

4-1

Rancic Super Fund General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
03/10/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		2,670.00	4-2	2,670.00 DR
25/10/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		253.00	4-3	2,923.00 DR
25/10/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		253.00	4-4	3,176.00 DR
			3,176.00		3,176.00 DR

Total Debits: 3,176.00

Total Credits: 0.00

4-2



Simmons Livingstone & Associates

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

The Trustees
Rancic Super Fund
Unit 2
16 Jannie Court
LABRADOR QLD 4215

Tax Invoice
034719

Ref: RANCTS1
16 September, 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.	<p style="font-size: 2em; margin-left: 20px;">Acc Audit</p> <p style="font-size: 1.5em; margin-left: 20px;">2670 330 <hr/>3000</p> <p style="margin-left: 20px;">2,727.27</p>
Please note that this invoice is now due.	
GST: \$ 272.73 Amount Due: \$ 3,000.00	

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

Ref: RANCTS1
Invoice: 034719
16 September, 2022

(EFT) - Transfer to our account
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520
Amount Due: \$ 3,000.00

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

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation



Ms T Rancic
Rancic Super Pty Ltd
Unit 2
16 Jannie Court
LABRADOR QLD 4215

Tax Invoice
035240

Ref: RANCTC1
18 October, 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
230.00	
Please note that this invoice is now due.	
GST: \$ 23.00	
*Credit card payments attract a surcharge	
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: RANCTC1 Invoice: 035240 18 October, 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: <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/.....
<small>Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation</small>		



44

Ms T Rancic
Rancic Property Pty Ltd
Unit 2
16 Jannie Court
LABRADOR QLD 4215

Tax Invoice
035251

Ref: RANCTC2
18 October, 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

	230.00
Please note that this invoice is now due.	GST: \$ 23.00
*Credit card payments attract a surcharge	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: RANCTC2
Account Name Simmons Livingstone & Associates		Invoice: 035251
BSB: 064 445 Account: 1052 7520		18 October, 2022
		Amount Due: \$ 253.00
<input type="checkbox"/> Credit Card (Please indicate type)		Card CCV
<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		
Card Number:	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature	Expiry/.....

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

5-1

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

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

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 15 September 2022

Recipient: Rancic Super Fund

Address: C/- PO Box 806 OXFENFORD QLD 4210

Description of Services

Statutory audit of the Rancic 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

Rancic Super Fund General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
22/12/2022	BPAY TO ASIC BP		290.00		290.00 DR
22/12/2022	BPAY TO ASIC BP		59.00		349.00 DR
			349.00		349.00 DR

6-2
6-5

Total Debits: 349.00
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

RANCIC PROPERTY PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 06 Oct 22

RANCIC PROPERTY PTY LTD

ACN 644 888 148

Account No. 22 644888148

Summary

Opening Balance	\$83.00
New Items	\$290.00
Payments & credits	\$0.00
TOTAL DUE	\$373.00

- 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	\$83.00
By 06 Dec 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

RANCIC PROPERTY PTY LTD

ACN 644 888 148

Account No: 22 644888148



22 644888148

TOTAL DUE	\$373.00
Immediately	\$83.00
By 06 Dec 22	\$290.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296448881484



*814 129 0002296448881484 15

6-3

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2022-10-06	Annual Review - Pty Co	4X1278698480B A	\$290.00
	Outstanding transactions		
2021-12-09	Late Payment Fee 1	3X8248684480B A	\$83.00
2022-10-06	Annual Review - Pty Co	4X1278698480B A	\$290.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 4488 8148 415

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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

	Biller Code: 17301 Ref: 2296448881484
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: RANCIC PROPERTY PTY LTD ACN 644 888 148

Company details

Date company registered 06-10-2020
 Company next review date 06-10-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

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

Principal place of business

UNIT 2 , 16 JANNIE COURT , LABRADOR QLD 4215

Officeholders

RANCIC, TANYA
 Born 23-12-1982 at MACKAY QLD
 UNIT 2 , 16 JANNIE COURT , LABRADOR QLD 4215
 Office(s) held: Director, appointed 06-10-2020
 Secretary, appointed 06-10-2020

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	1	1.00	0.00

Members

RANCIC , TANYA		UNIT 2 , 16 JANNIE COURT , LABRADOR QLD 4215		
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
29-03-2022	7EBR05491	484	CHANGE TO COMPANY DETAILS	Processed and imaged
06-10-2020	1ESW02068	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

6-5



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

RANCIC SUPER PTY. LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 06 Oct 22

RANCIC SUPER PTY. LTD.

ACN 644 887 570
Account No. 22 644887570

Summary

Opening Balance	\$0.00
New items	\$59.00
Payments & credits	\$0.00
TOTAL DUE	\$59.00

- 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 06 Dec 22	\$59.00

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
RANCIC SUPER PTY. LTD.

ACN 644 887 570 Account No: 22 644887570



22 644887570

TOTAL DUE	\$59.00
Immediately	\$0.00
By 06 Dec 22	\$59.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296448875700



*814 129 0002296448875700 81

b-b

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2022-10-06	Annual Review - Special Purpose Pty Co	4X1278683480P A	\$59.00
	Outstanding transactions		
2022-10-06	Annual Review - Special Purpose Pty Co	4X1278683480P A	\$59.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 4488 7570 081

Australia Post

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

Phone

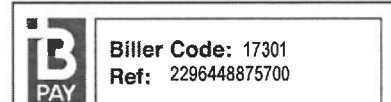
Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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



Biller Code: 17301
Ref: 2296448875700

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: RANCIC SUPER PTY, LTD. ACN 644 887 570

Company details

Date company registered 06-10-2020
 Company next review date 06-10-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

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

Principal place of business

UNIT 2 , 16 JANNIE COURT , LABRADOR QLD 4215

Officeholders

RANCIC, TANYA
 Born 23-12-1982 at MACKAY QLD
 UNIT 2 , 16 JANNIE COURT , LABRADOR QLD 4215
 Office(s) held: Director, appointed 06-10-2020
 Secretary, appointed 06-10-2020

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	1	1.00	0.00

Members

RANCIC , TANYA		UNIT 2 , 16 JANNIE COURT , LABRADOR QLD 4215		
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
29-03-2022	7EBR05484	484	CHANGE TO COMPANY DETAILS	Processed and imaged
06-10-2020	1ESW01584	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

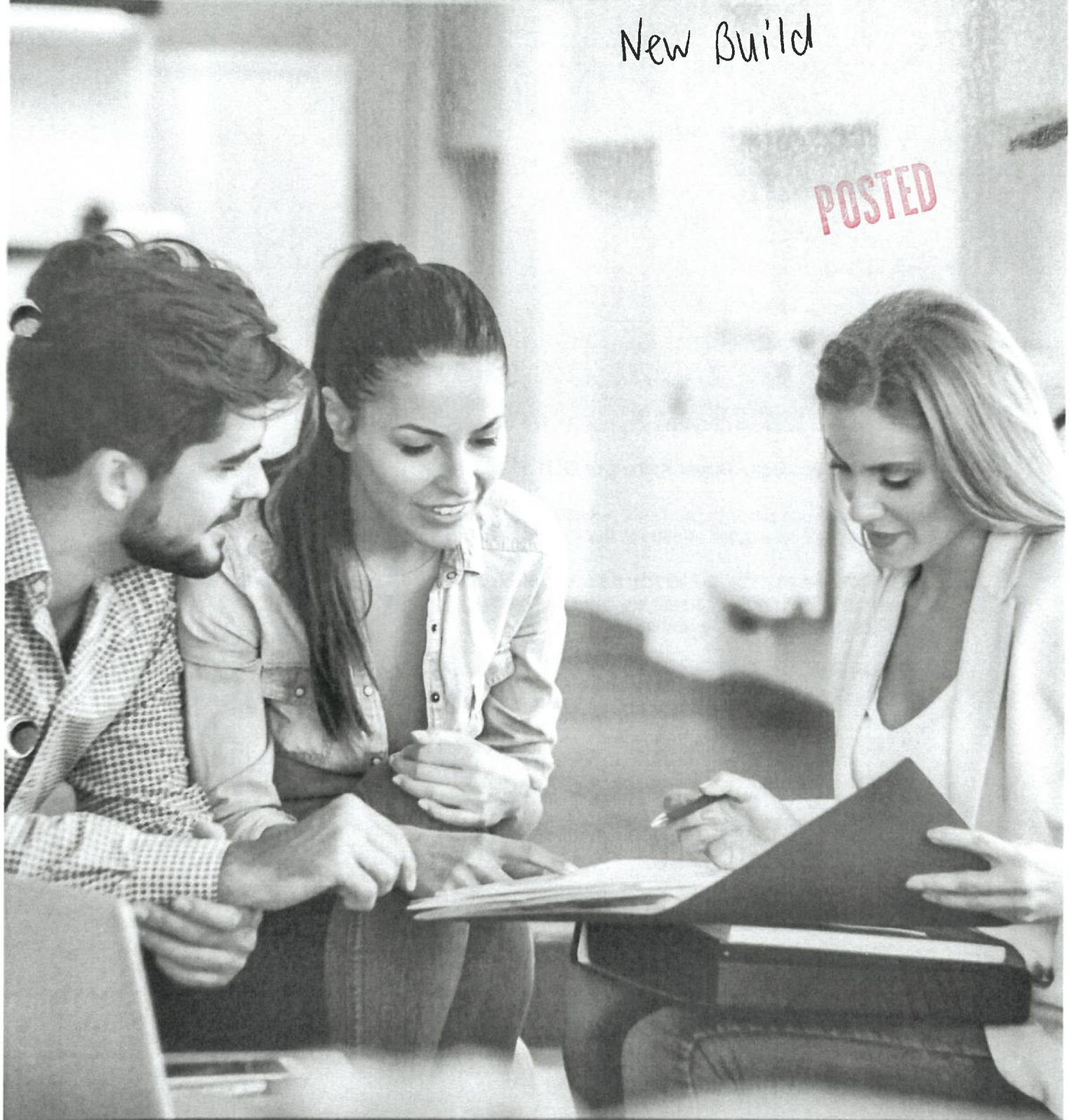
DEPRECIATION REPORT

SYDNEY | MELBOURNE | BRISBANE | ADELAIDE | PERTH | SINGAPORE

7-1

New Build

POSTED



Your trusted advisors in property tax depreciation.

NBtax
by Napier & Blakeley

7-2

30 September 2021
File Ref 4503075889.J48927.039

Rancic Property Pty Ltd ACN 644 888 148
as trustee for Rancic Property Trust
Unit 2, 16 Jannie Court
LABRADOR QLD 4215

Dear Sir/Madam

Property Tax Allowances Schedules

Taxpayer: Rancic Property Pty Ltd ACN 644 888 148 as trustee for Rancic Property Trust
Unit 81, 88 Cecily Street Kallangur QLD

Further to our proposal and your subsequent commission we are pleased to enclose our tax allowances schedules relating to the Purchase of the above property.

We recommend that the attached schedules be updated on a regular basis to incorporate any additions or disposals during the course of the financial year. Napier & Blakeley would be pleased to facilitate the update.

Should you have any queries please do not hesitate to contact Kristy Bauer or Kah Yao Pih of this office.

Yours faithfully



NBTax By Napier & Blakeley

Encl



Tax agent
92265006

NBTax by Napier & Blakeley Pty Ltd CAN 006 386 278 ATF Napier & Blakeley
Unit Trust ABN 87 601 474 307 Quantity Surveyors, Building and Sustainability
Consultants, Property Depreciation Consultants (Registered Tax Agents)

PROPERTY DEPRECIATION MARKET LEADERS SINCE 1985
SYDNEY | MELBOURNE | BRISBANE | ADELAIDE | PERTH | SINGAPORE

T. 1300 730 382
E. info@nbtax.com.au
www.nbtax.com.au

Brisbane
PO Box 703
BRISBANE QLD 4000

7.3

DEPRECIATION REPORT



Unit 81, 88 Cecily Street
Kallangur

Schedule of Property Tax Allowances

Prepared for
Rancic Property Pty Ltd ACN 644 888
148 as trustee for Rancic Property Trust

Prepared by
Napier & Blakeley Pty Ltd
ACN 006 386 278 ATF
Napier & Blakeley Unit Trust
ABN 87 601 474 307
Level 8
120 Edward Street
BRISBANE QLD 4000
Tel 07 3221 8255 Fax 07 3229 2340

30 September 2021

File Ref 4603075889.J48927.039



Tax agent
56280006

NBtax by Napier & Blakeley Pty Ltd CAN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307 Quantity Surveyors, Building and Sustainability Consultants, Property Depreciation Consultants (Registered Tax Agents)

PROPERTY DEPRECIATION MARKET LEADERS SINCE 1985
SYDNEY | MELBOURNE | BRISBANE | ADELAIDE | PERTH | SINGAPORE

T. 1300 730 382
E. info@nbtax.com.au
www.nbtax.com.au

Brisbane
PO Box 703
BRISBANE QLD 4000

Table Of Contents

- 1. Introduction 1
- 2. Certification 1
- 3. Valuation Methodology 2
- 4. Expenditure Analysed 4
- 5. Diminishing Value Depreciation Schedule 5
- 6. Prime Cost Depreciation Schedule 7
- 7. Low-Value Pool Schedule 9
- 8. Division 43 Capital Works Schedule 11
- 9. Summary of Results 13
- 10. Tax Allowance Flow 14
- 11. Disclaimer 16



NBtax by Napier & Blakeley Pty Ltd CAN 006 386 278 ATF Napier & Blakeley
 Unit Trust ABN 87 601 474 307 Quantity Surveyors, Building and Sustainability
 Consultants, Property Depreciation Consultants (Registered Tax Agents)

PROPERTY DEPRECIATION MARKET LEADERS SINCE 1985
SYDNEY | MELBOURNE | BRISBANE | ADELAIDE | PERTH | SINGAPORE

T. 1300 730 382
 E. info@nbtax.com.au
www.nbtax.com.au

Brisbane
 PO Box 703
 BRISBANE QLD 4000

1. Introduction

Under instructions from Jenny Rootsey of AR Developments Pty Ltd we have prepared capital allowances schedules for the Purchase of the subject property.

