

ANTHONY KELLY OPT PTY LTD SUPERFUND

COST BASE OF 78 PACIFIC PARADE, TAMBOURINE MOUNTAIN

AS PER DOCUMENTS PROVIDED

FOR THE YEAR ENDED 30 JUNE 2016

Purchase Price		439,000.00
Add:		
Rates Adjustment	150.95	
Search Fees	474.58	
Legals	1,050.00	
Titles Regn Fee	1,170.00	
Stamp Duty	13,790.00	
Postage & Petties	40.51	16,676.04
		<hr/>
		455,676.04
Less:		
Title Release Fee	169.00	169.00
		<hr/>
		455,507.04
Add:		
06/05/2016 - Building Inspection	240.00	
07/05/2016 - Pest Inspection	240.00	
12/05/2016 - Wide Bay Insurance	894.00	
15/05/2016 - Surveying Fees (10% Deposit)	231.00	
08/06/2016 - CJR Qld Painting	3,700.00	
10/06/2016 - Marks Home Maintenance	100.00	
15/06/2016 - Surveying Fees (Balance)	2,250.60	
29/06/2016 - Marks Home Maintenance	125.00	7,780.60
		<hr/>
		\$ 463,287.64

Robert Ward
Solicitor

*Investment Property
Tamborine Mountain
Rental income starting
July 2016*

49 Landman Court
Clagiraba Qld 4211
Mobile: 0407 197 145
Phone: (07) 5545 2431
Fax: (07) 5545 2432
Email: rob@robwardlaw.com.au

4 June 2016

Mr. & Mrs. A.D. Kelly
P.O. Box 1944
MILTON QLD 4064

Dear Anthony and Christina

Re: Purchase from M.J. & H.M. McAteer – 78 Pacific Parade, Tamborine Mountain

I confirm that settlement of the above matter was effected on Friday, 3 June 2016 and I set out below important information regarding the finalisation of the matter.

Settlement Statement

I enclose herewith the Settlement Statement which sets out the entire figures and all adjustments necessary to arrive at a final settlement balance payable to the Seller. The balance required at Settlement after allowing for all adjustments of current rates, charges and levies was the sum of **\$418,981.95**.

The above amount of \$418,981.95 was paid at settlement from funds provided by you to my trust account.

Details of Settlement Adjustments

You will see from the Settlement Statement that Scenic Rim Regional Council general rates (\$150.95) have been adjusted in the seller's favour for the period ending 30 June 2016 as general rates are paid to that date. This adjustment means that at Settlement you paid your proportion of rates for the period 4 June 2016 to 30 June 2016. The next General Rates Bill will be sent to you in July 2016 and will be entirely payable by you.

The Council will make a charge on your next General Rates bill for a Change of Ownership Fee.

As the Sellers had a mortgage on the property it will be necessary for me to lodge a Release of that mortgage in conjunction with the transfer documentation and accordingly you obtained in the settlement figures a credit of \$169.00 being the fee that the Titles Office will charge on the Release. I in turn will pay this fee to the Title Office.

Searches

The following necessary searches with relevant fees as set out were undertaken.

Land Tax Clearance - \$44.72; Bankruptcy Search - \$29.33; Council Information Search - \$122.00; Council Building Searches - \$256.00 and Check Title search - 22.53. All of these pre-settlement search fees have been paid by me on your behalf with the total being **\$474.58** and the same will be reimbursed to me from the trust funds held in my trust account.

The results of the searches appear to be satisfactory.

Other expenses incurred by me directly are \$20.00 for bank cheque fees for settlement and \$20.51 for telephone postage and petties. These sums will be met from the trust funds you have supplied.

Trust Funds Held

I advise that trust funds held have been dealt with as mentioned throughout this correspondence and I will forward to you a Trust Account Statement for the matter when the accounting is finished. Briefly, trust funds totalling **\$435,507.04** (\$1,553.91 + \$433,953.13) have been lodged with my trust account and those funds have been allocated as follows:-

To Balance settlement funds required	-	\$418,981.95
To reimbursement of Search Fees paid by me	-	\$ 474.58 ✓
To Legal Fee	-	\$ 1,050.00 ✓
To Titles Office Registration Fees on Transfer Documents	-	\$ 1,170.00 ✓
To Stamp Duty on Contract	-	\$ 13,790.00 ✓
To Bank Charges and Petties	-	\$ 40.51 ✓
Total		\$435,507.04

Final Matters

I confirm that my Memorandum of Fees delivered to you on 7 May 2016 has been paid from the trust account as authorised.

