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div>



3-4

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

Tax Invoice
035061
Ref: MOLLMS1
7 October, 2022

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2022 including the following:-	
- Operating Statement, Statement of Financial Position & Notes to the Financial Statements	
- Trustee's declaration	
- Preparation and lodgement of income tax and regulatory return	
- Calculation of tax estimate	
- Memorandum of Resolutions	
- Calculations in relation to changes in market value of investments	
- Preparation of Member's Statements	
- Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	
	2,500.00
	2,500.00
Please note that this invoice is now due.	GST: \$ 250.00
	Amount Due: \$ 2,750.00

Acc
Audit
2420
330
2750

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

(EFT) - Transfer to our account
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520
 Ref: MOLLMS1
 Invoice: 035061
 7 October, 2022
Amount Due: \$ 2,750.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

R & L Suzie Super Fund

Formation Costs

\$2,500.00 establishment costs

Year

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

TAX INVOICE

Supplier: Super Audits

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

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 5 October 2022

Recipient: R & L Suzie Super Fund

Address: C/- PO Box 806, OXENFORD QLD 4210

Description of Services

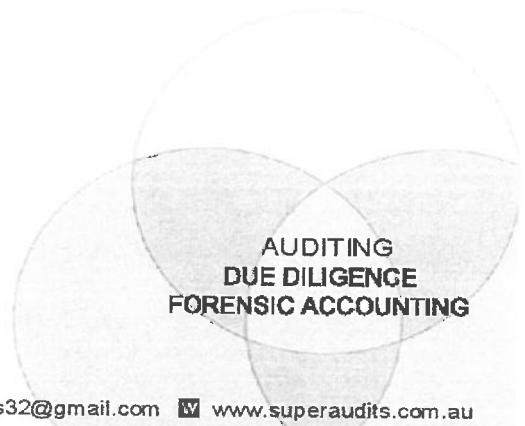
Statutory audit of the R & L Suzie Super Fund for the financial year ending 30 June 2022.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

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



6-1

R & L Suzie Super Fund General Ledger



As at 22 February 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
15/07/2022	BPAY TO AUSTRALIAN SECURITIES & INV BP		56.00	6-2	56.00 DR
10/10/2022	BPAY TO AUSTRALIAN SECURITIES & INV BP		290.00	6-5	346.00 DR
			346.00		346.00 DR

Total Debits: 346.00

Total Credits: 0.00

6-2



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

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

R & L SUZIE SMSF PTY. LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 25 Jun 22

R & L SUZIE SMSF PTY. LTD.

ACN 627 037 870

Account No. 22 627037870

Summary

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

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 25 Aug 22	\$56.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

R & L SUZIE SMSF PTY. LTD.

ACN 627 037 870

Account No: 22 627037870



22 627037870

TOTAL DUE	\$56.00
Immediately	\$0.00
By 25 Aug 22	\$56.00

Payment options are listed on the back of this payment slip

	Billor Code: 17301
	Ref: 2296270378708



*814 129 0002296270378708 60

Transaction details:

page 2 of 2

6-3

	Transactions for this period	ASIC reference	\$ Amount
2022-06-25	Annual Review - Special Purpose Pty Co	4X0373004480P A	\$56.00
	Outstanding transactions		
2022-06-25	Annual Review - Special Purpose Pty Co	4X0373004480P A	\$56.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 2703 7870 860

Australia Post

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

Phone


Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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



Bill Code: 17301
Ref: 2296270378708

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



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

Company details

Date company registered 25-06-2018
 Company next review date 25-06-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

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

Principal place of business

17 COSWAY STREET , HILLCREST QLD 4118

Officeholders

MOLLER, RODNEY EDWARD

Born 19-08-1960 at PARRAMATTA NSW

17 COSWAY STREET , HILLCREST QLD 4118

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

MOLLER, LYNETTE ROBYN

Born 07-10-1964 at BRISBANE QLD

17 COSWAY STREET , HILLCREST QLD 4118

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

Company share structure

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

Members

MOLLER , RODNEY EDWARD

17 COSWAY STREET , HILLCREST QLD 4118

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

MOLLER , LYNETTE ROBYN

17 COSWAY STREET , HILLCREST QLD 4118

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

Document history

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

Received	Number	Form Description	Status
16-03-2020	5EBO73448	484 CHANGE TO COMPANY DETAILS	Processed and imaged
25-06-2018	0EBA48663	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

R & L SUZIE PROPERTY PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 11 Sep 22

R & L SUZIE PROPERTY PTY LTD

ACN 628 722 967

Account No. 22 628722967

Summary

Opening Balance	\$0.00
New items	\$290.00
Payments & credits	\$0.00
TOTAL DUE	\$290.00

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 11 Nov 22	\$290.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

R & L SUZIE PROPERTY PTY LTD

ACN 628 722 967

Account No: 22 628722967



22 628722967

TOTAL DUE	\$290.00
Immediately	\$0.00
By 11 Nov 22	\$290.00

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2296287229670



*814 129 0002296287229670 34

Transaction details:

page 2 of 2

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	Transactions for this period	ASIC reference	\$ Amount
2022-09-11	Annual Review - Pty Co	4X1081265480B A	\$290.00
	Outstanding transactions		
2022-09-11	Annual Review - Pty Co	4X1081265480B A	\$290.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 2872 2967 034

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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

Bill Code: 17301
Ref: 2296287229670

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



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

Company details

Date company registered 11-09-2018
 Company next review date 11-09-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

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

Principal place of business

17 COSWAY STREET , HILLCREST QLD 4118

Officeholders

MOLLER, RODNEY EDWARD
 Born 19-08-1960 at PARRAMATTA NSW
 17 COSWAY STREET , HILLCREST QLD 4118
 Office(s) held: Director, appointed 11-09-2018

MOLLER, LYNETTE ROBYN
 Born 07-10-1964 at BRISBANE QLD
 17 COSWAY STREET , HILLCREST QLD 4118
 Office(s) held: Director, appointed 11-09-2018
 Secretary, appointed 11-09-2018

Company share structure

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

Members

MOLLER , RODNEY EDWARD		17 COSWAY STREET , HILLCREST QLD 4118		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	
MOLLER , LYNETTE ROBYN		17 COSWAY STREET , HILLCREST QLD 4118		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

Document history

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

Received	Number	Form Description	Status
16-03-2020	5EBO73449	484 CHANGE TO COMPANY DETAILS	Processed and imaged
11-09-2018	0ECZ12289	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

7-1

R & L Suzie Super Fund General Ledger



As at 22 February 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Advisor Fees (30900)					
<u>Advisor Fees (30900)</u>					
17/08/2022	73458001182 TD [73458001182 TD SLG]		1,500.00	7-2	1,500.00 DR
25/08/2022	5783081192 SLG INVOICE TD		5,000.00	7-3	6,500.00 DR
			6,500.00		6,500.00 DR

Total Debits: 6,500.00

Total Credits: 0.00

7-2



**Simmons
Livingstone
& Associates**

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

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

TAX INVOICE

	Tax Invoice Number :	73458001182
	Date:	02 August 2022

Description	Amount
<ul style="list-style-type: none"> Invoice for services provided for Financial Year Ending 2022 - Administration/processing of SMSF 	\$1,363.64
<ul style="list-style-type: none"> GST 	\$136.36
Total Amount Due: (includes GST) Terms : 7 days	\$1,500.00

Please detach and return with your payment or Credit Card authority to :	Infocus Securities Australia Pty Ltd PO Box 806 Oxenford QLD 4210	Account: R & L Suzie SMSF Pty Ltd ATF R & L PE ID: Suzie Super Fund Invoice: 610842 Due Date: 73458001182 Adviser: 09 August 2022 Amount Due: Thomas Graham \$1,500.00
--	--	---

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

Card No :

Cardholder Name : _____

Expiry Date : ____/____

Signature of Cardholder : _____

Other Payment Methods: Direct Credit:
Account Name: Infocus Securities Australia Pty Ltd
Westpac BSB: 034-676
Account Number: 279166
Reference: Please include ID: 6108421182.
 (Please email accounts@infocus.com.au on the day you send your payment via direct credit to enable infocus to correctly receipt the payment).
Cheque: Please make cheque payable to Infocus Securities Australia Pty Ltd

Office Use Only
Authority Number:
Date Received:

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

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**Simmons
Livingstone
& Associates**

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

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

TAX INVOICE

Tax Invoice Number :	73458001192
Date:	17 August 2022

Description	Amount
• SMSF Investment Advice	\$4,545.45
• GST	\$454.55
Total Amount Due: (includes GST) Terms : 7 days	\$5,000.00

Please detach and return with your payment or Credit Card authority to :	Infocus Securities Australia Pty Ltd PO Box 806 Oxenford QLD 4210	Account: R & L Suzie Super Fund PE ID: 578308 Invoice: 73458001192 Due Date: 24 August 2022 Adviser: Thomas Graham Amount Due: \$5,000.00
--	--	---

If paid by Credit Card, a 1.5% surcharge will apply and the invoice value will become \$5,075.00 (inc GST).
 Charge \$5,075.00 to my MasterCard VISA

Card No :

Cardholder Name : _____

Expiry Date : ____/____/____ Signature of Cardholder : _____

Other Payment Methods: Direct Credit:
Account Name: Infocus Securities Australia Pty Ltd
Westpac BSB: 034-676
Account Number: 279166
Reference: Please include ID: 5783081192.
 (Please email accounts@infocus.com.au on the day you send your payment via direct credit to enable Infocus to correctly receipt the payment).
Cheque: Please make cheque payable to Infocus Securities Australia Pty Ltd

Office Use Only Authority Number: Date Received:	Infocus Securities Australia Pty Ltd ABN 47 097 797 049 AFSL and Australian Credit Licence No. 236523 trading as Infocus Wealth Management
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8-1

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

Brand new build
- Plant & Equipment
CGT Date for BGL 24/10/2018

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

Property sold 05/10/22 - days from 01/07/22 - 05/10/22 = 97
\$395.58

Capital Works & Tax Depreciation Financial Year Summary:

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



Audit Shield Service

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

Tax Receipt

TAI-25505911

Ref: MOLLMS1

17 November 2022

EFT Ref No: 404251255059115

Details

Expiry Date: 31 October 2023 at 4p.m.

Level of Cover: \$ 10,000.00

Turnover Category: Self-Managed Super Fund

Payment

Fee for Audit Shield service participation:

\$ 354.55

GST Added:

\$ 35.45

Invoice Amount:

\$ 390.00

Total Paid Amount (excl. surcharge)^:

\$ 390.00

^ Credit card payments incur a surcharge of up to 1.5%.

