

T & A MASON SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 242/000 TO 243/999 - ENTRIES: ALL

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Printed: Wednesday 9 December, 2020 @ 10:33:21

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>242</u> <u>Employer Contributions - Concessional</u>						
<u>242/001</u> <u>Mason, Tony Grant</u>						
14/08/2019	140819	Bank Statement		1,228.90		(1,228.90)
Narration: QUICKSUPER QUICKSPR2496729672				1-2		
04/09/2019	040919	Bank Statement			983.12	(2,212.02)
Narration: QUICKSUPER QUICKSPR2511950161				1-3		
15/10/2019	151019	Bank Statement			983.12	(3,195.14)
Narration: QUICKSUPER QUICKSPR2541808063						
07/11/2019	071119	Bank Statement		1,257.78		(4,452.92)
Narration: QUICKSUPER QUICKSPR2559621256				1-4		
05/12/2019	051219	Bank Statement			1,012.00	(5,464.92)
Narration: QUICKSUPER QUICKSPR2582292939						
21/01/2020	210120	Bank Statement		1,518.00		(6,982.92)
Narration: QUICKSUPER QUICKSPR2615791378				1-5		
20/02/2020	200220	Bank Statement			759.00	(7,741.92)
Narration: QUICKSUPER QUICKSPR2638890165						
10/03/2020	100320	Bank Statement		1,012.00		(8,753.92)
Narration: QUICKSUPER QUICKSPR2653544518				1-4		
16/04/2020	160420	Bank Statement			1,012.00	(9,765.92)
Narration: QUICKSUPER QUICKSPR2677448131						
13/05/2020	130520	Bank Statement		1,265.00		(11,030.92)
Narration: QUICKSUPER QUICKSPR2693079887				1-5		
02/06/2020	020620	Bank Statement			1,012.00	(12,042.92)
Narration: QUICKSUPER QUICKSPR2705317643						
25/06/2020	250620	Bank Statement		1,012.00		(13,054.92)
Narration: QUICKSUPER QUICKSPR2720455322						
Total Debits:						
Total Credits:					\$13,054.92	
Current Year Profit/(Loss):					N/A	

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View Transactions

* Required information

Display Contribution and Rollover Transactions as reported via the SuperStream system.

Please select a fund by either Name or ABN

Select fund by name *

The Trustee for T & A Mason SMSF - 92 975 662 913

OR

Select fund by ABN *

-- Please select a fund --

Download an Annual Statement of the current and previous financial year for the selected fund.

Start date *

2019-07-01

End date *

2020-06-30

Date (Type)	From	Amount	Details
2019-08-14 Contribution	QuickSuper (71088314827)	\$ 1,228.90	Hide details
		Member name	MR Tony Grant MASON
		Member number	92975662913
		Payment reference	QUICKSPR2496729672
		Pay period start date	2019-07-01
		Pay period end date	2019-07-31
		Contribution amounts	
		Super guarantee amount	\$ 628.90
		Salary sacrifice amount	\$ 600.00
2019-09-04 Contribution	QuickSuper (71088314827)	\$ 983.12	Hide details

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Date (Type)	From	Amount	Details
		Member name MR Tony Grant MASON Member number 92975662913 Payment reference QUICKSPR2511950161 Pay period start date 2019-08-01 Pay period end date 2019-08-31 Contribution amounts Super guarantee amount \$ 503.12 Salary sacrifice amount \$ 480.00	
2019-10-15 Contribution	QuickSuper (71088314827)	\$ 983.12	Hide details
		Member name MR Tony Grant MASON Member number 92975662913 Payment reference QUICKSPR2541808063 Pay period start date 2019-09-01 Pay period end date 2019-09-30 Contribution amounts Super guarantee amount \$ 503.12 Salary sacrifice amount \$ 480.00	
2019-11-07 Contribution	QuickSuper (71088314827)	\$ 1,257.78	Hide details
		Member name MR Tony Grant MASON Member number 92975662913 Payment reference QUICKSPR2559621256 Pay period start date 2019-10-01 Pay period end date 2019-10-31 Contribution amounts Super guarantee amount \$ 657.78 Salary sacrifice amount \$ 600.00	
2019-12-05 Contribution	QuickSuper (71088314827)	\$ 1,012.00	Hide details
		Member name MR Tony Grant MASON Member number 92975662913 Payment reference QUICKSPR2582292939 Pay period start date 2019-11-01 Pay period end date 2019-11-30 Contribution amounts Super guarantee amount \$ 532.00 Salary sacrifice amount \$ 480.00	
2020-01-21 Contribution	QuickSuper (71088314827)	\$ 1,518.00	Hide details
		Member name MR Tony Grant MASON Member number 92975662913 Payment reference QUICKSPR2615791378 Pay period start date 2019-12-01 Pay period end date 2019-12-31 Contribution amounts Super guarantee amount \$ 798.00 Salary sacrifice amount \$ 720.00	

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Date (Type)	From	Amount	Details
2020-02-20 Contribution	QuickSuper (71088314827)	\$ 759.00	Hide details
		Member name Member number	MR Tony Grant MASON 92975662913
		Payment reference Pay period start date Pay period end date	QUICKSPR2638890165 2020-01-01 2020-01-31
		Contribution amounts Super guarantee amount Salary sacrifice amount	 \$ 399.00 \$ 360.00
2020-03-10 Contribution	QuickSuper (71088314827)	\$ 1,012.00	Hide details
		Member name Member number	MR Tony Grant MASON 92975662913
		Payment reference Pay period start date Pay period end date	QUICKSPR2653544518 2020-02-01 2020-02-29
		Contribution amounts Super guarantee amount Salary sacrifice amount	 \$ 532.00 \$ 480.00
2020-04-16 Contribution	QuickSuper (71088314827)	\$ 1,012.00	Hide details
		Member name Member number	MR Tony Grant MASON 92975662913
		Payment reference Pay period start date Pay period end date	QUICKSPR2677448131 2020-03-01 2020-04-30
		Contribution amounts Super guarantee amount Salary sacrifice amount	 \$ 532.00 \$ 480.00
2020-05-13 Contribution	QuickSuper (71088314827)	\$ 1,265.00	Hide details
		Member name Member number	MR Tony Grant MASON 92975662913
		Payment reference Pay period start date Pay period end date	QUICKSPR2693079887 2020-04-01 2020-04-30
		Contribution amounts Super guarantee amount Salary sacrifice amount	 \$ 665.00 \$ 600.00
2020-06-02 Contribution	QuickSuper (71088314827)	\$ 1,012.00	Hide details

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Date (Type)	From	Amount	Details																
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Member name</td> <td>MR Tony Grant MASON</td> </tr> <tr> <td>Member number</td> <td>92975662913</td> </tr> <tr> <td>Payment reference</td> <td>QUICKSPR2705317643</td> </tr> <tr> <td>Pay period start date</td> <td>2020-05-01</td> </tr> <tr> <td>Pay period end date</td> <td>2020-05-31</td> </tr> <tr> <td colspan="2">Contribution amounts</td> </tr> <tr> <td>Super guarantee amount</td> <td>\$ 532.00</td> </tr> <tr> <td>Salary sacrifice amount</td> <td>\$ 480.00</td> </tr> </table>				Member name	MR Tony Grant MASON	Member number	92975662913	Payment reference	QUICKSPR2705317643	Pay period start date	2020-05-01	Pay period end date	2020-05-31	Contribution amounts		Super guarantee amount	\$ 532.00	Salary sacrifice amount	\$ 480.00
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Contribution amounts																			
Super guarantee amount	\$ 532.00																		
Salary sacrifice amount	\$ 480.00																		
2020-06-25 Contribution	QuickSuper (71088314827)	\$ 1,012.00	Hide details																
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Note: Transaction information searches may take up to 60 seconds.

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Notice of intent to claim or vary a deduction for personal super contributions

COMPLETING THIS STATEMENT

- Print clearly using a black pen only.
- Use BLOCK LETTERS and print one character per box.
- Place in ALL applicable boxes.

1 The instructions contain important information about completing this notice. Refer to them for more information about how to complete and lodge this notice.

Section A: Your details

1 Tax file number (TFN)

157 106 425

1 The ATO does not collect this information provided on this form. This form is to assist you in providing details to your super fund. Your super fund is authorised to request your personal details, including your TFN, under the *Superannuation Industry (Supervision) Act 1993*, the *Income Tax Assessment Act 1997* and the *Taxation Administration Act 1953*. It is not an offence not to provide your TFN. However, if you do not provide your TFN, and your super fund doesn't already hold your TFN, they will not be permitted to accept the contribution(s) covered by this notice. For more information about your privacy please contact the entity you are providing this form to.

2 Name

Title: Mr Mrs Miss Ms Other

Family name
MASON

First given name
TONY
Other given names
GRANT

3 Date of birth 26 / 04 / 1966

4 Current postal address

230 BROWNS PLAINS RD

Suburb/town/locality
BROWNS PLAINS
State/territory
QLD
Postcode
4118

Country if outside of Australia

5 Daytime phone number (include area code) 0403070529

Section B: Super fund's details

6 Fund name

T&A MASON SMSF PTY LTD ATE T&A MASON
SMSF

7 Fund Australian business number (ABN) 92 975 662 913

8 Member account number 966759722

9 Unique Superannuation Identifier (USI) (if known)

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OWNERSHIP STATEMENT - T & A Mason Property Pty Ltd

Anette Mason
 230 Browns Plains Road
 Browns Plains, QLD, 4118

Tax Invoice - Statement 1

STATEMENT TO	3/02/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$14,291.90

RESIDENTIAL

92 Grahams Road, Strathpine, QLD 4500

	MONEY OUT	MONEY IN
INCOME		
Jacob Gethen & Christopher Reed Status:		
Rent \$440.00 Weekly Paid To 4/02/2020		
Rent - Paid from 22/05/2019 to 04/06/2019 (Effective 04/06/2019)		\$880.00
Rent - Paid from 05/06/2019 to 11/06/2019 (Effective 11/06/2019)		\$440.00
Rent - Paid from 12/06/2019 to 18/06/2019 (Effective 18/06/2019)		\$440.00
Rent - Paid from 19/06/2019 to 25/06/2019 (Effective 25/06/2019)		\$440.00
Rent - Paid from 26/06/2019 to 02/07/2019 (Effective 02/07/2019)		\$440.00
Rent - Paid from 03/07/2019 to 09/07/2019 (Effective 09/07/2019)		\$440.00
Rent - Paid from 10/07/2019 to 16/07/2019 (Effective 16/07/2019)		\$440.00
Rent - Paid from 17/07/2019 to 23/07/2019 (Effective 23/07/2019)		\$440.00
Rent - Paid from 24/07/2019 to 30/07/2019 (Effective 30/07/2019)		\$440.00
Rent - Paid from 31/07/2019 to 06/08/2019 (Effective 06/08/2019)		\$440.00
Rent - Paid from 07/08/2019 to 13/08/2019 (Effective 13/08/2019)		\$440.00
Rent - Paid from 14/08/2019 to 20/08/2019 (Effective 20/08/2019)		\$440.00
Rent - Paid from 21/08/2019 to 27/08/2019 (Effective 27/08/2019)		\$440.00
Rent - Paid from 28/08/2019 to 03/09/2019 (Effective 03/09/2019)		\$440.00
Rent - Paid from 04/09/2019 to 10/09/2019 (Effective 10/09/2019)		\$440.00
Rent - Paid from 11/09/2019 to 17/09/2019 (Effective 17/09/2019)		\$440.00
Rent - Paid from 18/09/2019 to 24/09/2019 (Effective 24/09/2019)		\$440.00
Rent - Paid from 25/09/2019 to 01/10/2019 (Effective 01/10/2019)		\$440.00
Rent - Paid from 02/10/2019 to 08/10/2019 (Effective 08/10/2019)		\$440.00
Rent - Paid from 09/10/2019 to 15/10/2019 (Effective 15/10/2019)		\$440.00
Rent - Paid from 16/10/2019 to 22/10/2019 (Effective 22/10/2019)		\$440.00
Rent - Paid from 23/10/2019 to 29/10/2019 (Effective 29/10/2019)		\$440.00
Rent - Paid from 30/10/2019 to 05/11/2019 (Effective 05/11/2019)		\$440.00
Rent - Paid from 06/11/2019 to 12/11/2019 (Effective 12/11/2019)		\$440.00
Rent - Paid from 13/11/2019 to 19/11/2019 (Effective 19/11/2019)		\$440.00

92 Grahams Road, Strathpine, QLD 4500	MONEY OUT	MONEY IN
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$3.30)	\$36.30	
Management Fee (GST Paid: \$6.60)	\$72.60	
	\$1,982.60	
	(Incl GST: \$180.24)	
	BALANCE: \$14,297.40	

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
Administration Fee (GST Paid: \$0.50)	\$5.50	
	\$5.50	
	(Incl GST: \$0.50)	
CONTRIBUTION		
		\$0.00
		BALANCE: -\$5.50

Ownership Account Balance **\$14,291.90**

Ownership Payments	MONEY OUT	MONEY IN
3/02/2020 EFT to account T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF Macquarie Bank Limited (182-512 XXXX 9722)	\$14,291.90	

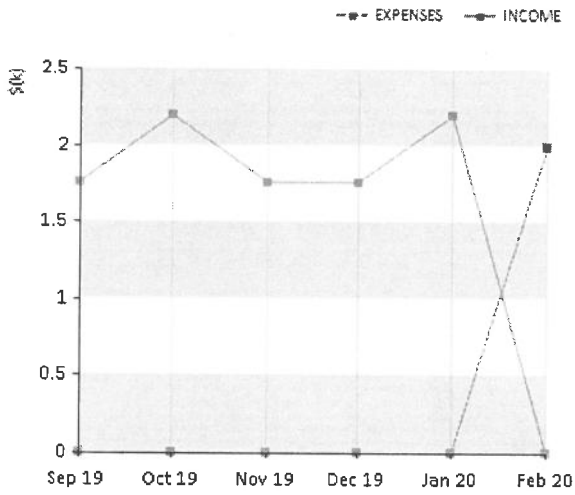
TOTAL OWNERSHIP PAYMENTS \$14,291.90

Balance Carried Forward **\$0.00**

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STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Sep 19	\$0.00	\$1,760.00	\$0.00
Oct 19	\$0.00	\$2,200.00	\$0.00
Nov 19	\$0.00	\$1,760.00	\$0.00
Dec 19	\$0.00	\$1,760.00	\$0.00
Jan 20	\$0.00	\$2,200.00	\$0.00
Feb 20	\$1,988.10	\$0.00	\$14,291.90
AVERAGE	\$331.35	\$1,613.33	\$2,381.98

Ownership Ledger

Transactions From: 1/04/2019 To: 4/02/2020

Filter: For selected ownerships

Received	Entered	#	Type	Description	Payer/Payee	Property	Debit	Credit	Balance
18/05/2019	18/05/2019	18123	Opening Balance						\$0.00
			Tenancy Receipt	Rent to 04/06/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$880.00		\$880.00
			Tenancy Receipt	Rent to 11/06/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$1,320.00
			Tenancy Receipt	Rent to 18/06/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$1,760.00
			Tenancy Receipt	Rent to 25/06/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$2,200.00
			Tenancy Receipt	Rent to 02/07/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$2,640.00
			Tenancy Receipt	Rent to 09/07/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$3,080.00
			Tenancy Receipt	Rent to 16/07/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$3,520.00
			Tenancy Receipt	Rent to 23/07/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$3,960.00
			Tenancy Receipt	Rent to 30/07/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$4,400.00
			Tenancy Receipt	Rent to 06/08/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$4,840.00
			Tenancy Receipt	Rent to 13/08/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$5,280.00
			Tenancy Receipt	Rent to 20/08/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$5,720.00
			Tenancy Receipt	Rent to 27/08/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$6,160.00
			Tenancy Receipt	Rent to 03/09/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$6,600.00
			Tenancy Receipt	Rent to 10/09/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$7,040.00
			Tenancy Receipt	Rent to 17/09/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$7,480.00
			Tenancy Receipt	Rent to 24/09/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$7,920.00
			Tenancy Receipt	Rent to 01/10/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$8,360.00
			Tenancy Receipt	Rent to 08/10/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$8,800.00
			Tenancy Receipt	Rent to 15/10/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$9,240.00
			Tenancy Receipt	Rent to 22/10/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$9,680.00
			Tenancy Receipt	Rent to 29/10/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$10,120.00
			Tenancy Receipt	Rent to 05/11/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$10,560.00
			Tenancy Receipt	Rent to 12/11/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$11,000.00
			Tenancy Receipt	Rent to 19/11/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$11,440.00
			Tenancy Receipt	Rent to 26/11/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$11,880.00
			Tenancy Receipt	Rent to 03/12/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$12,320.00
			Tenancy Receipt	Rent to 10/12/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$12,760.00
			Tenancy Receipt	Rent to 17/12/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$13,200.00
			Tenancy Receipt	Rent to 24/12/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$13,640.00
			Tenancy Receipt	Rent to 31/12/2019	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$14,080.00
			Tenancy Receipt	Rent to 07/01/2020	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$14,520.00
			Tenancy Receipt	Rent to 14/01/2020	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$14,960.00
			Tenancy Receipt	Rent to 21/01/2020	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$15,400.00
			Tenancy Receipt	Rent to 28/01/2020	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$15,840.00
			Tenancy Receipt	Rent to 04/02/2020	Jacob Gethen & Christopher Reed	92 Grahams Road, Strathpine	\$440.00		\$16,280.00
			Payment	Batch: 793, EFT: T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF	Tony Mason		\$14,291.90		\$1,988.10
			Fee	B58:182-512, No: 966759722			\$72.60		\$1,915.50
			Fee	Management Fee			\$150.00		\$1,765.50
			Fee	Advertising Fee			\$489.50		\$1,276.00
			Fee	Letting Fees			\$36.30		\$1,239.70
			Fee	Management Fee			\$36.30		\$1,203.40
			Fee	Management Fee			\$36.30		\$1,167.10
			Fee	Management Fee			\$36.30		\$1,130.80
			Fee	Management Fee			\$36.30		\$1,094.50
			Fee	Management Fee			\$36.30		\$1,058.20
			Fee	Management Fee			\$36.30		\$1,021.90
			Fee	Management Fee			\$36.30		\$985.60
			Fee	Management Fee			\$36.30		\$949.30

