

SJC SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 301 TO 301 - ENTRIES: ALL
 Printed: Tuesday 8 December, 2020 @ 09:09:46

4-1

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
301 <u>Accountancy Fees</u>						
31/10/2019	311019	Bank Statement		220.00	4-2	220.00
Narration: TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON						
17/01/2020	170120	Bank Statement		220.00	4-3	440.00
Narration: TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON						
27/02/2020	270220	Bank Statement		2,376.70	4-4	2,816.70
Narration: Part of \$2750						
Total Debits:				\$2,816.70		
Total Credits:						
Current Year Profit/(Loss):				N/A		



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

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Stephen Ciorcalo
SJC SMSF Pty Ltd
Unit 33
469 Pine Ridge Road
RUNAWAY BAY QLD 4216

Tax Invoice
017643

Ref: CIORSC1
27 August, 2019

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> • SJC SMSF Pty Ltd The following gives details of the work undertaken: <u>SJC SMSF Pty Ltd</u> 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.	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.

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

Ref: CIORSC1
 Invoice: 017643
 27 August, 2019
Amount Due: \$ 220.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

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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

SJC Bare Property Pty Ltd
Unit 33
469 Pine Ridge Road
RUNAWAY BAY QLD 4216

Tax Invoice
018679

Ref: CIORSC2
20 November, 2019

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> • SJC Bare Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>SJC Bare 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>GST: \$ 20.00</p> <p>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.

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

Credit Card (Please indicate type) Mastercard Visa

Card Number:

Cardholder Signature Expiry/.....

Ref: CIORSC2
Invoice: 018679
20 November, 2019
Amount Due: \$ 220.00

Card CCV

Liability limited by a scheme approved under Professional Standards Legislation

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Simmons Livingstone & Associates

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

The Trustee
SJC Super Fund
Unit 33
469 Pine Ridge Road
RUNAWAY BAY QLD 4216

Tax Invoice
019511

Ref: CIORSS1
14 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 - Preparation of Member's Statements - Processing Rollover Benefit Statements x 3 - Processing Property purchase & settlement transactions - Processing Rental Property transactions including depreciation - Preparation of records in accordance with the auditor's requirements including payment of disbursement to SMSF Audits.	2,500.00
<p>Acc Audit</p> <p>2376.70 373.30 <hr/>2750</p>	
Please note that this invoice is now due.	2,500.00
	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: CIORSS1
Invoice: 019511
14 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

BMT Tax Depreciation

QUANTITY SURVEYORS

Level 7, 320 Adelaide Street
Brisbane QLD 4000

GPO Box 3229
Brisbane QLD 4001

t 07 3513 7400 e info@bmtqs.com.au
f 07 3221 9933 w www.bmtqs.com.au

AUSTRALIA WIDE SERVICE AGN 41 115 282 392

Tax Receipt

Job No: 681590

To: Simmons Livingston & Associates Pty Ltd ATF SJ Self Managed Super Fund
PO Box 124, CHIRN PARK QLD 4215

Date	Description	Amount
1/12/2019	Capital Allowance & Tax Depreciation Report for Unit 24/24 The Corso, NORTH LAKES QLD 4509	\$668.18
	Goods and Services Tax	\$66.82
	Amount Paid	\$735.00

If you have additional investment properties that you would like a free opinion on, please contact us today.

Invoice Paid in Full - Thank you.

Yours Sincerely,

BMT Tax Depreciation Pty Ltd
Quantity Surveyors

b.1

SJC Superannuation Fund

Formation Costs

\$2,500.00 establishment costs

Year

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

POSTED

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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: **SJC Super Fund**
c/- **Simmons Livingstone & Associates**
PO Box 806
OXENFORD QLD 4210

Invoice No: 178789
Date: 13/02/20
Our Ref: 178789

<u>Description</u>	<u>Professional Services Rendered</u>	<u>Amount</u>
--------------------	---------------------------------------	---------------

Review and Audit of Financial Statements for
SJC Super Fund
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
ASIC SEARCHES	18.00
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

\$ 593.30

- 220

PLEASE USE INVOICE NUMBER AS REFERENCE FOR DIRECT PAYMENTS

INVOICE 178789

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: \$ 605.16

(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

37330

SJC Superannuation Fund
Summary of Quantity Surveyor Report
24/24 The Corso, North Lakes Q 4509

- Plant & Equipment

CGT done
2/2/19

8.1

Year	Claim	Closing WDV	23933 Total Cost
2019	3501	20432	
2020	5141	15291	
2021	3692	11599	
2022	2696	8903	
2023	2368	6535	
2024	1860	4675	
2025	1565	3110	
2026	1167	1943	
2027	730	1213	
2028	456	757	
2029	286	471	
2030	180	291	
2031	114	177	
2032	70	107	
2033	43	64	
2034	25	39	
2035	16	23	
2036	9	14	
2037	7	7	
2038	4	3	
2039	2	1	
2040	1	0	