I confirm also that Stamp Duty in the sum of \$13,790.00 was payable on the Contract and an assessment for this amount was made by the State Revenue Authorities after lodgement by me of the necessary documentation. I confirm also that the sum of \$13,790.00 will be paid to the Commissioner of State Revenue from my trust account.

The transfer documentation will shortly be lodged with the Titles Office and fees of \$1,170.00 should be payable to that Office to effect the transfer of the Title into your names. I will advise further after this process is completed. I will obtain a Certificate of Title for the property at the conclusion of this process.

I note that you have allowed the Sellers a licence to stay in the premises until 4pm on Sunday, 5 June 2016

after which the keys etc are to be returned to the Agent for your collection. Please let me know if any difficulty is experienced in this process.

Finally, I thank you for your instructions herein and if I am able to be of further assistance or if you have any queries, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Ward', with a long, sweeping horizontal stroke extending to the right.

ROBERT WARD

Solicitor

Encls 1

SETTLEMENT STATEMENT

RE: A.D. & C. Kelly as trustee Purchase from McAteer – Property at 78 Pacific Pde, Tamborine Mtn.

Settlement Date and Time – 3 June 2016 at Noon

Place – SAI Global, Brisbane

Purchase Price	\$439,000.00 ✓
Plus Rates adjustment ($\$1,017.51 \times 27 \div 182$ days) (Scenic Rim Regional Council)	\$ 150.95 ✓
	<hr/>
	\$439,150.95
Less Deposit	\$ 20,000.00
	<hr/>
	\$419,150.95
Less Title Release Fees on Sellers' Mortgage	\$ 169.00 ✓
	<hr/>
Balance Settlement Funds required	<u><u>\$418,981.95</u></u>

TRUST ACCOUNT AUTHORITY

TO: Robert Ward, Solicitor
Law Practice Trust Account
49 Landman Court, Clagiraba Qld 4211

RE: Purchase from McAteer – Ref: A4 – 78 Pacific Parade, Tamborine Mountain

I, the undersigned, being the authorising client in relation to the above matter **DO**
HEREBY INSTRUCT AND AUTHORISE you, Robert Ward, Solicitor to deduct
from Robert Ward Law Practice Trust Account immediately upon settlement of the
above matter the sum of \$1,050.00 for your professional fees (as referred to
in your Memorandum of Fees dated 7 May 2016) in relation thereto and
\$20.00 for bank charges as well as the sum of \$503.91 for reimbursement of search fees paid
by you and to immediately pay such sums to your General Account.

Dates this 7th day of May 2016

.....

Anthony Kelly as Trustee

PRICE

Deposit Holder: PROFESSIONALS KENDALL REAL ESTATE

Deposit Holder's Trust Account: KENDALL REAL ESTATE Trust Account No 2

Bank: NAB

BSB: 084-835 Account No: 17-951-8860

Purchase Price: \$ 1,498,000

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

Deposit: \$ 20,000 Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

\$ _____ Balance Deposit (if any) payable on: _____

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

FINANCE

Finance Amount: \$ Cash N/A ← Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.

Financier: NAB

Finance Date: N/A

BUILDING AND/OR PEST INSPECTION DATE:

Inspection Date: 7 JUL 19 MM HM
14 days from date of contract

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

MATTERS AFFECTING PROPERTY

Title Encumbrances:

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

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

Tenancies:

TENANT'S NAME:

NIL

TERM AND OPTIONS:

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

STARTING DATE OF TERM: _____ ENDING DATE OF TERM: _____ RENT: _____ BOND: _____
\$ _____ \$ _____

Managing Agent:

AGENCY NAME: _____

PROPERTY MANAGER:

ADDRESS: _____

SUBURB: _____

PHONE: _____

MOBILE: _____

FAX: _____

EMAIL: _____

STATE: _____

POSTCODE: _____

INITIALS

Bill AK MM HM

Invoice

Robert Ward
Solicitor

49 Landman Court
Clagiraba Qld 4211
Mobile: 0407 197 145
Phone: (07) 5545 2431
Fax: (07) 5545 2432
Email: rob@robwardlaw.com.au

Date: 7 May 2016

To: Anthony Kelly (Optometrists) Superannuation Fund
P.O. Box 1944
MILTON QLD 4064


Invoice No: 16316

Re: **Memorandum of Fees – Your Purchase from McAteer – 78 Pacific Parade
Tamborine Mountain**

To my professional costs of and incidental to the above matter, to taking instructions throughout, to all correspondence with necessary parties, to all advice given to you, to all perusals of legal documentation, to undertaking searches authorised by you, to arranging variation of Contract and all advice concerning same, to drawing and engrossing transfer documentation and attending to the execution of same, to perusing all search results, to preparing initial report concerning Contract and initial searches, to perusal of documentation returned by you in reply, to attendances associated with recommended Survey of property, to all telephone calls with yourself, the sellers solicitors and any other party, to lodging and stamping the Contract and transfer documents with the Office of State Revenue, to payment of assessed Duty, to arranging and attending settlement, to all attendances upon the Agent, to lodging the transfer documents for registration and applying for and obtaining a Certificate of Title for the property in your names and to all ancillary matters necessary to complete the transaction

Delivered at: \$1,050.00

TOTAL \$1,050.00


.....
Robert Ward, Solicitor
E&OE

The following avenues are open to you under the terms of the *Legal Profession Act 2007 (Qld)* in the event of a dispute in relation to legal costs associated with this bill

- To apply for a costs assessment within 12 months of delivery of this bill or request for payment or such extended time as may be permitted by the Court or costs assessor after considering the reason for the delay (except sophisticated clients as defined in the LPAQ).
- To discuss the matter with my firm and /or request an itemised account.

Note: It is intended that the total of the abovementioned account will be withdrawn from Robert Ward Law Practice Trust Account as duly authorised by you and in accordance with the Legal Profession Act 2007 and Regulations.

GOLD COAST HOME INSPECTIONS PTY LTD
ACN 114 310 066 QBSA LIC 107 53 54
PRE PURCHASE BUILDING INSPECTIONS
INVOICE
ABN 76 114 310 066

Phone Andrew Kohler
Mobile : 0412 189 482
Fax : 07 55 923030
Email gchi17@bigpond.com

Po Box 1275
Broadbeach
QLD, 4218

For Performing a Building Inspection 78 Pacific Parade Tamborine

Client: Chris Kelly

Date: 060516 No: 060516

Fee for service: \$

Fee for service: \$240.00 : \$240.00 ✓ (Terms cod Net)

Bank Details:
Gold Coast Home Inspections
B.S.B: 06 4451
ACC: 1027 4696

Payment received: Commonwealth Bank

Signed: AK Date: 060516

paid

CREDIT TRADING TERMS

- 1 All accounts are to be settled within 7 days of invoice by the client (except on pre -arranged agreement)
- 2 Should the client default in payment, interest shall be charged at 29% per annum and an account keeping Fee of \$10.00 per month (This amount is subject to increase without notice) shall apply until the balance is paid. The client shall pay all expenses, costs or disbursements incurred by the credit provider in recovering outstanding monies in full.
- 3 All accounts outstanding after given time will automatically be passed onto our Credit controllers for collection.
- 4 If Paying by cheque, funds must exist in the clients account to cover the amount shown on the cheque. Bounced cheques come under the Section 427A of the criminal code, thus leaving the client liable for imprisonment with hard labour for 2 years.
- 5 In the event that the payment is unpaid by the parties concerned the account then becomes the sole responsibility of the Company /Person ordering the work to be preformed.
- 6 If there were any queries on this account we would appreciate immediate notification of the same to avoid any unnecessary embarrassment to all concerned.

We trust that you, the valued customer, understand our reason for this system of operation, which is also applied to us by our suppliers and request your cooperation is retaining our present friendly business relationship.