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Ownership Ledger

Transactions From: 1/04/2019 To: 4/02/2020

3/02/2020	38357	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$913.00
3/02/2020	39240	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$876.70
3/02/2020	39940	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$840.40
3/02/2020	40722	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$804.10
3/02/2020	42464	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$767.80
3/02/2020	43346	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$731.50
3/02/2020	44153	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$695.20
3/02/2020	45160	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$658.90
3/02/2020	46528	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$622.60
3/02/2020	46965	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$586.30
3/02/2020	48387	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$550.00
3/02/2020	49279	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$513.70
3/02/2020	50031	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$477.40
3/02/2020	51694	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$441.10
3/02/2020	53266	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$404.80
3/02/2020	53509	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$368.50
3/02/2020	54473	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$332.20
3/02/2020	56045	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$295.90
3/02/2020	56980	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$259.60
3/02/2020	57800	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$223.30
3/02/2020	58516	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$187.00
3/02/2020	59447	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$150.70
3/02/2020	61282	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$114.40
3/02/2020	61763	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$78.10
3/02/2020	62409	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$41.80
3/02/2020	63612	Fee	Management Fee	92 Grahams Road, Strathpine	\$36.30	\$5.50
3/02/2020	64417	Fee	Administration Fee	92 Grahams Road, Strathpine	\$5.50	\$0.00
					\$16,280.00	\$16,280.00
						\$0.00

3-7

OWNERSHIP STATEMENT - T & A Mason Property Pty Ltd

Anette Mason
 230 Browns Plains Road
 Browns Plains, QLD, 4118

Tax Invoice - Statement 2

STATEMENT PERIOD	3/02/2020 - 2/03/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,609.30

RESIDENTIAL

92 Grahams Road, Strathpine, QLD 4500

INCOME

Jacob Gethen & Christopher Reed Status:
 Rent \$440.00 Weekly Paid To 3/03/2020

Rent - Paid from 05/02/2020 to 18/02/2020 (Effective 18/02/2020)
 Rent - Paid from 19/02/2020 to 03/03/2020 (Effective 03/03/2020)

EXPENSE

Management Fee (GST Paid: \$6.60)
 Management Fee (GST Paid: \$6.60)

MONEY OUT	MONEY IN
	\$880.00
	\$880.00
	\$1,760.00
\$72.60	
\$72.60	
\$145.20	
(Incl GST: \$13.20)	
	BALANCE: \$1,614.80

Ownership Contributions & Expenses

EXPENSE

Administration Fee (GST Paid: \$0.50)

CONTRIBUTION

MONEY OUT	MONEY IN
\$5.50	
\$5.50	
(Incl GST: \$0.50)	
	\$0.00
	BALANCE: -\$5.50

Ownership Account Balance **\$1,609.30**

Ownership Payments

2/03/2020 EFT to account T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF
 Macquarie Bank Limited (182-512 XXXX 9722)

MONEY OUT	MONEY IN
\$1,609.30	

TOTAL OWNERSHIP PAYMENTS **\$1,609.30**

OWNERSHIP STATEMENT - T & A Mason Property Pty Ltd

Anette Mason
 230 Browns Plains Road
 Browns Plains, QLD, 4118

Tax Invoice - Statement 5

STATEMENT PERIOD	1/05/2020 - 1/06/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,205.60

RESIDENTIAL

92 Grahams Road, Strathpine, QLD 4500

INCOME

Jacob Gethen & Christopher Reed Status:

Rent \$440.00 Weekly Paid To 19/05/2020

Moved Out 19/05/2020 Charge To 19/05/2020

Rent - Paid from 29/04/2020 to 12/05/2020 (Effective 12/05/2020)

Rent - Paid from 13/05/2020 to 19/05/2020 (Effective 19/05/2020)

EXPENSE

Management Fee (GST Paid: \$3.30)

Management Fee (GST Paid: \$6.60)

MONEY OUT

MONEY IN

	\$880.00
	\$440.00
	\$1,320.00
	\$36.30
	\$72.60
	\$108.90
(Incl GST: \$9.90)	
BALANCE:	\$1,211.10

Ownership Contributions & Expenses

EXPENSE

Administration Fee (GST Paid: \$0.50)

MONEY OUT

MONEY IN

	\$5.50
	\$5.50
(Incl GST: \$0.50)	
	\$0.00
BALANCE:	-\$5.50

CONTRIBUTION

Ownership Account Balance

\$1,205.60

Ownership Payments

1/06/2020 EFT to account T & A Mason SMSF Pty Ltd ATF T & A Mason SMSF
 Macquarie Bank Limited (182-512 XXXX 9722)

MONEY OUT

MONEY IN

	\$1,205.60
TOTAL OWNERSHIP PAYMENTS	\$1,205.60

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor
Name/trading name T & A Mason Property Pty Ltd C/- David Deane Real Estate

Address
2 Dixon Street
STRATHPINE QLD Postcode 4500

1.2 Phone Mobile Email
07 3817 6666 reception@daviddeane.com.au

Item 2 2.1 Tenant/s
Tenant 1 Full name/s Blane Murphy
Phone 0408693038 Email bmem1993@gmail.com

Tenant 2 Full name/s Nicole Heidemann
Phone 0431034233 Email Nicole.a.heidemann@gmail.com

Tenant 3 Full name/s
Phone Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3 3.1 Agent If applicable. See clause 43
Full name/trading name David Deane Real Estate Pty Ltd T/A David Deane Real Estate

Address
2 Dixon Street
STRATHPINE QLD Postcode 4500

3.2 Phone Mobile Email
07 3817 6666 reception@daviddeane.com.au

Item 4 Notices may be given to
(Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor
Email Yes No Facsimile Yes No

4.2 Tenant/s
Email Yes No bmem1993@gmail.com, Nicole.a.heidemann@gmail.c Facsimile Yes No

4.3 Agent
Email Yes No reception@daviddeane.com.au Facsimile Yes No 07 3881 1233

Item 5 5.1 Address of the rental premises
92 Grahams Road
Strathpine QLD Postcode 4500

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

AS PER CONDITION REPORT

Item 6 6.1 The term of the agreement is fixed term agreement periodic agreement

6.2 Starting on 23 / 06 / 2020 6.3 Ending on 21 / 06 / 2021

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



Item 7 Rent \$ 440 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the DUE day of each week
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
CHEQUE/MONEY ORDER/BANK CHEQUE, OR SIMPLE RENT DIRECT DEBIT (fees apply)

Details for direct credit
BSB no. Bank/building society/credit union
Account no. Account name
Payment reference

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)
AS INSTRUCTED

Item 11 Rental bond amount \$ 1760 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16
Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type Solar (if Applicable) See special terms (page 8)
Phone Yes No

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

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity 100% Any other service stated in item 12.1 100%
Gas 100% See special terms (page 8)
Phone 100%

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity DIRECT WITH SUPPLIER
Gas DIRECT WITH SUPPLIER
Phone DIRECT WITH SUPPLIER
Any other service stated in item 12.1 See special terms (page 8) BILLED VIA DDRE OFFICE

Item 15 Number of persons allowed to reside at the premises 2 See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? Yes No
See clause 22

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

Item 17 17.1 Pets approved Yes No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)
Type Dog - Outside only Number 1 Type Cat Number 1

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs DAVID DEANE REAL ESTATE Phone (07) 3817 6666
Plumbing repairs DAVID DEANE REAL ESTATE Phone (07) 3817 6666
Other DAVID DEANE REAL ESTATE Phone (07) 3817 6666

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

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

2 Terms of a general tenancy agreement

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

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report - s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days -
 - (a) the day the tenant is entitled to occupy the premises;
 - (b) the day the tenant is given the copy of the condition report.*Note* - A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

6 Continuation of fixed term agreement - s 70

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

7 Costs apply to early ending of fixed term agreement

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

Division 3 Rent

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

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid -
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by -
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement - in an approved way under section 83(4).
Note - If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.
Examples of an appropriate place -
 - the lessor's address for service
 - the lessor's agent's office

9 Rent in advance - s 87

The lessor may require the tenant to pay rent in advance only if the payment is not more than -

- (a) for a periodic agreement - 2 weeks rent; or
- (b) for a fixed term agreement - 1 month rent.

Note - Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases - ss 91 and 93

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

11 Application to tribunal about excessive increase - s 92

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

12 Rent decreases - s 94

Under section 94, the rent may decrease in certain situations.
Note - For details of the situations, see the information statement.

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

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

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

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

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

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

14 Increase in bond - s 154

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

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

Division 5 Outgoings

15 Outgoings - s 163

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

Examples -

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

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

16 General service charges - ss 164 and 165

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

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

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

17 Water service charges - ss 164 and 166W

- (1) The tenant must pay an amount for the water consumption charges for the premises if -
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.
- (2) However, the tenant does not have to pay an amount -
 - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

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

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

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

water consumption charge for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

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

Examples of possible legal impediments -

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

19 Vacant possession and quiet enjoyment - ss 182 and 183

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

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

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

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

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

Note - See the information statement for details.

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

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not -
- (a) use the premises for an illegal purpose; or
 - (b) cause a nuisance by the use of the premises; or
- Examples of things that may constitute a nuisance -*
- using paints or chemicals on the premises that go onto or cause odours on adjoining land
 - causing loud noises
 - allowing large amounts of water to escape onto adjoining land
- (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
- (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Units and townhouses - s 69

- (1) The lessor must give the tenant a copy of any body corporate by-laws under the *Body Corporate and Community Management Act 1997* or *Building Units and Group Titles Act 1980* applicable to -
- (a) the occupation of the premises; or
 - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the by-laws.

23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

24 Pets

- (1) The tenant may keep pets on the premises only if this agreement states for item 17.1 that pets are approved.
- (2) If this agreement states for item 17.1 that pets are approved and this agreement states for item 17.2 that only -
- (a) a particular type of pet may be kept, only that type may be kept; or
 - (b) a particular number of pets may be kept, only that number may be kept; or
 - (c) a particular number of a particular type of pet may be kept, only that number of that type may be kept.

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

- (1) At the start of the tenancy, the lessor must ensure -
- (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must -
- (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (d) keep any common area included in the premises clean.
- Note -* For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
- (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - (d) the non-standard items are not a risk to health or safety; and
 - (e) for fixtures - the fixtures were not attached to the premises by the lessor.

- (4) In this clause -
- non-standard items** means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

premises include any common area available for use by the tenant with the premises.

26 Tenant's obligations - s 188(2) and (3)

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.

Note - Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.

- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

Examples of terms -

- that the tenant may remove the fixture
 - that the tenant must repair damage caused when removing the fixture
 - that the lessor must pay for the fixture if the tenant can not remove it
- (3) If the lessor does agree, the tenant must comply with the terms of the lessor's agreement.
- (4) The lessor must not act unreasonably in failing to agree.
- (5) If the tenant attaches a fixture, or makes a structural change, to the premises without the lessor's agreement, the lessor may -
- (a) take action for a breach of a term of this agreement; or
 - (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the premises for the lessor's benefit (that is, treat it as belonging to the lessor, without having to pay the tenant for it).

28 Supply of locks and keys - s 210

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, 1 of the tenants, a key for each lock that -
- (a) secures an entry to the premises; or
 - (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
 - (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

29 Changing locks - ss 211 and 212

- (1) The lessor or the tenant may change locks if -
- (a) both agree to the change; or
 - (b) there is a tribunal order permitting the change; or
 - (c) there is a reasonable excuse for making the change.
- Example of a reasonable excuse -*
an emergency requiring the lock to be changed quickly
- (2) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (3) If a lock is changed, the party changing it must give the other party a key for the changed lock unless -
- (a) a tribunal orders that a key not be given; or
 - (b) the other party agrees to not being given a key.

Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs - ss 214 and 215

- (1) **Emergency repairs** are works needed to repair any of the following -
- (a) a burst water service or serious water service leak;
 - (b) a blocked or broken lavatory system;
 - (c) a serious roof leak;
 - (d) a gas leak;
 - (e) a dangerous electrical fault;
 - (f) flooding or serious flood damage;
 - (g) serious storm, fire or impact damage;
 - (h) a failure or breakdown of the gas, electricity or water supply to the premises;
 - (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
 - (j) a fault or damage that makes the premises unsafe or insecure;
 - (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
 - (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.
- (2) **Routine repairs** are repairs other than emergency repairs.

31 Nominated repairer for emergency repairs - s 216

- (1) The lessor's nominated repairer for emergency repairs of a particular type may be stated either -
- (a) in this agreement for item 18; or
 - (b) in a notice given by the lessor to the tenant.
- (2) The nominated repairer is the tenant's first point of contact for notifying the need for emergency repairs.

32 Notice of damage - s 217

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to -
- (a) the nominated repairer for the repairs; or
 - (b) if there is no nominated repairer for the repairs or the repairer can not be contacted - the lessor.

33 Emergency repairs arranged by tenant - ss 218 and 219

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs or apply to the tribunal under section 221 for orders about the repairs if -
- (a) the tenant has been unable to notify the lessor or nominated repairer of the need for emergency repairs of the premises; or
 - (b) the repairs are not made within a reasonable time after notice is given.
- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 2 weeks rent.
- Note - For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.*

Division 7 Restrictions on transfer or subletting by tenant

34 General - ss 238 and 240

- (1) Subject to clause 35, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing or if the transfer or subletting is made under a tribunal order.
- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

35 State assisted lessors or employees of lessor - s 237

- (1) This clause applies if -
- (a) the lessor is the State; or
 - (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
 - (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

Division 8 When agreement ends

36 Ending of agreement - s 277

- (1) This agreement ends only if -
- (a) the tenant and the lessor agree in writing; or

- (b) the lessor gives a notice to leave the premises to the tenant and the tenant hands over vacant possession of the premises to the lessor on or after the handover day; or
- (c) the tenant gives a notice of intention to leave the premises to the lessor and hands over vacant possession of the premises to the lessor on or after the handover day; or
- (d) a tribunal makes an order terminating this agreement; or
- (e) the tenant abandons the premises; or
- (f) after receiving a notice from a mortgagee under section 317, the tenant vacates, or is removed from, the premises.

Note - For when a notice to leave or a notice of intention to leave may be given and its effect and when an application for a termination order may be made to a tribunal, see the information statement.

- (2) Also, if a sole tenant dies, this agreement terminates in accordance with section 277(7) or (8).

Note - See the information statement for details.

37 Condition premises must be left in - s 188(4)

At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

Examples of what may be fair wear and tear -

- wear that happens during normal use
- changes that happen with ageing

38 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

39 Tenant's forwarding address - s 205(2)

- (1) When handing over possession of the premises, the tenant must, if the lessor or the lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if the tenant has a reasonable excuse for not telling the lessor or agent the new address.