International card payments may incur an additional surcharge.

Paid Date*:

11 November 2022

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

Name of Entities / Individuals to be covered:

R & L Suzie Super Fund

R & L Suzie Super Fund
General Ledger



As at 22 February 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
20/07/2022	BPAY TO BRISBANE CITY COUNCIL RATES BP		450.20	11-1	450.20 DR
05/10/2022	Sale of 29/52 Falso Place, Doolandella. Contract date 05/10/22, settlement date 16/11/22			220.21	229.99 DR
25/10/2022	BPAY TO BRISBANE CITY COUNCIL RATES BP		450.20	11-2	680.19 DR
			900.40	220.21	680.19 DR
Property Expenses - Garden and Lawn (41970)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
05/10/2022	T/up agent statement		190.68		190.68 DR
			190.68		190.68 DR
Property Expenses - Insurance Premium (41980)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
17/11/2022	Terri Scheer EFT0247220 50			78.05	78.05 CR
				78.05	78.05 CR
Property Expenses - Interest on Loans (42010)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
20/07/2022	Interest Original amount of \$151.77 received an offset benefit of \$0.00.		151.77		151.77 DR
20/08/2022	Interest Original amount of \$169.42 received an offset benefit of \$0.00.		169.42		321.19 DR
20/09/2022	Interest Original amount of \$177.07 received an offset benefit of \$0.00.		177.07		498.26 DR
20/10/2022	Interest Original amount of \$177.73 received an offset benefit of \$0.00.		177.73		675.99 DR
17/11/2022	Interest Effective Date: 16/11/2022 Interest charged at discharge.		162.30		838.29 DR
			838.29		838.29 DR
Property Expenses - Repairs Maintenance (42060)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
05/10/2022	T/up agent statement		610.50		610.50 DR
			610.50		610.50 DR
Property Expenses - Stationery, Phone and Postage (42090)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
05/10/2022	T/up agent statement		52.80		52.80 DR
			52.80		52.80 DR
Property Expenses - Strata Levy Fees (42100)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
05/10/2022	Sale of 29/52 Falso Place, Doolandella. Contract date 05/10/22, settlement date 16/11/22			640.72	640.72 CR
				640.72	640.72 CR
Property Expenses - Water Rates (42150)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
13/07/2022	BPAY TO URBAN UTILITIES BP		322.17	15-1	322.17 DR
30/09/2022	BPAY TO URBAN UTILITIES BP		333.66	15-2	655.83 DR
05/10/2022	Sale of 29/52 Falso Place, Doolandella. Contract date 05/10/22, settlement date		61.44	17-6 D	717.27 DR

10.2

R & L Suzie Super Fund
General Ledger



As at 22 February 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
	16/11/22				
05/10/2022	Sale of 29/52 Falso Place, Doolandella. Contract date 05/10/22, settlement date 16/11/22		156.08	17-6 E	873.35 DR
			873.35		873.35 DR
Property Expenses - Borrowing costs (42200)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
17/11/2022	Discharge Fee Effective Date: 16/11/2022 Discharge related fee.		1,500.00		1,500.00 DR
17/11/2022	Custodian Fee Effective Date: 16/11/2022 Discharge related fee.		55.00		1,555.00 DR
			1,555.00		1,555.00 DR
Total Debits:			5,021.02		
Total Credits:					938.98

11-1

PO Box 7821 Cambera BC ACT 2610



BRISBANE CITY COUNCIL 434 72 002 705 706

Rate Account

Property Location
28/62 FALSO PL
DOOLANDELLA
13 Jul 2022

Bill number
5000 1042 2424 022
Bill number including donation
5600 1042 2424 022



PROSECUTORY MANAGER-CONUS-8004-1025
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLOREST QLD 4118

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2022 - 30 Sep 2022

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

Net Amount Payable
\$450.20

Due Date
12 Aug 2022

Summary of Charges

Opening Balances	0.00
Brisbane City Council Rates & Charges	381.35
State Government Charges	68.85

Gross Amount	450.20
Discount and/or Rounding (where applicable)	0.00
Net Amount Payable	450.20
Optional Lord Mayor's Charitable Trust donation received by the Due Date	465.20

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 means (direct method). A separate receipt will be issued by Council.

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

Donor's Reporting to the Lord Mayor's Charitable Trust
A financial body with the Charitable Act 1993



LORD MAYOR'S CHARITABLE TRUST

If making 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



Billier Code: 319186
Ref: 5600 0000 5816 248
Amt: \$465.20 by 12 Aug 2022

Excluding Lord Mayor's Charitable Trust \$15 donation



Billier Code: 78550
Ref: 5000 0000 5816 248
Amt: \$450.20 by 12 Aug 2022



Pay using your smartphone

R & L SUZIE PROPERTY PTY LTD

Due Date
12 Aug 2022

Gross Amount
50

Net Amount
\$450.20

Net Amount
\$450.20



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 29/52 FALSO PL
DOOLANDELLA
Issue Date 12 Oct 2022

11-2

Bill number
5000 1042 7880 271

Bill number including donation
5800 1042 7880 271

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Oct 2022 - 31 Dec 2022



P283BCCRA300_A4MA01/E-3736/S-7474/I-14947

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

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

\$450.20

Due Date

11 Nov 2022

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	391.35
State Government Charges	58.85

Gross Amount 450.20

Discount and/or Rounding (where applicable) 0.00

Nett Amount Payable 450.20

Optional Lord Mayor's Charitable Trust donation received by the Due Date 465.20

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 580010427880271



*439 500010427880271



Billers Code: 319186
Ref: 5800 0000 5816 248
Amt: \$465.20 by 11 Nov 2022



Billers Code: 78550
Ref: 5000 0000 5816 248
Amt: \$450.20 by 11 Nov 2022



R & L SUZIE PROPERTY PTY LTD

Due Date

11 Nov 2022

50

Gross Amount

\$450.20

Nett Amount

\$450.20

<0000045020>

<004440>

<500010427880271>

>

12-1

CREDIT ADJUSTMENT NOTE

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

Date: 17/11/2022

Policy cancelled by Landlord, Lynette Moller via written instructions

Page 1

Landlord Preferred Policy - Lot 29/52 Falso Place DOOLANDELLA QLD 4077

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

Policy Number	Policy Period	Cancel Date	Cancel Reason			
TS1338917LPP	29/01/2022 to 29/01/2023	16/11/2022	Property sold			
	Reference	Premium	Stamp Duty	ESL	GST	Refund
	429413644	\$65.10	\$6.44	\$0.00	\$6.51	\$ 78.05

Refunded by EFT. Ref# EFT0247220**Total Refund: \$78.05**

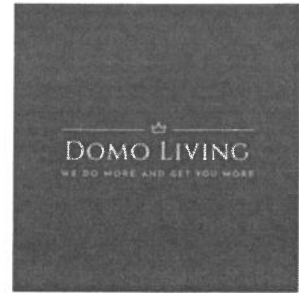
Total includes GST of: \$6.51

If you are registered for GST purposes, your input tax credit entitlement or adjustment (whichever is applicable), is the GST amount shown above. Please note that, in accordance with the GST law relating to insurance premiums, the GST amount may be less than the 1/11th amount payable

13-1

G & C NARUI PTY LTD
PO Box 686
Toowong DC QLD 4066
+61 426277887
gcnarui@gmail.com
ABN 79570896393

Tax Invoice



INVOICE TO
Lot Owner

INVOICE NO.	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1173	31/07/2022	A\$220.00	30/08/2022	Net 30	

DATE		DESCRIPTION	GST	QTY	RATE	AMOUNT
08/07/2022	Repairs and Maintenance	29/52 repairs for the table scratches	GST	1	200.00	200.00

SUBTOTAL 200.00
 GST TOTAL 20.00
 TOTAL 220.00
 BALANCE DUE **A\$220.00**

Direct Credit
 Suncorp Account Name G & C NARUI PTY LTD
 BSB: 484 799
 Account No.: 605 963 540

Please attached invoice number and unit number if possible to all payments so they can be identified.

Anton's Plumbing and Gas Services

PD 24269 / QBCC1171883
Phone: 0423532699
adl.plumbing73@gmail.com
ABN: 39 582 485 898



ANTON'S PLUMBING
& GAS SERVICES

We'll leave you smiling

Tax invoice

Purchase order no
29/52 Falso PI

Invoice number
00002149

Issue date
07/09/2022

Due date
22/09/2022

c/o Ava

Item ID	Description	Units	Unit price (\$) excluding tax	Tax	Amount (\$) excluding tax
DES100	29/52 Falso PI, Doolandella. Repaired leak on water meter connection.	1	0.00	GST	
MAT100	Materials	1	45.00	GST	45.00
LAB100	Labour	1	110.00	GST	110.00
Subtotal (exc. tax)					\$155.00
Tax					\$15.50
Total Amount (inc. tax)					\$170.50
Total paid					\$0.00
Balance due					\$170.50

View your invoice online

[Click here to view](#)

How to pay

Due date: 22/09/2022

View your invoice online

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



Bank deposit via EFT

Bank CBA
Name ANTON LOMBARD
BSB 062692
AC# 41102317
Ref# 00002149

14-1

Body Corporate and Community Management Act 1997
NOTICE OF LEVY CONTRIBUTIONS

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

City Edge At Doolandella CTS 51831

TAX INVOICE
ABN 47 656 843 384

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

Date of Notice	20 September 2022		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/11/22 to 31/01/23	01/11/22	471.53	0.00		471.53
Sinking Fund	01/11/22 to 31/01/23	01/11/22	216.63	0.00		216.63
Insurance	01/11/22 to 31/01/23	01/11/22	87.45	0.00		87.45

Totals (Levies include GST) 775.61 0.00 \$775.61

GST component on levies of \$705.10 is \$70.51

AMOUNT PAYABLE: \$775.61

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

Please refer to deposit slip for payment options

Teller stamp and initials

Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.
FIRST ARREARS NOTICE AT 15 DAYS OVERDUE \$24.20 - SECOND ARREARS NOTICE AT 35 DAYS OVERDUE \$33.00
FINAL ARREARS NOTICE AT 55 DAYS OVERDUE \$71.50 - LETTER OF DEMAND AT 75 DAYS OVERDUE \$148.50
07 3899 0299 or levies@bcsystems.com.au

Amount Paid
\$
Date Paid
/ /

Payment Options

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

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



StrataPay Reference
1508 1100 1
Amount **\$775.61** Due Date **01 Nov 22**

BODY CORPORATE SYSTEMS PTY LTD
51831/02100029 Lot 29/29

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



*71 216 150811001 19

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

UrbanUtilities
Water and Sewerage
Quarterly Account

Account reference number: 10 108 4373 3031 7
Bill number: 1088-4373 17
Date issued: 24/05/22
Top line: 5322.17
Current charges due date: 09/06/2022

\$322.17

Property location: 25
25 PALMS PLACE
EPOUNGAHILL 4077

Account Summary
Paid: 09/03/2022 - 22/06/2022

Your Last Account
Amount Billed: \$228.37
Amount Paid: \$253.70
Your Current Account
Balance: \$0.00
Current Charge: \$322.17
Total Due: \$322.17

if our payments are not completed by the due date, a compounding interest of 6.25% per annum will automatically be applied to your account debts.