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8.2

CGT date 2/11/18

Diminishing value method summary

Date	Effective life	Pooled plant	Division 40	Division 43	Total
2-Feb-19 to 30-Jun-19	1,953	1,548	3,501	2,669	6,170
1-Jul-19 to 30-Jun-20	2,625	2,516	5,141	6,566	11,707
1-Jul-20 to 30-Jun-21	2,120	1,572	3,692	6,568	10,260
1-Jul-21 to 30-Jun-22	1,713	983	2,696	6,568	9,264
1-Jul-22 to 30-Jun-23	1,030	1,338	2,368	6,568	8,936
1-Jul-23 to 30-Jun-24	676	1,184	1,860	6,568	8,428
1-Jul-24 to 30-Jun-25	217	1,348	1,565	6,568	8,133
1-Jul-25 to 30-Jun-26	0	1,167	1,167	6,568	7,735
1-Jul-26 to 30-Jun-27	0	730	730	6,568	7,298
1-Jul-27 to 30-Jun-28	0	456	456	6,568	7,024
1-Jul-28 to 30-Jun-29	0	286	286	6,568	6,854
1-Jul-29 to 30-Jun-30	0	180	180	6,568	6,748
1-Jul-30 to 30-Jun-31	0	114	114	6,568	6,682
1-Jul-31 to 30-Jun-32	0	70	70	6,568	6,638
1-Jul-32 to 30-Jun-33	0	43	43	6,568	6,611
1-Jul-33 to 30-Jun-34	0	25	25	6,568	6,593
1-Jul-34 to 30-Jun-35	0	16	16	6,568	6,584
1-Jul-35 to 30-Jun-36	0	9	9	6,568	6,577
1-Jul-36 to 30-Jun-37	0	7	7	6,568	6,575
1-Jul-37 to 30-Jun-38	0	4	4	6,568	6,572
1-Jul-38 to 30-Jun-39	0	2	2	6,568	6,570
1-Jul-39 to 30-Jun-40	0	1	1	6,568	6,569
1-Jul-40 to 30-Jun-41	0	0	0	6,568	6,568
1-Jul-41 to 30-Jun-42	0	0	0	6,568	6,568
1-Jul-42 to 30-Jun-43	0	0	0	6,568	6,568
1-Jul-43 to 30-Jun-44	0	0	0	6,568	6,568
1-Jul-44 to 30-Jun-45	0	0	0	6,568	6,568
1-Jul-45 to 30-Jun-46	0	0	0	6,568	6,568
1-Jul-46 to 30-Jun-47	0	0	0	6,568	6,568
1-Jul-47 to 30-Jun-48	0	0	0	6,568	6,568
1-Jul-48 to 30-Jun-49	0	0	0	6,568	6,568
1-Jul-49 to 30-Jun-50	0	0	0	6,568	6,568
1-Jul-50 to 30-Jun-51	0	0	0	6,568	6,568
1-Jul-51 to 30-Jun-52	0	0	0	6,568	6,568
1-Jul-52 to 30-Jun-53	0	0	0	6,568	6,568
1-Jul-53 to 30-Jun-54	0	0	0	6,568	6,568
1-Jul-54 to 30-Jun-55	0	0	0	6,568	6,568
1-Jul-55 to 30-Jun-56	0	0	0	6,568	6,568
1-Jul-56 to 30-Jun-57	0	0	0	6,568	6,568
1-Jul-57 to 30-Jun-58	0	0	0	6,568	6,568
1-Jul-58 to 30-Jun-59	0	0	0	3,902	3,902
Total	10,334	13,599	23,933	262,721	286,654

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

POSTED

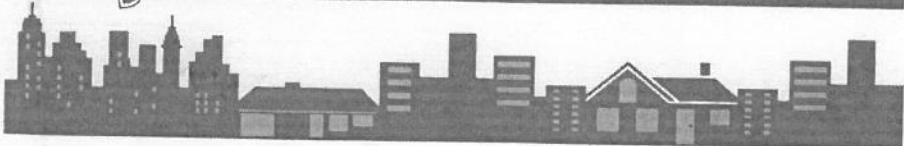
SJC SUPER FUND

DEPRECIATION SCHEDULE FOR THE REPORTING PERIOD 1 JULY 2019 TO 30 JUNE 2020

Account	Description	Cost	Opening Written Down Value	Disposals	Additions	Total Value for Depreciation	Rate	Depreciation Prime Cost	Depreciation Diminishing Balance	Closing Written Down Value
765/002	Plant and Equipment (at written down value) Security Doors				2,964.50	2,964.50	10.00		285.11	2,679.39
					2,964.50	2,964.50			285.11	2,679.39

8.3

ajt SCREENS AND SECURITY



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mob • 0423 237 822

e-mail • ajtscreens@live.com.au

fax • 07 3885 2095

abn • 63 61 305 82 95

name H&H Residential Prop date 19.6.19.

address 24/24 THE CORSO NORTH LAKEs,

phone MELINDA work _____ ref. _____

brand _____ colour BLACK / WHITE

quote

Nº 4015

melinda@hhrop.com.au

ITEM	QTY	WINDOWS	ROOM	FLY	SECURITY
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					

(STAINLESS
SCREEN GUARD)

SCREEN TOTAL

ITEM	QTY	DOORS	ROOM	FLY	STAIN	SECURITY
21	1	2400 x 2410 OX (B)	LIVING		1068	
22						
23	1	HINGED SECURITY DOOR ENTRY (W)			879	
24						
25	1	HINGED SECURITY DOOR BACK (W)			748	
COLOUR	1	BLACK/WHITE				
	2					
DOORSTOP	1	NO				
	2					
TRIPLE LOCK	1	YES				
	2					
	3					

DOOR TOTAL 1226

2350 < 1250

2052 < 724 < 1250 = 725

SUB TOTAL 2695
GST 269.50
TOTAL 2964.50

QUOTATION VALID FOR 30 DAYS
ALL PRODUCTS CARRY A 12 MONTH GUARANTEE
ALL PRODUCTS REMAIN PROPERTY OF AJT SCREENS & SECURITY UNTIL PAYMENT IS COMPLETED