40 Exit condition report - s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.
Example of what might be as soon as practicable - when the tenant returns the keys to the premises to the lessor or the lessor's agent
Note - For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.
- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report -
 - (a) sign the copy; and
 - (b) if the lessor or agent does not agree with the report - show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or agent - make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

41 Goods or documents left behind on premises - ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.
Note - For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

Division 9 Miscellaneous

42 Supply of goods and services - s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to a requirement about a service charge.

Note - See section 164 for what is a service charge.

43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may -
 - (a) stand in the lessor's place in any application to a tribunal by the lessor or the tenant; or
 - (b) do any thing else the lessor may do, or is required to do, under this agreement.

44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
Note - Download approved forms via the RTA website rta.qld.gov.au.
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent -
 - (a) by giving it to the party or agent personally; or
 - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 - by leaving it at the address, sending it by prepaid post as a letter to the address; or
 - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile - by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2001*; or
 - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email - by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved -
 - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
 - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
 - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
 - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.

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

Refer to attached special terms approved by the Real Estate Institute of Queensland.

Names of Approved Occupants:

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA - give this form to the tenant/s. keep a copy for your records.**


Signature of lessor/agent

Name/trading name

David Deane Real Estate

Signature

Time: 11:21 AM (GMT+10)

 0802ba5777b61409986c02570ed0e6
a74032f3655a7ed5e95c48b67c8a11e

Date 18 / 6 / 2020


Signature of tenant 1

Print name

Blane Murphy

Signature

Time: 11:00 AM (GMT+10)

 1e0a178ac233f14507a288c02e80c
a1e2749e20101550a727f6c010a0306

Date 18 / 6 / 2020


Signature of tenant 2

Print name

Nicole Heidemann

Signature

Time: 09:16 PM (GMT+10)

 c703d06b7650e6cd0a8807ecfde105
d27f80a49e05f1cb76c9c22a5a1b716

Date 17 / 6 / 2020

Signature of tenant 3

Print name

Signature

Date / /

Special Terms

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

45 Occupation and use of premises

The tenant must not permit persons other than the persons nominated in the special terms to reside at the premises without the written consent of the lessor. The lessor must act reasonably in exercising the lessor's discretion when determining whether or not to consent to a request by the tenant for any change to the approved tenants or occupants.

46 Subletting via online home sharing platforms

The use of online home sharing platforms, such as AirBnB, which grant exclusive possession of the property, or any part thereof, to guests, shall be deemed to be subletting of the property and require compliance with clause 34.

47 Care of the premises by the tenant

- (1) During the tenancy, the tenant must-
 - (a) not do anything that might block any plumbing or drains on the premises;
 - (b) keep all rubbish in the bin provided by the local authority in an area designated by the lessor or as the local authority may require;
 - (c) put the bin out for collection on the appropriate day for collection and return the bin to its designated place after the rubbish has been collected;
 - (d) maintain the lawns and gardens at the premises having regard to their condition at the commencement of the tenancy, including mowing the lawns, weeding the gardens and watering the lawns and gardens (subject to council water restrictions);
 - (e) keep the premises free from pests and vermin;
 - (f) keep the walls, floors, doors and ceilings of the premises free of nails, screws or adhesive substances, unless otherwise agreed to by the lessor in accordance with clause 27;
 - (g) not intentionally or negligently damage the premises and inclusions;
 - (h) only hang clothing and other articles outside the premises in areas designated by the lessor or the lessor's agent;
 - (i) keep the swimming pool, filter and spa equipment (if any) clean and at the correct chemical levels having regard to their condition at the start of the tenancy;
 - (j) not interfere with nor make non-operational any facility that may be provided with the premises (eg. smoke alarms, fire extinguishers, garden sprinkler systems, hoses etc).
 - (k) where the lessor has consented to animals being kept at the premises, the tenant must ensure all animals are kept in accordance with relevant local laws, state laws and federal laws including but not limited to, the *Animal Management (Cats & Dogs) Act 2008* and the *Animal Care and Protection Act 2001* where applicable.
- (2) The obligations of the tenant at the end of the occupancy regarding the conditions of the premises include-
 - (a) if the carpets were cleaned to a certain standard at the start of the tenancy, the tenant must ensure the carpets are cleaned to the same standard, fair wear and tear excepted, at the end of the tenancy;
 - (b) if the property was free of pests at the start of the tenancy, the tenant must ensure the property meets the same standard at the end of the tenancy;
 - (c) repairing the tenant's intentional or negligent damage to the premises or inclusions;
 - (d) returning the swimming pool, filter and spa equipment (if any) to a clean condition with correct chemical levels having regard to their condition at the start of the tenancy;
 - (e) removing rubbish;
 - (f) replacing inclusions damaged during the tenancy having regard to their condition at the start of the tenancy, fair wear and tear excepted;
 - (g) mowing lawns, weeding gardens having regard to their condition at the start of the tenancy;
 - (h) remove all property other than that belonging to the lessor or on the premises at the start of the tenancy.
- (3) If the tenant does not meet the tenant's obligations at the end of the tenancy the lessor or the lessor's agent may pay for this to be done and claim the cost of doing so from the rental bond.

48 Photographs of the property during an inspection

- (1) The tenant consents to photographs being taken of the property during an inspection arranged by the lessor or the lessor's agent in accordance with section 192(1)(a), for the purposes of documenting the condition of the property at the time of the inspection.
- (2) For the sake of clarity, if any photographs taken during an inspection of the property show something belonging to the tenant, the lessor or lessor's agent must obtain the tenant's written consent in order to use the photographs in an advertisement for the property in accordance with section 203.

49 Locks and keys and remote controls

- (1) The lessor may claim from the tenant costs incurred by the lessor as a result of the tenant losing any key, access keycard or remote control relating to the premises which has been provided to the tenant (by the lessor, a body corporate or other person), including costs in connection with:
 - (a) replacing the key, access keycard or remote control; and
 - (b) gaining access to the premises.
- (2) The tenant acknowledges that the lessor's agent may retain a duplicate set of keys.
- (3) The tenant must return all keys, access keycards and/or any remote controls to the lessor or the lessor's agent at the end of the tenancy.

50 Early termination by tenant

If the tenancy is breached before the end of the tenancy specified in item 6 despite other provisions of this agreement the lessor may claim from the tenant-

- (a) the rent and service charges until the lessor re-lets the premises or the end of the tenancy as specified in item 6 whichever is the earlier; and

Special Terms *continued...*

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

(b) the reasonable costs (including advertising costs) of re-letting and attempting to re-let the premises. (Sections 173(2) and 420).

51 Liability excluded

The tenant shall be liable for and shall indemnify and defend the lessor or the lessor's agent, its directors, officers, employees, and agents, from, and against, any and all losses, claims, demands, actions, suits (including costs and legal fees on an indemnity basis), and damages, including, but not limited to:

- (a) injury, bodily or otherwise, or death of any person, including the tenant or an approved occupant; or
- (b) loss, damage to, or destruction of, property whether real or personal, belonging to any person, including the tenant or an approved occupant;

as a direct or indirect result of the tenant's negligent acts or omissions or breach of this agreement or obligations under the Act.

52 Lessor's insurance

(1) If the lessor does have insurance cover the tenant must not do, or allow anything to be done, that would invalidate the lessor's insurance policy for the premises or increase the lessor's premium in relation to that policy.

(2) The lessor may claim from the tenant -

- (a) any increase in the premium of the lessor's insurance; and
- (b) any excess on claim by the lessor on the lessor's insurance; and
- (c) any other cost and expenses incurred by the lessor;

as a direct or indirect result of the tenant's negligent acts or omissions or breach of this agreement or obligations under the Act.

53 Tenant's insurance

It is the tenant's and approved occupant's responsibility to adequately insure their own property and possessions.

54 Smoke alarm obligations

The tenant must-

(1) Test each smoke alarm in the premises-

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;
 - (i) For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke - by pressing the button or other device;
 - (ii) Otherwise, by testing the alarm in the way stated in the Information Statement (RTA Form 17a) provided to the tenant/s at the commencement of the tenancy.

(2) Replace each battery that is spent, or that the tenant/s is aware of is almost spent, in accordance with the Information Statement provided to the tenant/s at the commencement of the tenancy;

(3) Advise the lessor as soon as practicable if the tenant/s become/s aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent); and

Note: In interpreting the word "spent" when referring to a battery, the term is used to include reference to a battery which is flat, non-functioning or lacking in charge that it does not properly operate the smoke alarm.

(4) Clean each smoke alarm in the premises in the way stated in the Information Statement provided to the tenant/s at the commencement of the tenancy:

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;

In the event that the tenant/s engages a contractor/tradesperson (as listed in Item 18) to meet the tenant/s obligations listed under this clause, such engagement shall be at the tenant/s' own cost and expense.

(5) Not tamper with or otherwise render a smoke alarm inoperative. Such an act will constitute malicious damage in accordance with section 188 of the Act.

55 Portable pool obligations

(1) The tenant must-

- (a) Obtain the lessor's consent for a portable pool at the premises of a depth of 300mm or greater;
- (b) Where consent is to be provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, provide the lessor and/or the agent with details of the type and description of the proposed portable pool.

(2) Where consent is provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, the tenant agrees to:

- (a) Maintain and repair the portable pool at the tenant's own expense;
- (b) In accordance with the *Building Act 1975* obtain, maintain and renew a Pool Safety Certificate for a regulated pool, which includes a requirement for a compliant pool fence and, provide a copy of the Pool Safety Certificate to the lessor and/or agent;
- (c) Where a compliant pool fence is required for a regulated pool, obtain the lessor's consent regarding a proposed fence in accordance with clause 27 of the standard terms;
- (d) In circumstances where consent is provided to the tenant by the lessor in accordance with clause 27 of the standard terms, construct and maintain the fence as required by the *Building Act 1975*, at the tenant's own expense.

(3) In accordance with clause 55(1) and 55(2), where consent is provided by the lessor to the tenant for a portable pool of a depth of 300mm or greater and/or as prescribed by the *Building Act 1975*, the tenant hereby agrees to indemnify and hold harmless the lessor and agent for any loss, claim, suit or demand, brought, caused or contributed to, directly or indirectly, by the portable pool.

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

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Special Terms *continued...*

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56 Electronic Signing

- (1) **Electronic Signature** means an electronic method of signing that identifies the person and indicates their intention to sign this agreement;
- (2) If this agreement is signed by any party or the lessor's agent using an **Electronic Signature**, the tenant and the lessor:
 - (a) agree to enter into this agreement in electronic form; and
 - (b) consent to either, or both parties, or the lessor's agent signing this agreement using an **Electronic Signature**.

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

000014386259

3.23

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

RECEIVED
18 MAY 2019

Residential Tenancy Authority
Advice or information go to
www.rta.qld.gov.au

Part 1 Tenancy details (refer also - Addendum - Additional Items) BY: _____

Item 1 1.1 Lessor

Name/trading name **T&A Mason Property Pty Ltd C/- David Deane Real Estate**

Address
2 DIXON ST (CNR GYMPIE RD), STRATHPINE QLD Postcode **4500**

1.2 Phone Mobile Email
(07) 3817 6666 **property@daviddeane.com.au**

Item 2 2.1 Tenant/s

Tenant 1 Full name/s **Jacob Gethen** *JG*
 Phone **0426 255 586** Email ~~getto88@live.com~~ **getto88@live.com**

Tenant 2 Full name/s **Christopher Reed**
 Phone **0488 122 926** Email **chris.reed91@hotmail.com**

Tenant 3 Full name/s
 Phone Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3 3.1 Agent if applicable. See clause 43

Full name/trading name **David Deane Real Estate Pty Ltd T/as David Deane Real Estate**

Address
2 Dixon Street (Cnr Gympie Rd), Strathpine QLD Postcode **4500**

3.2 Phone Mobile Email
(07) 3817 6666 **property@daviddeane.com.au**

Item 4 Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor
 Email Yes No **getto88@live.com** Facsimile Yes No

4.2 Tenant/s
 Email Yes No ~~getto88@live.com~~ **chris.reed91@hotmail.com** Facsimile Yes No

4.3 Agent *get 88*
 Email Yes No **property@daviddeane.com.au** Facsimile Yes No **(07) 3881 1233**

Item 5 5.1 Address of the rental premises

92 Grahams Road
STRATHPINE QLD Postcode **4500**

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

AS PER CONDITION REPORT

Item 6 6.1 The term of the agreement is fixed term agreement periodic agreement

6.2 Starting on **22 / 05 / 2019** 6.3 Ending on **19 / 05 / 2020**

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

3.15

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

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

2 Terms of a general tenancy agreement

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

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report – s 65

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

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

6 Continuation of fixed term agreement – s 70

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

7 Costs apply to early ending of fixed term agreement

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

Division 3 Rent

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

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid –
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by –
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement – in an approved way under section 83(4).
Note – If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.
Examples of an appropriate place –
 - the lessor's address for service
 - the lessor's agent's office

9 Rent in advance – s 87

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

3-26

General tenancy agreement (Form 18a)
Residential Tenancies and Rooming Accommodation Act 2008

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

Refer attached: Addendum - Additional Items and Addendum - Special Terms (as forming part of this Agreement)

[Large empty dotted area for special terms]

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

Signature of lessor/agent

Name/trading name

David Deane Real Estate Pty Ltd T/As David Deane Real Estate

Signature

[Handwritten Signature]

Date 20/05/19

Signature of tenant 1

Print name

Jacob Gethen

Signature

[Handwritten Signature]

Date 18/5/19

Signature of tenant 2

Print name

Christopher Reed

Signature

[Handwritten Signature]

Date 18/5/19

Signature of tenant 3

Print name

[Empty box]

Signature

[Empty box]

Date / /

T & A MASON SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 301 TO 301 - ENTRIES: ALL

4-1

Printed: Monday 26 October, 2020 @ 11:21:29

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
301 <u>Accountancy Fees</u>						
29/01/2020	290120	Bank Statement		220.00		220.00
Narration: SLA INVOICE 019197						
06/03/2020	060320	Bank Statement		2,394.70		2,614.70
Narration: Part of \$2750						
17/03/2020	170320	Bank Statement		220.00		2,834.70
Narration: SLA INVOICE 019258						
Total Debits:				\$2,834.70		
Total Credits:						
Current Year Profit/(Loss):				N/A		

42



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

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Tax Invoice
015057

Ref: MASOTC2
21 January, 2019

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> T & A Mason Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>T & A Mason Property Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00
Please note that this invoice is now due.	
GST: \$ 20.00 Amount Due: \$ 220.00	

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

<input type="checkbox"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MASOTC2 Invoice: 015057 21 January, 2019 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number: <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>		
Cardholder Signature		Expiry/.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		



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

4-3

The Trustees
T & A Mason SMSF
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Tax Invoice
019630

Ref: MASOTS1
27 February, 2020

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2019 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 - Processing Rental Property income and expenses including depreciation and loan - Preparation of Member's Statements - Preparation of records in accordance with the auditor's requirements including payment of disbursement to SMSF Audits.	<div style="text-align: right; margin-bottom: 10px;"> <p>Acc Amount: 2394.70 355.30 <hr/>2750</p> </div> <p>2,500.00</p>
<p>Please note that this invoice is now due.</p>	
GST: \$	250.00
Amount Due: \$	2,750.00

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

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

Ref: MASOTS1
Invoice: 019630
27 February, 2020
Amount Due: \$ 2,750.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation



T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Tax Invoice
019258

Ref: MASOTC2
22 January, 2020

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> • T & A Mason Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>T & A Mason Property Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00
<p>Please note that this invoice is now due.</p>	<p style="text-align: right;">200.00</p> <p style="text-align: right;">GST: \$ 20.00</p> <p style="text-align: right;">Amount Due: \$ 220.00</p>

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal 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"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MASOTC2 Invoice: 019258 22 January, 2020
		Amount Due: \$ 220.00
<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"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature	Expiry/.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		

5-1



TAX INVOICE

Summit Quantity Surveyors

24/44 Koombahla Drive
 Tallebudgera Qld 4228
 Ph. 1300 786 367
 Email: info@summitqs.com.au
 Web: www.summitqs.com.au
 ABN: 56 133 061 999

Date: 20/01/2020**Invoice No:** 3687**Bill To:**

T & A Mason Property Pty Ltd
 230 Browns Plains Road
 BROWNS PLAINS QLD 4118

For:

Tax Depreciation Report

Description	QTY	QUOTE	AMOUNT
Tax Depreciation Report: 92 Grahams Road, Strathpine	1	\$220.00	\$220.00
Sub-Total			\$220.00
GST			\$22.00
TOTAL DUE			\$242.00

PAYMENT OPTIONS:**Electronic Funds Transfer:**

BSB: 633 000

Account No: 161 201 371

Account Name: Summit Quantity Surveyors

Please quote invoice number when paying by electronic transfer**Credit Card:**

Please ring our office on 1300 786 367 to process credit card payments.