The purpose of this report is to provide independent analysis of the capital allowances available under the Income Tax Assessment Act 1997 (ITAA 1997).

This report identifies and evaluates the following allowances:

- Division 40 Depreciation of depreciating assets
- Division 43 Deductions for capital works
 - Buildings
 - Structural improvements

The taxpayer must choose either the diminishing value or the prime cost method of depreciating assets and both schedules are included in this report. The low-value pool schedule should be used in conjunction with the chosen method of depreciating assets.

2. Certification

We hereby certify that in our opinion the preceding capital costs relate to:

1. Depreciating assets are calculated in accordance with the Income Tax Assessment Act 1997, Division 40.
2. Capital works deductions calculated in accordance with the Income Tax Assessment Act 1997, Division 43.

Napier & Blakeley Pty Ltd
Level 8
120 Edward Street
BRISBANE QLD 4000
Tel: 07 3221 8255 Fax: 07 3229 2340

30 September 2021

3. Valuation Methodology

3.1 Division 40 Depreciation of Depreciating Assets

1. The valuation of depreciating assets has been based on a reasonable attribution of the overall capital expenditure as provided for in Section 40-195 ITAA 1997.
2. The schedules have been prepared on the advice that there were no specific values ascribed to depreciating assets in the purchase contract.
3. The apportionment of the purchase price splits the asset into the following categories:
 - Land
 - Depreciating assets
 - Buildings
4. The amount allocated to buildings represents an apportionment of the Purchase price and is not the basis for the Division 43 Deductions for capital works.
5. This apportionment may be of assistance in the calculations of capital gains tax on whole or partial disposal.
6. The effective lives used in calculating depreciation rates are a combination of effective lives taken from TR 2020/3, and the self-assessment of effective lives as provided for in Section 40-105. The guidelines for assessing effective lives in TR 2020/3 have been followed where self-assessment had been undertaken.
7. The depreciation rates adopted in our schedules are in accordance with the legislation in force at the time of acquisition.
8. Low-cost assets (those with a cost under \$1,000) are contained in the low-value pool schedule in accordance with ITAA 1997. They have been depreciated at a rate of 18.75% over the whole year using the diminishing value method. In future years, these assets should be depreciated at 37.5% under the diminishing value method.
9. Our schedules are based on the understanding that the owner of the property is not a small business taxpayer.

3.2 Division 43 Deductions for Capital Works

1. It is a requirement of Division 43 ITAA 1997 that the qualifying expenditure shall be based on the historical cost of construction of the asset.
2. The prime cost rates for deductions for capital works are 2.5% or 4% and are triggered by the date of commencement of the building works, and the type of building. In these schedules the following rates have been used:
 - 2.5% for building works as described in 43-25, 43-75, 43-90 and 43-140 of the Act and which commenced construction after 15 September 1987.
 - 2.5% for external works which qualify as structural improvements as described in Sections 43-20 and 43-140 of the Act, and which commenced construction after 26 February 1992.

3.3 The Division 43 Deductions for Capital Works Have Either:

- been based on the actual historical construction cost as advised which has been tested for accuracy against our knowledge of historical costs, or
- been derived from our estimates of the historical construction costs as set out in Tax Ruling 97/25.

3.4 Information for Substantiation of Schedules

To assist taxpayers in respect of substantiation requirements under the self-assessment provisions we provide the following:-

1. Date of exchange: Not Advised
2. Date of settlement: 29 September 2021
3. Land apportionment in relation to the overall expenditure has been notified as \$33,645 (inclusive of on costs).
4. This report has been prepared on the understanding that all items of depreciating assets listed in the schedules are owned by the taxpayer.
5. The schedules are based on our interpretation of the ITAA 1997, tax cases and tax rulings, all as current at the date of this report and on our understanding of the Commissioner of Taxation's current practices.
6. This schedule is based on the information available to us at the time of preparation. If there are any additions, disposals or changes in ownership of any items, please contact Kristy Bauer or Kah Yao Pih of this office.

4. Expenditure Analysed

1. This report is based on the following overall expenditure:

Purchase price	\$375,000
Total expenditure analysed	\$375,000

2. The historical construction cost has been advised for the entire complex. We have calculated the construction cost for this lot based on applying the lot entitlement to the construction cost of the entire development. The eligible qualifying expenditure for the purposes of calculating the Division 43 Deductions for capital works has been derived from that total by exclusion of depreciating assets and non-eligible expenditure.

3. The lot entitlement for this lot is 1 out of 107.

4. The summary of results includes a figure for the "Balance of capital expenditure". This figure includes both the opening balance for Division 43 capital works and non-eligible expenditure. Non-eligible expenditure includes the difference between the proportion of the purchase price relating to claimable Division 43 capital works and their historical cost and the proportion of the purchase price relating to capital non-deductible items of expenditure.

7-9

5. Diminishing Value Depreciation Schedule

**Capital Expenditure Incurred on Depreciating Assets Upon Purchase of
Unit 81, 88 Cecily Street Kallangur QLD**

Prepared for
Rancic Property Pty Ltd ACN 644 888 148 as
trustee for Rancic Property Trust

Prepared by
Napier & Blakeley Pty Ltd
ACN 006 386 278 ATF
Napier & Blakeley Unit Trust
ABN 87 601 474 307
Level 8
120 Edward Street
BRISBANE QLD 4000
Tel: 07 3221 8255 Fax: 07 3229 2340

**Purchase of Unit 81, 88 Cecily Street
Kallangur QLD**

Capital Expenditure Incurred Upon Depreciating Assets	Total Cost 29-Sep-21 \$	Diminishing Value Rate %	Depreciation For First 274 Days \$	WDV 30-Jun-22 \$
Air-conditioning				
1. Room units	18,423	20.00	2,766	15,657
Carpets				
1. Residential	5,707	20.00	857	4,850
Floating Timber Floor Coverings	8,696	13.34	871	7,826
Garage Doors, Automatic				
1. Motors	1,780	20.00	267	1,512
Hot Water Installation				
1. Electric or gas	3,768	16.66	471	3,297
Kitchen Equipment				
1. Dishwashers	1,884	20.00	283	1,601
2. Ovens	2,512	16.66	314	2,198
3. Stoves	1,570	16.66	196	1,374
Total	44,341		6,026	38,315

7-11



6. Prime Cost Depreciation Schedule

**Capital Expenditure Incurred on Depreciating Assets Upon Purchase of
Unit 81, 88 Cecily Street Kallangur QLD**

Prepared for
Rancic Property Pty Ltd ACN 644 888 148 as
trustee for Rancic Property Trust

Prepared by
Napier & Blakeley Pty Ltd
ACN 006 386 278 ATF
Napier & Blakeley Unit Trust
ABN 87 601 474 307
Level 8
120 Edward Street
BRISBANE QLD 4000
Tel: 07 3221 8255 Fax: 07 3229 2340

7-12

**Purchase of Unit 81, 88 Cecily Street
Kallangur QLD**

Capital Expenditure Incurred Upon Depreciating Assets	Total Cost 29-Sep-21	Prime Cost Rate	Depreciation For First 274 Days	WDV 30-Jun-22
	\$	%	\$	\$
Air-conditioning				
1. Room units	18,423	10.00	1,383	17,040
Carpets				
1. Residential	5,707	10.00	428	5,279
Floating Timber Floor Coverings	8,696	6.67	435	8,261
Garage Doors, Automatic				
1. Motors	1,780	10.00	134	1,646
Hot Water Installation				
1. Electric or gas	3,768	8.33	236	3,533
Kitchen Equipment				
1. Dishwashers	1,884	10.00	141	1,743
2. Ovens	2,512	8.33	157	2,355
3. Stoves	1,570	8.33	98	1,472
Total	44,341		3,013	41,328

7-13



7. Low-Value Pool Schedule

**Capital Expenditure Incurred on Depreciating Assets Upon Purchase of
Unit 81, 88 Cecily Street Kallangur QLD**

Prepared for
Rancic Property Pty Ltd ACN 644 888 148 as
trustee for Rancic Property Trust

Prepared by
Napier & Blakeley Pty Ltd
ACN 006 386 278 ATF
Napier & Blakeley Unit Trust
ABN 87 601 474 307
Level 8
120 Edward Street
BRISBANE QLD 4000
Tel: 07 3221 8255 Fax: 07 3229 2340

7-14

**Purchase of Unit 81, 88 Cecily Street
Kallangur QLD**

Capital Expenditure Incurred Upon Depreciating Assets - Low Value Pool	Total Cost 29-Sep-21	Diminishing Value Rate	Depreciation For First Year	WDV 30-Jun-22
	\$	%	\$	\$
Blinds	6,824	18.75	1,279	5,544
Ceiling Fans	2,512	18.75	471	2,041
Fire Control and Alarm Systems				
1. Detection and alarm systems, heat, manual call point, multi type and smoke detectors	2,617	18.75	491	2,126
Furniture and Fittings				
1. Barbecue, fixed, sliding trays and cookers	117	18.75	22	95
Kitchen Equipment				
1. Exhaust and range hoods	942	18.75	177	765
Swimming Pools				
1. Filtration assets including pumps	68	18.75	13	56
2. Pool equipment	35	18.75	7	29
Ventilation Fans				
1. Ventilation Fans	1,891	18.75	354	1,536
Total	15,007		2,814	12,193

7-15

8. Division 43 Capital Works Schedule

**Capital Expenditure Incurred Upon Purchase of
Unit 81, 88 Cecily Street Kallangur QLD**

Prepared for
Rancic Property Pty Ltd ACN 644 888 148 as
trustee for Rancic Property Trust

Prepared by
Napier & Blakeley Pty Ltd
ACN 006 386 278 ATF
Napier & Blakeley Unit Trust
ABN 87 601 474 307
Level 8
120 Edward Street
BRISBANE QLD 4000
Tel: 07 3221 8255 Fax: 07 3229 2340

7-16

**Purchase Of Unit 81, 88 Cecily Street
 Kallangur QLD**
**Qualifying Capital Expenditure Incurred On Eligible Capital Works
 In Accordance With Division 43 Of The ITAA 1997.**

	Construction Dates (Start - Completion)	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 29-Sep-21	Allowance For 274 Days	Closing Residual Value 30-Jun-22
		\$	%	\$	\$	\$	\$
1.	15/2/20 - 15/9/20	147,341	2.50	3,684	143,517	2,765	140,751
Total		147,341		3,684	143,517	2,765	140,751

**Purchase Of Unit 81, 88 Cecily Street
 Kallangur QLD**
**Qualifying Capital Expenditure Incurred On Structural Improvements
 In Accordance With Division 43 Of The ITAA 1997.**

	Construction Dates (Start - Completion)	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 29-Sep-21	Allowance For 274 Days	Closing Residual Value 30-Jun-22
		\$	%	\$	\$	\$	\$
1.	15/2/20 - 15/9/20	8,473	2.50	212	8,253	159	8,094
Total		8,473		212	8,253	159	8,094

9. Summary of Results

1. Summary Of Capital Expenditure

Apportionment of cost relating to depreciating assets:			\$59,347
Apportionment of cost not relating to depreciating assets:			
(i) Land		\$33,645	
(ii) Balance of capital expenditure*		\$282,008	\$315,653
Total Expenditure Analysed			\$375,000
Percentage of depreciating assets relative to expenditure			16%

2. Division 43 Deductions - Historical Cost

Capital works	- Original Cost	\$147,341
	- Opening Balance	\$143,517
Structural improvements	- Original Cost	\$8,473
	- Opening Balance	\$8,253

3. Summary Of Total Allowances Available

		Total Opening Balance At 29-Sep-21	274 Days Diminishing Value Method	274 Days Prime Cost Method
Low-value pool depreciating assets	\$15,006			
Depreciating Assets	\$44,341	\$59,347	\$8,839	\$5,826
Division 43 Capital works		\$143,517	\$2,765	\$2,765
Division 43 Structural improvements		\$8,253	\$159	\$159
Totals		\$211,117	\$11,763	\$8,750