85

STATEMENT 1



jason white | mob | 0423 237 822

abn | 63 61 305 82 95

TAX INVOICE No 2550

date 11.7.19.

quote ref 4015

name	H&H RESIDENTIAL PROPERTIES
address	24/24 THE CORSO NORTH LAKES
contact	MELINDA

QUANTITY	DESCRIPTION	TOTAL
1	2400 x 2410 0x SLIDING SECURITY DOOR	
2	HINGED SCREEN GUARD HINGED SECURITY DOORS SUPPLIED & FITTED KEYS x 6 / No: 32316 4 - TENANT 2 - OFFICE	

THANKYOU

TOTAL LABOUR AND MATERIALS

2695

GST

26950

296450

note: payment within 7 days is appreciated
direct deposit: currency bank | EFT # 304 700 | ACC # 0525 10427



Audit Shield Service

SJC Super Fund
U 33 469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

Tax Receipt

TAI-19635265

Ref: CIORSS1

9 March 2020

DEFT Ref No: 404251196352652

Details

Expiry Date: 31 October 2020 at 4p.m.
Level of Cover: \$ 10,000.00
Turnover Category: Self-Managed Super Fund

Payment

Fee for Audit Shield service participation:	\$ 290.91
GST Added:	\$ 29.09
Amount (ex surcharge):	\$ 320.00
Payment Surcharge:	\$ 0.00
Total Paid Amount:	\$ 320.00

Paid Date:

*31 October 2019

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

Name of Entities / Individuals to be covered:

SJC Super Fund

10-1

SJC SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 381 TO 382 - ENTRIES: ALL
Printed: Tuesday 8 December, 2020 @ 09:10:21

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
381		<u>Filing fees - ASIC</u>				
31/10/2019	311019	Bank Statement		54.00	10.2	54.00
Narration: ASIC part of \$134						
17/01/2020	170120	Bank Statement		267.00	10.4	321.00
Narration: ASIC part of \$347						
382		<u>Fines</u>				
31/10/2019	311019	Bank Statement		80.00	10.3	80.00
Narration: ASIC part of \$134						
17/01/2020	170120	Bank Statement		80.00	10.5	160.00
Narration: ASIC part of \$347						
Total Debits:				\$481.00		
Total Credits:						
Current Year Profit/(Loss):				N/A		

10.2



ASIC

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

SJC SMSF PTY. LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 24 Oct 19

SJC SMSF PTY. LTD.

ACN 628 294 860

Account No. 22 628294860

Summary

Opening Balance	\$54.00
New items	\$80.00
Payments & credits	\$0.00
TOTAL DUE	\$134.00

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

Transaction details are listed on the back of this page

Please pay

Immediately **\$134.00**

If you have already paid please ignore this invoice statement.

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



ASIC

Australian Securities & Investments Commission

PAYMENT SLIP

SJC SMSF PTY. LTD.

ACN 628 294 860

Account No: 22 628294860



22 628294860

TOTAL DUE **\$134.00**
Immediately **\$134.00**

Payment options are listed on the back of this payment slip



Billor Code: 17301
Ref: 2296282948605



*814 129 0002296282948605 84

103

Transaction details:

page 2 of 2

Transactions for this period		ASIC reference	\$ Amount
2019-10-24	Late Payment Fee 1	3X2282453480P A	\$80.00
Outstanding transactions			
2019-08-21	Annual Review - Special Purpose Pty Co	3X2282453480P A	\$54.00
2019-10-24	Late Payment Fee 1	3X2282453480P A	\$80.00

PAYMENT OPTIONS




Billpay Code: 8929
 Ref: 2296 2829 4860 584

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

Phone
 Call 13 18 16 to pay by Mastercard or Visa

On-line
 Go to postbillpay.com.au to pay by Mastercard or Visa

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



Biller Code: 17301
Ref: 2296282948605

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

10.4



ASIC
Australian Securities & Investments Commission

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

ABN 86 768 265 615

SJC BARE PROPERTY PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXFENFORD QLD 4210

INVOICE STATEMENT
Issue date 13 Jan 20
SJC BARE PROPERTY PTY LTD

ACN 629 916 187
Account No. 22 629916187

Summary

Opening Balance	\$267.00
New items	\$80.00
Payments & credits	\$0.00
TOTAL DUE	\$347.00

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

Transaction details are listed on the back of this page

Please pay

Immediately **\$347.00**

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

TOTAL DUE **\$347.00**
Immediately **\$347.00**

PAYMENT SLIP
SJC BARE PROPERTY PTY LTD

ACN 629 916 187 Account No: 22 629916187



22 629916187

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2296299161879



*814 129 0002296299161879 35

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Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2020-01-13	Late Payment Fee 1	3X2841860480B A	\$80.00
	Outstanding transactions		
2019-11-09	Annual Review - Pty Co	3X2841860480B A	\$267.00
2020-01-13	Late Payment Fee 1	3X2841860480B A	\$80.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 2991 6187 935

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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



Billier Code: 17301
Ref: 2296299161879

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

**ASIC**

Australian Securities & Investments Commission

10.6

Forms Manager

Registered Agents

Company: SJC SMSF PTY. LTD. ACN 628 294 860

Company details

Date company registered 21-08-2018
 Company next review date 21-08-2021
 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 , HELENSVALE QLD 4212

Principal place of business

UNIT 33 , 469 PINE RIDGE ROAD , RUNAWAY BAY QLD 4216

Officeholders

CIORCALO, STEPHEN JOHN

Born 04-07-1965 at MELBOURNE VIC

UNIT 33 , 469 PINE RIDGE ROAD , RUNAWAY BAY QLD 4216

Office(s) held: Director, appointed 21-08-2018
Secretary, appointed 21-08-2018**Company share structure**