AFFECTED BY EXTREME WEATHER OR FLOODS AND EXPERIENCING DIFFICULTY PAYING BILLS? WE'RE HERE TO HELP. Scan for more information on our UrbanAid program.

Payment options
Direct debit
Credit card
Mobile payments



YOUR CHARGES for 09/03/2022 - 22/06/2022 (106 days)

Table with columns: Serial Number, Reading, Usage, Comment. Includes meter readings and charges.

Your usage was 22 kilolitres. That's an average of 708 litres per day.

15.1



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

15.2

QUUR16_A4B/E-1/S-2/I-3/
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Property Location: 29
52 FALSO PLACE
DOOLANDELLA 4077

Customer reference number	10 1088 4379 0000 7
Bill number	1088 4379 18
Date issued	14/09/2022
Total due	\$333.66
Current charges due date	21/10/2022

Your water usage

Water usage (kL)	38
Days charged	78

Average daily water usage (litres)

Current period	487
Same period last year	60

Account Summary Period 23/06/2022 - 08/09/2022

Your Last Account

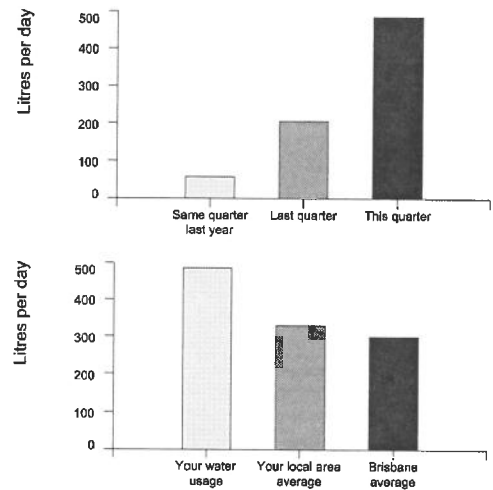
Amount Billed	\$322.17
Amount Paid	\$322.17CR

Your Current Account

Balance	\$0.00
Current Charges	\$333.66

Total Due **\$333.66**

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 or see *Pipeline*



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

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

Payment options

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

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

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

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

Amount paid

Date paid

Receipt number

15.3

QUUR16_A4B/E-1/S-2/14

YOUR CHARGES for 23/06/2022 - 08/09/2022 (78 days)

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

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1620980	23/06/2022	497		
	09/09/2022	535	38kL	

Water Usage

State bulk water price			
State Bulk Water Charge 2021/22	3.90kL @ \$3.231000/kL		\$12.60
State Bulk Water Charge 2022/23	34.10kL @ \$3.301000/kL		\$112.56
Urban Utilities distributor-retailer price			
Tier 1 usage 2021/22	3.90kL @ \$0.838000/kL		\$3.26
Tier 1 usage 2022/23	34.10kL @ \$0.863000/kL		\$29.42
	Subtotal		\$157.84

Water Services

Urban Utilities water service charge			
Water service charge 2021/22	8 days		\$5.18
<small>This charge is for the period 23/06/2022 to 30/06/2022</small>			
Water service charge 2022/23	70 days		\$46.76
<small>This charge is for the period 01/07/2022 to 08/09/2022</small>			
	Subtotal		\$51.94

Sewerage Services


Urban Utilities sewerage service charge			
Sewerage service charge 2021/22	8 days		\$12.37
<small>This charge is for the period 23/06/2022 to 30/06/2022</small>			
Sewerage service charge 2022/23	70 days		\$111.51
<small>This charge is for the period 01/07/2022 to 08/09/2022</small>			
	Subtotal		\$123.88

Water usage	\$157.84
Water services	\$51.94
Sewerage services	\$123.88
Your total charges 23/06/2022 - 08/09/2022	\$333.66

Your usage was 38 kilolitres.
 That's an average of 487 litres per day.

FY23 PRICES APPLY FROM FRIDAY 1 JULY 2022

Scan the QR code for more information or see Pipeline



INTERPRETER SERVICE 13 14 50
 当您需要口译员时，请致电 13 14 50。
 اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
 Khi bạn cần thông ngôn, xin gọi số 13 14 50
 번역사가 필요하시면 13 14 50 으로 연락하십시오.
 Cuando necesita un intérprete llame al 13 14 50
 © Urban Utilities 2022

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




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



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



Billers Code: 112144
 Ref: 10 1088 4379 0000 7



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

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

Current charges due date
 21/10/2022



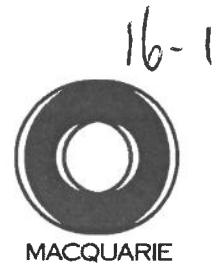
*4001 101088437900007



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

Date	
Cash	
Teller Stamp & Initials	
Cheques	
Total Due	\$ 333.66

+757+



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 2520
Sydney, NSW 2001



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

1 Shelley Street
Sydney, NSW 2000

account balance **\$432,974.55**
as at 30 Dec 22

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

transaction	description	debits	credits	balance
30.06.22	OPENING BALANCE			31,184.81
04.07.22	Deposit G & C NARUI PTY 2952DOOLANDELLA		1,361.85	32,546.66
13.07.22	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	947.00		31,599.66
13.07.22	BPAY BPAY TO URBAN UTILITIES	322.17		31,277.49
15.07.22	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	56.00		31,221.49
15.07.22	Funds transfer MOLLMC1 033412	253.00		30,968.49
20.07.22	BPAY BPAY TO BRISBANE CITY COUNCIL RATES	450.20		30,518.29
20.07.22	Direct debit Origin MMS 52552159-400044088	623.36		29,894.93
28.07.22	Deposit SuperChoice P/L PC250722-161966739		968.75	30,863.68
28.07.22	Deposit SuperChoice P/L PC250722-161966740		968.75	31,832.43
29.07.22	Interest MACQUARIE CMA INTEREST PAID*		9.51	31,841.94
01.08.22	Deposit G & C NARUI PTY 2952DOOLANDELLA		1,141.85	32,983.79

how to make a transaction

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

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 966368987

deposits using BPay
From another bank



Bill code: 667022
Ref: 966 368 987

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

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

transaction	description	debits	credits	balance
11.08.22	Deposit SuperChoice P/L PC050822-173888134		1,625.60	34,609.39
17.08.22	Funds transfer 73458001182	1,500.00		33,109.39
22.08.22	Direct debit Origin MMS 53081942-400044088	623.36		32,486.03
25.08.22	Funds transfer 5783081192 SLG INVOICE	5,000.00		27,486.03
26.08.22	Deposit SuperChoice P/L PC230822-176216794		733.90	28,219.93
26.08.22	Deposit SuperChoice P/L PC230822-176216793		733.90	28,953.83
31.08.22	Interest MACQUARIE CMA INTEREST PAID*		21.54	28,975.37
02.09.22	Deposit G & C NARUI PTY 2952DOOLANDELLA		1,877.61	30,852.98
12.09.22	Deposit SuperChoice P/L PC060922-177596451		2,088.50	32,941.48
13.09.22	Funds transfer RENEE MORGAN REALTY	3,906.00		29,035.48
20.09.22	Direct debit Origin MMS 53587043-400044088	623.36		28,412.12
30.09.22	Interest MACQUARIE CMA INTEREST PAID*		25.93	28,438.05
30.09.22	Deposit SuperChoice P/L PC280922-173059442		733.90	29,171.95
30.09.22	BPAY BPAY TO URBAN UTILITIES	333.66		28,838.29
03.10.22	Deposit G & C NARUI PTY 2952DOOLANDELLA		1,361.85	30,200.14
03.10.22	Deposit SuperChoice P/L PC270922-157775061		1,670.80	31,870.94
10.10.22	Funds transfer CONVEYANCING	165.00		31,705.94
10.10.22	Funds transfer MOLLMC2 034878	253.00		31,452.94
10.10.22	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	290.00		31,162.94
17.10.22	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	966.00		30,196.94
20.10.22	Direct debit Origin MMS 54116318-400044088	623.36		29,573.58
25.10.22	Deposit PRECISION CH PASCH2210190008333		2,053.84	31,627.42
25.10.22	BPAY BPAY TO BRISBANE CITY COUNCIL RATES	450.20		31,177.22
31.10.22	Interest MACQUARIE CMA INTEREST PAID*		36.51	31,213.73
01.11.22	Deposit G & C NARUI PTY 2952DOOLANDELLA		587.75	31,801.48
07.11.22	Deposit SuperChoice P/L PC011122-106751030		1,670.80	33,472.28
09.11.22	Funds transfer SLA INVOICE 035061	2,750.00		30,722.28

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

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

	transaction	description	debits	credits	balance
09.11.22	BPAY	BPAY TO AUSTRALIAN TAX OFFICE	1,571.55		29,150.73
11.11.22	BPAY	BPAY TO AUDIT SHIELD	390.00		28,760.73
16.11.22	Deposit	PEXA Settlement Funds		388,430.69	417,191.42
17.11.22	Deposit	Terri Scheer EFT0247220		78.05	417,269.47
18.11.22	Deposit	FALSO DEPOSIT FALSO DEPOSIT		8,844.00	426,113.47
24.11.22	Deposit	PRECISION CH PASCH2211210006036		1,512.50	427,625.97
28.11.22	Deposit	SuperChoice P/L PC221122-192995300		2,088.50	429,714.47
29.11.22	Deposit	PRECISION CH PASCH221124000677		1,512.50	431,226.97
30.11.22	Interest	MACQUARIE CMA INTEREST PAID*		325.47	431,552.44
12.12.22	Deposit	PRECISION CH PASCH2212070008013		756.25	432,308.69
30.12.22	Interest	MACQUARIE CMA INTEREST PAID*		665.86	432,974.55
		CLOSING BALANCE AS AT 30 DEC 22	22,097.22	423,886.96	432,974.55