* See Section 3 Expenditure analysed

T. 1300 730 382
E. info@nbtax.com.au
www.nbtax.com.au

Brisbane
PO Box 703
BRISBANE QLD 4000

7-18

10. Tax Allowance Flow

Diminishing Value Method				
Year	Division 40 Allowances \$	Low Value Pool \$	Division 43 Deductions \$	Totals \$
1 - 2022 (274 days only)	6,025	2,814	2,924	11,763
2 - 2023	6,912	4,572	3,895	15,380
3 - 2024	5,638	2,858	3,895	12,391
4 - 2025	4,602	1,786	3,895	10,284
5 - 2026	3,761	1,116	3,895	8,772
6 - 2027	3,076	698	3,895	7,669
7 - 2028	2,518	436	3,895	6,850
8 - 2029	2,064	273	3,895	6,232
9 - 2030	1,693	170	3,895	5,759
10 - 2031	1,391	106	3,895	5,393
11 - 2032	1,144	67	3,895	5,106
12 - 2033	942	42	3,895	4,879
13 - 2034	776	26	3,895	4,697
14 - 2035	640	16	3,895	4,552
15 - 2036	529	10	3,895	4,435
16 - 2037	438	6	3,895	4,339
17 - 2038	362	4	3,895	4,262
18 - 2039	301	2	3,895	4,198
19 - 2040	250	2	3,895	4,146
20 - 2041	207	1	3,895	4,104
21 - 2042	173	1	3,895	4,069
22 - 2043	144	0	3,895	4,040
23 - 2044	120	0	3,895	4,016
24 - 2045	101	0	3,895	3,996
25 - 2046	84	0	3,895	3,979
26 - 2047	70	0	3,895	3,966
27 - 2048	59	0	3,895	3,954
28 - 2049	50	0	3,895	3,945
29 - 2050	42	0	3,895	3,937
30 - 2051	35	0	3,895	3,930
31 - 2052	30	0	3,895	3,925
32 - 2053	25	0	3,895	3,920
33 - 2054	21	0	3,895	3,916
34 - 2055	18	0	3,895	3,913
35 - 2056	15	0	3,895	3,910
36 - 2057	13	0	3,895	3,908
37 - 2058	11	0	3,895	3,906
38 - 2059	9	0	3,895	3,905
39 - 2060	8	0	3,895	3,903
40 - 2061	7	0	822	828
41 +	39	0	0	39
Totals	44,341	16,008	151,770	211,117

6912
4572

\$ 11484

POSTED

7-19

Prime Cost Method				
Year	Division 40 Allowances \$	Low Value Pool \$	Division 43 Deductions \$	Totals \$
1 - 2022 (274 days only)	3,012	2,814	2,924	8,750
2 - 2023	4,013	4,572	3,895	12,481
3 - 2024	4,013	2,858	3,895	10,767
4 - 2025	4,013	1,786	3,895	9,695
5 - 2026	4,013	1,116	3,895	9,025
6 - 2027	4,013	698	3,895	8,606
7 - 2028	4,013	436	3,895	8,345
8 - 2029	4,013	273	3,895	8,181
9 - 2030	4,013	170	3,895	8,079
10 - 2031	4,013	106	3,895	8,015
11 - 2032	1,927	67	3,895	5,889
12 - 2033	1,234	42	3,895	5,171
13 - 2034	746	26	3,895	4,668
14 - 2035	580	16	3,895	4,492
15 - 2036	580	10	3,895	4,486
16 - 2037	140	6	3,895	4,042
17 - 2038	0	4	3,895	3,899
18 - 2039	0	2	3,895	3,898
19 - 2040	0	2	3,895	3,897
20 - 2041	0	1	3,895	3,896
21 - 2042	0	1	3,895	3,896
22 - 2043	0	0	3,895	3,896
23 - 2044	0	0	3,895	3,896
24 - 2045	0	0	3,895	3,896
25 - 2046	0	0	3,895	3,895
26 - 2047	0	0	3,895	3,895
27 - 2048	0	0	3,895	3,895
28 - 2049	0	0	3,895	3,895
29 - 2050	0	0	3,895	3,895
30 - 2051	0	0	3,895	3,895
31 - 2052	0	0	3,895	3,895
32 - 2053	0	0	3,895	3,895
33 - 2054	0	0	3,895	3,895
34 - 2055	0	0	3,895	3,895
35 - 2056	0	0	3,895	3,895
36 - 2057	0	0	3,895	3,895
37 - 2058	0	0	3,895	3,895
38 - 2059	0	0	3,895	3,895
39 - 2060	0	0	3,895	3,895
40 - 2061	0	0	822	822
41 +	0	0	0	0
Totals	44,341	15,006	151,770	211,117

7-20

11. Disclaimer

1. This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307 (**Napier & Blakeley**) and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee (**Information**).

2. Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

3. Napier & Blakeley does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

© Copyright Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307. All rights reserved. Reproduction, distribution or transmission of this report is prohibited.

7-21

Contact us anywhere in Australia either by phone, email or in person on **1300 730 382**, **info@nbtax.com.au** **www.nbtax.com.au**

Brisbane
120 Edward Street
BRISBANE QLD 4000

Melbourne
90 Collins Street
MELBOURNE VIC 3000

Adelaide
213 Greenhill Road,
EASTWOOD SA 5063

Sydney
20 Hunter Street
SYDNEY NSW 2000

Perth
531 Hay Street
Subiaco WA 6008

NBtax

by Napier & Blakeley



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

8-1

Audit Shield Service

Rancic Super Fund
U 2 16 Jannie Ct
LABRADOR QLD 4215

Tax Receipt

TAI-25505900

Ref: RANCTS1

5 July 2023

DEFT Ref No: 404251255059008

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*: 14 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:

Rancic Super Fund

Your NEOS Protection Plan Schedule

This schedule forms part of the NEOS Benefit Fund Rules. It shows the important details of your plan as at the plan commencement date shown below.

Your plan details

Plan number	111904624
Plan commencement date	01/07/2021
Plan owner(s)	Rancic Super Pty Ltd ATF Rancic Super Fund
State register	QLD

Your payment details

Premium frequency	Yearly
Yearly premium	\$1,978.13
Payment method	Direct debit
Account number	968516468
Premium due date	01/07/2023
<i>Your premium will be deducted yearly.</i>	

Insured person details

Name	Tanya Rancic
Date of birth	23/12/1982
Gender	Female

POSTED



neoslfe.com.au
 GPO Box 239, Sydney NSW 2001
 customer.service@neoslfe.com.au 1300 090 188

NEOS Life is a registered business name of Australian Life Development Pty Ltd ABN 96 617 129 914 AFSL 502759. NEOS Protection is issued by NobleOak Life Limited (NobleOak) ABN 85 087 648 708 AFSL 247302. NEOS Life provides administration services in relation to NEOS Protection on behalf of NobleOak.

Your cover details

Cover	Life Cover
Ownership	Super
Sum insured	\$525,000
Yearly premium	\$193.94
Premium type	Stepped
Optional benefits	Indexation Benefit
Commencement date	01/07/2021
Expiry date	30/06/2082
Occupation class	D
Special conditions, loadings and exclusions	None
Premium category	Preferred
Cover	Attached TPD Cover
Ownership	Super
Sum insured	\$525,000
Yearly premium	\$225.88
Premium type	Stepped
TPD definition	Super
Optional benefits	Indexation Benefit
Commencement date	01/07/2021
Expiry date	30/06/2082
Occupation class	LBC
Special conditions, loadings and exclusions	<p>No claim shall be payable under the insured benefits where the condition or event giving rise to the claim results from any mental health disorder, including anxiety disorders, depression, stress, adjustment disorders, emotional or behavioural disorders, disorders related to fatigue including chronic fatigue syndrome, drug or alcohol abuse, psychosomatic disorders, or any treatment/complications thereof.</p> <p>No claim shall be payable under the insured benefits where the condition or event giving rise to the claim results from any disease, condition or disorder of the lumbar spine its intervertebral discs, joints, nerve roots, spinal cord or supportive musculature and ligaments, or any treatment/surgery/complications thereof.</p>
Premium category	Standard

Cover	Income Protection Cover
Ownership	Super
Sum insured	\$4,120
Superannuation contribution option amount	\$0
Yearly premium	\$1,558.31
Premium type	Stepped
Cover level	IP Super
Waiting period	13 weeks
Benefit period	To age 65
Optional benefits	Indexation Benefit
Commencement date	01/07/2021
Expiry date	30/06/2048
Occupation class	LBC
Special conditions, loadings and exclusions	<p>No claim shall be payable under the insured benefits where the condition or event giving rise to the claim results from any mental health disorder, including anxiety disorders, depression, stress, adjustment disorders, emotional or behavioural disorders, disorders related to fatigue including chronic fatigue syndrome, drug or alcohol abuse, psychosomatic disorders, or any treatment/complications thereof.</p> <p>No claim shall be payable under the insured benefits where the condition or event giving rise to the claim results from any disease, condition or disorder of the lumbar spine its intervertebral discs, joints, nerve roots, spinal cord or supportive musculature and ligaments, or any treatment/surgery/complications thereof.</p>
Premium category	Standard

10-1

Rancic Super Fund General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>81/88 Cecily Street, Kallangur QLD, Australia (81/88Cecily)</u>					
11/07/2022	BPAY TO MBRC RATES BP		164.22	10.2	164.22 DR
15/12/2022	BPAY TO MBRC RATES BP		433.66	10.3	597.88 DR
06/02/2023	BPAY TO MBRC RATES BP		151.53	10.5	749.41 DR
24/04/2023	BPAY TO MBRC RATES BP		150.85	10.6	900.26 DR
			900.26		900.26 DR

Total Debits: 900.26

Total Credits: 0.00

Rate notice

Moreton Bay
Regional Council

10.2

Customer Service Centres

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

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



02934-041

Rancic Property Pty Ltd Tte
Unit 2 16 Jannie Court
LABRADOR QLD 4215

Property Details

Unit 81 88 Cecily Street KALLANGUR QLD 4503
Lot 81 SP 309048
Rateable Valuation \$33,644

Balance from Last Period - Payable Now

Balance as at 30 June 2022 \$80.37

Council Rates & Charges

Regional Infrastructure and Environment Charge 25.00

Regional Infrastructure Charge: \$19.50

Environment Charge: \$5.50

State Government Charges

Emergency Management Levy - Group 2A 58.85

TOTAL PAYABLE \$164.22

Property number

1697357

Total Payable

\$164.22

Period of rating

1 July - 30 September 2022

Date of issue

6 July 2022

Due date for payment

5 August 2022

End of Quarter Processing Deadlines

Please note that due to processing deadlines, payments made after 29 June 2022 may not have been processed before the printing of this notice and may appear as an overdue balance.

Council has received a payment of \$17,625,982 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2022/23 financial year

BPAY: Use your Phone or Internet banking

PHONE: Call 07 3480 8349

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

AUSTRALIA POST: Pay over the counter at any post office

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

IN PERSON: Pay at any Customer Service Centre

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

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

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

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

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

PAYMENT REMITTANCE SLIP



*2471 501829595016973575



Billor Code: 339457
Ref: 50 1829 5950 1697 3575

Location: Unit 81 88 Cecily Street KALLANGUR QLD 4503
Customer Ref: 50 1829 5950 1697 3575

Property number

1697357

Total Payable

\$164.22

Period of rating

1 July - 30 September 2022

Date of issue

6 July 2022

Due date for payment

5 August 2022



Supplementary Rates Notice

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

Postal Address
 PO Box 159
 CABOOLTURE QLD 4510

Customer Service
 (07) 3205 0555

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

Rancic Property Pty Ltd TTE
 Unit 2 16 Jannie Court
 LABRADOR QLD 4215

Property Details
 Unit 81 88 Cecily Street KALLANGUR QLD 4503
 Lot 81 SP 309048
 Rateable Value \$33 645

Property Number	1697357
Total Supplementary Charges Due	\$349.65
Period of Rating	1 October - 31 December 2022
Date of Issue	15 November 2022
Date Payable	15 December 2022

Opening Balance **\$84.01**

Date	Description	Units	Amount
01/04/2022	Garbage Charge - Domestic (Charge period: 01-Apr-2022 to 30-Jun-2022 (91 days))		\$62.00
	Units	1	
01/01/2022	Garbage Charge - Domestic (Charge period: 01-Jan-2022 to 31-Mar-2022 (90 days))		\$62.00
	Units	1	
01/07/2022	Garbage Charge - Domestic (Charge period: 01-Jul-2022 to 30-Sep-2022 (92 days))		\$67.00
	Units	1	
01/10/2021	Garbage Charge - Domestic (Charge period: 01-Oct-2021 to 31-Dec-2021 (92 days))		\$62.00
	Units	1	
15/11/2022	Garbage Charge - Domestic (Charge period: 01-Oct-2022 to 31-Dec-2022 (92 days))		\$67.00
	Units	1	
01/07/2021	Garbage Charge - Domestic (Charge period: 18-Aug-2021 to 30-Sep-2021 (44 days))		\$29.65
	Units	1	
	Total New Supplementary Charges		\$349.65

Total Amount Outstanding after Supplementary Charges **\$433.66**

Council has received a payment for \$17,625,982 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2022/23 financial year



Billor Code: 339457
Ref: 501829595016973575

IMPORTANT INFORMATION - PLEASE READ

10.4

Supplementary Rates and Charges

Supplementary rates and charges are processed during the year to update property records where changes have occurred that alter the nature of the property and result in a change to rates to be charged

These changes to a property can include

- alterations
- additions
- new constructions
- demolitions
- subdivisions
- changes in the use of a property
- changes to the valuation of a property
- zoning amendments

A supplementary rate or charge notifies ratepayers of new charges that occur due to a

- valuation being provided for the first time
- change to an existing valuation
- service becoming available to a property for the first time
- change to an existing service
- correction of an error
- change in rating category

Depending on the reason for the supplementary rate or charge the amount is calculated on a pro-rata basis from the date of the valuation, the date a plan is lodged in the Titles Office, the date changed or from the date of error.