We accept **Visa and MasterCard** (a 1.6% credit card surcharge will apply)**Payment Terms: 14 Days**

Thank You for your Business

6-1

T & A Mason SMSF

Formation Costs

\$2,500.00 establishment costs Simmons Livingstone

Year

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

POSTED



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR T & A MASON SMSF
ABN 92 975 662 913

*Emailed to
LB 19/2/20*

Payment options

If you can't make a payment using BPAY®, credit or debit card, other payment options are also available. It may take up to five business days for your ATO account to reflect any payments.

Account	Income tax 2 THE TRUSTEE FOR T & A MASON SMSF
Payment reference number	002005730339709121
Overdue	\$0.00
Balance	\$0.00

*Due 28/2/2020
\$518*

BPAY®



Biller code 75556
Ref 002005730339709121

Telephone and Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.
For more information see www.bpay.com.au

*Paid ✓
26/2/20*

Credit or Debit card

Pay online with the Government EasyPay card payment service or ATO online (individuals).

A card payment fee will apply equal to the fee we incur from our bank.

Payment reference number 002005730339709121

Australia Post

Payment can be made in person at Australia Post outlets using cash, cheque or money order.

Payment reference number 002005730339709121



*171 002005730339709121

SMSF AUDITS

PO BOX 2182
MILTON QLD 4064

ABN: 71 157 191 962

Ph: (07) 3367 2477
Fx: (07) 3367 3208

TAX INVOICE

Please note our new bank account details.

To: T & A Mason SMSF
c/- Simmons Livingstone & Associates
PO Box 806
OXENFORD QLD 4210

Invoice No: 178971
Date: 26/02/20
Our Ref: 178971

Description	Professional Services Rendered	Amount
Review and Audit of Financial Statements for T & A Mason SMSF for the period ended 30 June 2019		

Inclusive of:

- Preparation of audit report
- Trustees letter
- Review for SIS Act compliance

WITH ALL DUE CARE & ATTENTION

OUR FEE DUE & PAYABLE	500.00
GST	50.00
PROPERTY TITLE SEARCH	25.30
O. & O.E.	

** \$220 discount fee will be applicable if total amount is paid within 14 days **

The Amount Due includes GST	Amount	\$ 575.30	-220
-----------------------------	--------	-----------	------

PLEASE USE INVOICE NUMBER AS REFERENCE FOR DIRECT PAYMENTS

INVOICE 178971

PAYMENT TERMS: Payment within fourteen days
Cash/Cheque/Bankcard/Mastercard/Visa

Direct Cr facility: Commonwealth Bank, BSB - 064121 A/C No - 10306474

Cardholder's Name:
Cardholder's Signature:

Amount: \$ 586.80
(incl. of 2% charge)

Card Number: _____ Expiry Date: ___/___/___

Credit Card Payments are accepted by Phone, Fax or Post

** \$220 discount fee will be applicable if total amount is paid within 14 days **
Invoices must be disputed within 14 days

\$ 355.30

9-1

T & A MASON SMSF
Summary of Quantity Surveyor Report
92 Grahams Road, Strathpine

- Plant & Equipment

Year	Claim	Closing WDV	Total Cost
		17640.39	
2019	1881.36	15759.03	
2020	3891.15	11867.88	
2021	2808.01	9059.87	
2022	2060.45	6999.42	
2023	1535.97	5463.45	
2024	1161.74	4301.71	
2025	890.16	3411.55	
2026	689.83	2721.72	
2027	539.78	2181.94	
2028	425.82	1756.12	
2029	338.19	1417.93	
2030	270.08	1147.85	
2031	216.66	931.19	
2032	174.45	756.74	
2033	140.88	615.86	
2034	114.04	501.82	
2035	92.5	409.32	
2036	75.16	334.16	
2037	61.14	273.02	
2038	49.8	223.22	
2039	40.6	182.62	
2040	33.13	149.49	
2041	27.05	122.44	
2042	22.11	100.33	
2043	18.08	82.25	
2044	14.79	67.46	
2045	12.1	55.36	
2046	9.91	45.45	
2047	8.12	37.33	
2048	6.66	30.67	
2049	5.46	25.21	
2050	4.48	20.73	
2051	3.68	17.05	
2052	3.02	14.03	
2053	2.48	11.55	
2054	2.04	9.51	
2055	1.67	7.84	
2056	1.38	6.46	
2057	1.13	5.33	
2058	0.93	4.40	
2059	4.4	0.00	

POSTED

Capital Works & Tax Depreciation Financial Year Summary:

Capital Works & Tax Depreciation Financial Year Summary				
Financial Year	Capital Allowances (Div. 43)	Depreciable Items (Div. 40)	Total Depreciation Deduction	Cumulative Total
2018 / 2019	\$901.96	\$1,881.36	\$2,783.32	\$2,783.32
2019 / 2020	\$5,579.91	\$3,891.15	\$9,471.06	\$12,254.38
2020 / 2021	\$5,579.91	\$2,808.01	\$8,387.92	\$20,642.30
2021 / 2022	\$5,579.91	\$2,060.45	\$7,640.36	\$28,282.66
2022 / 2023	\$5,579.91	\$1,535.97	\$7,115.89	\$35,398.55
2023 / 2024	\$5,579.91	\$1,161.74	\$6,741.65	\$42,140.20
2024 / 2025	\$5,579.91	\$890.16	\$6,470.07	\$48,610.27
2025 / 2026	\$5,579.91	\$689.83	\$6,269.74	\$54,880.02
2026 / 2027	\$5,579.91	\$539.78	\$6,119.70	\$60,999.71
2027 / 2028	\$5,579.91	\$425.82	\$6,005.73	\$67,005.44
2028 / 2029	\$5,579.91	\$338.19	\$5,918.10	\$72,923.54
2029 / 2030	\$5,579.91	\$270.08	\$5,849.99	\$78,773.53
2030 / 2031	\$5,579.91	\$216.66	\$5,796.57	\$84,570.11
2031 / 2032	\$5,579.91	\$174.45	\$5,754.36	\$90,324.46
2032 / 2033	\$5,579.91	\$140.88	\$5,720.79	\$96,045.25
2033 / 2034	\$5,579.91	\$114.04	\$5,693.96	\$101,739.21
2034 / 2035	\$5,579.91	\$92.50	\$5,672.42	\$107,411.62
2035 / 2036	\$5,579.91	\$75.16	\$5,655.07	\$113,066.69
2036 / 2037	\$5,579.91	\$61.14	\$5,641.05	\$118,707.75
2037 / 2038	\$5,579.91	\$49.80	\$5,629.71	\$124,337.46
2038 / 2039	\$5,579.91	\$40.60	\$5,620.51	\$129,957.97
2039 / 2040	\$5,579.91	\$33.13	\$5,613.04	\$135,571.01
2040 / 2041	\$5,579.91	\$27.05	\$5,606.97	\$141,177.98
2041 / 2042	\$5,579.91	\$22.11	\$5,602.02	\$146,780.00
2042 / 2043	\$5,579.91	\$18.08	\$5,597.99	\$152,377.99
2043 / 2044	\$5,579.91	\$14.79	\$5,594.70	\$157,972.69
2044 / 2045	\$5,579.91	\$12.10	\$5,592.02	\$163,564.70
2045 / 2046	\$5,579.91	\$9.91	\$5,589.82	\$169,154.53
2046 / 2047	\$5,579.91	\$8.12	\$5,588.03	\$174,742.56
2047 / 2048	\$5,579.91	\$6.66	\$5,586.57	\$180,329.13
2048 / 2049	\$5,579.91	\$5.46	\$5,585.37	\$185,914.50
2049 / 2050	\$5,579.91	\$4.48	\$5,584.39	\$191,498.89
2050 / 2051	\$5,579.91	\$3.68	\$5,583.59	\$197,082.47
2051 / 2052	\$5,579.91	\$3.02	\$5,582.93	\$202,665.40
2052 / 2053	\$5,579.91	\$2.48	\$5,582.39	\$208,247.79
2053 / 2054	\$5,579.91	\$2.04	\$5,581.95	\$213,829.74
2054 / 2055	\$5,579.91	\$1.67	\$5,581.59	\$219,411.33
2055 / 2056	\$5,579.91	\$1.38	\$5,581.29	\$224,992.62
2056 / 2057	\$5,579.91	\$1.13	\$5,581.04	\$230,573.66
2057 / 2058	\$5,579.91	\$0.93	\$5,580.84	\$236,154.50
2058 / 2059	\$4,677.95	\$4.38	\$4,682.33	\$240,836.83
Total	\$223,196.44	\$17,640.39	\$240,836.83	

10.1



**Simmons
Livingstone
& Associates**

T & A Mason SMSF Pty Ltd
Atf T & A Mason SMSF
230 Brownsplains Road
BROWNS PLAINS QLD 4118

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

RECEIPT

	Receipt Number :	82458000510
	Date:	22 September 2020

Description	Amount
<ul style="list-style-type: none"> • Payment in Full of Tax Invoice Number 73458000716 	\$1,363.64
<ul style="list-style-type: none"> • Including GST 	\$136.36
Total Amount Paid	\$1,500.00
Infocus Securities Australia Pty Ltd ABN 47 097 797 049 AFSL and Australian Credit Licence No. 236523 trading as Infocus Wealth Management	

Receipt issued by Ryan Mitchell:



T & A MASON SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 381 TO 381 - ENTRIES: ALL

11-1

Printed: Monday 26 October, 2020 @ 11:25:06

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
381						
<u>Filing fees - ASIC</u>						
30/01/2020	300120	Bank Statement		54.00	11-2	54.00
Narration: BPAY TO AUSTRALIAN SECURITIES & INV						
05/05/2020	050520	Bank Statement		267.00	11-5	321.00
Narration: BPAY TO AUSTRALIAN SECURITIES & INV						
Total Debits:				\$321.00		
Total Credits:						
Current Year Profit/(Loss):				N/A		

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

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

11.2

T & A MASON SMSF PTY. LTD.
ACN/ARBN: 630 628 107
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 17 Dec 2019
Account Number 22 630628107

Summary

Balance outstanding
New charges \$54.00
TOTAL DUE \$54.00

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

Please Pay

Pay now \$0.00
By 17 Feb 2020 \$54.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$80. If you are over one month late, this fee increased to \$333.

Date	Reference	Description	Amount
17/12/2019	3X3124579480P PA	2019 Annual Review	54.00

Payment Slip

T & A MASON SMSF PTY. LTD.

ACN/ARBN: 630 628 107
Account Number 22 630628107
Amount Payable \$54.00

Payment Options



*814 129 0002296306281074 22



22 630628107



Billpay Code: 8929
Ref: 2296 3062 8107 422



Biller Code: 17301
Reference: 2296306281074



in person at any Post Office, pay by cash, cheque or EFTPOS

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by phone 13 18 16 pay by Mastercard or VISA



Mail



Internet postbillpay.com.au by Mastercard or VISA

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

**ASIC**

Australian Securities & Investments Commission

 11.3
Forms Manager

Registered Agents

Company: T & A MASON SMSF PTY. LTD. ACN 630 628 107

Company details

Date company registered 17-12-2018
 Company next review date 17-12-2020
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

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

Principal place of business

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

Officeholders

MASON, ANNETTE MARJORIE

Born 09-03-1966 at BRISBANE QLD

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

 Office(s) held: Director, appointed 17-12-2018
 Secretary, appointed 17-12-2018

MASON, TONY GRANT

Born 26-04-1966 at DUNEDIN NEW ZEALAND

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

Office(s) held: Director, appointed 17-12-2018

Company share structure

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

Members

MASON , TONY GRANT 230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

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

MASON , ANNETTE MARJORIE

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118 11.4

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	FormDescription	Status
17-12-2018	0EFL63339201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

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

11.5

T & A MASON PROPERTY PTY LTD
ACN/ARBN: 631 084 029
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 18 Jan 2020
Account Number 22 631084029

Summary

Balance outstanding
New charges \$267.00
TOTAL DUE \$267.00

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

Please Pay

Pay now \$0.00
By 18 Mar 2020 \$267.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$80. If you are over one month late, this fee increased to \$333.

Date	Reference	Description	Amount
18/01/2020	3X3260486480B PA	2020 Annual Review	267.00

Payment Slip

T & A MASON PROPERTY PTY LTD

ACN/ARBN: 631 084 029
Account Number 22 631084029
Amount Payable \$267.00

Payment Options



*814 129 0002296310840295 95



22 631084029



Billpay Code: 8929
Ref: 2296 3108 4029 595



Bill Code: 17301
Reference: 2296310840295



in person at any Post Office, pay by cash, cheque or EFTPOS



by phone 13 18 16 pay by Mastercard or VISA



Internet postbillpay.com.au by Mastercard or VISA

Telephone & Internet Banking - BPAY *

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



Mail

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

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

11.6

Company: T & A MASON PROPERTY PTY LTD ACN 631 084 029

Company details

Date company registered 18-01-2019
 Company next review date 18-01-2021
 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

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

Officeholders

MASON, ANNETTE MARJORIE

Born 09-03-1966 at BRISBANE QLD

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

Office(s) held: Director, appointed 18-01-2019
 Secretary, appointed 18-01-2019

MASON, TONY GRANT

Born 26-04-1966 at DUNEDIN NEW ZEALAND

230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

Office(s) held: Director, appointed 18-01-2019

Company share structure

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

Members

MASON , TONY GRANT 230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

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

MASON , ANNETTE MARJORIE 230 BROWNS PLAINS ROAD , BROWNS PLAINS QLD 4118

11.7

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	FormDescription	Status
18-01-2019	0EGP98571201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

[ASIC Home](#) | [Privacy Statement](#) | [Conditions of use](#) | [Feedback](#)
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T & A MASON SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 390 TO 391 - ENTRIES: ALL
 Printed: Monday 26 October, 2020 @ 11:33:03

12-1

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>390</u> <u>Life Insurance Premiums - Preserved</u>						
<u>390/001</u> <u>Mason, Tony Grant</u>						
05/03/2020	050320	Bank Statement		1,633.94	12-3	1,633.94
Narration: TAL Life Limited 1792092-A4780652						
16/03/2020	160320	Bank Statement		1,008.86	12-5	2,642.80
Narration: CLEARVIEWLIFEINV 517254207012433676						
<u>390/002</u> <u>Mason, Annette Marjorie</u>						
08/01/2020	080120	Bank Statement		1,469.21	13-1	1,469.21
Narration: AIA AUSTRALIA . 67450842 08/01/20						
				Total Debits:	\$4,112.01	
				Total Credits:		
				Current Year Profit/(Loss):	N/A	

12.2



22 September 2020

Call: 1300 209 088

www.tal.com.au

Policy Number: 1792092

Private & Confidential

T & A Mason Smsf P T Y L T D A T F T & A
Mason Smsf
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Dear Trustee

Your Request for Information.

Thank you for your enquiry. Please find attached your **Client Contribution Summary** as requested.

If you have any questions, please contact one of our Customer Service Consultants on **1300 209 088**, Monday to Friday, 8.00am-7.00pm (EST). Alternatively, you can email us at customerservice@tal.com.au quoting policy number 1792092.

Yours sincerely

Lee Oliver
Service Consultant
TAL Life Limited

TAL Life Limited

ABN 70 050 109 450 | AFSL 237848
GPO Box 5380, Sydney NSW 2001
Level 16, 363 George Street
Sydney NSW 2000

Customer Service
P 1300 209 088
F 1300 351 133
E customerservice@tal.com.au

W www.tal.com.au

Fund TAL Super - a plan within the Retail Division in the Mercer Super Trust ABN 19 905 422 981
Trustee Mercer Superannuation (Australia) Limited ABN 79 004 717 533 | AFSL 23590

12.3



Client Contribution Summary

Client Number 1792092 - T & A MASON SMSF P T Y L T D A T F T & Date Produced 22/09/2020
Adviser Number 52995 - MR TOM GRAHAM

Period 01/07/2019 - 30/06/2020

Page 1

Payment	Date Received	Amount Paid	Payment Type	Source	Description
2	05/03/2020	1,633.94	Regular		DDR

Summary		Commenced: 14/02/2019					
Contributions	EE	ER	EP	Co Con	Low Inc Con	Total	
Regular					1,633.94	1,633.94	
Refunds/Dis							
Single							
Refunds/Dis							
Rollover							
Refunds/Dis							
Sub Total					1,633.94	1,633.94	
Rfnd/Dis Total							
Grand Total					1633.94	1633.94 ✓	

Please Note: Full and partial surrenders are not shown on the above contribution summary or reflected in the totals.