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

Members

CIORCALO , STEPHEN JOHN UNIT 33 , 469 PINE RIDGE ROAD , RUNAWAY BAY QLD 4216

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
21-08-2018	0ECK62023201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

10.7

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**ASIC**

Australian Securities & Investments Commission

10.8

Forms Manager

Registered Agents

Company: SJC BARE PROPERTY PTY LTD ACN 629 916 187

Company details

Date company registered 09-11-2018
 Company next review date 09-11-2020
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

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

Principal place of business

UNIT 33 , 469 PINE RIDGE ROAD , RUNAWAY BAY QLD 4216

Officeholders

CIORCALO, STEPHEN JOHN

Born 04-07-1965 at MELBOURNE VIC

UNIT 33 , 469 PINE RIDGE ROAD , RUNAWAY BAY QLD 4216

Office(s) held: Director, appointed 09-11-2018
Secretary, appointed 09-11-2018**Company share structure**

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

Members

CIORCALO , STEPHEN JOHN UNIT 33 , 469 PINE RIDGE ROAD , RUNAWAY BAY QLD 4216

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
09-11-2018	0EEG81668201		Processed and imaged

APPLICATION FOR INCORPORATION
(DIVN 1)

10-9

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Certificate of Currency

TAL Life Limited ABN 70 050 109 450 AFSL Number 237848

Policy Number	1778324
Status	Inforce
Life Insured	STEPHEN CIORCALO
Address	UNIT 33, 469 PINE RIDGE ROAD RUNAWAY BAY QLD 4216

POLICY DETAILS

Product	Accelerated Protection
Policy Ownership	Mercer Superannuation (Australia) Limited
Payment Frequency	Annual
Total Instalment Premium	\$672.98
Total Annual Premium	\$672.98
Next Bill Date	18/10/2020
Arrears Amount	

BENEFIT DETAILS

SUMMARY FOR STEPHEN CIORCALO

Sum Insured	Instalment Premium	Annual Premium	Annual Stamp Duty	Annual Policy Fee	Premium Type	CPI	Start Date	Expiry Date
TPD Insurance Plan								
Definition: Any Occupation								
\$147,000	\$672.98	\$672.98	\$55.55	\$0.00	Stepped	Y	18/10/2018	18/10/2029

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 18/10/2020, 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 1778324



Rollover benefits statement

11-2

When to use this statement

Use this form for all rollover benefits transactions other than death benefit rollovers.

If you need to rollover a death benefit, use NAT 74924-06.2017.

If you need to correct an error for a payment made before 1 July 2013, use NAT 70944-05.2007.

Complete this form (or a similar form you create that collects the same information) if you are a trustee of a superannuation fund or provider of a retirement savings account (RSA) and any of the following apply:

- you are paying a rollover superannuation benefit other than a death benefit rollover to another fund or RSA, and you are not already providing all of this information electronically under the rollover data standards
- you have paid a rollover superannuation benefit to another fund or RSA and are providing a statement about the rollover to your member
- you are the trustee of a non-complying fund and are paying member benefits to another superannuation fund or RSA (complete section D instead of section C).

You must provide your member with a member statement using this form (or a similar form you create that includes the same information) for all rollovers, including if you applied the data standards and you didn't use this form for the fund-to-fund transaction.

Completing this statement

- Print clearly in BLOCK LETTERS using a black pen only.
- Place X in ALL applicable boxes.
- Use a separate form for each rollover payment you are making.

Read the instructions carefully. Penalties may apply if you make a false or misleading statement on this form without taking reasonable care.

Section A: Receiving fund

1 Australian business number (ABN) 70 050 109 450

2 Fund name

MERCER SUPERANNUATION (AUSTRALIA) LIMITED
ATF TAL SUPER

3 Postal address

GPO BOX 5380

Suburb/town/locality

SYDNEY

State/territory

NSW

Postcode

2001

Country if other than Australia

4 (a) Unique superannuation identifier (USI) N A

(b) Member client identifier 1778324

Section B: Member's details

11.3

5 Tax file number (TFN)

6 Full name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

7 Residential address

Suburb/town/locality

State/territory

Postcode

Country if other than Australia

8 Date of birth / /

9 Sex Male Female

10 Daytime phone number (include area code)

11 Email address (if applicable)

Section C: Rollover transaction details

① Include dollars and cents. The totals at item 13 and 14 must both equal the amount of the rollover payment.

12 Service period start date / /

13 Tax components

Tax-free component \$,,

KiwiSaver tax-free component \$,,

Taxable component:

Element taxed in the fund \$,,

Element untaxed in the fund \$,,

Tax components TOTAL \$,,

① Make sure you apply the proportioning rule to the tax components if you are not rolling over the member's full interest in your superannuation fund.

14 Preservation amounts

11.4

Preserved amount \$, , .

KiwiSaver preserved amount \$, , .

Restricted non-preserved amount \$, , .

Unrestricted non-preserved amount \$, , 4 . 8 2

Preservation amounts TOTAL \$, , 6 7 2 . 9 8

1 If the rollover payment contains a **KiwiSaver preserved amount**, you can't make the rollover payment to a self-managed superannuation fund (SMSF) under the preservation rules.

Section D: Non-complying funds

1 Only complete this section if you are a trustee of a non-complying fund.

15 Contributions made to a non-complying fund on or after 10 May 2006

\$, , .

