

R E Appleby Pty Ltd
 20 Station Street
 BAYSWATER VIC 3153
 Ph 03 8727 9555 Fx 03 8727 9572

Graeme Bracher Panel Works Pty Ltd
 27 Lanier Crescent
 CROYDON NORTH
 VIC 3136

Ref: GRAE0689
 Page: 1

Graeme Bracher Panel Works Pty Ltd
 Owner Income & Expenditure for July 2017 to June 2018
 Manager: Steve Geddes

Property: 1/10 The Nook BAYSWATER VIC 3153

			Debit	Credit
Balance Brought Forward				0.00
Income				
101 Rent	(Total includes 2040.00 GST)	Net = 20400		22440.00
Total Income	(Includes 2040.00 GST)			22440.00
Expenditure				
332 General	(Total includes 21.00 GST)		231.00	
419 GST on fees			106.00	
481 Management Fees			1020.00	
483 Statement Fee			40.04	
Total Expenditure	(Includes 127.00 GST)	Net = 1270 04	1397.04	
Balance Carried Forward			0.00	
Net Income Paid to Owner			21042.96	
			22440.00	22440.00

Net income is equal to balance brought forward plus income, less expenditure, less carried forward balance.

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 CROYDON NORTH
 VIC 3136

Ref: GRAE0687
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Graeme Bracher Panel Works Pty Ltd
 Owner Income & Expenditure for July 2017 to June 2018
 Manager: Steve Geddes

Property: 3/10 The Nook BAYSWATER VIC 3153

		Debit	Credit
Balance Brought Forward			0.00
Income			
101 Rent	(Total includes <u>2349.96</u> GST)		25849.92
Total Income	(Includes 2349.96 GST)		25849.92
			<i>Net = 23499.92</i>
Expenditure			
414 Letting Fees	(Total includes 195.83 GST)	2154.16	
419 GST on fees		117.86	
481 Management Fees		1175.00	
483 Statement Fee		3.64	
Total Expenditure	(Includes <u>313.69</u> GST)	3450.66	
			<i>Net = 3136.66</i>
Balance Carried Forward		0.00	
Net Income Paid to Owner		22399.26	
		<u>25849.92</u>	<u>25849.92</u>

Net income is equal to balance brought forward plus income, less expenditure, less carried forward balance.

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	7-2-18	Appleby		1955.37	
✓	4-2-18	Accurate Auto		1817.20	
	7-3-18	Appleby		1955.37	
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Paid 17/18 yr.

1570

Mr G Bracher
Graeme Bracher Panel Works Pty Ltd
27 Lanier Crescent
CROYDON NORTH VIC 3136

Tax Invoice
009810

Ref: BRASF01
30 May, 2017

Description	Amount
Fee for the preparation and lodgement of your income tax return for the year ended 30th June 2016.	
Fee for the preparation of your financial statements for the year ended 30th June 2016, for: Braeme Bracher Panel Works Pty Ltd - Superannuation Fund and for annual minutes and distribution statements for the year ended 30th June 2016.	
Fee for the preparation and notification of Superannuation Contribution Information to the Australian Taxation Office for the year ended 30th June 2016.	
<i>GST</i>	960.00 96.00
Terms: Strictly 14 Days	Amount Due: \$ 1,056.00

Please detach the portion below and forward with your payment

Remittance Advice

Graeme Bracher Panel Works Pty Ltd		Invoice: 009810	
Cash	Dir Debit	BSB: 083 125	Ref: BRASF01
<input type="checkbox"/>	<input type="checkbox"/>	Account: 54619 9306	30 May, 2017
Cheque	Visa	Mastercard	Amount Due: \$ 1,056.00
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
Security code (CCV)	<input type="text"/>	Expiry Date	Signature

P87



Suite 4, Level One, 1016 Doncaster Road
Doncaster East Victoria 3109
Ph 03 8841 4200
Fax 03 8841 4299

www.cgib.com.au

RENEWAL TAX INVOICE

Graeme Bracher Panel Works Superannuation
2/10 The Nook
BAYSWATER VIC 3153

Date: 25/05/2017
Invoice Number: 103991
Account Executive: Dean

Thank you for using our services to arrange this insurance cover.

Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Business
Insured	Graeme Bracher Panel Works Superannuation
Policy Description	Business Insurance
Insurer	AAI LIMITED
Policy Number	SMX012982844
Period of Insurance	* 08/06/2017 to 08/06/2018
Effective Date	08/06/2017

Premium	FSL	Insurer Policy Charge	Insurer Total GST	Stamp Duty	Admin Fee	Admin Fee GST	Invoice Total
\$2,758.53	\$ 0.00	\$ 0.00	\$ 275.84	\$ 303.44	\$ 174.72	\$ 17.47	\$3,530.00

Payment Options

Direct Deposit
Financial Institution: Commonwealth Bank of Australia
BSB: 063 885
Account Number: 103 59500
Reference Number: 103991

Instalments
 Premium Finance is available. Please call us on 03 8841 4200 to arrange a quotation.
(Finance and administration charges apply).