* Stepped interest rates for the period 1 July to 13 July: balances \$0.00 to \$4,999.99 earned 0.25% balances \$5,000.00 and above earned 0.25% pa (13 days); 14 July to 11 August: balances \$0.00 to \$4,999.99 earned 0.50% balances \$5,000.00 and above earned 0.50% pa (29 days); 12 August to 15 September: balances \$0.00 to \$4,999.99 earned 0.90% balances \$5,000.00 and above earned 0.90% pa (35 days); 16 September to 13 October: balances \$0.00 to \$4,999.99 earned 1.25% balances \$5,000.00 and above earned 1.25% pa (28 days); 14 October to 15 November: balances \$0.00 to \$4,999.99 earned 1.50% balances \$5,000.00 and above earned 1.50% pa (33 days); 16 November to 15 December: balances \$0.00 to \$4,999.99 earned 1.75% balances \$5,000.00 and above earned 1.75% pa (30 days); 16 December to 30 December: balances \$0.00 to \$4,999.99 earned 2.00% balances \$5,000.00 and above earned 2.00% pa (15 days)



Macquarie Cash Management Account

enquiries 1800 806 310

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

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

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

Authority descriptions

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

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

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

Macquarie Cash Management Account

enquiries 1800 806 310

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

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

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

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at macquarie.com.au or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to macquarie.com.au/feedback-and-complaints.
- We've noticed that some applications may not have been opened with the desired entity type - for example, a trust account was intended to be opened but an individually held account was opened instead. Please check that your account name and structure is correct and contact us right away if you think there is an error.

Protect your account

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

Access to and sharing your data

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

Visit our Help Centre

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

Download the Macquarie Mobile Banking app

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



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

Cash transactions

24 Nov 2022 to 22 Feb 2023



Account name R & L SUZIE SMSF PTY LTD ATF R & L SUZIE SUPER FUND Active Balance
Account number 966368987 \$432,097.83
BSB 182-512
Product Cash Management Account
Issued 22/02/2023

Date	Category	Description	Debit	Credit	Balance
31 Jan 2023	Interest	MACQUARIE CMA INTEREST PAID		757.28	432,097.83
10 Jan 2023	BPAY Payments	BPAY TO AUSTRALIAN TAX OFFICE	1,634.00		431,340.55
30 Dec 2022	Interest	MACQUARIE CMA INTEREST PAID		665.86	432,974.55
12 Dec 2022	Transfers	PRECISION CH PASCH2212070008013		756.25	432,308.69
30 Nov 2022	Interest	MACQUARIE CMA INTEREST PAID		325.47	431,552.44
29 Nov 2022	Transfers	PRECISION CH PASCH2211240000677		1,512.50	431,226.97
28 Nov 2022	Transfers	SuperChoice P/L PC221122-192995300		2,088.50	429,714.47
24 Nov 2022	Transfers	PRECISION CH PASCH2211210006036		1,512.50	427,625.97
Totals			1,634.00	7,618.36	

This transaction list isn't a statement. We recommend you or your client review all transactions to ensure they're accurate.

Account details

R & L SUZIE SMSF PTY LTD ATF R & L SUZIE SUPER FUND
966368987
Cash Management Account

17-1

R & L Suzie Super Fund General Ledger



As at 22 February 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Investment Movement Data Clearing Account (94910)					
<u>Investment Movement Data Clearing Account (94910)</u>					
13/09/2022	RENEE MORGAN REALTY TD		3,906.00		3,906.00 DR
05/10/2022	Sale of 29/52 Falso Place, Doolandella. Contract date 05/10/22, settlement date 16/11/22		421,482.67		425,388.67 DR
05/10/2022	Disposal of P&E on sale of property				425,388.67 DR
10/10/2022	CONVEYANCING TD		165.00		425,553.67 DR
16/11/2022	PEXA Settlement Funds 50			388,430.69	37,122.98 DR
17/11/2022	Payment by Bank Cheque Effective Date: 16/11/2022 Payment received for discharge 54102752.			28,278.98	8,844.00 DR
18/11/2022	FALSO DEPOSIT FALSO DEPOSIT 50			8,844.00	0.00 DR
			425,553.67	425,553.67	0.00 DR

17-3

17-4(A)

17-6B

17-6A

17-5

Total Debits: 425,553.67

Total Credits: 425,553.67

17-2

R & L Suzie Super Fund General Ledger



As at 22 February 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Real Estate Properties (Australian - Residential) (77200)					
<u>Unit 29 City Edge, 52 Falso Place, Doolandella (CITYEDGE)</u>					
01/07/2022	Opening Balance	1.00			405,000.00 DR
05/10/2022	Sale of 29/52 Falso Place, Doolandella. Contract date 05/10/22, settlement date 16/11/22	(1.00)		361,915.41	43,084.59 DR
05/10/2022	Unrealised Gain writeback as at 05/10/2022			43,084.59	0.00 DR
		0.00		405,000.00	0.00 DR

Total Debits: 0.00

Total Credits: 405,000.00

17-3

RENEE MORGAN REALTY
PO BOX 129
Miami QLD 4220
renee@reneemorgan.com.au
ABN: 85152771812



RENEE MORGAN REALTY

Tax Invoice

INVOICE TO

R & L Suzie Property Pty Ltd
29/52 Falso Place
DOOLANDELLA QLD 4077

INVOICE NO. 1164

DATE 13/09/2022

DUE DATE 13/10/2022

TERMS Net 30

DESCRIPTION	ACTIVITY	AMOUNT	GST
Realestate.com Premier Listing		2,296.00	GST
Domain Premier Listing inc Social Boost		640.00	GST
Titel Search		25.00	GST
Full body Corporate Disclosure Statement		160.00	GST
Photography & Floor Plan		520.00	GST
Copy Writing		170.00	GST
Brochures		95.00	GST

TAIGAR PTY LTD
BSB: 084899
AC: 133197003

INCLUDES GST TOTAL

355.09

TOTAL

3,906.00

BALANCE DUE

A\$3,906.00

17-4
inspiring the next generation

ABN 50 606 662 088

Date: 10/11/2022

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

Our Ref: 181200

Payment Due Date: 16 November 2022

TAX INVOICE

Re: R & L Suzie Property Pty Ltd Sale To SIV

To our professional fee herein regarding the abovementioned matter	\$398.00
Disbursements	\$25.70
	Total GST \$42.37
	Less funds held in Trust - \$165.00 (A)
	Total Due (incl GST) \$301.07

Madison Brown

INTEREST PAYABLE

If our account is not paid in full by the due date we reserve the right to charge interest on any outstanding balance at the rate of 1% above the firms borrowing rate from its principal banker. The current rate charged on unpaid bills is at the rate that is equal to the Cash Rate Target (as stated by the Reserve Bank of Australia) as defined by the Regulations to the Legal Profession Act 2009 (Regulation 82), plus two percentage points as at the date of this bill.

CREDIT CARD PAYMENTS

This account may be paid by Visa or Mastercard. If your account is paid by Visa or Mastercard, a credit card surcharge will apply. The amount of that fee is 2%.

FILE DESTRUCTION

Your file in this matter may be destroyed at any time after 7 years from completion of this matter, unless we receive written instructions from you to the contrary.

DISPUTES If you dispute our legal costs you may:-

- Contact us to discuss your concerns with us;
- Request an itemised bill;
- Apply for a costs assessment within 12 months of delivery of a bill or request for payment;
- Apply to set aside the costs agreement within six years or such other time period as the law permits

OTHER INFORMATION

For more information about your rights, please read the facts sheet titled 'Legal Costs' your right to know' which you can obtain from the Queensland Law Society website at www.qts.com.au

Invoice Number: (In review)

Page 1 of 1

17-5

RENEE MORGAN REALTY
PO BOX 129
Miami QLD 4220
renee@reneemorgan.com.au
ABN: 85152771812



RENÉE MORGAN REALTY

Tax Invoice

INVOICE TO
R & L Suzie Property Pty Ltd
29/52 Falso Place
DOOLANDELLA QLD 4077

INVOICE NO. 1167
DATE 21/10/2022
DUE DATE 20/11/2022
TERMS Net 30

DESCRIPTION	ACTIVITY	AMOUNT	GST
SALE TO SIV: 29/52 Falso Place DOOLANDELLA QLD 4077	Commission	13,156.00	GST

Purchase Price: \$440,000.00
Deposit: \$22,000.00
Balance payable to agency on settlement 16/11/2022:
Commission as per Form 6 - \$13,156.00 incl GST
Balance Payable to Seller: \$8,844.00

INCLUDES GST TOTAL	1,196.00
TOTAL	13,156.00
BALANCE DUE	A\$13,156.00

$$\begin{array}{r}
 \$22000 \\
 - 13156 \\
 \hline
 \$ 8844
 \end{array}$$
 balance to be repaid to SMSF

Final 17-6

SETTLEMENT STATEMENT

Matter: R & L Suzie Property Pty Ltd Sale To SIV (181200)

Property: 29/52 Falso Place, Doolandella QLD 4077

Adjustment Date: 16 November 2022

Settlement Date: 16 November 2022

Settlement Place: PEXA

Settlement Time: 2:30pm

	Amount (\$)
Contract Price	440,000.00
Less Deposit	22,000.00
	418,000.00
Less Release Fees Vendor allows 1 x Discharge of Mortgage @ \$208.83	208.83
	417,791.17
Plus Council Rates	
\$450.20 for the period 01 October 2022 to 31 December 2022 Proportion being 45 / 92 days	220.21 C
	418,011.38
Less Water Usage (see calculation following)	61.44 D
	417,949.94
Less Water Access & Sewerage Fee	
\$825.65 for the period 09 September 2022 to 08 September 2023 Proportion being 69 / 365 days	156.08 E
	417,793.86
Plus Body Corporate Fees	
\$775.61 for the period 01 November 2022 to 31 January 2023 Proportion being 76 / 92 days	640.72 F
	418,434.58
CONTRACT BALANCE	\$418,434.58

PAYEE

1. Body Corporate		775.61
2. PEXA Fees		123.97
3. Ownit Conveyancing		301.07
4. Gadens Lawyers Brisbane	A	28,278.98
5. Gadens Lawyers Brisbane - Professional Fees		478.50
6. Gadens Lawyers Brisbane - PEXA Fees		45.76
7. R and L Suzie Super Fund	B	388,430.69

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TOTAL

\$418,434.58
(unallocated: \$0.00)

WATER USAGE CALCULATION

Date water paid to: 09 September 2022

Reading : 535kL

Date of search reading: 08 November 2022

Reading : 548kL

Average daily usage

Charge per kL –

Days between readings: 60

\$0 for first 0kL

548kL - 535kL = 13kL / 60 = **0.217kl**

\$0 for the next 0kL

Days from date paid to settlement = 68

\$0 for the balance

0.217kL x 68days = **14.756kL**

Bulk water \$4.164

(All kL results are rounded to whole litres ie 3 decimal places)

Water Adjustment

Tier 1	0kL x \$0	\$0.00
Tier 2	0kL x \$0	0.00
Balance	14.756kL x \$0	0.00
Bulk water	14.756kL x \$4.164	61.44
		\$61.44

Prepared By: Ownit

Date & Time: 16-11-2022 01:13PM

Our Ref: 181200
Reply to: SOUTHSIDE OFFICE

18 November 2022

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

Dear R & L Suzie Property Pty Ltd,

RE: R & L Suzie Property Pty Ltd Sale To SIV
PROPERTY: 29/52 Falso Place, Doolandella QLD 4077

We confirm our earlier advice to you that the Contract for the sale of the Property was settled on 16 November 2022.