Section E: Transferring fund

16 Fund ABN

17 Fund name

18 Contact name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

19 Daytime phone number (include area code)

20 Email address (if applicable)

Section F: Declaration

11-5

Complete the declaration that applies to you. Print your full name then sign and date declaration.

- 1 Before you sign the declaration, check that you have provided true and correct information. Penalties may be imposed for giving false or misleading information.

Trustee, director or authorised officer declaration

Complete this declaration if you are the trustee, director or authorised officer of the superannuation fund or other provider shown in section E.

I declare that the information contained in the statement is true and correct.

Name (BLOCK LETTERS)

STEPHEN CIORCALO

Trustee, director or authorised officer signature

Date

Day: 18 / Month: 10 / Year: 2019

OR

Authorised representative declaration

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name (BLOCK LETTERS)

Authorised representative signature

Date

Day: / Month: / Year:

Tax agent number (if you are a registered tax agent)

□□□□□ □□□

Where to send this form

- 1 Do not send this form to the ATO.

If the rollover data standards do not apply to the transaction, you must do all of the following:

- send the form to the receiving fund in section A within seven days of paying the rollover
- provide a copy to the member in section B within 30 days of paying the rollover
- keep a copy in your records for five years.

If the rollover data standards do apply to the transaction, you must do all of the following:

- comply with the data standard requirements for the fund-to-fund interaction (do not send this form to the receiving fund in section A)
- use this form only to provide a statement to the member in section B within 30 days of paying the rollover
- keep a copy of the member statement in your records for five years.

SJC SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL

12-1

Printed: Tuesday 8 December, 2020 @ 09:10:42

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
425 <u>Rental Property Expenses</u>						
425/001 <u>Advertising</u>						
30/06/2020	28001	Journal - Cash		80.00	3-1	80.00
Narration: T/up Agent statement						
425/003 <u>Bank charges</u>						
01/02/2020	1	Journal - Cash		395.00		395.00
425/005 <u>Body Corporate</u>						
21/10/2019	28001	Journal - Cash		1,649.76	13-1	1,649.76
Narration: T/up Agent statement						
02/01/2020	28001	Journal - Cash		20.93	3-32	1,670.69
Narration: T/up Agent statement						
01/02/2020	28001	Journal - Cash		672.04	13-2	2,342.73
Narration: T/up Agent statement						
28/05/2020	28001	Journal - Cash		673.00	13-3	3,015.73
Narration: T/up Agent statement						
30/06/2020	28001	Journal - Cash		609.68	13-4	3,625.41
Narration: T/up Agent statement						
425/007 <u>Borrowing costs</u>						
30/06/2020	42507	Journal - Non Cash		552.00	14-1	552.00
Narration: Write of 2020 year borrowing costs						
425/009 <u>Council rates</u>						
02/08/2019	020819	Bank Statement		452.55	15-1	452.55
Narration: BPAY TO MBRC PAYMENTS						
31/12/2019	28001	Journal - Cash		452.55	15-2	905.10
Narration: T/up Agent statement						
31/03/2020	28001	Journal - Cash		452.55	15-3	1,357.65
Narration: T/up Agent statement						
30/06/2020	28001	Journal - Cash		452.55	15-4	1,810.20
Narration: T/up Agent statement						
425/011 <u>Insurance</u>						
19/07/2019	28001	Journal - Cash		229.26	16-1	229.26
Narration: T/up Agent statement						
15/05/2020	28001	Journal - Cash		278.00	16-3	507.26
Narration: T/up Agent statement						
425/013 <u>Interest</u>						
01/07/2019	1	Journal - Cash		1,123.23	} 21	1,123.23
01/08/2019	1	Journal - Cash		1,158.86		2,282.09
01/09/2019	1	Journal - Cash		1,157.65		3,439.74
01/10/2019	1	Journal - Cash		1,119.35		4,559.09
01/11/2019	1	Journal - Cash		1,155.05		5,714.14
01/12/2019	1	Journal - Cash		1,105.75		6,819.89
01/01/2020	1	Journal - Cash		1,131.58		7,951.47
01/02/2020	1	Journal - Cash		1,130.27		9,081.74
01/03/2020	1	Journal - Cash		1,058.03		10,139.77
01/04/2020	1	Journal - Cash		1,129.12		11,268.89
01/05/2020	1	Journal - Cash		1,091.21		12,360.10
01/06/2020	1	Journal - Cash		1,149.00		13,509.10

12.2

SJC SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL

Printed: Tuesday 8 December, 2020 @ 09:10:42

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
425/014 Letting fees						
30/06/2020	28001	Journal - Cash		473.00	3-1	473.00
Narration: T/up Agent statement						
425/015 Property Agent Fees						
30/06/2020	28001	Journal - Cash		1,519.32	3-1	1,519.32
Narration: T/up Agent statement						
425/017 Repairs & Maintenance						
30/06/2020	28001	Journal - Cash		233.75		233.75
Narration: T/up Agent statement						
30/06/2020	28001	Journal - Cash		109.00	17-1	342.75
Narration: T/up Agent statement						
30/06/2020	28001	Journal - Cash		374.00	17.2	716.75
Narration: T/up Agent statement						
425/019 Stationery & printing						
30/06/2020	28001	Journal - Cash		110.00	3-1	110.00
Narration: T/up Agent statement						
425/021 Water						
19/09/2019	190919	Bank Statement		260.11	18-1	260.11
Narration: BPAY TO UNITYWATER						
23/01/2020	230120	Bank Statement		41.25	18.2	301.36
Narration: BPAY TO UNITYWATER						
21/05/2020	28001	Journal - Cash		341.55	18.4	642.91
Narration: T/up Agent statement						
21/05/2020	28001	Journal - Cash		260.11	18.2	903.02
Narration: T/up Agent statement						
				Total Debits:	\$24,201.06	
				Total Credits:		
				Current Year Profit/(Loss):	N/A	