A supplementary rate or charge is issued within 14 days of notification from the Titles Office and 30 days is given for those charges that are payable. A separate Supplementary Notice is issued as the notification of any changes.

INTEREST: Interest at the rate of 8.00% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

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

DIRECT DEBITS: Customers with a direct debit plan that draws the balance on the due date - please note the balance of this notice that remains unpaid will be drawn on the due date of this notice. Customers with a direct debit plan that spreads the payment of the rates balance across the quarter - please note that your fortnight / monthly payments may be varied as a result of this supplementary rates notice.

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

EMAIL: Register to receive your rates notice to your nominated email account with electronic reminders and links to online payments options.

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

Rate notice

Moreton Bay
Regional Council

10-5

Customer Service Centres

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

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

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



18030.041

Rancic Property Pty Ltd Tte
Unit 2 16 Jannie Court
LABRADOR QLD 4215

Property Details

Unit 81 88 Cecily Street KALLANGUR QLD 4503
Lot 81 SP 309048
Rateable Valuation \$33,644

Balance from Last Period - Payable Now

Balance as at 3 January 2023 \$0.68

Council Rates & Charges

Regional Infrastructure and Environment Charge 25.00

Regional Infrastructure Charge: \$19.50
Environment Charge: \$5.50

Garbage Charge - Domestic 67.00

State Government Charges

Emergency Management Levy - Group 2A 58.85

TOTAL PAYABLE \$151.53

Property number	1697357
Total Payable	\$151.53
Period of rating	1 January - 31 March 2023
Date of issue	9 January 2023
Due date for payment	8 February 2023

End of Quarter Processing Deadlines

Please note that due to processing deadlines, payments made after 2 January 2023 may not have been processed before the printing of this notice and may appear as an overdue balance.

Council has received a payment of \$17,625,982 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2022/23 financial year.

BPAY: Use your Phone or Internet banking

PHONE: Call 07 3480 6349

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

AUSTRALIA POST: Pay over the counter at any post office

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

IN PERSON: Pay at any Customer Service Centre

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

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

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

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

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

PAYMENT REMITTANCE SLIP



*2471 501829595016973575



Biller Code: 339457
Ref: 50 1829 5950 1697 3575

Location: Unit 81 88 Cecily Street KALLANGUR QLD 4503
Customer Ref: 50 1829 5950 1697 3575

Property number	1697357
Total Payable	\$151.53
Period of rating	1 January - 31 March 2023
Date of issue	9 January 2023
Due date for payment	8 February 2023

4094085 SEM 002101-ASA007-18030

10.6

Rate notice

Moreton Bay
Regional Council

Customer Service Centres

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

Postal Address

PO BOX 159
Caboorture QLD 4510

Customer Service

Ph. 1300 522 192

ABN: 92 967 252 156

www.moretonbay.qld.gov.au



PROPERTY NUMBER: 1697357

Rancic Property Pty Ltd TTE
Unit 2 16 Jannie Court
LABRADOR QLD 4215

Rate notice summary

Issue date: 11 April 2023

Your last bill	\$151.53
Payments / adjustments	\$-151.53
Opening balance	\$0.00
New rates and charges	\$150.85
Total due	\$150.85
Due date	11 May 2023

This information was prepared on 31 March 2023 for the period 1 April 2023 to 30 June 2023

Property number: 1697357

Property location:

Unit 81 88 Cecily Street
KALLANGUR QLD 4503

Property description: Lot 81 SP 309048

Valuation: \$33,645



Do it online with My Account

Get rate notices sent directly to your inbox and make other account changes.

Scan the QR code or visit www.mbrc.qld.gov.au/rates



Easy ways to pay



BPAY

Billers code: 339457

Reference number: 50 1829 5950 1697 3575



PHONE

Call (07) 3480 6349 (Mastercard and Visa only)

Reference number: 50 1829 5950 1697 3575



Post
Billpay



50 1829 5950 1697 3575



IN PERSON

Pay at any of Council's Customer Service Centres

Mon to Fri 8.30am - 5pm



ONLINE

Scan the QR code or visit

www.mbrc.qld.gov.au/pay-your-rates



MAIL

Send your payment and remittance advice to:

Moreton Bay Regional Council

PO Box 159,

CABOOLTURE QLD 4510

Payment assistance

If you are having difficulty paying, please call Council as soon as possible so we can assist you in setting up a payment plan schedule or visit www.mbrc.qld.gov.au/rates

10.7

Activity since last bill

Last bill	\$151.53
Payment / adjustments	
07-Feb-2023 Payment Received Thank You	\$-151.53
Account balance	\$0.00 A

New charges

Council rates and charges

Description	Amount
Regional Infrastructure and Environment Charge (Infrastructure \$19.50 and Environment \$5.50)	\$25.00
Garbage Charge - Residential (240L refuse / 240L recycling) (1 [Number of Domestic Bin Units] * 268.00 [Unit Rate]) / 4 [Bills per year]	\$67.00
Total Council rates and charges	\$92.00

State Government charges

Description	Amount
Emergency Management Levy - Group 2A	\$58.85
Total State Government charges	\$58.85

Total new charges **\$150.85** **B**

A + **B** = Total due

Pensioner rebates only apply to the proportion of the property owned by an eligible pensioner. If a property is owned by two or more owners and not all are eligible pensioners, a pro rata amount of the rebate will be applied in accordance with the proportion of the property owned by an eligible pensioner. Pensioner rebates will only display above for those eligible, if you believe you are eligible please contact council.

Important information

Interest

From 1 July 2022 to 30 June 2023 interest charges of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Rate Recovery Process

Where rates and charges remain outstanding after the due date, interest will be charged and a reminder notice will be issued requesting payment. Where rates and charges remain unpaid after the reminder period, further recovery action will commence. Debt recovery action can include, but is not limited to, referral to an external debt recovery agent. In accordance with Section 134 of the Local Government Regulation 2012 Council may also undertake court proceedings to recover overdue rates and charges.

State Government Waste Levy

The State Government has paid an amount of \$17,625,982 in the 2022/23 Financial Year to Council to mitigate the impact of the Queensland Waste Levy on households.

State Government Emergency Management Levy

This Levy is a State Government charge, levied in accordance with the Fire and Emergency Services Act 1990, and supporting regulations. Please refer to these documents for full details of property classification and contribution amounts.

Valuations

The valuation used for rating purposes is provided by the Department of Natural Resources. For further information about the valuation that has been applied to your property visit: www.resources.qld.gov.au/land-property

Translating and Interpreting Services



If you require an interpreter, please call TIS National on 131450.



Help for people with hearing or speech difficulties. Contact Moreton Bay Regional Council through the National Relay Service (NRS). For more information, visit the NRS website to choose your preferred access point; or call the NRS Helpdesk on 1800 555 660 or text 0416 001 350 for assistance.


P087MBCRA197_A4MA12/E-8145/S-9017/R-18034



Payment remittance slip

For payments by mail please send this portion with cheque/money order payable to:

Moreton Bay Regional Council
PO Box 159,
Caboolture QLD 4510

Property Number:	1697357
Property Location:	Unit 81 88 Cecily Street KALLANGUR QLD 4503
Barcode:	 *2471 501829595016973575
Payment Amount:	\$150.85



11-1

Rancic Super Fund General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Interest on Loans (42010)					
81/88 Cecily Street, Kallangur QLD, Australia (81/88Cecily)					
31/07/2022	Interest		1,176.32		1,176.32 DR
31/08/2022	Interest		1,300.69		2,477.01 DR
30/09/2022	Interest		1,310.99		3,788.00 DR
31/10/2022	Interest		1,330.80		5,118.80 DR
30/11/2022	Interest		1,338.78		6,457.58 DR
31/12/2022	Interest		1,422.90		7,880.48 DR
31/01/2023	Interest		1,434.47		9,314.95 DR
28/02/2023	Interest		1,321.92		10,636.87 DR
31/03/2023	Interest		1,511.49		12,148.36 DR
30/04/2023	Interest		1,475.16		13,623.52 DR
31/05/2023	Interest		1,562.41		15,185.93 DR
30/06/2023	Interest		1,550.32		16,736.25 DR
			16,736.25		16,736.25 DR

} 17

Total Debits: 16,736.25

Total Credits: 0.00

12-1



Rancic Super Fund General Ledger

As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Strata Levy Fees (42100)					
81/88 Cecily Street, Kallangur QLD, Australia (81/88Cecily)					
21/09/2022	BPAY TO DEFT PAYMENTS BP		593.46	12-2	593.46 DR
14/12/2022	BPAY TO DEFT PAYMENTS BP		593.46	12-3	1,186.92 DR
04/05/2023	BPAY TO DEFT PAYMENTS BP		594.00	12-4	1,780.92 DR
19/06/2023	BPAY TO DEFT PAYMENTS BP		953.81	12-5	2,734.73 DR
			2,734.73		2,734.73 DR

Total Debits: 2,734.73

Total Credits: 0.00

LINX RESIDENCES CTS 53607

12-2

TAX INVOICE
ABN 63 465 213 591

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

Rancic Property Pty Ltd ATF
trancic964@gmail.com

Date of Notice	21 September 2022		
A/c No	81		
Lot No	81	Unit No	81
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/11/22 to 31/01/23	01/11/2022	477.88	0.00		477.88
Sink. Fund - General	01/11/22 to 31/01/23	01/11/2022	115.58	0.00		115.58
Totals	(Levies include GST)		593.46	0.00		593.46

GST component on levies of \$539.51 is \$53.95

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to The body corporate for, LINX RESIDENCES CTS 53607

<p>CHANGES TO CASH PAYMENTS VIA DEFT From 2022 when using an Aus. Post outlet DEFT payments by eftpos & cheque are available, they will no longer accept cash. QBS Strata Management: levies@qbsmanagement.com.au</p>	Amount Paid
	\$
	Date Paid
	/ /



QBS STRATA MANAGEMENT PTY LTD

DEFT Reference Number: 264729294 1000 0000 815



Pay over the Internet from your pre-registered bank account or **credit card. Go to www.deft.com.au
** Payments by credit card may attract a surcharge



Billers Code: 96503
Ref: 264729294 1000 0000 815



By phone from your pre-registered bank account or **credit card.
Call 1300 301 090

Contact your participating financial institution to make this payment from your cheque or savings account.

Account	Body Corporate for Linx Residences CTS 53607
Lot No.	81
Owner	Rancic Property Pty Ltd Atf

All cheques must be made payable to:
Body Corporate For Linx Residences
CTS 53607

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1300 30 10 90



Pay in-store at Australia Post by cheque or EFTPOS



Pay by mailing this payment slip with your cheque to:
DEFT
GPO Box 141
Brisbane Qld 4001

TOTAL AMOUNT DUE
DUE DATE 01/11/22

\$593.46



*496 264729294 10000000815

+264729294 10000000815<

000059346< 4+

Body Corporate for

LINX RESIDENCES CTS 53607

12-3

TAX INVOICE
ABN 63 465 213 591

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Rancic Property Pty Ltd ATF
trancic964@gmail.com

Date of Notice	13 December 2022		
A/c No	81		
Lot No	81	Unit No	81
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/02/23 to 30/04/23	01/02/2023	477.88	0.00		477.88
Sink. Fund - General	01/02/23 to 30/04/23	01/02/2023	115.58	0.00		115.58
Totals	(Levies include GST)		593.46	0.00		593.46
GST component on levies of \$539.51 is \$53.95						

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to The body corporate for, LINX RESIDENCES CTS 53607

To arrange automatic payment of levies by the due date please contact Stratapay www.stratapay.com.au/directdebit or Tel: 1300 135 610 For your Stratapay Reference Number contact QBS: levies@qbsmanagement.com.au	Amount Paid
	\$
	Date Paid
	/ /



QBS STRATA MANAGEMENT PTY LTD

DEFT Reference Number: 264729294 1000 0000 815



Pay over the Internet from your pre-registered bank account or **credit card. Go to www.deft.com.au
** Payments by credit card may attract a surcharge



Billers Code: 96503
Ref: 264729294 1000 0000 815



By phone from your pre-registered bank account or **credit card.
Call 1300 301 090

Contact your participating financial Institution to make this payment from your cheque or savings account.