12.4



Certificate of Currency

TAL Life Limited ABN 70 050 109 450 AFSL Number 237848

Policy Number	1792092
Status	Inforce
Life Insured	TONY MASON
Address	MASON SMSF 230 BROWNS PLAINS ROAD BROWNS PLAINS QLD 4118

POLICY DETAILS

Product	Accelerated Protection
Policy Ownership	T & A MASON SMSF P T Y L T D A T F T &
Payment Frequency	Annual
Total Instalment Premium	\$1,633.94
Total Annual Premium	\$1,633.94
Next Bill Date	05/03/2021
Arrears Amount	

BENEFIT DETAILS

SUMMARY FOR TONY MASON

Sum Insured	Instalment Premium	Annual Premium	Annual Stamp Duty	Annual Policy Fee	Premium Type	CPI	Start Date	Expiry Date
Life Insurance Plan								
\$241,500	\$1,633.94	\$1,633.94	\$0.00	\$80.85	Stepped	Y	05/03/2019	05/03/2066

Your policy may have other options connected to your benefits which are not listed in this document. For full details, please refer to your most recent policy schedule.

This document confirms that the above policy is current and paid until 05/03/2021, subject to all payments being cleared by your financial institution.

If you have any questions please call the Customer Service Centre on 1300 209 088, Monday to Friday, 8am - 7pm (AEST). Alternately, you can email customerservice@tal.com.au quoting Policy Number 1792092

ClearView LifeSolutions

Policy details

Policy number 517254207 **Policy start date** 13 Mar 2019
Owner(s) T & A Mason Smsf Pty Ltd A T F T & A Mason Smsf **Policy status** In-Force
Paid to date 13 Mar 2021

Premium details

Frequency Yearly
Total instalment premium \$1,008.86

Benefit details for person insured Tony Mason (26 Apr 1966, Male, Non Smoker)

Benefit	Benefit Amount	Premium Type	Benefit Payment Type (IP)	Waiting Period (IP)	Benefit Period (IP)	Instalment Premium
Accidental TPD Cover (Any)	\$234,140	Stepped	N/A	N/A	N/A	\$1,008.86

Need help?

Your Adviser	Thomas Graham 07 5561 8800 0447 177 644 lauren@simmonsivingstone.com.au
Customer Service Centre	132 979 8am to 7pm (Sydney time), Monday to Friday life@clearview.com.au

Not all details of your policy are listed in this document. For full details, please refer to your most recent policy certificate.

ClearView LifeSolutions
Policy details

Policy number	517254207	Policy start date	13 Mar 2019
Owner(s)	T & A Mason Smsf Pty Ltd A T F T & A Mason Smsf	Policy status	In-Force
		Paid to date	13 Mar 2021

Person insured details

Names Tony Mason

Premium transactions

Tax Year	Date Received	Renewal Period	Instalment	Payment Method	Amount Applied	Amount Received	Total Received
FY2020	13 Mar 2020	Year 2	01 of 01	Direct Debit	\$1,008.86	\$1,008.86	
Total for Prior Financial Year							\$1,008.86
Grand Total							\$1,008.86 ✓

Need help?

Your Adviser	Thomas Graham 0447 177 644 07 5561 8800 lauren@simmonsivingstone.com.au
Customer Service Centre	132 979 8am to 7pm (Sydney time), Monday to Friday life@clearview.com.au



13-1

AIA Australia Limited
(ABN 79 004 837 861 AFSL 230043)

PO Box 6111
Melbourne VIC 3004
Phone : 1800 333 613
Fax : 1800 832 266

AIA.COM.AU

1 July 2020

T & A MASON SMSF,
230 BROWNS PLAINS RD
BROWNS PLAINS QLD 4118
AUSTRALIA

Premium Receipt
Period ending 30 June 2020
Any questions? Call 1800 333 613

Dear Policyholder,

Policy Number: 67450842
Life Insured: MASON, MS ANNETTE
Policy Owner: T & A MASON SMSF,

We wish to advise that according to our records, the total premiums we received in respect of your policy for the financial year ending 30th June 2020 is as follows:

Description	Base Premium	Stamp Duty	Total Premiums Received
LIFE COVER (SUPER)	\$ 536.44	\$ 0.00	\$ 536.44
TPD (SUPER) (ANY OCCUPATION)	\$ 932.77	\$ 0.00	\$ 932.77
Policy Fee			\$ 0.00
Total			\$ 1,469.21

This is not a request for payment but confirmation of premiums received.

If you are unsure whether the premiums under your policy are tax deductible items, we recommend you seek professional tax advice.

If you have any questions about this letter please contact your adviser or contact us on 1800 333 613.

Yours sincerely,

Pina Sciarrone
Chief Retail Insurance Officer

Adviser: INFOCUS: TOM GRAHAM

PS1118

Mobile 0403 070 529

A mobile phone number is mandatory

Phone Number (Home)

Phone Number (Work)

Email kkzz77@hotmail.com

An email address is mandatory. To ensure confidentiality a unique email address must be entered. Note if you are, or are applying to be a Vitality member you cannot enter the same email address as another AIA Vitality member.

A3 - Personal Details

Smoker No

Date of Birth (dd/mm/yyyy) 26/04/1966

Age Next Birthday 53

Country of Birth Australia

C. Policy Details: Policy 1 - #67450799

Are benefit indexation increases required? Yes

Reasons for cover Personal Cover

Is a concurrent application for a Business Partner or Spouse being submitted? No

The owner option selected for this policy is SMSF Trustee

Is the Superannuation Trustee a Corporate? Yes

Please enter the Corporate Trustee name T & A Mason SMSF Pty Ltd

Please enter the names of all Directors of the Superannuation Trustee Company

Sole Director

Director 1 Tony Mason

Director 2 Annette Mason

Director 3

Director 4

Product issuer: AIA Australia Limited (ABN 79 004 837 861 AFSL 230043)
AIA.COM.AU
Customer Call: 1800 333 613
Adviser Call: 1800 033 490
Fax: 1800 832 266

Prepared by : INFOCUS: DARIUS TELEGARU -
4B9400106
Phone: (07 5561 8800)
P100

Insured name: Tony Mason
AIA Australia eApp Express 18-2-2.314631



13-3

AIA Australia Limited
(ABN 79 004 837 861 AFSL 230043)

PO Box 6111
Melbourne VIC 3004
Phone : 1800 333 613
Fax : 1800 832 266

AIA.COM.AU

11 December 2020

Certificate of Currency

A summary of your current active benefits is contained below.

Any questions? Call 1800 333 613

Dear Policyholder,

Product: TERM LIFE (SUP)
Policy Number: 67450842
Policy Owner: T & A MASON SMSF,
Commence Date: 08/01/2019

Life Insured: MASON, MS ANNETTE
Date Paid to: 08/01/2021

Please keep this with your policy documents which provide a full description of the terms and conditions of your insurance policy.

Summary of Policy Benefits

Benefits	Sum Insured \$	Current Premium \$	Stamp Duty \$	Total Premium \$
P18A, Superannuation Life Cover, Stepped, Expiry age 75	241,500.00	536.44		536.44
P18A, Super Tot&Perm Dis, Any Occ, Stepped, Expiry age 65	241,500.00	932.77		932.77

Policy Fee: \$0.00

Total Annual Premium \$1,469.21

This document is provided for information purposes only and is current as of the date of issue. The document serves as a summary only and does not provide any details or create additional rights or entitlements under the policy.

Should you have any enquiries concerning your policy, please do not hesitate to contact our office on 1800 333 613.

Signature:

Pina Sciarrone

Chief Retail Insurance Officer

14-1

T & A MASON SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL

Printed: Wednesday 9 December, 2020 @ 10:46:16

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>425</u> <u>Rental Property Expenses</u>						
<u>425/001</u> <u>Advertising</u>						
30/06/2020	28001	Journal - Cash		150.00		150.00
Narration: T/up agent statement						
<u>425/003</u> <u>Bank charges</u>						
03/04/2020	3	Journal - Cash		395.00		395.00
Narration: Account annual fee - Mortgage Ezy						
<u>425/007</u> <u>Borrowing costs</u>						
30/06/2020	645	Journal - Non Cash		612.00	15-1	612.00
Narration: Write of borrowing costs 2020 year						
<u>425/009</u> <u>Council rates</u>						
02/08/2019	020819	Bank Statement		446.76	16-1	446.76
Narration: BPAY TO MORETON BAY REGIONAL COUNCI						
15/10/2019	151019	Bank Statement		445.05	16-2	891.81
Narration: BPAY TO MORETON BAY REGIONAL COUNCI						
05/03/2020	050320	Bank Statement		446.37	16-3	1,338.18
Narration: BPAY TO MORETON BAY REGIONAL COUNCI						
16/06/2020	160620	Bank Statement		447.33	16-4	1,785.51
Narration: BPAY TO MORETON BAY REGIONAL COUNCI						
<u>425/011</u> <u>Insurance</u>						
27/03/2020	270320	Bank Statement		1,198.39	17-1	1,198.39
Narration: BPAY TO TERRI SCHEER INSURANCE PTY						
11/05/2020	110520	Bank Statement		349.00	17-3	1,547.39
Narration: BPAY TO TERRI SCHEER INSURANCE PTY						
<u>425/013</u> <u>Interest</u>						
03/07/2019	1	Journal - Cash		1,194.55	} 21	1,194.55
03/08/2019	1	Journal - Cash		1,232.94		2,427.49
03/09/2019	1	Journal - Cash		1,232.13		3,659.62
03/10/2019	1	Journal - Cash		1,190.72		4,850.34
03/11/2019	1	Journal - Cash		1,228.96		6,079.30
03/12/2019	1	Journal - Cash		1,175.32		7,254.62
03/01/2020	3	Journal - Cash		1,203.82		8,458.44
03/02/2020	3	Journal - Cash		1,202.45		9,660.89
03/03/2020	3	Journal - Cash		1,123.58		10,784.47
03/04/2020	3	Journal - Cash		1,199.34		11,983.81
03/05/2020	3	Journal - Cash		1,159.30		13,143.11
03/06/2020	3	Journal - Cash		1,225.65		14,368.76
<u>425/015</u> <u>Letting fees</u>						
30/06/2020	28001	Journal - Cash		489.50	3-3	489.50
Narration: T/up agent statement						
<u>425/016</u> <u>Pest control</u>						
23/06/2020	230620	Bank Statement		400.00		400.00
Narration: INV-1222 - DEADSET PEST						
<u>425/017</u> <u>Property Agent fees</u>						
30/06/2020	28001	Journal - Cash		1,887.60		1,887.60

T & A MASON SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL
 Printed: Wednesday 9 December, 2020 @ 10:46:16

14-2

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
Narration: T/up agent statement						
425/019	Stationery, printing etc					
30/06/2020	28001	Journal - Cash		27.50		27.50
Narration: T/up agent statement						
425/023	Water					
13/08/2019	130819	Bank Statement		623.15	19-1	623.15
Narration: BPAY TO UNITYWATER						
26/11/2019	261119	Bank Statement		317.39	19-3	940.54
Narration: BPAY TO UNITYWATER						
03/02/2020	030220	Bank Statement		331.87	19-5	1,272.41
Narration: BPAY TO UNITYWATER						
29/06/2020	290620	Bank Statement		381.71	19-7	1,654.12
Narration: BPAY TO UNITYWATER						
Total Debits:				\$23,317.38		
Total Credits:						
Current Year Profit/(Loss):				N/A		

T & A Mason SMSF

Borrowing Costs

\$3,060 Mortgage Ezy fees

Year

2019	\$51	3009
2020	612	2397
2021	612	1785
2022	612	1173
2023	612	561
2024	561	0

POSTED

Rate notice

Moreton Bay
Regional Council



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: (07) 3480 6464

ABN: 92 967 232 136

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



039

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Property Details

92 Grahams Road, STRATHPINE QLD 4500
Lot 151 SP 303170
Rateable Valuation \$195,000

Assessment number

839865.3

Total Payable

\$446.76

Period of rating

1 July - 30 September 2019

Date of issue

03 July 2019

Due date for payment

02 August 2019

Balance from Last Period - Payable Now

Balance as at 28 June 2019 1.71

Council Rates & Charges

General Rate - Category R2 (minimum) 310.75

Regional Infrastructure Separate Charge 19.50

Garbage Charge - Domestic 59.25

State Government Charges

Emergency Management Levy - Group 2A 55.55

TOTAL PAYABLE

\$446.76

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 26 June 2019 may not have been processed before the printing of this notice and may appear as an overdue balance.

Receive your rate notice by email

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.

Visit www.moretonbay.qld.gov.au/embrc

Council has received a payment of \$14,877,100 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2019/20 financial year.

BPAY: Use your Phone or Internet banking

PHONE: Call 1300 400 620

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 9.83% 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



*2464 008398653



Billor Code: 7062
Ref: 008398653

Assessment number

839865.3

Total Payable

\$446.76

Period of rating

1 July - 30 September 2019

Date of issue

03 July 2019

Due date for payment

02 August 2019

Location: 92 Grahams Road, STRATHPINE QLD 4500
Customer Ref: 008398653

Rate notice

Moreton Bay
Regional Council

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: (07) 3480 6464

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



039

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

Property Details

92 Grahams Road, STRATHPINE QLD 4500
Lot 151 SP 303170
Rateable Valuation \$195,000

Council Rates & Charges

General Rate - Category R2 (minimum) 310.75
Regional Infrastructure Separate Charge 19.50
Garbage Charge - Domestic 59.25
State Government Charges 55.55
Emergency Management Levy - Group 2A

TOTAL PAYABLE

\$445.05

Assessment number

839865.3

Total Payable

\$445.05

Period of rating

1 October - 31 December 2019

Date of issue

02 October 2019

Due date for payment

01 November 2019

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 26th September 2019 may not have been processed before the printing of this notice and may appear as an overdue balance.

Receive your rate notice by email

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.

Visit www.moretonbay.qld.gov.au/embrc

Council has received a payment of \$14,877,100 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2019/20 financial year.

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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 9.83% 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



*2464 008398653



Billor Code: 7062
Ref: 008398653

Assessment number

839865.3

Total Payable

\$445.05

Period of rating

1 October - 31 December 2019

Date of issue

02 October 2019

Due date for payment

01 November 2019

Location: 92 Grahams Road, STRATHPINE QLD 4500
Customer Ref: 008398653

Rate reminder notice

Moreton Bay
Regional Council

10-3

Customer Service Centres
Caboolture, Redcliffe
and Strathpine

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: (07) 3480 6464

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



R04

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

92 Grahams Road, STRATHPINE QLD 4500
Lot 151 SP 303170
Rateable Valuation \$195,000

Assessment number	839865.3
Total Payable	\$446.37
Period of rating	1 January 2020 - 31 March 2020
Date of issue	18 February 2020
Due date for payment	Overdue - Payable Immediately

This reminder notice is issued to assist you with the payment of your rate account.

If you have already paid your rate account, please disregard this notice.

As at 17 February 2020, council records indicate that payment has not been received for your account.

For some payment options, such as BPay and Australia Post, the transfer of these funds to council can take several days and this may result in your payment not being recorded in council's systems when this reminder notice was prepared.

However, if payment has not been made, your attention is required to clear the overdue rates and charges of \$446.37, or alternatively contact council to discuss the available payment options.

You are also reminded that interest is accruing on all overdue rates and charges at the rate of 9.83% per annum compounding daily until paid.

Thank you for your cooperation and if you have any questions please contact council on (07) 3480 6464.

Please note Council has changed its Australia Post biller and notices issued before July 2018 should not be used to make payments.



Direct Debit
Contact Council for
further details.



Pay by Phone
Pay with Mastercard or Visa by
calling 1300 400 620



Post Billpay
Pay in person
at any Post Office.



At Council Office
Payments can be made at any
Moreton Bay Regional Council
Customer Service Centre.



BPAY
Please contact your financial
institution for further details.



Online
Visit www.moretonbay.qld.gov.au



By Mail
Send cheque and remittance slip to
Moreton Bay Regional Council.

PAYMENT REMITTANCE SLIP



*2464 008398653



Biller Code: 7062
Ref: 008398653

Location: 92 Grahams Road, STRATHPINE QLD 4500
Customer Ref: 008398653

Assessment number	839865.3
Total Payable	\$446.37
Period of rating	1 January 2020 - 31 March 2020
Date of issue	18 February 2020
Due date for payment	Overdue - Payable Immediately

16-4

Rate reminder notice

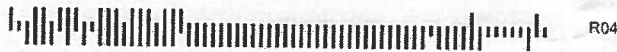
Moreton Bay
Regional Council

Customer Service Centres
Caboolture, Redcliffe
and Strathpine

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: (07) 3480 6464

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



T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

92 Grahams Road, STRATHPINE QLD 4500
Lot 151 SP 303170
Rateable Valuation \$195,000

Assessment number
839865.3
Total Payable
\$447.33
Period of rating
1 April 2020 - 30 June 2020
Date of issue
29 May 2020
Due date for payment
Overdue - Payable Immediately

This reminder notice is issued to assist you with the payment of your rate account.