17.3 \$ 170.50
 17.4 \$ 63.25

STATEMENT 8

13.1

Body Corporate for

VIDA CTS 51788

Mail Address
PO Box 1191
Toowoomba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4557

TAX INVOICE
ABN 86 502 775 996

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

SJC Bare Property Pty Ltd
Unit 13/ 469 Pine Ridge Road
RUNAWAY BAY QLD 4216

Date of Notice		21 October 2019	
A/c No		24	
Lot No	24	Unit Number	24
Contrib Ent.		94	
Interest Ent.		96	

Body Corporate for						
VIDA CTS 51788						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/11/19 to 31/01/20	01/11/19	407.02	0.00		407.02
Sinking Fund	01/11/19 to 31/01/20	01/11/19	73.32	0.00		73.32
Insurance Fund	01/11/19 to 31/01/20	01/11/19	61.44	0.00		61.44
ARREARS/ADJUSTMENTS			1,107.98			1,107.98
Totals	(Levies include GST)		1,649.76	0.00		\$1,649.76
GST component on levies of \$492.52 is \$49.26						
Please make your payment in accordance with attached slip Please make cheques payable to: StrataPay plus your StrataPay Reference Number Please visit www.stratapay.com for any fees that may be applied when making payments via credit cards.						

IMPORTANT NOTICE

If Levies are NOT received by the due date, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-

- * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
- * 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$38.50
- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.

Tel: 1300 552 311
Ref: 1482 9701 2

Telephone: Call this number to pay by credit card using a land line or mobile phone. International +613 8848 0158

www.stratamax.com.au
Ref: 1482 9701 2

Internet: Visit this website to make a secure credit card payment over the internet.

Tel: 1300 552 311
Ref: 1482 9701 2

Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.

Bill Code: 74625
Ref: 1482 9701 2

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay

Billpay Code: 9216
Ref No: 1482 9701 252

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

Make cheque payable to

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9

StrataPay Reference

1482 9701 2

Amount
\$1,649.76

Due Date
01 Nov 19

Mr Matt Wearne
51788/02100024 Lot 24/24

SJC Bare Property Pty Ltd
Unit 13/ 469 Pine Ridge Road
RUNAWAY BAY QLD 4216

STATEMENT 12

13-2

Body Corporate for

VIDA CTS 51788

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

TAX INVOICE
ABN 86 502 775 996

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504

Date of Notice		16 December 2019	
A/c No		24	
Lot No	24	Unit Number	24
Contrib Ent.		94	
Interest Ent.		96	








Body Corporate for						
VIDA CTS 51788						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/02/20 to 30/04/20	01/02/20	465.30	0.00		465.30
Sinking Fund	01/02/20 to 30/04/20	01/02/20	119.38	0.00		119.38
Insurance Fund	01/02/20 to 30/04/20	01/02/20	87.36	0.00		87.36
Totals	(Levies include GST)		672.04	0.00		\$672.04
GST component on levies of \$610.95 is \$61.09						
Please make your payment in accordance with attached slip Please make cheques payable to: StrataPay plus your StrataPay Reference Number Please visit www.stratapay.com for any fees that may be applied when making payments via credit cards.						

IMPORTANT NOTICE

If Levies are NOT received by the due date, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-

- * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
- * 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$38.50
- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.

Payment Options

 Tel: 1300 552 311 Ref: 1482 9701 2	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
 www.stratamax.com.au Ref: 1482 9701 2	Internet: Visit this website to make a secure credit card payment over the internet.
 Tel: 1300 552 311 Ref: 1482 9701 2	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
 Biller Code: 74625 Ref: 1482 9701 2	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
 Billpay Code: 9216 Ref No: 1482 9701 252	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
 Make cheque payable to: StrataPay 1482 9701 2	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
 BSB: 067-970 Account No: 1482 9701 2 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1482 9701 2

Amount	Due Date
\$672.04	01 Feb 20

Mr Matt Wearne
51788/02100024 Lot 24/24
SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504



*71 216 148297012 52

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

STATEMENT 19

13.3

Body Corporate for

VIDA CTS 51788

Mail Address
PO Box 1191
ooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

TAX INVOICE
ABN 86 502 775 996

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504

Date of Notice	26 March 2020		
A/c No	24		
Lot No	24	Unit Number	24
Contrib Ent.	94		
Interest Ent.	96		

Body Corporate for						
VIDA CTS 51788						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/05/20 to 31/07/20	01/05/20	466.24	0.00		466.24
Sinking Fund	01/05/20 to 31/07/20	01/05/20	118.44	0.00		118.44
Insurance Fund	01/05/20 to 31/07/20	01/05/20	88.32	0.00		88.32
Totals	(Levies include GST)		673.00	0.00		\$673.00
GST component on levies of \$611.81 is \$61.19						
Please make your payment in accordance with attached slip Please make cheques payable to: StrataPay plus your StrataPay Reference Number Please visit www.stratapay.com for any fees that may be applied when making payments via credit cards.						