Account	Body Corporate for Linx Residences CTS 53607
Lot No.	81
Owner	Rancic Property Pty Ltd Atf

All cheques must be made payable to:
Body Corporate For Linx Residences
CTS 53607

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1300 30 10 90

Pay in-store at Australia Post by cheque or EFTPOS



Pay by mailing this payment slip with your cheque to:
DEFT
GPO Box 141
Brisbane Qld 4001

TOTAL AMOUNT DUE
DUE DATE 01/02/23

\$593.46



*496 264729294 10000000815

+264729294 10000000815<

000059346< 4+

Body Corporate for

LINX RESIDENCES CTS 53607

12-4

TAX INVOICE
ABN 63 465 213 591

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Rancic Property Pty Ltd ATF
trancic964@gmail.com

Date of Notice	24 March 2023		
A/c No	81		
Lot No	81	Unit No	81
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/05/23 to 31/07/23	01/05/2023	485.00	0.00		485.00
Sink. Fund - General	01/05/23 to 31/07/23	01/05/2023	109.00	0.00		109.00
Totals	(Levies include GST)		594.00	0.00		594.00
GST component on levies of \$540.00 is \$54.00						

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to The body corporate for, LINX RESIDENCES CTS 53607

To arrange automatic payment of levies by the due date please contact Stratapay www.stratapay.com.au/directdebit For your Stratapay Reference Number contact QBS: levies@qbsmanagement.com.au	Amount Paid
	\$
	Date Paid
	/ /



QBS STRATA MANAGEMENT PTY LTD

DEFT Reference Number: 264729294 1000 0000 815



Pay over the Internet from your pre-registered bank account or **credit card. Go to www.deft.com.au
** Payments by credit card may attract a surcharge



Billers Code: 96503
Ref: 264729294 1000 0000 815

Account	Body Corporate for Linx Residences CTS 53607
Lot No.	81
Owner	Rancic Property Pty Ltd Atf



By phone from your pre-registered bank account or **credit card.
Call 1300 301 090

Contact your participating financial institution to make this payment from your cheque or savings account.

All cheques must be made payable to:
Body Corporate For Linx Residences
CTS 53607



Pay in-store at Australia Post by cheque or EFTPOS



Pay by mailing this payment slip with your cheque to:
DEFT
GPO Box 141
Brisbane Qld 4001

TOTAL AMOUNT DUE
DUE DATE 01/05/23

\$594.00



*496 264729294 10000000815

+264729294 10000000815<

000059400< 4+

Body Corporate for

LINX RESIDENCES CTS 53607

12-5

TAX INVOICE
ABN 63 465 213 591

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Rancic Property Pty Ltd ATF
trancic964@gmail.com

Date of Notice	15 June 2023		
A/c No	81		
Lot No	81	Unit No	81
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/08/23 to 31/10/23	01/08/2023	485.00	0.00		485.00
Sink. Fund - General	01/08/23 to 31/10/23	01/08/2023	109.00	0.00		109.00
Insurance	01/05/23 to 30/04/24	01/08/2023	359.81	0.00		359.81
Totals (Levies include GST)			953.81	0.00		953.81
GST component on levies of \$867.10 is \$86.71						

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to The body corporate for, LINX RESIDENCES CTS 53607

To arrange automatic payment of levies by due date please contact Stratapay: www.stratapay.com.au/directdebit For your Stratapay Reference Number contact QBS: levies@qbsmanagement.com.au	Amount Paid
	\$
	Date Paid
	/ /



DEFT

PAYMENT SYSTEMS

QBS STRATA MANAGEMENT PTY LTD

DEFT Reference Number: 264729294 1000 0000 815



Pay over the Internet from your pre-registered bank account or **credit card. Go to www.deft.com.au
** Payments by credit card may attract a surcharge



Billier Code: 96503
Ref: 264729294 1000 0000 815



By phone from your pre-registered bank account or **credit card.
Call 1300 301 090

Contact your participating financial Institution to make this payment from your cheque or savings account.

Account	Body Corporate for Linx Residences CTS 53607
Lot No.	81
Owner	Rancic Property Pty Ltd Atf

All cheques must be made payable to:
Body Corporate For Linx Residences
CTS 53607

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1300 30 10 90



Pay in-store at Australia Post by cheque or EFTPOS



Pay by mailing this payment slip with your cheque to:
DEFT
GPO Box 141
Brisbane Qld 4001

TOTAL AMOUNT DUE
DUE DATE 01/08/23

\$953.81



*496 264729294 10000000815

+264729294 10000000815<

000095381< 4+

13-1

Rancic Super Fund General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Water Rates (42150)					
<u>81/88 Cecily Street, Kallangur QLD, Australia (81/88Cecily)</u>					
04/07/2022	BPAY TO UNITYWATER BP		269.93	13-2	269.93 DR
03/10/2022	BPAY TO UNITYWATER BP		277.48	13-4	547.41 DR
16/12/2022	BPAY TO UNITYWATER BP		281.88	13-6	829.29 DR
18/04/2023	BPAY TO UNITYWATER BP		289.72	13-8	1,119.01 DR
			1,119.01		1,119.01 DR

Total Debits: 1,119.01
Total Credits: 0.00



Rancic Property Pty Ltd as TTE
Unit 2/16 Jannie Ct
LABRADOR QLD 4215

13-2

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	100026064
Payment reference	1000 2606 44
Property	Unit 81/88 Cecily St, KALLANGUR, QLD

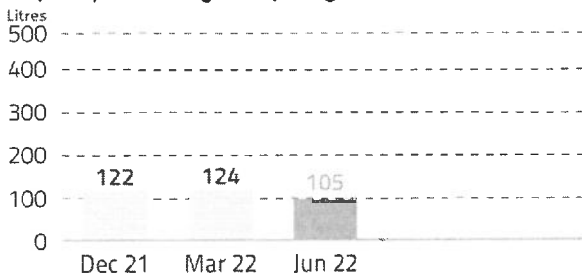
Bill number	7123135771
Billing period	18 Mar 2022 86 days to 11 Jun 2022
Issue date	21 Jun 2022
Approximate date of next meter reading	5 Sep 2022

Your account activity

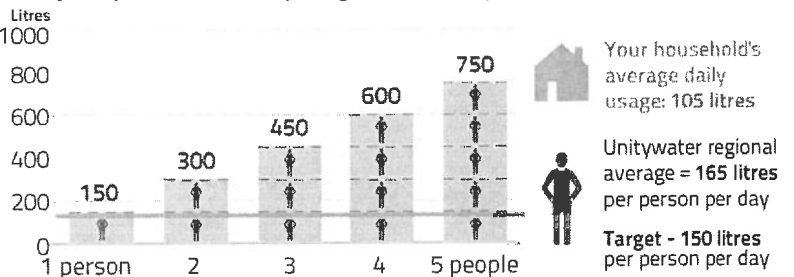
Your last bill \$312.77	−	Payments/ adjustments \$312.77	=	Balance \$0.00	+	New charges \$269.93	=	Total due \$269.93
								Due date 21 Jul 2022

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

Compare your average daily usage over time



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



Streamline tax time online

Easy access to your bills for business or investment properties online, 24/7.

Log in or register for My Account myaccount.unitywater.com



Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 1000 2606 44

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

Registered to BPAY Pty Ltd ABN 69 079 137 518



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

SmoothPay

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



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

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1908541W	17 Mar 22	46	11 Jun 22	55	9	86	104.7
Total water usage					9	86	104.7
Total sewerage usage (waste and greywater) = 90% of water usage					8.10	86	94.2

Activity since last bill

Last bill	\$312.77
Payments / adjustments	
31 Mar 2022 CBA BPAY BPAY 31/03/2022	-\$312.77
Account balance	\$0.00

Water and Sewerage Charges

Lot 81 Plan SP309048 Installation ID 223164345758

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	18 Mar 22 to 11 Jun 22	0.1047	86	\$3.231	\$29.08

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

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	18 Mar 22 to 11 Jun 22	0.1047	86	\$0.667	\$6.00
Sewerage up to 740 L/day	18 Mar 22 to 11 Jun 22	0.0942	86	\$0.667	\$5.40

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	18 Mar 22 to 11 Jun 22	1	86	\$0.891	\$76.63
Sewerage Access	18 Mar 22 to 11 Jun 22	1	86	\$1.777	\$152.82

Water subtotal \$111.71
Sewerage subtotal \$158.22

New water and sewerage charges \$269.93

Total Due = ① + ② \$269.93

Important information

Payment assistance

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

Changing contact details

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

Pensioners

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

Credit card payments

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

Interest on overdue amounts

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

Water efficiency

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

Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة الى مترجم فوري
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역기가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

Privacy policy

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

International calls

+ 61 7 5431 8333

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



More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 1000 2606 44



In person, by phone or online
Billpay Code: 4028
Ref: 1000 2606 44
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



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



*4028 1000260644 00026993

Account number 100026064

Payment reference 1000 2606 44

Total due \$269.93

Due date 21 Jul 2022

13.4



WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Rancic Property Pty Ltd as TTE
Unit 2/16 Jannie Ct
LABRADOR QLD 4215

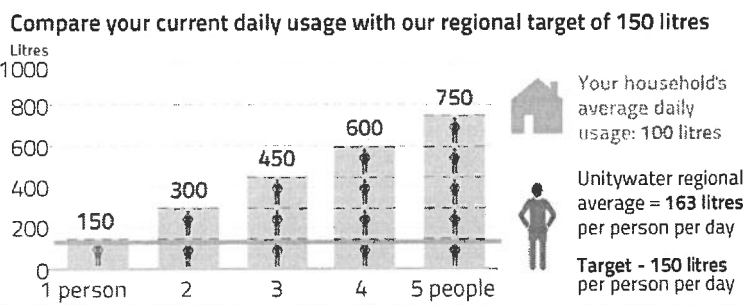
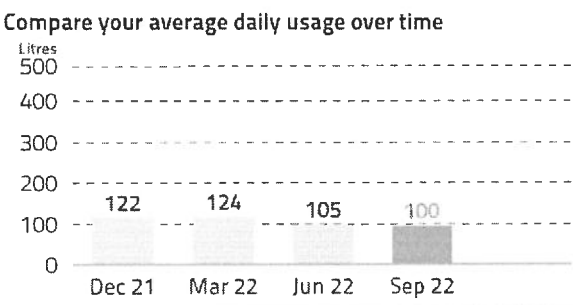
Account number	100026064
Payment reference	1000 2606 44
Property	Unit 81/88 Cecily St, KALLANGUR, QLD

Bill number	7123533401
Billing period	12 Jun 2022 90 days to 9 Sep 2022
Issue date	3 Oct 2022
Approximate date of next meter reading	7 Dec 2022

Your account activity

Your last bill \$269.93	-	Payments/ adjustments \$269.93	=	Balance \$0.00	+	New charges \$277.48	=	Total due \$277.48
								Due date 3 Nov 2022

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



Same quality services. New lower prices.
See how far your money goes

Read the information with your bill to find out more about your 2022-23 prices

Easy ways to pay For other payment options - see over

BPAY
Bill Code: 130393
Ref: 1000 2606 44

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
Registered to BPAY Pty Ltd ABN 69 079 137 518

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

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

211855_128UW02_Email_1219/000208/000628

13-5

Your account details

1300 086 489
Account enquiries 8am-5pm Mon-Fri

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

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1908541W	11 Jun 22	55	9 Sep 22	64	9	90	100.0
Total water usage					9	90	100.0
Total sewerage usage (waste and greywater) = 90% of water usage					8.10	90	90.0

Activity since last bill

Last bill	\$269.93
Payments / adjustments	
4 Jul 2022 CBA BPAY BPAY 02/07/2022	-\$269.93
Account balance	\$0.00 ①

Water and Sewerage Charges

Lot 81 Plan SP309048 Installation ID 223164345758

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	12 Jun 22 to 30 Jun 22	0.1000	19	\$3.231	\$6.14
State Govt Bulk Water	01 Jul 22 to 09 Sep 22	0.1000	71	\$3.301	\$23.44

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

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	12 Jun 22 to 30 Jun 22	0.1000	19	\$0.667	\$12.77
Water up to 822 L/day	01 Jul 22 to 09 Sep 22	0.1000	71	\$0.667	\$47.27
Sewerage up to 740 L/day	12 Jun 22 to 30 Jun 22	0.0900	19	\$0.667	\$11.67
Sewerage up to 740 L/day	01 Jul 22 to 09 Sep 22	0.0900	71	\$0.667	\$47.27

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	12 Jun 22 to 30 Jun 22	1	19	\$0.891	\$16.93
Water Access 20mm	01 Jul 22 to 09 Sep 22	1	71	\$0.874	\$62.05
Sewerage Access	12 Jun 22 to 30 Jun 22	1	19	\$1.777	\$33.76
Sewerage Access	01 Jul 22 to 09 Sep 22	1	71	\$1.743	\$123.75

Water subtotal \$114.57
Sewerage subtotal \$162.91

New water and sewerage charges \$277.48 ②

Total Due = ① + ② \$277.48

Important information

Payment assistance

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

Changing contact details

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

Pensioners

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

Credit card payments

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

Interest on overdue amounts

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

Water efficiency

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

Interpreter service 13 14 50

当您需窗口译员时，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
동일시각 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