Settlement

We have enclosed a copy of the final settlement statement which sets out the adjustments to the purchase price and details of the cheques provided at settlement for the balance purchase price.

At settlement, the Buyer provided cheques for the balance purchase price in exchange for a signed transfer of the Property and a release of the registered mortgage over the Property.

The purchase price was adjusted to take account of your liability for outgoing for the Property up to and including the settlement date and the Buyer's liability for outgoing from that date. The Buyer will be responsible for the

Transfer of Title

Although settlement generally marks the conclusion of the financial arrangements between you and the Buyer, the Buyer does not become the legal owner of the Property until registration of the transfer of the Property in the Land Titles Office.

Settlement was carried out using the PEXA system. The transfer was lodged electronically following settlement.

When the transfer is lodged for registration, the Registrar of Titles will inform the local government and various government departments of the change of ownership of the Property so that relevant records may be updated. This should ensure that all future notices for the Property are directed to the Buyer.

Insurance

If you have not done so already, you should cancel your insurance for the Property.

Tenancy

As you know, you sold the Property subject to an existing tenancy agreement. If you have not done so already, you should notify the tenant of the change of ownership of the Property.

Your letting agent is attending to the adjustment of the rent payable under the tenancy agreement between the parties.

Our Account

We have enclosed our account for our professional costs and our outlays for the work undertaken by us in this matter.

Retention and Retrieval of your File

Your file in this matter may be destroyed at any time after 7 years from completion, unless we receive written instructions from you to the contrary. If at any time you require any information from your file, please contact us. Due to the costs we incur for storage and retrieval of your file, there may be a fee to obtain and forward any information to you. The cost of doing so will be advised to you at the time.

Our instructions in this matter now appear to be complete and our retainer to act for you in relation to the sale of the Property has ended.

Yours faithfully

Ownit

Tahni Horn
thorn@ownit.com.au
Legal Advisor

Contract for Residential Lots in a Community Titles Scheme

Thirteenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Residential Lots in a Community Titles Scheme in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date: 05/10/2022

If no date is inserted, the Contract Date is the date on which the last party signs the Contract

SELLER'S AGENT

NAME: Renee Morgan Realty

ABN:

85152771812

LICENCE NO:

3687899

ADDRESS: 13 Christine Avenue

SUBURB: Miami

STATE: QLD

POSTCODE: 4220

PHONE:

07 5608 9688

MOBILE:

0411 558 850

FAX:

EMAIL:

renee@reneemorgan.com.au

SELLER

NAME:

R & L SUZIE PROPERTY PTY LTD

ABN:

ADDRESS: 17 Cosway Street

SUBURB: Hillcrest

STATE: QLD

POSTCODE: 4118

PHONE:

0427 739 990

MOBILE:

0417 198 892

FAX:

EMAIL:

lrmoller@hotmail.com; rocket400chev@hotmail.com

NAME:

ABN:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

SELLER'S SOLICITOR

← or any other solicitor notified to the Buyer

NAME:

OWNIT CONVEYANCING

REF:

CONTACT:

Jessica Caasi

ADDRESS: PO Box 133

SUBURB: BEENLEIGH

STATE: QLD

POSTCODE: 4207

PHONE:

07 3807 1522

MOBILE:

FAX:

EMAIL:

legalteam@ownit.com.au

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

000025198894

BUYER

NAME:

Venesa SIV

ABN:

ADDRESS: 142 Brown Road

SUBURB: BONNYRIGG HEIGHTS

STATE: NSW POSTCODE: 2177

PHONE:

MOBILE:

FAX:

EMAIL:

0411 255 061

venesa.chea@hotmail.com

NAME:

Michael Vanarith SIV

ABN:

ADDRESS: As above

SUBURB:

STATE: POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

0434 515 378

michaelsiv1@hotmail.com

BUYER'S AGENT (if applicable)

NAME:

ABN:

LICENCE NO:

ADDRESS:

SUBURB:

STATE: POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

BUYER'S SOLICITOR

← or any other solicitor notified to the Seller

NAME:

LEAD CONVEYANCING I CONVEYANCING LAW FIRM

REF:

CONTACT:

ADDRESS: Unit 7, Level 1, 3972 Pacific Highway

SUBURB: LOGANHOLME

STATE: QLD POSTCODE: 4129

PHONE:

MOBILE:

FAX:

EMAIL:

07 3088 8016

info@leadconveyancing.com.au

PROPERTY

ADDRESS: 29/52 Falso Place

SUBURB: Doolandella

STATE: QLD POSTCODE: 4077

Description: Lot: 29 on: BUP GTP SP SP 299721

Scheme: CITY EDGE AT DOOLANDELLA Community Titles Scheme: 51831

Title Reference: 51155468

Present Use: Residential unit

Local Government: Gold Coast City Council

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

000025198894

Excluded Fixtures: NIL

Included Chattels: Dishwasher, window furnishings, carpets, fixed light fittings, garage remote x 1, A/C remote x 2.

PRICE

Deposit Holder: TAIGAR PTY LTD T/A RENEE MORGAN REALTY

Deposit Holder's Trust Account: TAIGAR PTY LTD T/A RENEE MORGAN REALTY

Bank: National Australia Bank

BSB: BSB 084 899 Account No: 734 219 706

Cyber Warning

Cyber criminals are targeting real estate transactions by sending fraudulent electronic communications (emails) impersonating lawyers and real estate agents. **Before** you pay any funds to another person or company using information that has been emailed to you or contained in this Contract, you should contact the intended recipient by telephone to verify and confirm the account details that have been provided to you.

Purchase Price: \$ 440,000.00

← Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

Deposit: \$ 1,000.00

Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

Due 1 business day from the Contract date

\$ 21,000.00

Balance Deposit (if any) payable on:

Due 14 days from the Contract date

Default Interest Rate: _____ %

← If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE

Finance Amount: \$ Sufficient to complete

← Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.

Financier: Buyers choice or other lending institution

Finance Date: 14 days from the Contract date

BUILDING AND/OR PEST INSPECTION DATE:

Inspection Date: 7 days from the Contract date

← If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? No Yes, listed below:

← **WARNING TO SELLER:** You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title in favour of other land and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

Tenancies:

TENANT'S NAME:

Hayden Matchett & Abby Matchett

TERM AND OPTIONS:

Fixed term

← If the property is sold with vacant possession from settlement, insert 'Nil'. Otherwise complete details from Residential Tenancy Agreement.

STARTING DATE OF TERM:

21 April 2022

ENDING DATE OF TERM:

20 October 2022

RENT:

\$ 390.00 per week

BOND:

\$ 1,560.00

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

000025198894

EF003 01/22

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Page 3 of 17

Managing Agent:

AGENCY NAME:

DOMO LIVING

PROPERTY MANAGER:

Ava CHEN

ADDRESS: Falso Place

SUBURB: DOOLANDELLA

STATE: QLD POSTCODE: 4077

PHONE:

MOBILE:

FAX:

EMAIL:

0426277887

gcnarui@gmail.com

POOL SAFETY FOR NON-SHARED POOLS

Complete the following questions if there is a non-shared pool in the Lot

Q1. Is there a non-shared pool on the Lot?

- Yes
- No

← WARNING TO SELLER: Under clause 5.3(1)(e) the Seller must provide a Pool Compliance Certificate at settlement. If there is no Pool Compliance Certificate at the Contract Date you must give a Notice of No Pool Safety Certificate to the Buyer prior to entering into this contract.

Q2. If the answer to Q1 is Yes, is there a Pool Compliance Certificate for the non-shared pool at the time of contract?

- Yes
- No

STATUTORY WARRANTIES AND CONTRACTUAL RIGHTS

The Seller gives notice to the Buyer of the following matters:

(a) Latent or Patent Defects in Common Property or Body Corporate Assets (section 223(a)(b))*

refer to disclosure statement

← WARNING TO SELLER: The Body Corporate and Community Management Act 1997 and the Contract include warranties by the Seller about the Body Corporate and the Scheme land. Breach of a warranty may result in a damages claim or termination by the Buyer. Seller should consider whether to carry out an inspection of the Body Corporate records to complete this section.

(b) Actual or Contingent or Expected Liabilities of Body Corporate (section 223(2)(c)(d))*

refer to disclosure statement

(c) Circumstances in Relation to Affairs of Body Corporate (section 223(3))*

refer to disclosure statement

(d) Exceptions to Warranties in clause 7.4(4)*

refer to disclosure statement

(e) Proposed Body Corporate Resolutions (clause 8.4)*

refer to disclosure statement

*Include in attachment if insufficient space

ADDITIONAL BODY CORPORATE INFORMATION

Interest Schedule Lot Entitlement of Lot:

Refer Disclosure Statement

Aggregate Interest Schedule Lot Entitlement:

Refer Disclosure Statement

Contribution Schedule Lot Entitlement of Lot:

Refer Disclosure Statement

Aggregate Contribution Schedule Lot Entitlement:

Refer Disclosure Statement

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

000025198894

INSURANCE POLICIES

Insurer: Refer Disclosure Statement Policy No: Refer Disclosure Statement
Building: Refer Disclosure Statement
Public Liability: Refer Disclosure Statement
Other: Refer Disclosure Statement

ELECTRICAL SAFETY SWITCH AND SMOKE ALARM *This section must be completed unless the Lot is vacant*

The Seller gives notice to the Buyer that an Approved Safety Switch for the General Purpose Socket Outlets is:

(select whichever is applicable)

- installed in the residence
 not installed in the residence

← **WARNING:** By giving false or misleading information in this section, the Seller may incur a penalty. The Seller should seek expert and qualified advice about completing this section and not rely on the Seller's Agent to complete this section.