Payment Options

- Tel: 1300 552 311
Ref: 1482 9701 2
- www.stratamax.com.au
Ref: 1482 9701 2
- Tel: 1300 552 311
Ref: 1482 9701 2
- Biller Code: 74625
Ref: 1482 9701 2
- Billpay Code: 9216
Ref No: 1482 9701 252
- Make cheque payable to:

Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158

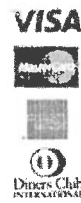
Internet: Visit this website to make a secure credit card payment over the internet.

Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9



StrataPay Reference
1482 9701 2

Amount **\$673.00** Due Date **01 May 20**

Mr Tim Burns
51788/02100024 Lot 24/24

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504

STATEMENT 23

13.4

Body Corporate for

VIDA CTS 51788

Mail Address
PO Box 1191
Narangba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

TAX INVOICE
ABN 86 502 775 996

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504

Date of Notice	23 June 2020		
A/c No	24		
Lot No	24	Unit Number	24
Contrib Ent.	94		
Interest Ent.	96		

Body Corporate for						
VIDA CTS 51788						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/08/20 to 31/10/20	01/08/20	439.92	0.00		439.92
Sinking Fund	01/08/20 to 31/10/20	01/08/20	97.76	0.00		97.76
Insurance Fund	01/08/20 to 31/10/20	01/08/20	72.00	0.00		72.00
Totals	(Levies include GST)		609.68	0.00		\$609.68
GST component on levies of \$554.25 is \$55.43						
Please make your payment in accordance with attached slip						
Please make cheques payable to: StrataPay plus your StrataPay Reference Number						
Please visit www.stratapay.com for any fees that may be applied when making payments via credit cards.						

Payment Options

- Tel: 1300 552 311
Ref: 1482 9701 2
- www.stratamax.com.au
Ref: 1482 9701 2
- Tel: 1300 552 311
Ref: 1482 9701 2
- Biller Code: 74625
Ref: 1482 9701 2
- Billpay Code: 9216
Ref No: 1482 9701 252
- Make cheque payable to:

Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158

Internet: Visit this website to make a secure credit card payment over the internet.

Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9

VISA

MasterCard

Amex

Diners Club INTERNATIONAL



StrataPay Reference
1482 9701 2

Amount **\$609.68** Due Date **01 Aug 20**

Mr Tim Burns
51788/02100024 Lot 24/24

SJC Bare Property Pty Ltd
30 Stark Drive
NARANGBA Q 4504

SJC Super Fund

Borrowing Costs

01/02/2019

\$2,760

Year

2019	\$230	2530
2020	552	1978
2021	552	1426
2022	552	874
2023	552	322
2024	\$322	0

POSTED

Rate notice

15-1

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



SJC Bare Property Pty Ltd
PO Box 124
CHIRN PARK QLD 4215

Property Details

Unit 24 24 The Corso, NORTH LAKES QLD 4509
Lot 24 SP 297798
Rateable Valuation \$38,377

Assessment number
838072.7
Total Payable
\$452.55
Period of rating
1 July - 30 September 2019
Date of issue
03 July 2019
Due date for payment
02 August 2019

Council Rates & Charges

General Rate - Category U5N (minimum)	310.75
Regional Infrastructure Separate Charge	19.50
Garbage Charge - Domestic	59.25
Special Charge - North Lakes Enhanced Services	7.50
State Government Charges	
Emergency Management Levy - Group 2A	55.55
TOTAL PAYABLE	\$452.55

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 008380727



Billers Code: 7062
Ref: 008380727

Location: Unit 24 24 The Corso, NORTH LAKES QLD 4509
Customer Ref: 008380727

Assessment number
838072.7
Total Payable
\$452.55
Period of rating
1 July - 30 September 2019
Date of issue
03 July 2019
Due date for payment
02 August 2019

1044725A008006.mrl:725800716A201

15-2

STATEMENT 8

Rate notice



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

Postal Address
 PO Box 159
 Caboolture Qld 4510

Customer Service
 Ph: (07) 3480 6464

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



SJC Bare Property Pty Ltd
 C/- H&H Residential Properties
 30 Stark Drive
 NARANGBA QLD 4504

Property Details

Unit 24 24 The Corso, NORTH LAKES QLD 4509
 Lot 24 SP 297798
 Rateable Valuation \$38,377

Council Rates & Charges

General Rate - Category U5N (minimum)	310.75
Regional Infrastructure Separate Charge	19.50
Garbage Charge - Domestic	59.25
Special Charge - North Lakes Enhanced Services	7.50
State Government Charges	
Emergency Management Levy - Group 2A	55.55
TOTAL PAYABLE	\$452.55

Assessment number	838072.7
Total Payable	\$452.55
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.

BPAY: Use your Phone or Internet banking PHONE: Call 1300 490 620 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-creditdebit	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 Grant 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
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PAYMENT REMITTANCE SLIP



*2464 008380727



Billor Code: 7062
 Ref: 008380727

Assessment number	838072.7
Total Payable	\$452.55
Period of rating	1 October - 31 December 2019
Date of issue	

STATEMENT 14

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
mbrcc@moretonbay.qld.gov.au



SJC Bare Property Pty Ltd
C/- H&H Residential Properties
30 Stark Drive
NARANGBA QLD 4504

Property Details

Unit 24 24 The Corso, NORTH LAKES QLD 4509
Lot 24 SP 297798
Rateable Valuation \$38,377

Assessment number	838072.7
Total Payable	\$452.55
Period of rating	1 January - 31 March 2020
Date of issue	02 January 2020
Due date for payment	03 February 2020