**METHODS OF PAYMENT: PLEASE POST RETURN
CHEQUE OR MONEY ORDER OR BANKCARD
VISA AVAILABLE OVER THE PHONE ON CREDIT
Facility on 0412 189 482
Return by mail to: Po Box 1275, Broadbeach, Qld, 4218**



Gold Coast Pest Inspections

Gold Coast Pest Inspections
Phone: 0413214066
adam@goldcoastpestinspections.com
www.goldcoastpestinspections.com

ABN: 43 090 867 346

Invoice: IV00000000257 **Tax Invoice**

Invoice date: 06/05/2016

Bill to:
Chris Kelly
78 Pacific Pde
Mt Tamborine Qld 4272

Due:
07/05/2016

ITEM	DESCRIPTION	UNITS	UNIT PRICE (inc GST)	TAX TYPE	AMOUNT (inc GST)
PPI	Pre Purchase Inspection	Qty 1	240.00	GST	240.00
GST:					\$21.82
Total (inc GST):					\$240.00
Amount Paid:					\$0.00
AMOUNT DUE:					\$240.00 ✓

Paid

How to pay



Bank Deposit

Bank Name: Westpac Bank
BSB: 034130
Account Number: 197839
Account Name: Gold Coast Pest Solutions
Reference: IV00000000257



Mail

Make your cheque payable to:
Gold Coast Pest Inspections

Detach this section and mail with your cheque to:
PO Box 3156
Helensvale TC Qld 4212

Wide Bay Insurance

203 Adelaide Steet,
 MARYBOROUGH QLD 4650
 Authorised representative number 331896 of Insurance House Pty Ltd
 ABN 33 006 500 072 AFSL 240954

T: (07) 4123 3333
 E: info@wbib.com.au
 W: www.wbib.com.au

Please confirm your instructions and advise cover has been arranged as shown. This information is for reference purposes only and is not intended to limit or modify the actual provisions of your policy. Please refer to your Policy document for full details of your cover.

Anthony & Christina Kelly
 48 Watcombe St
 WAVELL HEIGHTS QLD 4012

TAX INVOICE

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

Invoice Date: 12/05/2016
Invoice No: 282816
Our Reference: KELLYAC

Should you have any queries in relation to this account, please contact your Account Manager
WIDEBAY MARYBOROUGH

Class of Policy: Landlords Insurance
Insurer: Allianz Australia Insurance Limited
 Level 5, 360 Elizabeth Street MELBOURNE 3000
 ABN: 15 000 122 850
Policy Insured: Anthony Kelly (Optometrists) Pty Ltd Super Fund

NEW BUSINESS

Policy No: 142A016371LLP
Period of Cover:
 From 12/05/2016
 to 12/05/2017 at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

78 Pacific Pde, Tamborine Mtn - Landlord - NB

YOUR DUTY OF DISCLOSURE:

Before you enter into a Contract of general insurance with an Insurer, you have a duty under the Insurance Contract Act 1984 to disclose to the Insurer every matter that you know, or could reasonably expect to know, is relevant to the Insurer's decision whether to accept the risk, and, if so, on what terms. You have the same duty to disclose those matters to the Insurer before you renew, extend or reinstate a Contract of general insurance. If you fail to comply with the above, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning.

CANCELLATION AND COMPLAINTS:

We reserve the right to retain the broker fee and pro-rata commission return on any policy cancellations. Clients who are not fully satisfied with our services should contact our customer relations/complaints officer. We subscribe to the Financial Ombudsman Service (FOS), a free consumer service, and the principles of the Insurance Brokers Code of Practice. Further information is available from our office, or visit www.fos.org.au.