As at 28 May 2020, council records indicate that payment has not been received for your account.

If you have recently paid your rate account or entered into a payment plan with council, please disregard this notice.

For some payment options, such as BPay and Australia Post, the transfer of these funds to council can take several days and this may result in your payment not being recorded in council's systems when this reminder notice was prepared.

However, if you have not yet made payment or entered into a payment plan, your action in relation to the overdue rates and charges of \$447.33 is required.

If you are able, prompt payment of the outstanding amount is appreciated. Alternatively, if you are experiencing financial hardship, you are encouraged to enter into a payment plan with council to pay off the outstanding balance. Details of how to enter into a payment plan are available on council's website at www.moretonbay.qld.gov.au/rates-rebate.

Council is conscious of the impact that the current COVID-19 pandemic is having on the community and is committed to supporting ratepayers through this difficult period. As part of a range of assistance measures, council has resolved that interest will not be charged on overdue rates and charges for the period 1 April 2020 to 30 September 2020.

Thank you for your cooperation and if you have any questions please contact council on (07) 3480 6464.

Please note council has changed its Australia Post biller and notices issued before July 2018 should not be used to make payments.



Direct Debit
Contact Council for further details.



Pay by Phone
Pay with Mastercard or Visa by calling 1300 400 620



Post Billpay
Pay in person at any Post Office.



At Council Office
Payments can be made at any Moreton Bay Regional Council Customer Service Centre.



BPAY
Please contact your financial institution for further details.



Online
Visit www.moretonbay.qld.gov.au



By Mail
Send cheque and remittance slip to Moreton Bay Regional Council.

PAYMENT REMITTANCE SLIP



*2464 008398653



Billers Code: 7062
Ref: 008398653

Assessment number
839865.3
Total Payable
\$447.33
Period of rating
1 April 2020 - 30 June 2020
Date of issue
29 May 2020
Due date for payment
Overdue - Payable Immediately

Location: 92 Grahams Road, STRATHPINE QLD 4500
Customer Ref: 008398653



Policy Schedule

Landlord Residential Building Insurance

20 March 2020

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

POLICY NUMBER: TS2633984RBI

AMOUNT DUE: \$ 1,198.39

Insured: T & A Mason Property Pty Ltd

Insured Address: 92 Graham Street, STRATHPINE QLD 4500

Premium Type

Renewal

Expiry Date

4.00pm 26/04/2020. We invite you to renew your policy until 4.00pm 26/04/2021

Managing Agent

David Deane Real Estate Pty Ltd

Property Details

It is a permanent rental.
It is a House.
Construction type is brick veneer.
The land size is less than 2 acres.
It was built in approximately 2019.
There is no common ground.

Mortgagee: Perpetual Corporate Trust Limited

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions

Sum Insured

Building	\$309,000
Liability to Other	\$20,000,000
Weekly rent	\$453

Excess per claim

Loss of rent, Liability to others, or any Add. benefits in Sect 1	\$0
Tenant damage	\$500
Earthquake or Tsunami	\$500
Building damage	\$500

Annual Premium \$1,198.39

Includes: Combined Policy Discount

Last year's annual premium	\$1,130.38
	Change on last year 6.0 %

Please turn over for important policy information

This document will be a tax invoice for GST when you make payment

Payment Slip for: T & A Mason Property Pty Ltd - 92 Graham Street, STRATHPINE QLD 4500

Amount Payable

\$1,198.39

Due Date

26/04/2020

Policy Number

TS2633984RBI

Payment Reference No

826339848

Payment Options

By Phone: call us on 1804 016, with your Visa or Mastercard, using the Payment Reference No.



Billers Code: 63461

Ref: 826339848



Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

TS2633984RBI

17-2

Insured details

What you have told us:

This document sets out the information that we have relied on to decide whether to renew your policy and on what terms.

If any of this information has changed, or is incorrect, please contact us on the contact details set out in this document. See your duty of disclosure for further details of your obligations.

You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

Your Duty of Disclosure

Before you renew this contract of insurance, you have a duty of disclosure under the Insurance Contracts Act 1984.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed or is incorrect. If we do this, please advise us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

If you do not tell us something

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

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

Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and Suncorp Group Privacy Policy by visiting terrischeer.com.au/privacy or call us on 1800 804 016.

Premium Details

Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Cover	Last year	This year
Building	\$300,000	\$309,000
Weekly rent	\$440	\$453
Premium	\$942.77	\$999.49
GST	\$94.28	\$99.95
Stamp Duty	\$93.34	\$98.95
Annual Premium (*)	\$1,130.38	\$1,198.39

* Please note that minor rounding may be present in your premium calculation.

When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

Policy Schedule - FINAL REMINDER

Landlord Preferred Policy

17-3

11 May 2020

T & A Mason Property Pty Ltd
230 Browns Plains Road
BROWNS PLAINS QLD 4118

POLICY NUMBER: TS1406556LPP

AMOUNT DUE: \$ 349.00

Insured: T & A Mason Property Pty Ltd

Insured Address: 92 Graham Street, STRATHPINE QLD 4500

Premium Type

Renewal

Expiry Date

4.00pm 26/04/2020. We invite you to renew your policy until 4.00pm 26/04/2021

Managing Agent

David Deane Real Estate Pty Ltd

Property Details

The land size is less than 2 acres.

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability and Tax audit	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium \$349.00

Includes GST of \$29.11 and Stamp Duty of \$28.82 and ESL of \$0.00

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

The premium for this policy is overdue. The policy will expire if this amount is not paid immediately. If you are the nominated payee, please make payment; alternatively, if the invoice was sent to your property manager, please contact them. If payment has been made please contact us on 1800 804 016.

This document will be a copy tax invoice for GST when you make payment

Please turn over for important policy information

Payment Slip for: T & A Mason Property Pty Ltd - 92 Graham Street, STRATHPINE QLD 4500

Amount Payable

\$349.00

Due Date

26/04/2020

Policy Number

TS1406556LPP

Payment Reference No

714065562

Payment Options



By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



Billers Code: 63461

Ref: 714065562



Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the **QR code**, use the reader within your mobile banking app. More info: www.bpay.com.au

TS00069 04/09/15A

18.1



TAX INVOICE

T & A Mason SMSF Pty Ltd
 ACN 630628107
 Unit 30
 340 Hope Island Road
 Hope Island, QLD, 4212

Invoice Date 19 May 2020
Invoice Number INV-1222
Reference 92 Grahams Rd, Strathpine QLD 4500, Australia
ABN 13 616 310 199

Deadset Pest Management Pty Ltd
 ABN: 13 616 310 199
 E: deadsetpest@gmail.com
 M: 0412 205 586
 W: www.deadsetpest.com.au

Description	Quantity	Unit Price	GST	Amount AUD
COCKROACH, ANT, SPIDER AND RODENT	1.00	181.82	10%	181.82
VISUAL TERMITE INSPECTION	1.00	181.82	10%	181.82
		Subtotal		363.64
		TOTAL GST 10%		36.36
		TOTAL AUD		400.00

Due Date: 26 May 2020
 Bank Details - Direct Transfer
 BSB - 064 184
 ACC - 1101 4536

PAYMENT ADVISE

Customer	Invoice Number	Amount Due	Due Date
David Dean Real Estate	INV-1222	400.00	26 May 2020
Amount Enclosed			

To: Deadset Pest Management Pty Ltd
 ABN: 13 616 310 199
 E: deadsetpest@gmail.com
 M: 0412 205 586
 W: www.deadsetpest.com.au

Enter the amount you are paying above

19-1



T & A Mason Property Pty Ltd
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 7am-6pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99927245
Payment reference	0999 2724 53
Property	92 Grahams Rd, STRATHPINE, QLD

Bill number	7119224132
Billing period	13 Feb 2019 171 days to 2 Aug 2019
Issue date	7 Aug 2019
Approximate date of next meter reading	22 Oct 2019

Your account activity

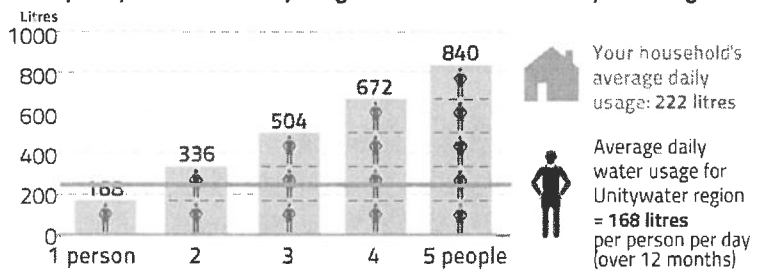
Your last bill	Payments/adjustments	Balance	New charges	Total due	\$623.15
\$0.00	\$0.00	\$0.00	\$623.15	Due date	6 Sep 2019

11% 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 others in the Unitywater region



GET TO KNOW THE INS AND OUTS OF YOUR BILL

See inside for the full picture about 2019-20 water and sewerage prices and what these charges pay for.

Easy ways to pay For other payment options - see over



BPAY[®]
Billers Code: 130393
Ref: 0999 2724 53
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

19.2

Your account details



1300 086 489

Account enquiries

7am-6pm 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)
UT1813727	12 Feb 19	29	2 Aug 19	67	38	171	222.2
Total water usage					38	171	222.2
Total sewerage usage (waste and greywater) = 90% of water usage					34.20	171	200.0

Activity since last bill

Last bill		\$0.00
Payments / adjustments		
9 Jul 2019	Property Settlement Payment	\$0.00
9 Jul 2019	Property Settlement Transfer	\$0.00
Account balance		\$0.00

Water and Sewerage Charges

Lot 151 Plan SP303170 Installation ID 223164319279

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	13 Feb 19 to 30 Jun 19	0.2222	138	\$2.915	\$89.39
State Govt Bulk Water	01 Jul 19 to 02 Aug 19	0.2222	33	\$3.017	\$22.12

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	13 Feb 19 to 30 Jun 19	0.2222	138	\$0.667	\$20.45
Water up to 822 L/day	01 Jul 19 to 02 Aug 19	0.2222	33	\$0.667	\$4.89
Sewerage up to 740 L/day	13 Feb 19 to 30 Jun 19	0.2000	138	\$0.667	\$18.41
Sewerage up to 740 L/day	01 Jul 19 to 02 Aug 19	0.2000	33	\$0.667	\$4.40
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	13 Feb 19 to 30 Jun 19	1	138	\$0.869	\$119.88
Water Access 20mm	01 Jul 19 to 02 Aug 19	1	33	\$0.879	\$29.01
Sewerage Access	12 Feb 19 to 30 Jun 19	1	139	\$1.835	\$255.10
Sewerage Access	01 Jul 19 to 02 Aug 19	1	33	\$1.803	\$59.50

Water subtotal \$285.74
Sewerage subtotal \$337.41

New water and sewerage charges \$623.15

Total Due = ① + ② \$623.15

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 11% per annum, compounding daily, will apply to any amount not paid by the due date.

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.
Kחי אתר את התרגום, 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



This document is printed on National Carbon Offset Standard certified carbon neutral paper

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: 0999 2724 53 Maximum \$10,000



In person, by phone or online
Billpay Code: 4028
Ref: 0999 2724 53
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 0999272453 00062315

Account number	99927245
Payment reference	0999 2724 53
Total due	\$623.15
Due date	6 Sep 2019

19-3



T & A Mason Property Pty Ltd
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 7am-6pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99927245
Payment reference	0999 2724 53
Property	92 Grahams Rd, STRATHPINE, QLD

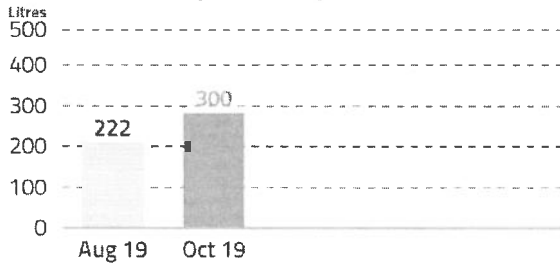
Bill number	7119500725
Billing period	03 Aug 2019 80 days to 21 Oct 2019
Issue date	24 Oct 2019
Approximate date of next meter reading	17 Jan 2020

Your account activity

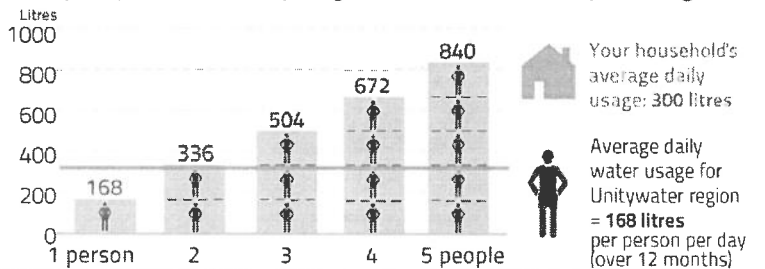
Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$317.39
\$623.15	\$623.15	\$0.00	\$317.39	Due date	25 Nov 2019

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 others in the Unitywater region



Count the Ways LET'S SAVE WATER TOGETHER

Our dam levels are dropping. Let's count on each other to make positive changes, like washing your car with a bucket instead of a hose.

For more tips tailored to your home, visit unitywater.com/savewater

Easy ways to pay For other payment options - see over

BPAY*
Biller Code: 130393
Ref: 0999 2724 53
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

19.4

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)
UT1813727	2 Aug 19	67	21 Oct 19	91	24	80	300.0
Total water usage					24	80	300.0
Total sewerage usage (waste and greywater) = 90% of water usage					21.60	80	270.0

Activity since last bill

Last bill	\$623.15
Payments / adjustments	
13 Aug 2019 CBA BPAY BPAY 13/08/2019	-\$623.15
Account balance	\$0.00 ①

Water and Sewerage Charges

Lot 151 Plan SP303170 Installation ID 223164319279

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	03 Aug 19 to 21 Oct 19	0.3000	80	\$3.017	\$72.41

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	03 Aug 19 to 21 Oct 19	0.3000	80	\$0.667	\$16.01
Sewerage up to 740 L/day	03 Aug 19 to 21 Oct 19	0.2700	80	\$0.667	\$14.41
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	03 Aug 19 to 21 Oct 19	1	80	\$0.879	\$70.32
Sewerage Access	03 Aug 19 to 21 Oct 19	1	80	\$1.803	\$144.24
Water subtotal					\$158.74
Sewerage subtotal					\$158.65

New water and sewerage charges	\$317.39 ②
Total Due = ① + ②	\$317.39

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

当您需语言译员时，请拨打 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
통역사가 필요할 때 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: 0999 2724 53



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: 0999 2724 53
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999272453 00031739

Account number	99927245
Payment reference	0999 2724 53
Total due	\$317.39
Due date	25 Nov 2019

19-5



T & A Mason Property Pty Ltd
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 7am-6pm Mon-Fri
unitywater.com
ABN 89 791 717 472

Account number	99927245
Payment reference	0999 2724 53
Property	92 Grahams Rd, STRATHPINE, QLD

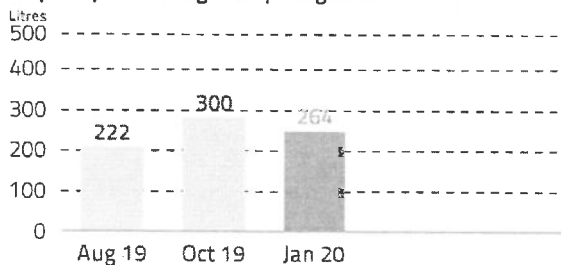
Bill number	7119832233
Billing period	22 Oct 2019 87 days to 16 Jan 2020
Issue date	24 Jan 2020
Approximate date of next meter reading	20 Apr 2020

Your account activity

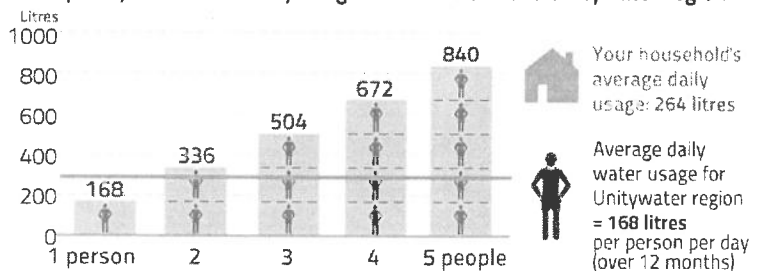
Your last bill \$317.39	-	Payments/ adjustments \$317.39	=	Balance \$0.00	+	New charges \$331.87	=	Total due \$331.87
								Due date 25 Feb 2020

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 others in the Unitywater region



Count the Ways LET'S SAVE WATER TOGETHER

Our dam levels are dropping. Let's count on each other to make positive changes, like washing your car with a bucket instead of a hose.