B
PAY
Biller Code: 101386
Ref: 1039916

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

Total Due: \$3,530.00



Notes:

PRODUCT

Steadfast Business Insurance

Issuer
ABN

AAI Limited
48 005 297 807 Trading as Vero Insurance

Policy Wording Reference
Policy Number

V6778 V4
SMX012982844

Policyholder
Policyholder Address

Graeme Bracher Panel Works Superannuatio
2/10 The Nook
BAYSWATER 3153

Period Of Insurance
Effective Date

08-06-2017 to 08-06-2018 at 4:00pm
08-06-2017

The Business

PROPERTY OWNER OF MULTI TENURE INDUSTRIAL
BUILDING INCLUDING COMMON GROUND

Cover has been provided on the basis of the following information which you have provided to us. Please check that the details are correct and advise us of any amendments.

- You have advised us that no director(s), business partner(s) or owner(s) of the Business or other person(s) covered under this policy has had insurance cancelled in the last 5 years.
- You have advised us that no director(s), business partner(s) or owner(s) of the Business or other person(s) covered under this policy has been refused insurance or had a policy declined in the last 5 years.
- You have advised us that no director(s), business partner(s) or owner(s) of the Business or other person(s) covered under this policy have been convicted of a criminal offence (other than minor motor offences) in the last 5 years.
- You have advised us that no director(s), business partner(s) or owner(s) of the Business or other person(s) covered under this policy has been declared bankrupt, or has been involved in a business that has been put into receivership or liquidation, in the last 5 years.

WHAT IS COVERED

PREMISES 1

Situation

FACTORIES 1,2 & 3/10 THE NOOK, BAYSWATER VIC 3153

What You Have Told Us

- Q: You have advised us that the construction of your building is:
A: Brick/Concrete/Non-Combustible Walls WITHOUT Sprinklers
- Q: You have advised us that the security of your building consists of:
A: Deadlocks / Swipe Cards with Back to Base (Unsecured) Line
- Q: You have advised us that the location is:
A: Industrial Estate



FIRE & DEFINED EVENTS

Building	Sum Insured \$ 1,330,461
Excesses	Excess
Excess	\$ 500
You will have to pay the following excess if it applies to your claim	
Earthquake	\$20,000 or 1% of the property insured amount whichever is lesser

GLASS

Glass	Sum Insured
Signs	Replacement Value Subject to policy limit
Excesses	Excess
Excess	\$ 250

The following cover(s) applies across the policy for all premises:

BUSINESS INTERRUPTION

Indemnity Period	Sum Insured
Gross Profit	24 Months
Additional Increased Cost of Working	\$ 108,000
	\$ 10,000

LEGAL LIABILITY

Occupation Description	Property Owner of Multi Tenure Industrial Building
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Public Liability	Sum Insured
Pollution (any one period of insurance)	\$ 10,000,000
Property in Care, Custody and Control	\$ 10,000,000
Products Liability (any one period of insurance)	\$ 250,000
	\$ 10,000,000

Excesses	Excess
Public Liability	\$ 500
Pollution	\$ 500
Property in Care, Custody and Control	\$ 500
Products Liability	\$ 500

WORKER'S COMPENSATION

This policy does not provide Workers Compensation cover for employees. You are required by law to effect such cover if you have employees. Contact us urgently if you need assistance in this area.

**2017/2018 RATE AND VALUATION NOTICE
AND FIRE SERVICES PROPERTY LEVY**

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CITY OFFICES
Braeside Avenue Ringwood

REALM
179 Maroondah Hwy Ringwood

CROYDON CENTRE
Civic Square Croydon

Telephone: 1300 882 233 Facsimile: (03) 9298 4345
Email: maroondah@maroondah.vic.gov.au
Revenue Office is situated at Civic Square Croydon



Mr G J Bracher and Mrs G C Bracher
27 Lanier Cres
CROYDON NORTH VIC 3136

ISSUE DATE 07/08/2017
PERIOD 01/07/2017 - 30/06/2018
ASSESSMENT NUMBER 131312 1
REFERENCE NUMBER 00131312 14
PROPERTY DESCRIPTION
Lot 1 SP 30477
CT-9853/827
PROPERTY ADDRESS
1/10 The Nook, Bayswater North VIC 3153
AVPCC
310 - General Purpose Factory

029
R3_6905

SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
125,000	290,000	18,550

PARTICULARS OF RATES AND CHARGES & FIRE SERVICES PROPERTY LEVY

General Rate	290,000 x 0.002253	\$653.35
Fire Levy Fixed Charge MFB - Industrial		\$216.00
Levy Rate MFB - Industrial	290,000 x 0.000815	\$236.35

Please note: Payments made after 01/08/2017 are not included on this notice.
ARREARS/INTEREST/LEGAL FEES IF DISPLAYED ABOVE, ARE DUE AND
PAYABLE BY: 30 SEPTEMBER 2017

TOTAL \$1,105.70

LEGAL ACTION WILL PROCEED AFTER THIS DATE & INTEREST WILL ACCRUE UNTIL PAID.