Our Premium:

Premium	UW Levy	F&ES Levy*	GST	Stamp Duty	Broker Fee
\$713.50	\$0.00	\$0.00	\$74.85	\$70.63	\$35.02

Where ES relates to State Emergency Services applicable NSW only)

TOTAL \$894.00

(A processing fee applies for Credit Card payments)



Turn over for further payment methods and instructions



Bill Code: 20362
Ref: 40068981924642309

Pay by credit card (Visa, Mastercard, Amex or Diners) at www.deft.com.au or Call 1300 78 11 45. A surcharge may apply.
DEFT Reference Number: 40068981924642309



*498 400689 81924642309

The Insurance House Group

Our Reference: KELLYAC
Invoice No: 282816
Due Date: 12/05/2016

Premium	\$713.50
U'writer Levy	\$0.00
F&ES Levy	\$0.00
GST	\$74.85
Stamp Duty	\$70.63
Broker Fee	\$35.02

AMOUNT DUE \$894.00

Schedule of Insurance

Class of Policy: Landlords Insurance	Policy No: 142A016371LLP
The Insured: Anthony Kelly (Optometrists) Pty Ltd Super Fund	Invoice No: 282816
	Our Ref: KELLYAC

New Business

As Requested, with an inception date of 12/05/2016, we have bound cover on your insurance.

Your Insurance Schedule

Please find below your insurance schedule. If any of these details are incorrect please contact us immediately.

This policy is underwritten by:
Allianz Australia Insurance Limited
AFS Licence No. 234708
ABN 15 000 122 850

Insured Name Anthony Kelly (Optometrists) Pty Ltd Superannuation Fund

ABN
Registered for GST Not Known
Tax Credit % 0.00%
Tax Status Not Known

Period of Insurance:
Effective Date 12/05/2016
Expiry Date 4.00pm on 12/05/2017

SITUATION 1 78 PACIFIC PARADE
TAMBORINE MOUNTAIN QLD 4272

No Claim Bonus 30.00%

BUILDINGS
Cover Type Landlord
Building Type House on Slab/Foundations
Construction Brick Veneer
Site > 20,000 sq mtrs No
Security Not Applicable
Sum Insured \$ 300000
Excess \$ 500

LIMIT OF LEGAL LIABILITY \$ 20,000,000

In the event of an earthquake or tsunami the basic excess will be increased by \$250.

CONTENTS
Sum Insured: Not Selected
Total Contents Sum Insured \$ 0

OPTIONAL ADDITIONAL COVERS
Rent Default and Theft by Tenant This cover applies

Weekly Rent \$ 450

Flood
Flood Cover Included

ADDITIONAL CONDITIONS AND ENDORSEMENTS APPLYING TO THE POLICY
The following condition(s) and/or endorsement(s) apply to this insurance. Where applicable they will replace any terms, conditions or exclusions contained in the policy wording.

Applicable only when you have contents cover

If the claim relates to loss or damage to refrigerators, freezers, washing machines, clothes dryers and dishwashers, we will replace these items with items that have equal or better energy efficiency, based on energy consumption, where available.

**Record of Answers - Landlord Insurance New Business
Confirmation of What You Have Told Us**



Please review the following information which has been used as the basis for your contract of insurance and advise IH - WIDE BAY INSURANCE immediately if the information as detailed is incorrect or incomplete in accordance with your duty of disclosure. We ask you to return the completed declaration with your signature to IH - WIDE BAY INSURANCE within 14 days.

Policy Number
142A016371LLP

Insured Details

Name
Insured Name Anthony Kelly (Optometrists)
Insured Name 2 Pty Ltd Superannuation Fund

Record of Answers to the questions asked:

Has the insured, or anyone permanently residing with the insured, been convicted of, or had any fines or penalties imposed for any crime involving drugs, dishonesty, arson, theft, fraud or violence against any person or property within the last 10 years?

You answered: No

Has the insured had a claim refused, insurance declined or special conditions imposed on a policy of insurance in the last 5 years?

You answered: No

Goods & Services Tax (GST)

Are you registered for GST NO
Your ABN 46 398 895 008
Your Input Tax Credit (ITC) entitlement % on the GST component of the premium 0 %

Period of Insurance

Effective Date 12/05/2016
Expiry Date 4:00pm on 12/05/2017

Insurer

Allianz Australia Insurance Limited
AFS Licence No. 234708
ABN 15 000 122 850

Intermediary

Account Number: A1420000908
Account Name: IH - WIDE BAY INSURANCE
Address: Level 3, 100 Wellington Parade
EAST MELBOURNE VIC 3002

Policy Type

Landlord Insurance

Risk Address

NO 78 PACIFIC PARADE
TAMBORINE MOUNTAIN QLD 4272

Property Description

Building Type House on Slab/Foundations
Construction of Walls Brick Veneer
Year Built 1985
Site > 20,000 sq mtrs No