Privacy policy

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

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 1000 2606 44



In person, by phone or online
Billpay Code: 4028
Ref: 1000 2606 44
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



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



*4028 1000260644 00027748

Account number	100026064
Payment reference	1000 2606 44
Total due	\$277.48
Due date	3 Nov 2022

13-6



WATER AND SEWERAGE YOUR BILL

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

unitywater.com
 ABN 89 791 717 472

Rancic Property Pty Ltd as TTE
 Unit 2/16 Jannie Ct
 LABRADOR QLD 4215

Account number	100026064
Payment reference	1000 2606 44
Property	Unit 81/88 Cecily St, KALLANGUR, QLD

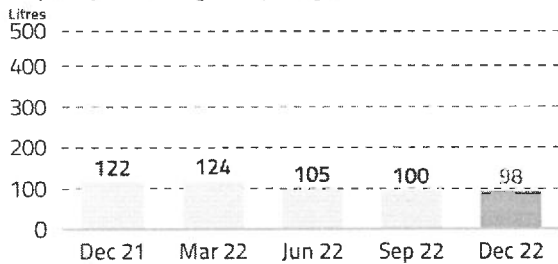
Bill number	7123829568
Billing period	10 Sep 2022 92 days to 10 Dec 2022
Issue date	15 Dec 2022
Approximate date of next meter reading	9 Mar 2023

Your account activity

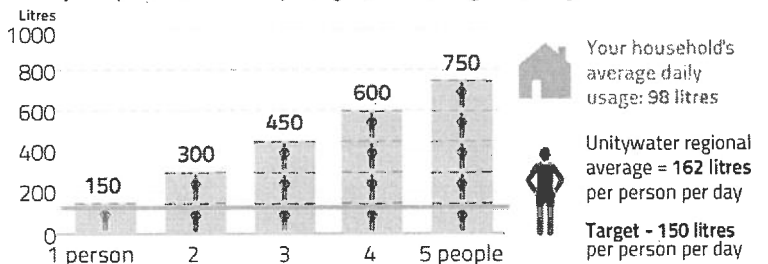
Your last bill \$277.48	-	Payments/ adjustments \$277.48	=	Balance \$0.00	+	New charges \$281.88	=	Total due \$281.88
								Due date 17 Jan 2023

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

Compare your average daily usage over time



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



There's only so much phone chat about the weather you can take.

Do it all online faster and easier with My Account.



Easy ways to pay For other payment options - see over

BPAY
 Biller Code: 130393
 Ref: 1000 2606 44
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
 © Registered to BPAY Pty Ltd ABN 69 079 137 518

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

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

13-7

Your account details



1300 086 489
Account enquiries

8am-5pm Mon-Fri

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

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1908541W	9 Sep 22	64	10 Dec 22	73	9	92	97.8
Total water usage					9	92	97.8
Total sewerage usage (waste and greywater) = 90% of water usage					8.10	92	88.0

Activity since last bill

Last bill	\$277.48
Payments / adjustments	
3 Oct 2022 CBA BPAY BPAY 03/10/2022	-\$277.48
Account balance	\$0.00

Water and Sewerage Charges

Lot 81 Plan SP309048 Installation ID 223164345758

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	10 Sep 22 to 10 Dec 22	0.0978	92	\$3.301	\$29.71

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

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	10 Sep 22 to 10 Dec 22	0.0978	92	\$0.667	\$6.00
Sewerage up to 740 L/day	10 Sep 22 to 10 Dec 22	0.0880	92	\$0.667	\$5.40

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	10 Sep 22 to 10 Dec 22	1	92	\$0.874	\$80.41
Sewerage Access	10 Sep 22 to 10 Dec 22	1	92	\$1.743	\$160.36

Water subtotal	\$116.12
Sewerage subtotal	\$165.76

New water and sewerage charges \$281.88

Total Due = ① + ② \$281.88

Important information

Payment assistance

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

Changing contact details

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

Pensioners

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

Credit card payments

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

Interest on overdue amounts

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

Water efficiency

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

Interpreter service 13 14 50

当您需要口译员时，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
 동어 통역가 필요하시면 13 14 50 으로 연락하십시오.
 Cuando necesita un intérprete llame al 13 14 50

Privacy policy

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

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online
 To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 1000 2606 44



In person, by phone or online
Billpay Code: 4028
Ref: 1000 2606 44
 Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 1000260644 00028188



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

Account number	100026064
Payment reference	1000 2606 44
Total due	\$281.88
Due date	17 Jan 2023

13-8



WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Rancic Property Pty Ltd as TTE
Unit 2/16 Jannie Ct
LABRADOR QLD 4215

Account number	100026064
Payment reference	1000 2606 44
Property	Unit 81/88 Cecily St, KALLANGUR, QLD

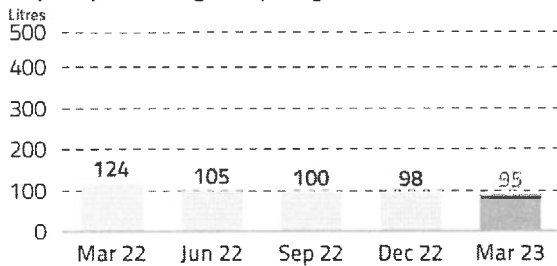
Bill number	7124180158
Billing period	11 Dec 2022 95 days to 15 Mar 2023
Issue date	17 Mar 2023
Approximate date of next meter reading	12 Jun 2023

Your account activity

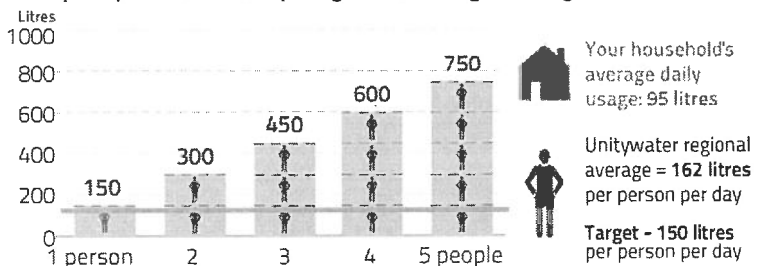
Your last bill \$281.88	-	Payments/ adjustments \$281.88	=	Balance \$0.00	+	New charges \$289.72	=	Total due \$289.72
								Due date 18 Apr 2023

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

Compare your average daily usage over time



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



There's only so much phone chat about the weather you can take.

Do it all online faster and easier with My Account.

Tap into My Account

Easy ways to pay For other payment options - see over

BPAY
Biller Code: 130393
Ref: 1000 2606 44
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
Registered to BPAY Pty Ltd ABN 69 079 137 518

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

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

13-9

Your account details



1300 086 489
Account enquiries

8am-5pm Mon-Fri

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

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1908541W	10 Dec 22	73	15 Mar 23	82	9	95	94.7
Total water usage					9	95	94.7
Total sewerage usage (waste and greywater) = 90% of water usage					8.10	95	85.3

Activity since last bill

Last bill	\$281.88
Payments / adjustments	
16 Dec 2022 CBA BPAY BPAY 16/12/2022	-\$281.88
Account balance	\$0.00 ¹

Water and Sewerage Charges

Lot 81 Plan SP309048 Installation ID 223164345758

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	11 Dec 22 to 15 Mar 23	0.0947	95	\$3.301	\$29.71

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

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	11 Dec 22 to 15 Mar 23	0.0947	95	\$0.667	\$6.00
Sewerage up to 740 L/day	11 Dec 22 to 15 Mar 23	0.0853	95	\$0.667	\$5.40

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	11 Dec 22 to 15 Mar 23	1	95	\$0.874	\$83.03
Sewerage Access	11 Dec 22 to 15 Mar 23	1	95	\$1.743	\$165.58

Water subtotal \$118.74
Sewerage subtotal \$170.98

New water and sewerage charges \$289.72 ²

Total Due = ¹ + ² \$289.72

Important information

Payment assistance

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

Changing contact details

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

Pensioners

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

Credit card payments

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

Interest on overdue amounts

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

Water efficiency

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

Interpreter service 13 14 50

当您需英语口语时, 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
동역사가 필요하시면 13 14 50 으로 연락하십시오.
Quando necessita un interprete llame al 13 14 50

Privacy policy

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

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 1000 2606 44



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



In person, by phone or online
Billpay Code: 4028
Ref: 1000 2606 44
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 1000260644 00028972

Account number	100026064
Payment reference	1000 2606 44
Total due	\$289.72
Due date	18 Apr 2023

14-1

Rancic Super Fund

Borrowing Costs

\$1,010 Firstmac Loan 100245997

Commenced 29/09/21

\$300 Funder fees

\$710 Firstmac services

\$1,010

Year

2022	\$151.50	858.5
2023	202	656.5
2024	202	454.5
2025	202	252.5
2026	202	50.5
2027	50.5	0

POSTED

15.1

Macquarie Bank Limited

ABN 46 008 583 542 | AFS Licence Number 237502

Macquarie Banking and Financial Services Group, a Member of the Macquarie Group

Office address

1 Shelley Street, Sydney NSW 2000

Client service

1800 806 310

transact@macquarie.com

Postal address

GPO Box 2520, Sydney NSW 2001

Financial services professionals

1800 808 508

adviser@macquarie.com

Offices also in Melbourne, Brisbane, Perth and Adelaide.

Fax 1800 550 140

Visit us online at macquarie.com.au

RANCIC SUPER PTY LTD ATF RANCIC
PO BOX R1352, ROYAL EXCHANGE, NSW 1225



06 September 2023

BSB: 182-512

Account Number: 000968516468

Account Name:

RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND

Account open date: 02 November 2020

The following balances and interest details are provided for the above account for the 2022 - 2023 financial year:

Account balance as at 30/06/2023	\$69,892.92
Gross income paid during 2022 - 2023 financial year	\$1,897.02

If you would like any further information regarding the above, please contact your financial services professional or Macquarie on **1800 806 310**.

This information has been prepared by Macquarie Bank Limited ABN 46 008 583 542 for general information purposes only, without taking into account any potential investors' personal objectives financial situations or needs. Before acting on this general information, you must consider its appropriateness having regard to your own objectives, financial situations and needs. All potential investors should obtain financial, legal and taxation information before making any decision regarding a particular financial product.

1512



MACQUARIE

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



015 515715

RANCIC SUPER PTY LTD
C/ SAPIENT SUPERANNUATION
PO BOX R1352
ROYAL EXCHANGE NSW 1225

1 Shelley Street
Sydney, NSW 2000

account balance **\$118,229.41**
as at 30 Dec 22

account name RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

transaction	description	debits	credits	balance
30.06.22	OPENING BALANCE			149,418.92
01.07.22	Deposit Manly Management 17.081 81 88 Cecil		2,163.49	151,582.41
01.07.22	Direct debit NEOS LIFE 111904624/9654864	1,978.13		149,604.28
04.07.22	BPAY BPAY TO UNITYWATER	269.93		149,334.35
08.07.22	Deposit SuperChoice P/L PC070722-093859823		328.86	149,663.21
11.07.22	BPAY BPAY TO MBRC RATES	164.22		149,498.99
22.07.22	Deposit SuperChoice P/L PC210722-093875013		465.71	149,964.70
29.07.22	Interest MACQUARIE CMA INTEREST PAID*		46.09	150,010.79
01.08.22	Deposit Manly Management 17.081 81 88 Cecil		1,578.96	151,589.75
01.08.22	Direct debit FMC 10178780L49	1,560.43		150,029.32
05.08.22	Deposit SuperChoice P/L PC040822-093890906		328.86	150,358.18
22.08.22	Deposit SuperChoice P/L PC180822-011658599		328.86	150,687.04

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. 968516468

deposits using BPay
From another bank



Billers code: 667022
Ref: 968 516 468

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

transaction	description	debits	credits	balance	
31.08.22	Interest		MACQUARIE CMA INTEREST PAID*	101.01	150,788.05
31.08.22	Direct debit	FMC 10178780L49		1,649.94	149,138.11
01.09.22	Deposit		Manly Management 17.081 81 88 Cecil	1,532.16	150,670.27
02.09.22	Deposit		SuperChoice P/L PC010922-054076706	540.58	151,210.85
16.09.22	Deposit		SuperChoice P/L PC150922-051413567	328.86	151,539.71
19.09.22	Funds transfer	TRANSACT FUNDS TFR TO RANCIC SUPER FUND		30,000.00	121,539.71
21.09.22	BPAY	BPAY TO DEFT PAYMENTS		593.46	120,946.25
30.09.22	Interest		MACQUARIE CMA INTEREST PAID*	121.19	121,067.44
30.09.22	Deposit		SuperChoice P/L PC290922-005046926	529.98	121,597.42
30.09.22	Direct debit	FMC 10178780L49		1,741.64	119,855.78
03.10.22	Deposit		Manly Management 17.081 81 88 Cecil	1,288.92	121,144.70
03.10.22	Funds transfer	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON		3,000.00	118,144.70
03.10.22	BPAY	BPAY TO TAX OFFICE PAYMENTS		259.00	117,885.70
03.10.22	BPAY	BPAY TO UNITYWATER		277.48	117,608.22
14.10.22	Deposit		SuperChoice P/L PC131022-005062818	328.86	117,937.08
25.10.22	Funds transfer	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON		253.00	117,684.08
25.10.22	Funds transfer	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON		253.00	117,431.08
28.10.22	Deposit		SuperChoice P/L PC271022-024906579	413.36	117,844.44
31.10.22	Interest		MACQUARIE CMA INTEREST PAID*	139.66	117,984.10
31.10.22	Direct debit	FMC 10178780L49		1,854.33	116,129.77
01.11.22	Deposit		Manly Management 17.081 81 88 Cecil	1,532.16	117,661.93
11.11.22	Deposit		SuperChoice P/L PC101122-024923436	328.86	117,990.79
14.11.22	BPAY	BPAY TO AUDIT SHIELD		390.00	117,600.79
25.11.22	Deposit		SuperChoice P/L PC241122-024939362	471.22	118,072.01
30.11.22	Interest		MACQUARIE CMA INTEREST PAID*	157.24	118,229.25
30.11.22	Direct debit	FMC 10178780L49		1,899.13	116,330.12
01.12.22	Deposit		Manly Management 17.081 81 88 Cecil	2,663.04	118,993.16