PAYMENT OPTIONS Payment due dates that fall on a weekend or public holiday will be due on the next business day.

DIRECT DEBIT ONLY		INSTALMENTS		IN FULL
Nine (9) Direct Debit Payments by Written arrangement directly with Council		Four (4) Instalments Council practice is that any amount received after 30 September 2017 will be treated as a part payment with the balance to be paid by 15 February 2018		Single (1) Payment No Reminder will be sent
30 Sep 2017	\$137.70	6th - 28 Feb 2018	\$121.00	\$1,105.70 15 February 2018 Any arrears included in this figure must be paid by 30 September 2017
2nd - 31 Oct 2017	\$121.00	7th - 31 Mar 2018	\$121.00	
3rd - 30 Nov 2017	\$121.00	8th - 30 April 2018	\$121.00	
4th - 31 Dec 2017	\$121.00	9th - 31 May 2018	\$121.00	
5th - 31 Jan 2018	\$121.00			
Late payments: Interest will be charged on all overdue amounts and will be calculated as if the instalment plan had been initiated at an interest rate of 10%				



Scan this QR Code
to register for
e-Notices or go to
maroondah.formsport.com.au



Billers Code: 118992
Ref: 0013131214

BPAY this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 0013131214

Ratepayer: Mr G J Bracher and Mrs G C Bracher

Reference No.: 00131312 14

Property Address: 1/10 The Nook, Bayswater North VIC 3153

INSTALMENT	IN FULL
\$277.70	\$1,105.70
30/09/2017	15/02/2018



*481 01 00000120 0013131214

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2017/2018 RATE AND VALUATION NOTICE AND FIRE SERVICES PROPERTY LEVY



CITY OFFICES
Braeside Avenue Ringwood

REALM
179 Maroondah Hwy Ringwood

CROYDON CENTRE
Civic Square Croydon

Telephone: 1300 882 233 Facsimile: (03) 9298 4345
Email: maroondah@maroondah.vic.gov.au
Revenue Office is situated at Civic Square Croydon



Mr G J Bracher and Mrs G C Bracher
27 Lanier Cres
CROYDON NORTH VIC 3136

ISSUE DATE 07/08/2017
PERIOD 01/07/2017 - 30/06/2018
ASSESSMENT NUMBER 131314 7
REFERENCE NUMBER 00131314 79
PROPERTY DESCRIPTION
Lot 3 SP 30477
CT
PROPERTY ADDRESS
3/10 The Nook, Bayswater North VIC 3153
AVPCC
310 - General Purpose Factory

029
R3_6906

SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
135,000	305,000	19,450

PARTICULARS OF RATES AND CHARGES & FIRE SERVICES PROPERTY LEVY

General Rate	305,000 x 0.002253	\$687.15
Levy Fixed Charge MFB - Industrial		\$216.00
Levy Rate MFB - Industrial	305,000 x 0.000815	\$248.55

Please note: Payments made after 01/08/2017 are not included on this notice.
ARREARS/INTEREST/LEGAL FEES IF DISPLAYED ABOVE, ARE DUE AND
PAYABLE BY: 30 SEPTEMBER 2017

TOTAL \$1,151.70

LEGAL ACTION WILL PROCEED AFTER THIS DATE & INTEREST WILL ACCRUE UNTIL PAID.

PAYMENT OPTIONS Payment due dates that fall on a weekend or public holiday will be due on the next business day.

DIRECT DEBIT ONLY

Nine (9) Direct Debit Payments by
Written arrangement directly with Council

1st - 30 Sep 2017	\$143.70	6th - 28 Feb 2018	\$126.00
2nd - 31 Oct 2017	\$126.00	7th - 31 Mar 2018	\$126.00
3rd - 30 Nov 2017	\$126.00	8th - 30 April 2018	\$126.00
4th - 31 Dec 2017	\$126.00	9th - 31 May 2018	\$126.00
5th - 31 Jan 2018	\$126.00		

INSTALMENTS

Four (4) Instalments
Council practice is that any amount received after 30
September 2017 will be treated as a part payment
with the balance to be paid by 15 February 2018

30 September 2017	\$290.70
30 November 2017	\$287.00
28 February 2018	\$287.00
31 May 2018	\$287.00

IN FULL

Single (1) Payment
No Reminder will be sent

\$1,151.70

15 February 2018

Any arrears included in this
figure must be paid by
30 September 2017

Late payments: Interest will be charged on all overdue amounts and will be
calculated as if the instalment plan had been initiated at an interest rate of 10%



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e-Notices or go to
maroondah.formspost.com.au



Billers Code: 118992

Ref: 0013131479

BPAY this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 0013131479

Ratepayer: Mr G J Bracher and Mrs G C Bracher

Reference No.: 00131314 79

Property Address: 3/10 The Nook, Bayswater North VIC 3153

INSTALMENT

\$290.70

30/09/2017

IN FULL

\$1,151.70

15/02/2018



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