For more tips tailored to your home, visit unitywater.com/savewater

Easy ways to pay For other payment options - see over

BPAY
Bill Code: 130393
Ref: 0999 2724 53
 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

19.6

Your account details

1300 086 489 Account enquiries 7am-6pm 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)
UT1813727	21 Oct 19	91	16 Jan 20	114	23	87	264.4
Total water usage					23	87	264.4
Total sewerage usage (waste and greywater) = 90% of water usage					20.70	87	237.9

Activity since last bill

Last bill	\$317.39
Payments / adjustments	
26 Nov 2019 CBA BPAY BPAY 26/11/2019	-\$317.39
Account balance	\$0.00 ①

Water and Sewerage Charges

Lot 151 Plan SP303170 Installation ID 223164319279

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	22 Oct 19 to 16 Jan 20	0.2644	87	\$3.017	\$69.39

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	22 Oct 19 to 16 Jan 20	0.2644	87	\$0.667	\$15.34
Sewerage up to 740 L/day	22 Oct 19 to 16 Jan 20	0.2379	87	\$0.667	\$13.81

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	22 Oct 19 to 16 Jan 20	1	87	\$0.879	\$76.47
Sewerage Access	22 Oct 19 to 16 Jan 20	1	87	\$1.803	\$156.86

Water subtotal \$161.20
Sewerage subtotal \$170.67

New water and sewerage charges **\$331.87** ②

Total Due = ① + ② **\$331.87**

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
통역사가 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: 0999 2724 53

 In person, by phone or online
Billpay Code: 4028
Ref: 0999 2724 53
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 0999272453 00033187

Account number	99927245
Payment reference	0999 2724 53
Total due	\$331.87
Due date	25 Feb 2020

19-7



T & A Mason Property Pty Ltd
230 Browns Plains Rd
BROWNS PLAINS QLD 4118

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	99927245
Payment reference	0999 2724 53
Property	92 Grahams Rd, STRATHPINE, QLD

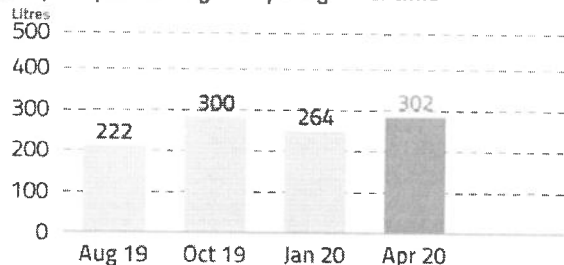
Bill number	7120163960
Billing period	17 Jan 2020 96 days to 21 Apr 2020
Issue date	27 Apr 2020
Approximate date of next meter reading	16 Jul 2020

Your account activity

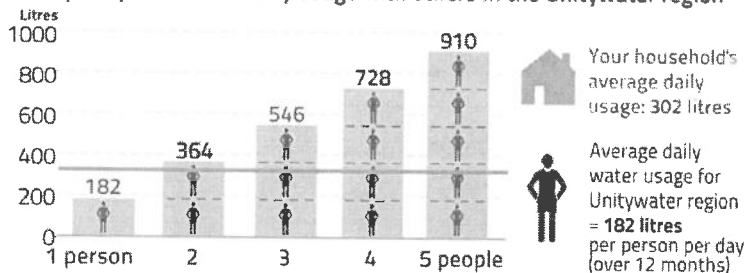
Your last bill \$331.87	-	Payments/ adjustments \$331.87	=	Balance \$0.00	+	New charges \$381.71	=	Total due \$381.71
								Due date 29 Jun 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



Extra time to pay and no interest

We're helping our customers by providing an extra 30 days to pay their bill and we won't charge interest on overdue amounts on bills issued for 6 months.* You don't have to do anything - it's automatically applied to this bill.

*Starts 2 April 2020. For more information, visit unitywater.com/customer-relief



Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 0999 2724 53
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

19-8

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)
UT1813727	16 Jan 20	114	21 Apr 20	143	29	96	302.1
Total water usage					29	96	302.1
Total sewerage usage (waste and greywater) = 90% of water usage					26.10	96	271.9

Activity since last bill

Last bill	\$331.87
Payments / adjustments	
3 Feb 2020 CBA BPAY BPAY 03/02/2020	-\$331.87
Account balance	\$0.00

Water and Sewerage Charges

Lot 151 Plan SP303170 Installation ID 223164319279

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	17 Jan 20 to 21 Apr 20	0.3021	96	\$3.017	\$87.49

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	17 Jan 20 to 21 Apr 20	0.3021	96	\$0.667	\$19.34
Sewerage up to 740 L/day	17 Jan 20 to 21 Apr 20	0.2719	96	\$0.667	\$17.41
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	17 Jan 20 to 21 Apr 20	1	96	\$0.879	\$84.38
Sewerage Access	17 Jan 20 to 21 Apr 20	1	96	\$1.803	\$173.09
Water subtotal					\$191.21
Sewerage subtotal					\$190.50

New water and sewerage charges	\$381.71
Total Due = ① + ②	\$381.71

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Interest on overdue amounts

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Quando necessita un interprete chiama al 13 14 50

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International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options



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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: 0999 2724 53



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: 0999 2724 53
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999272453 00038171

Account number	99927245
Payment reference	0999 2724 53
Total due	\$381.71
Due date	29 Jun 2020



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 1459
Brisbane, QLD 4001



041 423629

T & A MASON SMSF PTY LTD
PO BOX 806
OXENFORD QLD 4210

Level 16A
345 Queen St
Brisbane, QLD 4000

account balance **\$41,666.66**
as at 31 Dec 19

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
30.06.19	OPENING BALANCE			47,667.82
03.07.19	Direct debit Origin MMS 41389198-400048419	1,502.97		46,164.85
08.07.19	Direct debit Infocus Infocus	125.00		46,039.85
31.07.19	Interest MACQUARIE CMA INTEREST PAID*		29.13	46,068.98
02.08.19	BPAY BPAY TO MORETON BAY REGIONAL COUNCI	446.76		45,622.22
05.08.19	Direct debit Origin MMS 41607875-400048419	1,502.97		44,119.25
09.08.19	Direct debit Infocus Infocus	125.00		43,994.25
13.08.19	BPAY BPAY TO UNITYWATER	623.15		43,371.10
14.08.19	Deposit QUICKSUPER QUICKSPR2496729672		1,228.90	44,600.00
30.08.19	Interest MACQUARIE CMA INTEREST PAID*		26.89	44,626.89
03.09.19	Direct debit Origin MMS 41800775-400048419	1,502.97		43,123.92
04.09.19	Deposit QUICKSUPER QUICKSPR2511950161		983.12	44,107.04

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. 966759722

deposits using BPay
From another bank



Biller code: 667022
Ref: 966 759 722

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

	transaction	description	debits	credits	balance
09.09.19	Direct debit	Infocus Infocus	125.00		43,982.04
30.09.19	Interest	MACQUARIE CMA INTEREST PAID*		25.60	44,007.64
03.10.19	Direct debit	Origin MMS 42010634-400048419	1,502.97		42,504.67
08.10.19	Direct debit	Infocus Infocus	125.00		42,379.67
15.10.19	Deposit	QUICKSUPER QUICKSPR2541808063		983.12	43,362.79
15.10.19	BPAY	BPAY TO MORETON BAY REGIONAL COUNCI	445.05		42,917.74
31.10.19	Interest	MACQUARIE CMA INTEREST PAID*		18.41	42,936.15
04.11.19	Direct debit	Origin MMS 42238685-400048419	1,502.97		41,433.18
07.11.19	Deposit	QUICKSUPER QUICKSPR2559621256		1,257.78	42,690.96
08.11.19	Direct debit	Infocus Infocus	125.00		42,565.96
26.11.19	BPAY	BPAY TO UNITYWATER	317.39		42,248.57
29.11.19	Interest	MACQUARIE CMA INTEREST PAID*		16.96	42,265.53
03.12.19	Direct debit	Origin MMS 42459005-400048419	1,502.97		40,762.56
05.12.19	Deposit	QUICKSUPER QUICKSPR2582292939		1,012.00	41,774.56
09.12.19	Direct debit	Infocus Infocus	125.00		41,649.56
31.12.19	Interest	MACQUARIE CMA INTEREST PAID*		17.10	41,666.66

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 31 DEC 19	11,600.17	5,599.01	41,666.66

* Stepped interest rates as at 31 December 2019: balances \$0.00 to \$4,999.99 earned 0.00% ; balances \$5,000.00 and above earned 0.55%

continued on next

Macquarie Cash Management Account

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

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

- Electronic funds transfers up to \$20,000 a day using online banking.
- Increase your limit to \$100,000 temporarily 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.
- If you have a complaint about our service, or you'd like more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your account or contact us.

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



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



T & A MASON SMSF PTY LTD
PO BOX 806
OXENFORD QLD 4210

1 Shelley Street
Sydney, NSW 2000

account balance **\$57,929.03**
as at 30 Jun 20

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
31.12.19	OPENING BALANCE			41,666.66
03.01.20	Direct debit Origin MMS 42687182-400048419	1,502.97		40,163.69
08.01.20	Direct debit AIA AUSTRALIA . 67450842 08/01/20	1,469.21		38,694.48
08.01.20	Direct debit Infocus Infocus	125.00		38,569.48
21.01.20	Deposit QUICKSUPER QUICKSPR2615791378		1,518.00	40,087.48
22.01.20	Funds transfer TAX DEPRECIATION REPORT	242.00		39,845.48
29.01.20	Funds transfer SLA INVOICE 019197	220.00		39,625.48
30.01.20	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	54.00		39,571.48
31.01.20	Interest MACQUARIE CMA INTEREST PAID*		16.01	39,587.49
03.02.20	Deposit David Deane Real RENT PAYMENT		14,291.90	53,879.39
03.02.20	BPAY BPAY TO UNITYWATER	331.87		53,547.52
03.02.20	Direct debit Origin MMS 42912040-400048419	1,502.97		52,044.55

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. 966759722

deposits using BPay
From another bank



Bill code: 667022
Ref: 966 759 722

continued on next

20.6



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

	transaction	description	debits	credits	balance
10.02.20	Direct debit	Infocus Infocus	125.00		51,919.55
20.02.20	Deposit	QUICKSUPER QUICKSPR2638890165		759.00	52,678.55
26.02.20	BPAY	BPAY TO AUSTRALIAN TAXATION OFFICE	518.00		52,160.55
28.02.20	Interest	MACQUARIE CMA INTEREST PAID*		20.24	52,180.79
02.03.20	Deposit	David Deane Real RENT PAYMENT		1,609.30	53,790.09
03.03.20	Direct debit	Origin MMS 43148288-400048419	1,502.97		52,287.12
05.03.20	BPAY	BPAY TO MORETON BAY REGIONAL COUNCI	446.37		51,840.75
05.03.20	Direct debit	TAL Life Limited 1792092-A4780652	1,633.94		50,206.81
06.03.20	Funds transfer	SLA INVOICE 019630	2,750.00		47,456.81
09.03.20	Direct debit	Infocus Infocus	125.00		47,331.81
10.03.20	Deposit	QUICKSUPER QUICKSPR2653544518		1,012.00	48,343.81
16.03.20	Direct debit	CLEARVIEWLIFEINV 517254207012433676	1,008.86		47,334.95
17.03.20	Funds transfer	SLA INVOICE 019258	220.00		47,114.95
27.03.20	BPAY	BPAY TO TERRI SCHEER INSURANCE PTY	1,198.39		45,916.56
31.03.20	Interest	MACQUARIE CMA INTEREST PAID*		10.36	45,926.92
01.04.20	Deposit	David Deane Real RENT PAYMENT		1,609.30	47,536.22
03.04.20	Direct debit	Origin MMS 43424762-400048419	1,502.97		46,033.25
08.04.20	Direct debit	Infocus Infocus	125.00		45,908.25
16.04.20	Deposit	QUICKSUPER QUICKSPR2677448131		1,012.00	46,920.25
30.04.20	Interest	MACQUARIE CMA INTEREST PAID*		1.84	46,922.09
01.05.20	Deposit	David Deane Real RENT PAYMENT		1,609.30	48,531.39
04.05.20	Direct debit	Origin MMS 43657552-400048419	1,502.97		47,028.42
05.05.20	BPAY	BPAY TO AUSTRALIAN SECURITIES & INV	267.00		46,761.42
08.05.20	Direct debit	Infocus Infocus	125.00		46,636.42
11.05.20	BPAY	BPAY TO TERRI SCHEER INSURANCE PTY	349.00		46,287.42
13.05.20	Deposit	QUICKSUPER QUICKSPR2693079887		1,265.00	47,552.42
29.05.20	Interest	MACQUARIE CMA INTEREST PAID*		1.92	47,554.34

continued on next

20.7



Macquarie Cash Management Account

enquiries 1800 806 310

account name T & A MASON SMSF PTY LTD ATF
T & A MASON SMSF
account no. 966759722

transaction	description	debits	credits	balance
01.06.20	Deposit		David Deane Real RENT PAYMENT 1,205.60	48,759.94
02.06.20	Deposit		QUICKSUPER QUICKSPR2705317643 1,012.00	49,771.94
03.06.20	Direct debit	Origin MMS 43898003-400048419 1,502.97		48,268.97
08.06.20	Direct debit	Infocus Infocus 125.00		48,143.97
16.06.20	BPAY	BPAY TO MORETON BAY REGIONAL COUNCI 447.33		47,696.64
23.06.20	Funds transfer	INV-1222 - DEADSET PEST 400.00		47,296.64
25.06.20	Deposit		QUICKSUPER QUICKSPR2720455322 1,012.00	48,308.64
26.06.20	Deposit		TONY MASON personal contribut 10,000.00	58,308.64
29.06.20	BPAY	BPAY TO UNITYWATER 381.71		57,926.93
30.06.20	Interest		MACQUARIE CMA INTEREST PAID* 2.10	57,929.03
		CLOSING BALANCE AS AT 30 JUN 20	21,705.50 37,967.87	57,929.03

* Stepped interest rates for the period 1 January to 5 March: balances \$0.00 to \$4,999.99 earned 0.00% balances \$5,000.00 and above earned 0.55% pa (65 days); 6 March to 23 March: balances \$0.00 to \$4,999.99 earned 0.00% balances \$5,000.00 and above earned 0.30% pa (18 days); 24 March to 30 June: balances \$0.00 to \$4,999.99 earned 0.05% balances \$5,000.00 and above earned 0.05% pa (99 days)

annual interest summary 2019/2020

INTEREST PAID	186.56
TOTAL INCOME PAID	186.56

continued on next

Macquarie Cash Management Account

enquiries 1800 806 310

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T & A MASON SMSF
account no. 966759722

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About your account

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- 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.