Property Security Devices

Security Details Not Applicable

No Claim Bonus Entitlement

30 %

Buildings and/or Contents

Buildings
Sum Insured \$300,000

Legal Liability Cover
Limit of Legal Liability \$20,000,000

Excess Applicable to Claims
Buildings \$500

Contents
Not Selected

Optional Additional Covers
Rent Default and Theft by Tenant Yes

Flood
Flood Cover Included

Weekly Rent \$450

Please Note:
In the event of an earthquake or tsunami an additional excess of \$250 applies.

Record of Answers

Is the building being let or rented on a commercial basis (for example, bed and breakfast, hotels, hostels, motels, guest houses or boarding houses, etc)?

You answered: No

Is the building watertight, well maintained, structurally sound and secure?

You answered: Yes

Is the building subject to a National Trust Classification or Heritage Listing?

You answered: No

How many unrelated persons are living in the building?

You answered: 2

Is any part of the risk address used for any business, trade or profession, other than a home office, or is the building located on a farm or hobby farm?

You answered: No

Has the building been, or will it be, unoccupied for any period in excess of 60 consecutive days?

You answered: No

How many losses, including loss of rent and legal liability, has the insured had within the last 3 years as a landlord in respect of any residential property, whether claimed for or not?

You answered: 0

Is the building part of a strata title?

You answered: No

**Record of Answers - Landlord Insurance New Business
Confirmation of What You Have Told Us**



Is the building under construction, reconstruction or subject to a demolition order?

You answered: No

Does the insured have a current case before a tenancy tribunal, or any court, or have a tenant who is currently more than 2 weeks in arrears with their rental payments, in respect of the proposed property?

You answered: No

Is the building let for holiday bookings?

You answered: No

Is the property managed by a licensed managing agent?

You answered: Yes

Signature and Declaration

I confirm the information detailed in this document is correct and is in accordance with my Duty of Disclosure, which I have read and understood.

Applicant's Signature: *Anthony Kelly* Date: 25/5/16

PLEASE RETURN THIS SIGNED CONFIRMATION TO IH - WIDE BAY INSURANCE WITHIN 14 DAYS

Suite 206
6744
Helensvale Professional Centre
6755
3 Sir John Overall Drive
mail@ssq.net.au
PO Box 41, Helensvale Qld 4212
www.ssq.net.au

Ph: (07) 5573

Fax: (07) 5573

Email:

Website:

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**SCHLENCKER
SURVEYING
(QLD) PTY LTD**
A.B.N. 36 909 833 411

Suite 206
3 Sir John Overall Dr.,
Helensvale QLD 4212.
Ph.: (07) 5573 6744
Fax: (07) 5573 6755

PO Box 41, Helensvale QLD 4212.
Email: mail@ssq.net.au

ENGAGEMENT LETTER

**RE: Instructions to Proceed
Boundary Identification Survey
Lot 85 on RP41076
78 Pacific Parade, Tamborine Mountain**

CLIENT DETAILS

Client:

ABN (If applicable):

Address:

.....

Contact Person:

Phone:

Mobile:

Email:

Fax:

I/we, being the authorised representative(s), accept the fee proposal for the work proposed, and authorise Schlencker Surveying (Qld) Pty Ltd to proceed.

Signed: Date:

PAYMENT POLICY

Fee Proposal: \$2,100 + \$210 GST = \$2,310.00 (DNRM search fees not included and will be

Paid 231 ✓ 15/5/16

on charged at cost).

So that we can properly plan for your project and to allow us to cover our initial establishment and project set up costs (ie disbursements, fees etc), we require an initial deposit of 10% of our Initial Survey fee (**\$231**) prior to commencement of works. Payment of the balance of our fees is required within 14 days from date of Invoices. A Tax invoice will be issued at the completion of the project and can be paid by cash or by any of the following 3 methods:

Either **CHEQUE:** Please make cheques payable to Schlencker Surveying (Qld) Pty Ltd

or **ELECTRONIC PAYMENT:** Schlencker Surveying (Qld) Pty Ltd
BSB: 014 690
A/C No: 2547 40391

or **CREDIT CARD PAYMENT (Mastercard/Visa):** Please contact us to pay by credit card.