The Seller gives notice to the Buyer that smoke alarms complying with the Smoke Alarm Requirement Provision are:

(select whichever is applicable)

- installed in the residence
 not installed in the residence

← **WARNING:** Under clause 7.8 the Seller must install smoke alarms complying with the Smoke Alarm Requirement Provision in any domestic dwelling on the Lot. Failure to do so is an offence under the Fire and Emergency Services Act 1990.

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Land:

(select whichever is applicable)

- is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Lot or
 is affected by an application to, or an order made by, QCAT in relation to a tree on the Lot, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

← **WARNING:** Failure to comply with section 83 *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Lot for a creditable purpose?

(select whichever is applicable)

- Yes
 No

[Note: An example of an acquisition for a creditable purpose would be the purchase of the Land by a building contractor, who is registered for GST, for the purposes of building a house on the Land and selling it in the ordinary course of its business.]

← **WARNING:** the Buyer warrants in clause 2.5(6) that this information is true and correct.

The Seller gives notice to the Buyer in accordance with section 14-255(1)(a) of the Withholding Law that:

(select whichever is applicable)

- the Buyer *is not* required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property
 the Buyer *is* required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property. Under section 14-255(1) of the Withholding Law, the Seller is required to give further details prior to settlement.

← **WARNING:** All sellers of residential premises or potential residential land are required to complete this notice. Section 14-250 of the Withholding Law applies to the sale of 'new residential premises' or 'potential residential land' (subject to some exceptions) and requires an amount to be withheld from the Purchase Price and paid to the ATO. The Seller should seek legal advice if unsure about completing this section.

SPECIAL CONDITIONS

1. Special Conditions Prevail

1.1 In the event of any inconsistency between these Special Conditions and the Real Estate Institute of Queensland Terms of Contract for Residential Lots in a Community Titles Scheme (Standard Conditions) then these Special Conditions will prevail and the Standard Conditions will not apply to the extent of any inconsistency.

2. Entire Agreement

2.1 The Reference Schedule, Standard Conditions and these Special Conditions (Contract) constitute the entire and only agreement between the parties in relation to the Property sold and merge all prior discussions and negotiations between them and neither party shall be bound by any warranties or representations with respect to the subject matter of this Contract except as set herein.

3. Commission

On the Settlement Date, the Seller agrees to pay the Sellers agent (and authorises the Buyer to pay to the Sellers agent from the Deposit or if insufficient Deposit is paid, from the Purchase Price) the agents commission together with Goods and Services Tax which is to be paid by the Sellers agent in respect of the commission. For the purpose of this special condition the word commission is defined to mean all monies owed to the Sellers agent on account of all goods and all services provided in regards to this Contract.

4. Facsimile and Email Signing and Counterparts

4.1 This Contract may be entered into by and becomes binding on the parties named in the Contract upon one party signing the Contract that has been signed by the other party (or a photocopy, facsimile or email copy of the same) and transmitting a facsimile or email copy thereof to the other party or to the other partys agent or solicitor.

4.2 This Contract may be signed in any number of counterparts and by different persons on separate counterparts. All those counterparts together constitute the one Contract.

5. It is an essential term of this contract that completion shall occur by way of an Electronic Settlement using the ELNO system operated by PEXA and in that regard the parties agree that an affirmative notice by each of them under condition 11.1(1) of the contract herein shall be deemed to have been given. It is agreed that in condition 11.5(2)(b) the following is deleted or suspension of their access to the ELNO system.

6. The Seller and Buyer agree that Annexure A forms part of this Contract.

SETTLEMENT

Settlement Date: 42 days from the Contract date

← or any later date for settlement in accordance with clauses 6.2, 6.3, 10.5, 11.4 or any other provision of this Contract.

WARNING: The Settlement Date as stated may change. Read clauses 6.2, 6.3, 10.5 and 11.4. If you require settlement on a particular date, seek legal advice prior to signing.

Place for Settlement: PEXA Gold Coast

← If Brisbane is inserted, or this is not completed, this is a reference to Brisbane CBD.

SIGNATURES

The contract may be subject to a 5 business day statutory cooling-off period. A termination penalty of 0.25% of the purchase price applies if the Buyer terminates the contract during the statutory cooling-off period. It is recommended the Buyer obtain an independent property valuation and independent legal advice about the contract and his or her cooling-off rights, before signing.

Signed by:
Buyer: 
B1E190DA930B7A9A

Witness: _____

Signed by:
Buyer: 
FC02F17D52509EA6

Witness: _____

By placing my signature above, I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

(Note: No witness is required if the Buyer signs using an Electronic Signature)

Signed by:
Seller: 
E455C2F14D717869

Witness: _____

Signed by:
Seller: 
FCCECD72FE2A32ED

Witness: _____

By placing my signature above, I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

(Note: No witness is required if the Seller signs using an Electronic Signature)

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

000025198894

**TERMS OF CONTRACT
FOR RESIDENTIAL LOTS IN A COMMUNITY TITLES SCHEME**

1. DEFINITIONS

1.1 In this contract, terms in **bold** in the Reference Schedule and the Disclosure Statement have the meanings shown opposite them and unless the context otherwise requires:

- (a) **"Approved Safety Switch"** means a residual current device as defined in the *Electrical Safety Regulation 2013*;
- (b) **"ATO"** means the Australian Taxation Office;
- (c) **"ATO Clearance Certificate"** means a certificate issued under section 14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
- (d) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer;
- (e) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959* (Cth).
- (f) **"Body Corporate"** means the body corporate of the Scheme;
- (g) **"Body Corporate Debt"** has the meaning in the Regulation Module but excludes the Body Corporate Levies for the period which includes the Settlement Date;
- (h) **"Body Corporate Levies"** means regular periodic contributions levied on the owner of the Lot (including, if applicable, levied under an exclusive use by-law) excluding any Special Contribution;
- (i) **"Bond"** means a bond under the *Residential Tenancies and Rooming Accommodation Act 2008*;
- (j) **"Building"** means any building that forms part of the Lot or in which the Lot is situated;
- (k) **"Building Inspector"** means a person licensed to carry out completed residential building inspections under the *Queensland Building and Construction Commission Regulations 2003*;
- (l) **"Business Day"** means a day other than:
 - (i) a Saturday or Sunday
 - (ii) a public holiday in the Place for Settlement; and
 - (iii) a day in the period 27 to 31 December (inclusive).
- (m) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
- (n) **"Contract Date"** or **"Date of Contract"** means:
 - (i) the date inserted in the Reference Schedule as the Contract Date; or
 - (ii) if no date is inserted, the date on which the last party signs this contract;
- (o) **"Court"** includes any tribunal established under statute;
- (p) **"Disclosure Statement"** means the statement under section 206 (Existing Lot) or section 213 (Proposed Lot) of the *Body Corporate and Community Management Act 1997*;
- (q) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (r) **"Encumbrances"** includes:
 - (i) unregistered encumbrances
 - (ii) statutory encumbrances; and
 - (iii) Security Interests.
- (s) **"Essential Term"** includes, in the case of breach by:
 - (i) the Buyer: clauses 2.2, 2.5(1), 2.5(5), 5.1 and 6.1; and
 - (ii) the Seller: clauses 2.5(5), 5.1, 5.3(1)(a) – (e), 5.5 and 6.1;
 but nothing in this definition precludes a Court from finding other terms to be essential;
- (t) **"Exclusive Use Areas"** means parts of the common property for the Scheme allocated to the Lot under an exclusive use by-law;
- (u) **"Extension Notice"** means a notice under clause 6.2(1);
- (v) **"Financial Institution"** means a Bank, Building Society or Credit Union;
- (w) **"General Purpose Socket Outlet"** means an electrical socket outlet as defined in the *Electrical Safety Regulation 2013*;
- (x) **"GST"** means the goods and services tax under the *GST Act*;
- (y) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and includes other GST related legislation;
- (z) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;
- (aa) **"Improvements"** means all fixed structures in the Lot (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (bb) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
- (cc) **"Land"** means the scheme land for the Scheme;
- (dd) **"Outgoings"** means:
 - (i) rates or charges on the Lot by any competent authority (for example, council rates, water rates, fire service levies) but excludes land tax; and
 - (ii) Body Corporate Levies.
- (ee) **"Pest Inspector"** means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulations 2003*;
- (ff) **"Pool Compliance Certificate"** means:
 - (i) a Pool Safety Certificate under section 231C(a) of the *Building Act 1975*; or
 - (ii) a building certificate that may be used instead of a Pool Safety Certificate under section 246AN(2) of the *Building Act 1975*; or
 - (iii) an exemption from compliance on the grounds of impracticality under section 245B of the *Building Act 1975*;
- (gg) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009* (Cth);
- (hh) **"Property"** means:
 - (i) the Lot;
 - (ii) the right to any Exclusive Use Areas;
 - (iii) the Improvements;
 - (iv) the Included Chattels;

- (ii) "**Regulation Module**" means the regulation module for the Scheme;
- (jj) "**Rent**" means any periodic amount, including outgoings, payable under the Tenancies;
- (kk) "**Reserved Items**" means the Excluded Fixtures and all Chattels in the Lot and Exclusive Use Areas other than the Included Chattels;
- (ll) "**Scheme**" means the community titles scheme containing the Lot;
- (mm) "**Security Interests**" means all security interests registered on the PPSR over Included Chattels and Improvements;
- (nn) "**Services**" means infrastructure for the provision of services including water, gas, electricity, telecommunications, sewerage or drainage;
- (oo) "**Smoke Alarm Requirement Provision**" has the meaning in section 104RA of the *Fire and Emergency Services Act 1990*;
- (pp) "**Special Contribution**" means an amount levied by the Body Corporate under the Regulation Module for a liability for which no provision or inadequate provision has been made in the budget of the Body Corporate.
- (qq) "**Transfer Documents**" means:
 - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (rr) "**Transport Infrastructure**" has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (ss) "**Withholding Law**" means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

1.2 Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this contract unless the context indicates otherwise.