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



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



Alc 810

21-1



0070090-86-0000001-0000001

Mrs A M Mason
230 Browns Plains Road
Browns Plains QLD 4118

Account Number	400048419
Account Name/s	T & A Mason Smsf Pty. Ltd. lor & Atf T & A Mason Smsf

Statement Period	
Issued Date	6 Jan 2020
Start Date	1 Jul 2019
End Date	31 Dec 2019

Statement Details	
Statement Number	1-00002
Page Number	1 of 2
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	3 Feb 2020

Loan Account Limit:	\$262,983.94	Available Redraw:	\$14.49	Current Interest Rate:	5.39% p.a.
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Date	Transaction Particulars	Debits	Credits	Balance
01 JUL	BALANCE BROUGHT FORWARD			264,732.65 DR
03 JUL	Direct Debit Payment Direct Debit Payment		1,502.97	263,229.68 DR
03 JUL	Regular Interest Charge Original amount of \$1,194.56 received an offset benefit of \$0.00.	1,194.55		264,424.23 DR
03 AUG	Regular Interest Charge Original amount of \$1,232.94 received an offset benefit of \$0.00.	1,232.94		265,657.17 DR
05 AUG	Direct Debit Payment Direct Debit Payment		1,502.97	264,154.20 DR
03 SEP	Direct Debit Payment Direct Debit Payment		1,502.97	262,651.23 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400048419
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd
 ABN 56606554321 Australian Credit Licence Number 494807
 Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
 Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
 Website: www.mezy.com.au

POSTED

1

0079086/0000001/0000001



21.2

Statement Period		Statement Details	
Issued Date	6 Jan 2020	Statement Number	1-00002
Start Date	1 Jul 2019	Page Number	2 of 2
End Date	31 Dec 2019	Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
BALANCE BROUGHT FORWARD				262,651.23 DR
03 SEP	Regular Interest Charge Original amount of \$1,232.13 received an offset benefit of \$0.00.	1,232.13		263,883.36 DR
03 OCT	Direct Debit Payment Direct Debit Payment		1,502.97	262,380.39 DR
03 OCT	Regular Interest Charge Original amount of \$1,190.73 received an offset benefit of \$0.00.	1,190.72		263,571.11 DR
03 NOV	Regular Interest Charge Original amount of \$1,228.96 received an offset benefit of \$0.00.	1,228.96		264,800.07 DR
04 NOV	Direct Debit Payment Direct Debit Payment		1,502.97	263,297.10 DR
10 OCT	Notice of Interest Rate Change Interest rate adjusted from 5.490% to 5.390% effective from 15/11/2019			263,297.10 DR
03 DEC	Direct Debit Payment Direct Debit Payment		1,502.97	261,794.13 DR
03 DEC	Regular Interest Charge Original amount of \$1,175.32 received an offset benefit of \$0.00.	1,175.32		262,969.45 DR
TOTALS AT END OF PERIOD		7,254.62	9,017.82	262,969.45 DR

POSTED

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400048419
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd
 ABN 56606554321 Australian Credit Licence Number 494807
 Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
 Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
 Website: www.mezy.com.au

2

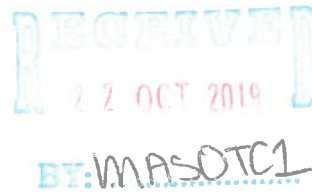
0079086/0000001/0000002



21-3

15 October 2019

T & A Mason SMSF Pty. Ltd. IOR & ATF T & A
Mason SMSF
30/340 Hope Island Road
Hellensvale
QLD 4212
Australia



Great news. We've lowered your interest rate.

Account Number: 400048419

Dear Sir / Madam,

We've just reviewed our current interest rates in line with the recent RBA announcement and the good news is we're reducing the rate on your home loan by 0.10% per annum. Your new variable interest rate is 5.39% per annum. This rate decrease takes effect on 15 November 2019.

How will this affect your home loan payments?

Your loan repayments will remain unchanged unless you have interest only repayments. Should you wish to make changes to your loan repayment amount please contact us.

Any Questions?

Should you have any questions, or wish to make changes to your repayments, please contact us on 1300 835 399 between 8:30am and 8:00pm AEST Monday to Friday.

Yours sincerely,

A handwritten signature in black ink, appearing to be the name of the Client Services Manager.

Client Services Manager

Mortgage Ezy

ABN 84 066 631 169 Australian Credit Licence Number 393457

Address: 7/42 Bundall Road Bundall QLD 4217, Locked Bag 7640 GCMC 9726

Telephone: 1300 835 399 **Fax:** 1300 329 399

Website: www.mortgageezy.com.au



21.4



1880090-40-0000001-0000001

Mrs A M Mason
230 Browns Plains Road
Browns Plains QLD 4118

Account Number 400048419
Account Name/s T & A Mason Smsf Pty. Ltd. lor
& Atf T & A Mason Smsf

Statement Period	
Issued Date	5 Jul 2020
Start Date	1 Jan 2020
End Date	30 Jun 2020

Statement Details	
Statement Number	1-00003
Page Number	1 of 2
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	3 Aug 2020

Loan Account Limit:	\$261,563.56	Available Redraw:	\$102.79	Current Interest Rate:	5.59% p.a.
---------------------	--------------	-------------------	----------	------------------------	------------

Date	Transaction Particulars	Debits	Credits	Balance
01 JAN	BALANCE BROUGHT FORWARD			262,969.45 DR
03 JAN	Direct Debit Payment Direct Debit Payment		1,502.97	261,466.48 DR
03 JAN	Regular Interest Charge Original amount of \$1,203.82 received an offset benefit of \$0.00.	1,203.82		262,670.30 DR
03 FEB	Direct Debit Payment Direct Debit Payment		1,502.97	261,167.33 DR
03 FEB	Regular Interest Charge Original amount of \$1,202.45 received an offset benefit of \$0.00.	1,202.45		262,369.78 DR
03 MAR	Direct Debit Payment Direct Debit Payment		1,502.97	260,866.81 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400048419
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

POSTED

Mortgage Ezy Pty Ltd
ABN 56606554321 Australian Credit Licence Number 494807
Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
Website: www.mezy.com.au

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1880090/40/0000001/0000001

Statement Period	
Issued Date	5 Jul 2020
Start Date	1 Jan 2020
End Date	30 Jun 2020

Statement Details	
Statement Number	1-00003
Page Number	2 of 2
Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
	BALANCE BROUGHT FORWARD			260,866.81 DR
03 MAR	Regular Interest Charge Original amount of \$1,123.59 received an offset benefit of \$0.00.	1,123.58		261,990.39 DR
03 APR	Direct Debit Payment Direct Debit Payment		1,502.97	260,487.42 DR
03 APR	Regular Interest Charge Original amount of \$1,199.34 received an offset benefit of \$0.00.	1,199.34		261,686.76 DR
03 MAY	Annual Account Fee (Schd)	395.00		262,081.76 DR
03 MAY	Regular Interest Charge Original amount of \$1,159.31 received an offset benefit of \$0.00.	1,159.30		263,241.06 DR
04 MAY	Direct Debit Payment Direct Debit Payment		1,502.97	261,738.09 DR
14 APR	Notice of Interest Rate Change Interest rate adjusted from 5.390% to 5.590% effective from 15/05/2020			261,738.09 DR
03 JUN	Direct Debit Payment Direct Debit Payment		1,502.97	260,235.12 DR
03 JUN	Regular Interest Charge Original amount of \$1,225.66 received an offset benefit of \$0.00.	1,225.65		261,460.77 DR
	TOTALS AT END OF PERIOD	7,509.14	9,017.82	261,460.77 DR

POSTED

Payments to this account may be made at any time.
Your Loan Account Number for direct credit payments is:

BSB & Account number: 012-666 400048419

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd

ABN 56606554321 Australian Credit Licence Number 494807
Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
Website: www.mezy.com.au

Comparable Sales > Comparable Listings > Customise Report > Final Preview



92 Grahams Road Strathpine QLD 4500

3 2 2 302m² 128m²

Property Type	Last Sold	Sold Date	Year Built	Owner Name
House	\$473,500	22 Jan 2019	2019	T & A MASON PROPERTY PTY LTD

Estimated Value \$500,000

High Confidence ⓘ

[Data Update ↗](#)

Refine your search

Property type: House x Radius: 2km Target suburb

Sold within: 6 months Custom date

Land size: min to max Price min \$ min Price max \$ max

Beds: 0 1 2 **3** 4 5 6+
 Baths: 1 1 **2** 3 4 5 6+
 Cars: 0 1 **2** 3 4 5 6+

Update Filters

Selected Comparable Sales ⓘ

Add Comparable Sale

Enter Address

Remove All Featured Land Sale Price Sale Date DOM Expand All

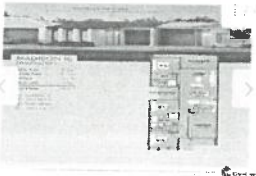
You have not yet added any comparable to your selected list.

Add comparable by selecting properties from the 'Search Results' below. Once you have added more than one property you can re-arrange the order of your selected list. The properties you add to this section will be included in your final report.

Search Results

Sort by: Closest property

0 selected (12 of 12 shown)

	Land	Sale Price	Sale Date	DOM	
<input type="checkbox"/> 26 Gilvear Crescent Strathpine QLD 4500	210m ²	\$415,000	10-Aug-20	-	3 2 2
<div style="display: flex;"> <div style="width: 20%;">  </div> <div style="width: 80%;"> <p>No listing description available.</p> <p>First Listed Price -</p> <p>Last Listed Price -</p> <p>Floor 114.2m² Year built 2019</p> <p>Distance 0.17km Go to RP Data</p> </div> </div>					
<input type="checkbox"/> 45 Monroe Crescent Strathpine QLD 4500	294m ²	\$473,500	20-Jul-20	25 days	3 2 2
<p>READY TO MOVE INTO This cleverly designed home will tick a lot of boxes for you! Open plan with a beautiful modern kitchen that overlooks the living/dining area and alfresco backyard beyond. Th...</p> <p>Read More</p>					

Report History Next



Last Listed Price \$473,500

Distance 0.2km

Go to RP Data

47 Monroe Crescent Strathpine QLD 4500 294m² \$473,500 20-Oct-20 28 days 3 2 2



READY AND WAITING FOR YOU! This beautifully designed home will tick a lot of boxes for you! Open plan with a beautiful modern kitchen that overlooks the living/dining area and alfresco backyard b...

Read More

First Listed Price \$473,500

Last Listed Price \$473,500

Floor - Year built - Distance 0.21km Go to RP Data

57 Peter Street Strathpine QLD 4500 640m² \$475,000 14-Sep-20 89 days 3 2 2



The Perfect Family Entertainer! Positioned on a spacious 640m2 block and flowing over multiple levels sits this beautiful home which is defined by its sought-after layout and location. Contemporary...

Read More

First Listed Price OFFERS OVER

Last Listed Price UNDER CONTRACT

Floor 153m² Year built 1975 Distance 0.74km Go to RP Data

4 Wordsworth Street Strathpine QLD 4500 612m² \$470,000 10-Sep-20 2 days 3 2 2



Renovated High Set Home Has Everything! You can stop looking for your dream home or investment now that you've discovered 4 Wordsworth Street, Strathpine. The full-brick construction is bigger tha...

Read More

First Listed Price Suit Buyers Above \$449,000

Last Listed Price SOLD BY NATHAN TAYLOR AND THE DAVID DEANE TEAM!

Floor 118m² Year built 1970 Distance 0.75km Go to RP Data

12/100 Spitfire Avenue Strathpine QLD 4500 151m² \$385,000 08-Sep-20 28 days 3 2 2



No listing description available.

First Listed Price \$385,000

Last Listed Price \$385,000

Floor 100m² Year built 2019 Distance 1.04km Go to RP Data

4 Savoy Street Bald Hills QLD 4036 627m² \$5 - 17-Nov-20 3 2 2



No listing description available.

First Listed Price -

Last Listed Price -

Floor 103m² Year built 1975 Distance 1.52km Go to RP Data

36 Seaton Street Bald Hills QLD 4036 650m² \$585,000 12-Sep-20 306 days 3 2 2



The Perfect Home for Large Families Renovated Kitchen, In-Ground Pool, Dual Side Access & Plenty Of Extra Rooms! Located a short stroll away from St Pauls School, this gorgeous home has been brill...

Read More

First Listed Price Offers Above \$619,000

Last Listed Price Offers Above \$579,000

Floor 135m² Year built 1980 Distance 1.6km Go to RP Data

10 Hedge Street Strathpine QLD 4500 658m² \$395,000 20-Jun-20 122 days 3 2 2

Report History Next



5 Bedroom, 2 Bath, 3 living, pool / walk to train This versatile 5-bedroom family home is packed with features in an ultra-convenient central location just footsteps from local amenities! Built i...

Read More

First Listed Price For sale Now
Last Listed Price Auction

Floor 150m² Year built 1970
Distance 1.69km Go to RP Data

30 Schubert Street Strathpine QLD 4500 609m² \$497,000 24-Sep-20 1 day 3 2 2



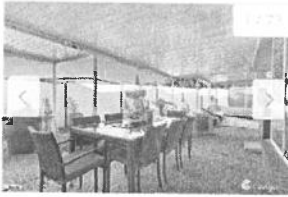
SIMPLE BEAUTY If there is one thing that this home is built for, it is a peaceful lifestyle! This low set brick home is perfectly positioned on a 609sqm block in a quiet pocket of Strathpine. The l...

Read More

First Listed Price For Sale
Last Listed Price UNDER CONTRACT

Floor 152m² Year built 1980
Distance 1.84km Go to RP Data

11 Heritage Street Bald Hills QLD 4036 498m² \$482,500 29-Jun-20 5 days 3 2 2



Family Entertaining with a Sought-After Floorplan! Positioned on a spacious 498m2 block, sits this beautiful contemporary family home which offers a stylish, sophisticated and superior lifestyle....

Read More

First Listed Price Offers Over \$475,000
Last Listed Price UNDER CONTRACT

Floor 126m² Year built 1985
Distance 1.96km Go to RP Data

36 Cambrian Street Bald Hills QLD 4036 637m² \$500,000 02-Aug-20 13 days 3 2 2



Plenty of Room for the Whole Family! Located in a thriving location on a spacious 637m2 block sits this expansive home which is spread over two levels. This home offers an extremely flexible floorp...

Read More

First Listed Price Offers Over \$499,000
Last Listed Price Offers Over \$499,000

Floor 86m² Year built 1975
Distance 1.99km Go to RP Data

T & A MASON SMSF
Trial Balance at 30/06/2020
Printed: Monday 21 September, 2020 @ 11:22:34

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(4,897.50)	242/001	Mason, Tony Grant			
	250	Interest Received			
(505.32)	250/001	Cash at Bank - Macquarie 182512 966759722			
	285	Transfers In - Preserved/Taxable			
(161,802.30)	285/001	Mason, Tony Grant			
(126,926.26)	285/002	Mason, Annette Marjorie			
	286	Transfers In - Preserved/Tax Free			
(217.88)	286/001	Mason, Tony Grant			
(636.55)	286/002	Mason, Annette Marjorie			
2,000.00	302	Administration Costs			
500.00	306	Amortisation of Formation Costs			
13.50	315	Bank Charges			
	334	Depreciation			
1,881.36	334/001	Plant & Equipment per QSR - 92 Grahams Rd, Strathpine			
	375	Investment Expenses			
5,375.00	375/001	Infocus Portfolio			
	390	Life Insurance Premiums - Preserved			
2,209.05	390/001	Mason, Tony Grant			
1,164.03	390/002	Mason, Annette Marjorie			
	425	Rental Property Expenses			
51.00	425/007	Borrowing costs			
558.76	425/009	Council rates			
1,449.58	425/011	Insurance			
1,235.62	425/013	Interest			
278,547.91	490	Profit/Loss Allocation Account			
	501	Mason, Tony Grant (Accumulation)			
	501/001	Opening Balance - Preserved/Taxable			157,767.36
	501/002	Opening Balance - Preserved/Tax Free			217.88
(4,897.50)	501/011	Employer Contributions - Concessional			
(161,802.30)	501/021	Transfers In - Preserved/Taxable			
(217.88)	501/022	Transfers In - Preserved/Tax Free			
6,723.39	501/031	Share of Profit/(Loss) - Preserved/Taxable			
2,209.05	501/130	Life Insurance Premiums - Preserved/Taxable			
	502	Mason, Annette Marjorie (Accumulation)			
	502/001	Opening Balance - Preserved/Taxable			119,926.12
	502/002	Opening Balance - Preserved/Tax Free			636.55
(126,926.26)	502/021	Transfers In - Preserved/Taxable			
(636.55)	502/022	Transfers In - Preserved/Tax Free			
5,836.11	502/031	Share of Profit/(Loss) - Preserved/Taxable			
1,164.03	502/130	Life Insurance Premiums - Preserved/Taxable			
47,667.82	604	Cash at Bank - Macquarie 182512 966759722		47,667.82	
2,000.00	640	Formation Expenses		2,000.00	

26/4/66
Age @ 1/7/19
= 53

9/3/66
Age @ 1/7/19
= 53

T & A MASON SMSF
Trial Balance at 30/06/2020
Printed: Monday 21 September, 2020 @ 11:22:34

Last Year	Account	Account Name	Units	Debits \$	Credits \$
3,009.00	645	Borrowing costs		3,009.00	
	765	Plant and Equipment (at written down value)			
15,759.03	765/001	Plant & Equipment per QSR - 92 Grahams Rd, Strathpine	1.0000	15,759.03	
	772	Real Estate Properties (Australian)			
474,844.71	772/001	Lot 151, 92 Grahams Road, Strathpine QLD 4500	1.0000	474,844.71	
(264,732.65)	810	Loan - Mortgage Ezy 400048419			264,732.65
				543,280.56	543,280.56

Current Year Profit/(Loss): \$0.00