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

transaction	description	debits	credits	balance
09.12.22	Deposit SuperChoice P/L PC081222-024956438		328.86	119,322.02
14.12.22	BPAY BPAY TO DEFT PAYMENTS	593.46		118,728.56
15.12.22	BPAY BPAY TO MBRC RATES	433.66		118,294.90
16.12.22	BPAY BPAY TO UNITYWATER	281.88		118,013.02
22.12.22	BPAY BPAY TO ASIC	373.00		117,640.02
22.12.22	BPAY BPAY TO ASIC	59.00		117,581.02
23.12.22	Deposit SuperChoice P/L PC221222-024973264		465.73	118,046.75
30.12.22	Interest MACQUARIE CMA INTEREST PAID*		182.66	118,229.41
CLOSING BALANCE AS AT 30 DEC 22		47,884.69	16,695.18	118,229.41

* 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 RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

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

Name	Authority Type
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Tax payment authority

Authority descriptions

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 RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

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.



*The Apple logo is a trademark of Apple Inc, registered in the U.S. and other countries.
App Store is a service mark of Apple Inc. Google Logo is a trademark of Google LLC.*



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



RANCIC SUPER PTY LTD
C/ SAPIENT SUPERANNUATION
PO BOX R1352
ROYAL EXCHANGE NSW 1225

1 Shelley Street
Sydney, NSW 2000

account balance **\$69,892.92**
as at 30 Jun 23

account name RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

transaction	description	debits	credits	balance
30.12.22	OPENING BALANCE			118,229.41
03.01.23	Deposit Manly Management 17.081 81 88 Cecil		1,855.76	120,085.17
03.01.23	Direct debit FMC 10178780L49	1,945.54		118,139.63
06.01.23	Deposit SuperChoice P/L PC050123-024987586		328.86	118,468.49
20.01.23	Deposit SuperChoice P/L PC190123-025004086		470.34	118,938.83
31.01.23	Interest MACQUARIE CMA INTEREST PAID*		207.84	119,146.67
31.01.23	Direct debit FMC 10178780L49	1,992.14		117,154.53
01.02.23	Deposit Manly Management 17.081 81 88 Cecil		1,758.00	118,912.53
03.02.23	Deposit SuperChoice P/L PC020223-025020454		328.86	119,241.39
06.02.23	BPAY BPAY TO MBRC RATES	151.53		119,089.86
17.02.23	Deposit SuperChoice P/L PC160223-025037058		458.39	119,548.25
28.02.23	Interest MACQUARIE CMA INTEREST PAID*		185.25	119,733.50

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. 968516468

deposits using BPay
From another bank



Bill code: 667022
Ref: 968 516 468

continued on next

15-8



Macquarie Cash Management Account

enquiries 1800 806 310

account name RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

transaction	description	debits	credits	balance
28.02.23	Direct debit FMC 10178780L49	1,992.14		117,741.36
01.03.23	Deposit Manly Management 17.081 81 88 Cecil		1,824.00	119,565.36
03.03.23	Deposit SuperChoice P/L PC020323-049911226		328.86	119,894.22
17.03.23	Deposit SuperChoice P/L PC160323-049928475		328.86	120,223.08
31.03.23	Interest MACQUARIE CMA INTEREST PAID*		218.97	120,442.05
31.03.23	Deposit SuperChoice P/L PC300323-049945294		557.62	120,999.67
31.03.23	Direct debit FMC 10178780L49	2,036.77		118,962.90
03.04.23	Deposit MANLY MANAGEMENT 17.081 81 88 Cecil		1,575.26	120,538.16
14.04.23	Deposit SuperChoice P/L PC130423-005237399		328.86	120,867.02
18.04.23	BPAY BPAY TO UNITYWATER	289.72		120,577.30
24.04.23	BPAY BPAY TO MBRC RATES	150.85		120,426.45
28.04.23	Interest MACQUARIE CMA INTEREST PAID*		207.90	120,634.35
28.04.23	Deposit SuperChoice P/L PC270423-083974178		480.04	121,114.39
01.05.23	Deposit MANLY MANAGEMENT 17.081 81 88 Cecil		1,824.00	122,938.39
01.05.23	Direct debit FMC 10178780L49	2,083.74		120,854.65
04.05.23	BPAY BPAY TO DEFT PAYMENTS	594.00		120,260.65
08.05.23	Funds transfer TRANSACT FUNDS TFR TO NETWEALTH WRAP APP	50,000.00		70,260.65
12.05.23	Deposit SuperChoice P/L PC110523-083991904		321.94	70,582.59
26.05.23	Deposit SuperChoice P/L PC250523-084009098		529.25	71,111.84
31.05.23	Interest MACQUARIE CMA INTEREST PAID*		177.59	71,289.43
31.05.23	Direct debit FMC 10178780L49	2,083.74		69,205.69
01.06.23	Deposit MANLY MANAGEMENT 17.081 81 88 Cecil		2,781.60	71,987.29
09.06.23	Deposit SuperChoice P/L PC080623-081187468		342.02	72,329.31
19.06.23	BPAY BPAY TO DEFT PAYMENTS	953.81		71,375.50
23.06.23	Deposit SuperChoice P/L PC220623-081206893		494.08	71,869.58
30.06.23	Interest MACQUARIE CMA INTEREST PAID*		151.62	72,021.20
30.06.23	Direct debit FMC 10178780L49	2,128.28		69,892.92

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 23	66,402.26	18,065.77	69,892.92

* Stepped interest rates for the period 31 December to 21 February: balances \$0.00 to \$4,999.99 earned 2.00% balances \$5,000.00 and above earned 2.00% pa (53 days); 22 February to 21 March: balances \$0.00 to \$4,999.99 earned 2.10% balances \$5,000.00 and above earned 2.10% pa (28 days); 22 March to 18 May: balances \$0.00 to \$4,999.99 earned 2.25% balances \$5,000.00 and above earned 2.25% pa (58 days); 19 May to 22 June: balances \$0.00 to \$4,999.99 earned 2.50% balances \$5,000.00 and above earned 2.50% pa (35 days); 23 June to 30 June: balances \$0.00 to \$4,999.99 earned 2.75% balances \$5,000.00 and above earned 2.75% pa (8 days)



Macquarie Cash Management Account

enquiries 1800 806 310

account name RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

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

Name	Authority Type
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Tax payment authority

Authority descriptions

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.

annual interest summary 2022/2023

INTEREST PAID	1,897.02
TOTAL INCOME PAID	1,897.02

15/11



Macquarie Cash Management Account

enquiries 1800 806 310

account name RANCIC SUPER PTY LTD ATF RANCIC
SUPER FUND
account no. 968516468

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

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

About your account

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

Protect your account

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

Access to and sharing your data

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

Visit our Help Centre

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

Download the Macquarie Mobile Banking app

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



The Apple logo is a trademark of Apple Inc, registered in the U.S. and other countries.
App Store is a service mark of Apple Inc. Google Logo is a trademark of Google LLC.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51260596	Search Date: 20/10/2023 09:30
Date Title Created: 24/08/2021	Request No: 46029010
Previous Title: 51227989	

ESTATE AND LAND

Estate in Fee Simple

LOT 81 SURVEY PLAN 309048
Local Government: MORETON BAY
COMMUNITY MANAGEMENT STATEMENT 53607

REGISTERED OWNER

Dealing No: 721133504 29/09/2021

RANCIC PROPERTY PTY LTD A.C.N. 644 888 148 TRUSTEE
UNDER INSTRUMENT 721133504

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10285211 (POR 431)
2. MORTGAGE No 721133505 29/09/2021 at 15:10
FIRST MORTGAGE COMPANY HOME LOANS PTY LIMITED A.C.N. 104 268
448

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



COMPARATIVE MARKET ANALYSIS

88 CECILY STREET, KALLANGUR, QLD 4503

PREPARED BY THE ONSITE MANAGER, THE ONSITE MANAGER

88 CECILY STREET, KALLANGUR, QLD 4503



Property Details

Property Type:	Unit - Freehold [Issuing]	Area:	2.34 ha
RPD:	L1-15 SP303663 & L16-42,90-107 SP303682 & L43-89 SP309048	Area \$/m2:	
Valuation Amount:	\$4,100,000 - Site Value on 30/06/2022	Water/Sewerage:	
Valuation Amount:	\$3,600,000 - Site Value on 18/08/2021	Property ID:	1508417255 /
Land Use:	BUILDING UNITS (PRIMARY USE ONLY)	UBD Ref:	UBD Ref: 089 J13
Zoning:		Features:	Double Storey, Brick and Tile, Deck, Ensuite, Garage, Built in Robes, Modern Kitchen, Air Conditioned, Pool, Close to Schools, Close to Transport, Improvements: Dishwasher
Council:	MORETON BAY (SOUTH)		

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 530,000	25/05/2023	R ARANES PROPERTY PTY LTD	142 m ²	Normal Sale	No
\$ 515,000	19/12/2022	THEDA PETRA HAEHL	142 m ²	Normal Sale	No
\$ 510,000	28/09/2022	CHRISTOPHER CONNORS & RACHEL HULL	149 m ²	Normal Sale	No
\$ 525,000	27/05/2022	JAMES MITCHELL LAWRENCE KENNEDY	149 m ²	Normal Sale	No

Nearby Sold Properties (Price Range)

propertydata
solutions



Comparable Properties Map



Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 2500.0m from the focus property. The lowest for sale price is \$375,000 and the highest for sale price is \$550,000 with a median sale price of \$450,000. Days listed ranges from 4 to 14 days with the average currently at 8 days for these selected properties.

69/1 LINEAR DR, MANGO HILL 4509



Property Type: Unit
Area: 142 m² (143 m²)
RPD: L69 SP262128

Features:

UBD Ref: Brisbane - 089 P11
Distance from Property: 1.5km



Current List Price: **Offer Over \$450,000**
First List Price: Offer Over \$450,000
Date Listed: **01/08/2023** Days Listed: **4 Days**
Listed Price Change:



9/127 DUFFIELD RD, KALLANGUR 4503



Property Type: Unit
Area: 163 m²
RPD: L9 SP228605

Features:

UBD Ref: Brisbane - 089 F12
Distance from Property: 819m



Current List Price: **Offers Over \$409,000**
First List Price: Offers Over \$409,000
Date Listed: **01/08/2023** Days Listed: **4 Days**
Listed Price Change:



3/44 DUYVESTYN TCE, MURRUMBA DOWNS 4503



Property Type: Unit
Area: 148 m²
RPD: L3 SP229657

Features:

UBD Ref: Brisbane - 089 F17
Distance from Property: 1.1km



Current List Price: **Offers In Excess Of \$399,000**
First List Price: Offers In Excess Of \$399,000
Date Listed: **01/08/2023** Days Listed: **4 Days**
Listed Price Change:



28/15 COLLEGE ST, NORTH LAKES 4509



Property Type: Unit
Area: 343 m²
RPD: L28 SP149563

Features:

UBD Ref: Brisbane - 089 N5
Distance from Property: 2.4km



Current List Price: **Offers from \$550,000**
First List Price: Selling Now!
Date Listed: **27/07/2023** Days Listed: **8 Days**
Listed Price Change:



130/90 NORTHQUARTER DR, MURRUMBA...