2. PURCHASE PRICE

2.1 GST

- (1) Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.
- (2) If a party is required to make any other payment or reimbursement under this contract, that payment or reimbursement will be reduced by the amount of any input tax credits to which the other party (or the representative member for a GST group of which it is a member) is entitled.

2.2 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) Subject to clause 2.2(4), if the Buyer:
 - (a) effects an electronic transaction to pay all or part of the Deposit to the account of Deposit Holder on a day;
 - (b) provides written evidence to the Deposit Holder that the electronic transaction has occurred; and

- (c) does not take any action to defer the payment to the Deposit Holder to a later day, the payment is taken to be received by the Deposit Holder on the day the Buyer effects the electronic transaction even if, because of circumstances beyond the Buyer's control, the payment to the Deposit Holder's account happens on a later day.
- (4) If the Buyer has complied with clause 2.2(3) but the Deposit Holder has not received the payment by the due date:
 - (a) the Seller may give the Buyer notice that the payment has not been received by the Deposit Holder; and
 - (b) if the payment has not been paid into the account of the Deposit Holder by 5pm on the date 2 Business Days after the Seller's notice under clause 2.2(4)(a) is given to the Buyer then clause 2.2(3) will not apply and the Buyer will be in default.
- (5) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.3 Investment of Deposit

If:

- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
 - (2) it is lawful to do so;
- the Deposit Holder must:
- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).

2.4 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer;
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.5 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by Bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, reference to a "Bank cheque" in clause 2.5:
 - (a) includes a cheque drawn by a Building Society or Credit Union on itself;
 - (b) does not include a cheque drawn by a Building Society or Credit Union on a Bank;
 and the Seller is not obliged to accept a cheque referred to in clause 2.5(2)(b) on the Settlement Date.
- (3) If both the following apply:
 - (a) the sale is not an excluded transaction under section 14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or

- (ii) a variation notice under section 14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.5(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
 - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.5(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Lot and Improvements; and
 - (b) no later than 2 Business Days before the Settlement Date, the Seller gives the Buyer a valuation of the Lot and Improvements prepared by a registered valuer,
- in which case the market value of the Lot and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount.
 - (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.

- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.6 Adjustments

- (1) Rent and Outgoings must be apportioned between the parties in accordance with this clause 2.6 and any adjustments paid and received on settlement so that:
 - (a) the Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date; and
 - (b) the Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.6(3), 2.6(5) and 2.6(17), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority or the Body Corporate advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Lot at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the interest schedule lot entitlement of the Lot to the aggregate interest schedule lot entitlement of the Scheme; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) The Seller is liable for land tax assessed on the Lot for the financial year current at the Settlement Date. If land tax is unpaid at the Settlement Date and the Queensland Revenue Office advises that it will issue a final clearance for the Lot on payment of a specified amount, then the Seller irrevocably directs the Buyer to draw a bank cheque for the specified amount from the Balance Purchase Price at settlement and the Buyer must pay it promptly to the Queensland Revenue Office.
- (5) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (6) If any Outgoings are assessed but unpaid at the Settlement Date, then the Seller irrevocably directs the Buyer to draw a bank cheque for the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority or the Body Corporate, as appropriate. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.6(2).
- (7) Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.

- (8) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (9) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (10) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.6(7), 2.6(8) and 2.6(9) and 2.6(10).
- (11) Payments under clause 2.6(10) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (12) The Seller is liable for:
 - (a) any Special Contribution for which a levy notice has been issued on or before the Contract Date; and
 - (b) any other Body Corporate Debt (including any penalty or recovery cost resulting from non-payment of a Body Corporate Debt) owing in respect of the Lot at settlement.

The Buyer is liable for any Special Contribution levied after the Contract Date.

- (13) If an amount payable by the Seller under clause 2.6(12) is unpaid at the Settlement Date, the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Body Corporate.
- (14) For the purposes of clause 2.6(12), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.
- (15) The cost of Bank cheques payable at settlement:
 - (a) to the Seller or its mortgagee are the responsibility of the Buyer; and
 - (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller and the Seller will reimburse this cost to the Buyer as an adjustment at settlement.
- (16) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (17) Upon written request by the Buyer, the Seller will, before settlement, give the Buyer a written statement, supported by reasonable evidence, of:
 - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.6.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
 - (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
 - (2) the finance condition has been either satisfied or waived by the Buyer.

- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. BUILDING AND PEST INSPECTION REPORTS

- 4.1 This contract is conditional on the Buyer obtaining a written building report from a Building Inspector and a written pest report from a Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- 4.2 The Buyer must give notice to the Seller that:
 - (a) a satisfactory Inspector's report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (b) clause 4.1 has been either satisfied or waived by the Buyer.
- 4.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2.

5. SETTLEMENT

5.1 Time and Date

- (1) Settlement must occur:
 - (a) between 9am and 4pm AEST on the Settlement Date; and
 - (b) subject to clause 5.1(2), in the Place for Settlement at the office of a solicitor, Financial Institution or settlement agent nominated by the Seller.
- (2) If the Seller has not nominated an office under clause 5.1(1)(b) or the parties have not otherwise agreed where settlement is to occur by 5pm on the date 2 Business Days before the Settlement Date, section 61(2)(c) of the *Property Law Act 1974* applies.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Queensland Revenue Office nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - (a) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (b) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (c) if requested by the Buyer not less than 2 Business Days before the Settlement Date, the Keys; and
 - (d) if there are Tenancies:
 - (i) the Seller's copy of any Tenancy agreements;
 - (ii) a notice to each tenant advising of the sale in the form required by law; and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
 - (e) a copy of a current Pool Compliance Certificate for each regulated pool on the Lot unless:
 - (i) the Seller has done this before settlement; or
 - (ii) the Seller has given the Buyer a notice under section 28 of the *Building Regulation 2021* (Notice of No Pool Safety Certificate) before entry into this contract.
- (2) If the Keys are not required to be delivered at settlement under clause 5.3(1)(c), the Seller must deliver the Keys to the Buyer on or before settlement. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer the benefit of all:

- (1) covenants by the tenants under the Tenancies;
 - (2) guarantees and Bonds (subject to the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*) supporting the Tenancies; and
 - (3) manufacturers' warranties regarding the Included Chattels;
 - (4) builders' warranties on the Improvements;
- to the extent that they are assignable and the Buyer accepts the assignment. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Lot and Exclusive Use Areas except for the Tenancies. Title to the Included Chattels passes at settlement.

5.6 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.6(2) or 5.6(3).

6. TIME

6.1 Time of the Essence

Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Extension of Settlement Date

- (1) Either party may, at any time up to 4pm on the Settlement Date, extend the Settlement Date by giving a notice under this clause nominating a new date for settlement which must be no later than 5 Business Days after the Scheduled Settlement Date.
- (2) The Settlement Date will be the date specified in the Extension Notice and time is of the essence in respect of this date.
- (3) More than one Extension Notice may be given under clause 6.2(1) but the new date for settlement nominated in an Extension Notice may not be a date later than 5 Business Days after the Scheduled Settlement Date.
- (4) In this clause 6.2, "**Scheduled Settlement Date**" means the Settlement Date specified in the Reference Schedule as extended:
 - (a) by agreement of the parties; or
 - (b) under clause 6.3 or 11.4,but excludes any extension of the Settlement Date as a result of the operation of this clause 6.2.

6.3 Delay Event

- (1) This clause 6.3 applies if a party is unable to perform a settlement obligation solely as a consequence of a Delay Event but does not apply where the inability is attributable to:
 - (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
 - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.
- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.3(4) has been given or not, either party may give the other party a Notice to Settle.
- (6) A Notice to Settle must be in writing and state:
 - (a) that the Suspension Period has ended; and
 - (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date;
 - (c) that time is of the essence.
- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.3:
 - (a) "**Affected Party**" means a party referred to in clause 6.3(1);

- (b) **"Delay Event"** means:
- (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency; or
 - (v) if clause 2.5 applies, the computer system operated by the ATO for the GST Withholding notifications referred to in clause 2.5(5)(c) is inoperative;
- (c) **"Government Agency"** means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
- (d) **"Settlement Obligations"** means, in the case of the Buyer, its obligations under clauses 2.5(1), 2.5(5)(b) and (c) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) - (e) and 5.5;
- (e) **"Suspension Period"** means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a settlement obligation solely as a consequence of a Delay Event.

- (e) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of the *Environmental Protection Act 1994*.
- (3) The Seller warrants that at settlement:
- (a) it will be the registered owner of an estate in fee simple in the Lot and will own the Improvements and Included Chattels;
 - (b) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (c) there will be no unsatisfied Court order or writ of execution affecting the Property.
- (4) The Seller warrants that at the Contract Date:
- (a) there is no unregistered lease, easement or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate assets;
 - (b) there is no proposal to record a new community management statement for the Scheme and it has not received a notice of a meeting of the Body Corporate to be held after the Contract Date or notice of any proposed resolution or a decision of the Body Corporate to consent to the recording of a new community management statement for the Scheme;
 - (c) all Body Corporate consents to improvements made to common property and which benefit the Lot, or the registered owner of the Lot, are in force; and
 - (d) the Additional Body Corporate Information is correct (if completed).
- (5) If the Seller breaches a warranty in clause 7.4(2) or 7.4(3), the Buyer may terminate this contract by notice to the Seller given before settlement.
- (6) If:
- (a) the Seller breaches a warranty in clause 7.4(4); or
 - (b) the Additional Body Corporate Information is not completed;
- and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given before settlement but may not claim damages or compensation.
- (7) Clauses 7.4(5) and 7.4(6) do not restrict any statutory rights the Buyer may have which cannot be excluded by this contract.
- (8) The Seller does not warrant that the Present Use is lawful.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Lot is sold subject to:

- (1) the *Body Corporate and Community Management Act 1997* and the by-Laws of the Body Corporate; and
- (2) any reservations or conditions on the title or the original Deed of Grant.