Our Clients are our Priority

Website: www.ssq.net.au

CJR Queensland *Painting Services*

A.B.N. 22 117 470 050

Tax Invoice

Professionals Real-estate

Date	Details	Amount
8/06/2016	78 Lookout Prd, Mt Tamborine	
	Painting of the interior of the dwelling including ceilings, walls	
	doors and architraves.	
	Ceiling - two coats of acrylic flat in white.	
	Walls - two coats of acrylic low sheen in one colour yet to be	
	chosen.	
	Doors and architraves - finished in enamel in one colour yet to	
	be chosen.	
	Exterior soffits - two coats of acrylic low sheen in one colour	
	yet to be chosen.	
	Labour and materials	Total \$3,700.00 gst inc ✓

ANZ Bank
Account Name: CJR Queensland Pty Ltd
BSB 014 279
Account Number 495636587

44 Justin Avenue
Tamborine Mountain
4272

markdlord@hotmail.com
0418557245

rs Home Maintenance

Tax Invoice

Professionals Kendall Real Estate
10 Main Street
Mt Tamborine
4272

Invoice No: 113
Date: 10 June 2016
Terms: NET 30
Due Date: 10 July 2016

	Quantity	Rate	Amount
--	----------	------	--------

rs	1	\$100.00	\$100.00
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Total \$100.00
Paid \$0.00

Balance Due \$100.00



Schlencker Surveying (Qld) P/L

Postal Address:
P O Box 41
Helensvale Qld 4212
Email: mail@ssq.net.au
www.ssq.net.au

ABN 36 909 833 411
ACN 063 830 642
Suite 206 / 3 Sir John Overall Drive
HELENSVALE QLD 4212
Phone: 07 5573 6744
Fax: 07 5573 6755

Anthony Kelly (Optometrists) Pty Ltd
Superannuation Fund
P O Box 1944
MILTON QLD 4064
adakelly@bigpond.com

Invoice No 16082M1

TAX INVOICE

Invoice Date
15-Jun-2016

Due Date
29-Jun-2016

Job Ref
16082

Property Address: 78 Pacific Parade, Mount Tamborine

FOR: Professional services rendered from 12 - 27 May, 2016 as per our quotation dated 10 May, 2016 (copy attached)

Identification survey.

Quoted amount	\$2,100.00
Less deposit paid	-\$210.00
To disbursements in DNRM search fees and charges (1 x CISP, 9 x survey plans)	\$156.00

Ex Tax Amount	\$2,046.00
GST	\$204.60
Total Amount Payable	\$2,250.60 ✓

- ✗
- CHEQUE: Please make cheques payable to Schlencker Surveying (Qld) Pty Ltd
 - ELECTRONIC PAYMENT: Schlencker Surveying (Qld) Pty Ltd
BSB: 014 690 A/C No: 2547 40391
 - EFTPOS: EFTPOS payments from debit accounts can be made at our office
 - CREDIT CARD PAYMENT* (Max \$10,000) Please charge my: VISA M/CARD.

Cardholder's Name _____

Signature _____

Card No _ _ _ / _ _ _ / _ _ _ Expiry Date _ / _

Invoice No	16082M1
Due Date	29-Jun-2016
Job Ref	16082
Client Code	KELLYANTHONY
Amount Payable	\$2,250.60

44 Justin Avenue
Tamborine Mountain
4272

markdlord@hotmail.com
0418557245

Marks Home Maintenance

Tax Invoice

Bill To: Professionals Kendall Real Estate
10 Main Street
Mt Tamborine
4272

Invoice No: 134
Date: 29 June 2016
Terms: NET 30
Due Date: 29 July 2016

Description	Quantity	Rate	Amount
78 Lookout Pde Ref 3834 Remove front door and trim to stop jamming, re install and paint hinge side of door.	1	\$125.00	\$125.00

Total \$125.00
Paid \$0.00

Balance Due \$125.00 ✓

Bank of Queensland
Mark D Lord
Bsb 124001
Account 21847723