Property Type: Unit
Area: 148 m²
RPD: L130 SP235920

Features: DECK, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS

UBD Ref: Brisbane - 099 K3
Distance from Property: 2.4km



Current List Price: **Under Offer! (Under Offer)**
First List Price: Offers Over \$459,000
Date Listed: **26/07/2023** Days Listed: **9 Days**
Listed Price Change:



Prepared on 04/08/2023 by The Onsite Manager, 07 3868 4047 at The Onsite Manager. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) August/2023. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

59/120 DUFFIELD RD, KALLANGUR 4503

UBD Ref: Brisbane - 089 D12
Distance from Property: 1.1km



Property Type: Unit
Area: 131 m² (113 m²)
RPD: L59 SP264156

Current List Price: **OFFERS OVER \$429,000**
First List Price: OFFERS OVER \$400,000
Date Listed: 25/07/2023 Days Listed: **10 Days**
Listed Price Change:

Features: DOUBLE STOREY, CONTEMPORARY, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA



94/5 MCKENZIE RD, MANGO HILL 4509

UBD Ref: Brisbane - 089 Q4
Distance from Property: 2.9km



Property Type: Unit
Area: 165 m²
RPD: L94 SP304585

Current List Price: **Offers Over \$479,000**
First List Price: Offers Over \$479,000
Date Listed: 25/07/2023 Days Listed: **10 Days**
Listed Price Change:

Features:



7/15 SILVEREYE DR, GRIFFIN 4503

UBD Ref: Brisbane - 099 M3
Distance from Property: 2.7km



Property Type: Unit
Area: 196 m²
RPD: L7 SP276523

Current List Price: **Offers over \$450,000**
First List Price: Offers over \$450,000
Date Listed: 25/07/2023 Days Listed: **11 Days**
Listed Price Change:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: GAS, CLOSE TO SHOPS, GARDEN, INTERNAL LAUNDRY



5/36 CHERINGTON WAY, MURRUMBA DOWNS 4503

UBD Ref: Brisbane - 099 H2
Distance from Property: 2.1km



Property Type: Unit
Area: 215 m²
RPD: L5 SP260598

Current List Price: **Inviting All Offers**
First List Price: Inviting All Offers
Date Listed: 24/07/2023 Days Listed: **11 Days**
Listed Price Change:

Features: IMPROVEMENTS: GARDEN, SECURE PARKING



30/15 SILVEREYE DR, GRIFFIN 4503

UBD Ref: Brisbane - 099 N4
Distance from Property: 2.7km



Property Type: Unit
Area: 185 m² (113 m²)
RPD: L30 SP276523

Current List Price: **By Negotiation**
First List Price: By Negotiation
Date Listed: 21/07/2023 Days Listed: **14 Days**
Listed Price Change:


Features:



Nearby Comparable Sold Properties

There are 9 sold properties selected within the radius of 2500.0m from the focus property. The lowest sale price is \$480,000 and the highest sale price is \$605,000 with a median sale price of \$495,000. Days listed ranges from 2 to 135 days with the average currently at 22 days for these selected properties.

47/38-48 BRAYS RD, MURRUMBA DOWNS, QLD 4503

UBD Ref: Brisbane - 089 K15
Distance from Property: 516m  3  2  1






Property Type: Unit
Area: 157 m²
Area \$/m²: \$3,166
RPD: L47 SP235584

Sale Price: **\$497,000 (Agents Advice - Sale)**
Sale Date: 31/07/2023 Days to Sell: **26 Days**
Last Price: Offers Over \$439,000 Chg %:
First Price: Offers Over \$439,000 Chg %:

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER, COURTYARD, BROADBAND INTERNET ACCESS, INTERNAL LAUNDRY, SECURE PARKING



90 NORTHQUARTER DR, MURRUMBA DOWNS, QLD 4503

UBD Ref: Brisbane - 099 K3
Distance from Property: 2.4km  3  2  1






Property Type: Unit
Area: 148 m²
Area \$/m²: \$3,345
RPD: L135 SP235920

Sale Price: **\$495,000 (Agents Advice - Sale)**
Sale Date: 10/07/2023 Days to Sell: **9 Days**
Last Price: For Sale Chg %:
First Price: For Sale (Under Offer) Chg %:

Features:



5 MCKENZIE RD, MANGO HILL, QLD 4509

UBD Ref: Brisbane - 089 Q4
Distance from Property: 2.9km  3  2  1






Property Type: Unit
Area: 165 m²
Area \$/m²: \$2,982
RPD: L2 SP304585

Sale Price: **\$492,000 (Normal Sale)**
Sale Date: 20/06/2023 Days to Sell: **4 Days**
Last Price: Inviting offers Chg %:
First Price: Inviting offers (Under Chg %:

Features:



6/73 GLASS HOUSE CCT, KALLANGUR, QLD 4503

UBD Ref: Brisbane - 089 A9
Distance from Property: 2.3km  3  2  1






Property Type: Unit
Area: 268 m²
Area \$/m²: \$1,866
RPD: L6 SP206821

Sale Price: **\$500,000 (Normal Sale)**
Sale Date: 28/04/2023 Days to Sell: **10 Days**
Last Price: Offers over \$489,990 Chg %:
First Price: Offers over \$489,990 Chg %:

Features:



2 MCKENZIE RD, MANGO HILL, QLD 4509

UBD Ref: Brisbane - 089 Q4
Distance from Property: 2.8km  3  2  1



Property Type: Unit
Area: 145 m²
Area \$/m²: \$3,362
RPD: L4 SP277472

Sale Price: **\$487,500 (Normal Sale)**
Sale Date: 04/04/2023 Days to Sell: **6 Days**
Last Price: Offers from 480,000 Chg %:
First Price: Offers from 480,000 Chg %:




Features:



Prepared on 04/08/2023 by The Onsite Manager, 07 3868 4047 at The Onsite Manager. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) August/2023. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

102/90 NORTHQUARTER DR, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 K4  3  2  1
Distance from Property: 2.6km






Property Type: Unit
Area: 148 m²
Area \$/m²: \$3,250
RPD: L102 SP235919

Sale Price: **\$481,000 (Normal Sale)**
Sale Date: 01/04/2023 Days to Sell: **2 Days**
Last Price: Under Offer! (Under Chg %:
First Price: Offers Over \$429,000 Chg %:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING, CLOSE TO SHOPS, GARDEN



44/71-77 GOODFELLOWS RD, KALLANGUR, QLD 4503

UBD Ref: Brisbane - 089 C16  3  2  1
Distance from Property: 1.5km






Property Type: Unit
Area: 236 m²
Area \$/m²: \$2,564
RPD: L44 SP211933

Sale Price: **\$605,000 (Agents Advice - Sale)**
Sale Date: 21/03/2023 Days to Sell: **4 Days**
Last Price: Offers Over \$399,000 Chg %:
First Price: Offers Over \$399,000 Chg %:

Features:



67 SURROUND ST, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 Q5  3  2  1
Distance from Property: 3.1km






Property Type: Unit
Area: 132 m²
Area \$/m²: \$3,952
RPD: L1 SP280019

Sale Price: **\$521,600 (Normal Sale)**
Sale Date: 08/03/2023 Days to Sell: **6 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: JUST LISTED (Under Chg %:

Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS



5 MCKENZIE RD, MANGO HILL, QLD 4509

UBD Ref: Brisbane - 089 Q4  3  2  1
Distance from Property: 2.9km



Property Type: Unit
Area: 165 m²
Area \$/m²: \$2,909
RPD: L44 SP304585

Sale Price: **\$480,000 (Normal Sale)**
Sale Date: 03/03/2023 Days to Sell: **135 Days**
Last Price: Inviting Offers Chg %:
First Price: Just Listed Chg %:

Features: BUILD YR: 2020



88 CECILY STREET, KALLANGUR, QLD 4503



Appraisal Price

This market analysis has been prepared on 04/08/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$510,000 to \$540,000



\$525000 Median

Contact your agent for further information:

Agent Name: The Onsite Manager
Mobile:
Office: The Onsite Manager
Office Phone: 07 3868 4047
Email: 4nfo@theonsitemanager.com.au



17-1

Effective	Posted	Description	Debit	Credit	Balance
	05/08/2022	Rate Altered From 5.240% (v) To 5.740% (v)			-270605.67
	01/08/2022	Payment Altered From 1560.43 To 1649.94 Due 31aug2022			-270605.67
	31/07/2022	Loan Interest	\$1,176.32		-270605.67
	31/07/2022	Credit from 182512 968516468		\$1,560.43	-269429.35
	08/07/2022	Rate Altered From 4.740% (v) To 5.240% (v)			-270989.78
	01/07/2022	Payment Altered From 1474.02 To 1560.43 Due 31jul2022			-270989.78

Effective	Posted	Description	Debit	Credit	Balance
	28/02/2023	Credit from 182512 968516468		\$1,992.14	-235669.44
	10/02/2023	Rate Altered From 7.090% (v) To 7.340% (v)			-237661.58
	31/01/2023	Loan Interest	\$1,434.47		-237661.58
	31/01/2023	Credit from 182512 968516468		\$1,992.14	-236227.11
	01/01/2023	Payment Altered From 1945.54 To 1992.14 Due 31jan2023			-238219.25
	31/12/2022	Loan Interest	\$1,422.90		-238219.25
	31/12/2022	Credit from 182512 968516468		\$1,945.54	-236796.35
	09/12/2022	Rate Altered From 6.840% (v) To 7.090% (v)			-238741.89
	01/12/2022	Payment Altered From 1899.13 To 1945.54 Due 31dec2022			-238741.89
	30/11/2022	Loan Interest	\$1,338.78		-238741.89
	30/11/2022	Credit from 182512 968516468		\$1,899.13	-237403.11
	04/11/2022	Rate Altered From 6.590% (v) To 6.840% (v)			-239302.24
	01/11/2022	Payment Altered From 1854.33 To 1899.13 Due 30nov2022			-239302.24
	31/10/2022	Loan Interest	\$1,330.80		-239302.24
	31/10/2022	Credit from 182512 968516468		\$1,854.33	-237971.44
	07/10/2022	Rate Altered From 6.340% (v) To 6.590% (v)			-239825.77
	01/10/2022	Payment Altered From 1741.64 To 1854.33 Due 31oct2022			-239825.77
	30/09/2022	Loan Interest	\$1,310.99		-239825.77
	30/09/2022	Credit from 182512 968516468		\$1,741.64	-238514.78
19/09/2022	20/09/2022	Credit from Payment From: Rancic Super Fun Ref: Funds Transfer		\$30,000.00	-240256.42
	09/09/2022	Rate Altered From 5.740% (v) To 6.340% (v)			-270256.42
	01/09/2022	Payment Altered From 1649.94 To 1741.64 Due 30sep2022			-270256.42
	31/08/2022	Loan Interest	\$1,300.69		-270256.42
	31/08/2022	Credit from 182512 968516468		\$1,649.94	-268955.73

MISS TANYA JUANITA RANCIC
 2/16 Jannie Crt
 LABRADOR QLD 4215

Statement Period

Start date: 01/07/2022
 End date: 30/06/2023
 Issue date: 18/10/2023

Account Details	
Product Description: SUPER LIVEZ	
Customer name: RANCIC SUPER FUND, RANCIC PROPERTY TRUST, TANYA JUANITA RANCIC	BSB & Account number: 704997 - 100245997
Interest rate: 8.090%	Account type: L49

Effective	Posted	Description	Debit	Credit	Balance
	30/06/2023	Loan Interest	\$1,550.32		-234758.21
	30/06/2023	Credit from 182512 968516468		\$2,128.28	-233207.89
	09/06/2023	Rate Altered From 7.840% (v) To 8.090% (v)			-235336.17
	01/06/2023	Payment Altered From 2083.74 To 2128.28 Due 30jun2023			-235336.17
	31/05/2023	Loan Interest	\$1,562.41		-235336.17
	31/05/2023	Credit from 182512 968516468		\$2,083.74	-233773.76
	05/05/2023	Rate Altered From 7.590% (v) To 7.840% (v)			-235857.50
	30/04/2023	Loan Interest	\$1,475.16		-235857.50
	30/04/2023	Credit from 182512 968516468		\$2,083.74	-234382.34
	01/04/2023	Payment Altered From 2036.77 To 2083.74 Due 30apr2023			-236466.08
	31/03/2023	Loan Interest	\$1,511.49		-236466.08
	31/03/2023	Credit from 182512 968516468		\$2,036.77	-234954.59
	10/03/2023	Rate Altered From 7.340% (v) To 7.590% (v)			-236991.36
	01/03/2023	Payment Altered From 1992.14 To 2036.77 Due 31mar2023			-236991.36
	28/02/2023	Loan Interest	\$1,321.92		-236991.36

18-1



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR RANCIC SUPER FUND
ABN 89 710 141 669
TFN 533 932 018

Activity statement 004

Date generated	06 September 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from 06 September 2021 to 06 September 2023 sorted by **processed date** ordered **newest to oldest**



Income tax 002

Date generated	06 September 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$4.54 CR

Transactions

7 results found - from 06 September 2021 to 06 September 2023 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
8 Jun 2023	8 Jun 2023	Credit carried forward from Income Tax		\$4.54	\$4.54 CR
8 Jun 2023	8 Jun 2023	Credit carried forward to Income Tax	\$4.54		\$0.00
8 Jun 2023	15 May 2023	Interest for early payment of Income Tax		\$4.54	\$4.54 CR
5 Oct 2022	3 Oct 2022	Payment received		\$259.00	\$0.00
16 Sep 2022	15 May 2023	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$259.00		\$259.00 DR
9 Nov 2021	8 Nov 2021	Payment received		\$805.40	\$0.00
5 Nov 2021	28 Feb 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$805.40		\$805.40 DR