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances, Tenancies, statutory easements implied by part 6A of the *Land Title Act 1994* and interests registered on the common property for the Scheme.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

7.4 Seller's Warranties

- (1) The Seller's warranties in clauses 7.4(2), 7.4(3) and 7.4(4) apply except to the extent disclosed by the Seller to the Buyer:
 - (a) in this contract; or
 - (b) in writing before the Buyer signed this contract.
- (2) The Seller warrants that at the Contract Date:
 - (a) there is no outstanding notice under section 246AG, 247 or 248 of the *Building Act 1975* or section 167 or 168 of the *Planning Act 2016* that affects the Property;
 - (b) the Seller has not received any communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(2)(a) or a notice or order referred to in clause 7.6(1);
 - (c) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the Property;
 - (d) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Land;

7.5 Survey and Mistake

- (1) The Buyer may survey the Lot.
- (2) If:
 - (a) there is an error in the boundaries or area of the Lot;
 - (b) there is an encroachment by structures onto or from the Lot that is not protected by statutory easement under Part 6A of the *Land Title Act 1994*; or
 - (c) there are Services which pass through the Lot that do not service the Lot and are not:
 - (i) protected by any Encumbrance disclosed to the Buyer in this contract; or
 - (ii) protected by the statutory easements under Part 6A of the *Land Title Act 1994*; or
 - (d) there is a mistake or omission in describing the Lot or the Seller's title to it, which is material, the Buyer may terminate this contract by notice to the Seller given before settlement.

- (3) If a matter referred to in clause 7.5(2) is:
- immaterial; or
 - material, but the Buyer elects to complete this contract;

the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing before settlement.

- (4) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(3).

7.6 Requirements of Authorities

- Any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property must be fully complied with:
 - if issued before the Contract Date: by the Seller before the Settlement Date, unless clause 7.6(4) applies; or
 - if issued on or after the Contract Date: by the Buyer unless clause 7.6(3) applies.
- If the Seller fails to comply with clause 7.6(1)(a), the Buyer is entitled to claim the reasonable cost of complying with the notice or order from the Seller after settlement as a debt.
- If any notice or order referred to in clause 7.6(1)(b) is required to be complied with before the Settlement Date:
 - the Seller must comply with the notice or order; and
 - at settlement, the Buyer must pay the reasonable costs incurred by the Seller in doing so,
 unless the Buyer directs the Seller not to and indemnifies the Seller against any liability incurred for failure to comply with the notice or order.
- The Buyer must comply with any notice or order referred to in clause 7.6(1) which is disclosed by the Seller to the Buyer:
 - in this contract; or
 - in writing before the Buyer signed this contract.

7.7 Property Adversely Affected

- If at the Contract Date:
 - the Present Use is not lawful under the relevant town planning scheme;
 - the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
 - access to the Land or the Lot, passes unlawfully through other land;
 - any Services to the Land or the Lot which pass through other land are not protected by a registered easement, building management statement or statutory authority (including statutory easements under Part 6A of the *Land Title Act 1994*);
 - any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
 - there is an outstanding condition of a development approval attaching to the Lot under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(d);

- the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
- the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*; or
- there is a charge against the Lot under s104 of the *Foreign Acquisitions and Takeovers Act 1975*,

and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given before settlement.

- If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- The Seller authorises the Buyer to:
 - inspect records held by any authority, including Security Interests on the PPSR, relating to the Property or the Land; and
 - apply for a certificate of currency of the Body Corporate's insurance from any insurer.

7.8 Compliant Smoke Alarms

- The Seller must install smoke alarms in any domestic dwelling on the Lot in accordance with the Smoke Alarm Requirement Provision by the Settlement Date.
- If the Seller fails to comply with clause 7.8(1), the Buyer is entitled to an adjustment at settlement equal to 0.15% of the Purchase Price but only if claimed by the Buyer in writing on or before settlement. This is the Buyer's only remedy for non-compliance with clause 7.8(1).

7.9 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of building any dividing fence between the Lot and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- once to read any meter;
- for inspections under clause 4;
- once to inspect the Property before settlement;
- once to value the Property before settlement; and
- once to carry out an inspection for smoke alarms installed in the Property.

8.3 Seller's Obligations After Contract Date

- The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Tenancies that may significantly alter them or result in later expense for the Buyer.

- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work or expenditure on the Property, give a copy to the Buyer.
- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer.

8.4 Body Corporate Meetings

- (1) The Seller must promptly give the Buyer a copy of:
 - (a) any notice it receives of a proposed meeting of the Body Corporate to be held after the Contract Date; and
 - (b) resolutions passed at that meeting and prior to settlement.
- (2) The Buyer may terminate this contract by notice in writing to the Seller given before settlement if it is materially prejudiced by:
 - (a) any resolution of the Body Corporate passed after the Contract Date, other than a resolution, details of which are disclosed to the Buyer in this contract; or
 - (b) where the Scheme is a subsidiary scheme, any resolution of a Body Corporate of a higher scheme.
- (3) In clause 8.4(2) a resolution includes a decision of the Body Corporate Committee to consent to recording a new community management statement.
- (4) If the Buyer is not given a copy of the resolutions before settlement, it may sue the Seller for damages.

8.5 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR;
- (4) the Local Government rate account number for the Lot; and
- (5) further copies or details if those previously given cease to be complete and accurate.

8.6 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

- (1) If the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract under this clause.

- (2) Clause 9.1 does not limit any other right or remedy of the parties including those under this Contract or any right at law or in equity.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.3 If Buyer Affirms

If the Buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

- (1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:
 - (a) any deficiency in price on a resale; and
 - (b) its expenses connected with any repossession, any failed attempt to resell, and the resale, provided the resale settles within 2 years of termination of this contract.
- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. GENERAL

10.1 Seller's Agent

The Seller's Agent is appointed as the Seller's agent to introduce a Buyer.

10.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

10.3 Duty

The Buyer must pay all duty on this contract.

10.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or notices required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
 - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 10.4(5), a notice given after this contract is entered into in accordance with clause 10.4(3) will be treated as given:
 - (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
 - (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 10.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 10.4(3)(c) and clause 12.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

10.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.
- (3) If clause 11 applies and the Settlement Date falls on a day on which both the Sydney and Melbourne offices of the Reserve Bank of Australia are closed, the Settlement Date will be taken to be the next Business Day.

10.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

10.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

10.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

10.9 Interpretation

(1) Plurals and Genders

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a Body Corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

(3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

(4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

(5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

(6) Calculating Time

If anything is permitted or required to be done:

- (a) a number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date;

Example: if the Settlement Date falls on a Friday, 2 days before the Settlement Date is Wednesday.

- (b) "at least" a number of days or Business Days before a specified date or a clear number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date and excluding the day on which the thing may or must be done;

Example: if the Settlement Date falls on a Friday, at least 2 days before the Settlement Date or 2 clear days before the Settlement Date is Tuesday.

- (c) a number of days or Business Days after a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date.

Example: if the Contract Date falls on a Monday, 2 days after the Contract Date is Wednesday.

10.10 Counterparts

- (1) This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.
- (2) A counterpart may be electronic and signed using an Electronic Signature.

11. ELECTRONIC SETTLEMENT

11.1 Application of Clause

- (1) Clause 11 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 11.1(1).
- (3) Clause 11 (except clause 11.5(3)) ceases to apply if either party gives notice under clause 11.5 that settlement will not be an Electronic Settlement.

11.2 Completion of Electronic Workspace

- (1) The parties must:
 - (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and
 - (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
 - (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.
- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days before settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (b) the Buyer and the seller authorise the Deposit Holder to make the payment in clause 11(4)(a);
 - (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

11.3 Electronic Settlement

- (1) Clauses 5.1(1)(b), 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.5(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.5(3)(c), (e) and (f); and
 - (b) clause 2.5(5)(d) and (e),(as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.

- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d) and (e) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(c)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has not done something in the Electronic Workspace.
- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

11.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Queensland Revenue Office, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative or unavailable, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

11.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 11.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or
 - (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.
- (3) If clause 11.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

11.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

11.7 Definitions for clause 11

In clause 11:

"**Digitally Sign**" and "**Digital Signature**" have the meaning in the ECNL.

"**ECNL**" means the Electronic Conveyancing National Law (Queensland).

"**Electronic Conveyancing Documents**" has the meaning in the *Land Title Act 1994*.

"**Electronic Lodgement**" means lodgement of a document in the Land Registry in accordance with the ECNL.

"**Electronic Settlement**" means settlement facilitated by an ELNO System.

"**Electronic Workspace**" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"**ELNO**" has the meaning in the ECNL.

"**ELNO System**" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"**Financial Settlement**" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"**Financial Settlement Schedule**" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"**Qualifying Conveyancing Transaction**" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Queensland Revenue Office, Land Registry, or a Financial Institution involved in the transaction.

12. ELECTRONIC CONTRACT AND DISCLOSURE

12.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

12.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

Annexure A

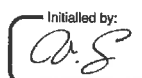
SPECIAL CONDITIONS CONTINUED


7. BODY CORPORATE DUE DILIGENCE

- a) This contract is subject to and conditional upon the buyer completing within 14 days from the contract date a Body Corporate due diligence investigation of the property at the buyers expense. In the event that the results of the Body Corporate due diligence investigation are not satisfactory to the buyer in the buyers absolute discretion, the buyer may terminate this contract by notice, given in accordance with the terms of the contract, to the seller and this contract shall be at an end and the deposit must be promptly refunded to the buyer.
- b) The seller will allow the buyer and their consultants, agents and invitees access to the property for the purpose of conducting the Body Corporate due diligence investigations.
- c) The seller acknowledges that this special condition is for the benefit of the buyer and may only be waived or exercised by the buyer.

8. TENANCY AGREEMENT

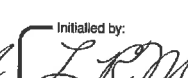
- a) The seller understands that the buyer requests the current tenancy on this property is to continue on a periodic basis only once the current agreement expires. The buyer understands that the tenant under a periodic lease must still be provided 60 days notice in writing should the buyer wish the tenant to vacate the property once settlement is effected.
- b) The buyer accepts that by the Sellers agreeing to a periodic tenancy agreement with the tenant that the tenant can vacate the property at any time providing two weeks notice in writing. Should the current tenant vacate the property before or after settlement, the buyer accepts that a new tenancy can be obtained by the buyer and their chosen property management representative and at the buyers expense from the settlement of the property.
- c) Accordingly, should the seller agree to fixing the current tenancy agreement or otherwise deal with the tenancy agreement in a way which prevents the buyer from using the agreement as intended in 8 (a) then any time before settlement of this contract the buyer may terminate the contract in which case the deposit is to be refunded to the buyer in full.

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Initialed by:

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

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