Council Rates & Charges

General Rate - Category U5N (minimum)	310.75
Regional Infrastructure Separate Charge	19.50
Garbage Charge - Domestic	59.25
Special Charge - North Lakes Enhanced Services	7.50
State Government Charges	
Emergency Management Levy - Group 2A	55.55
TOTAL PAYABLE	\$452.55

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 23rd December 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/embrcc

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 9.63% 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 008380727



Billor Code: 7062
Ref: 008380727

Assessment number	838072.7
Total Payable	\$452.55
Period of rating	1 January - 31 March 2020
Date of issue	02 January 2020

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STATEMENT 20

Rate notice



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

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: (07) 3480 6464

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



SJC Bare Property Pty Ltd
C/- H&H Residential Properties
30 Stark Drive
NARANGBA QLD 4504

Property Details

Unit 24 24 The Corso, NORTH LAKES QLD 4509
Lot 24 SP 297798
Rateable Valuation \$38,377

Assessment number	838072.7
Total Payable	\$452.55
Period of rating	1 April - 30 June 2020
Date of issue	08 April 2020
Due date for payment	08 May 2020

Council Rates & Charges

General Rate - Category U5N (minimum)	310.75
Regional Infrastructure Separate Charge	19.50
Garbage Charge - Domestic	59.25
Special Charge - North Lakes Enhanced Services	7.50
State Government Charges	
Emergency Management Levy - Group 2A	55.55
TOTAL PAYABLE	\$452.55

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 25th March 2020 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 008380727



Billers Code: 7062
Ref: 008380727

Assessment number	838072.7
Total Payable	\$452.55
Period of rating	1 April - 30 June 2020
Date of issue	08 April 2020

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STATEMENT 2



AFS License No 236663 A.B.N. 59 009 357 582
449 Yangebup Rd, Cockburn Central WA 6164


H & H Residential Properties
30 Stark Drive
Narangba QLD 4504

TAX INVOICE ENDORSEMENT COVER NOTE

Policy Type: Landlords Extra Protection Value Plus
Policy Number: PHA+/067661
Cover Note Number: 443439
Insured Name: Clients of H & H Residential Properties
Insurer name: The Hollard Insurance Company Pty Ltd
Period of insurance: From 19 Jul 2019 To 19 Aug 2019

Premium payable	\$191.21
Emergency Service Levy	\$0.00
Administration fees	\$0.00
G.S.T.	\$19.12
Stamp duty	\$18.93
Total	\$229.26 Includes GST

This document is an interim contract issued for one calendar month pending receipt of an application, payment and/or other information that has been requested by us. The premium shown represents the full premium for the proposed insured period and not just for the cover note period. Upon receipt of the outstanding information/premium, a policy will be issued for the full insured period. Thereafter, no further payment will be required in respect of this transaction.

Signed  Dated: Friday, 19 July 2019

If you have any enquiries regarding your policy, or wish to confirm your policy transaction please phone the contact number shown in this document.

PAYMENT OPTIONS

<p>Direct Deposit</p> <p>ANZ Banking Limited</p> <p>BSB 016-008 Account 3957-09881</p> <p>Quote Policy Number</p>	<p>Credit Card</p> <p>You can pay the bill on our website: www.sgua.com.au/pay-bill Enter your name, Policy Number and Amount. Credit card payments attract \$2 surcharge.</p>	<p>Cheque</p> <p>Please make cheque payable to: St George Underwriting Agency and send it to: PO Box 3701 Success WA 6964</p>
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16.2

Policy Number: PHA+/067661
Cover Note Number: 443439

INSURED PROPERTY

Schedule Number 197720

Agent H & H Residential Properties
Owner Steve Clorcalo
Risk address 24 The Corso
North Lakes QLD 4509

1st mortgagee
2nd mortgagee
Excess

\$50 each claim for Section 4: Contents (except Earthquake). A \$200 excess applies to all claims for Earthquake. A \$250 excess applies to claims for Theft by Tenants under Section 1: Deliberate Damage
A \$250 excess applies to each claim for Accidental Damage under Section 1: Damage by Tenant but not exceeding \$500
A \$250 excess applies to each claim for Accidental Damage under Section 4: Contents

Sums Insured

Building	\$0	Mortgagee Protection	\$0
Contents	\$60,000	Deliberate Damage	\$60,000
Loss of Rent	See Below	Tenants Default Weekly Rent	See Below
Workers Compensation	No	Legal Liability	\$20,000,000

Endorsements applicable to this schedule only

Notwithstanding anything contained in the schedules to the contrary, Tenants' Default Weekly Rent is covered for up to 18 weeks at the rent applicable at the date of loss.
Notwithstanding anything contained in the schedules to the contrary, Section 5: Loss of Rent (defined events) is covered for up to 52 weeks at the rent applicable at the date of loss.

It is a condition of this insurance that the property is continuously managed by a licensed property manager.

Notwithstanding anything contained in the policy to the contrary, in relation to claims involving damage to or removal of asbestos materials, we will not pay any more to replace or repair damaged property or to remove debris, than would have been payable if the materials had not contained asbestos. We will not cover your legal liability for claims that would not have occurred but for the existence of asbestos

PRIVACY NOTICE

We are bound by the Australian Privacy Principles (APPs) under the Privacy Act 1988 (Cth) and comply with the Privacy Act 1988 (Cth). We are committed to ensuring that all Our business dealings comply with the APPs and acknowledge the importance of keeping personal details for individuals confidential and secure. We collect personal information for the purpose of providing insurance, including arranging insurance, policy administration and claims handling. Without this information, We are not able to provide You with the services You require. If You would like a copy of Our privacy policy, would like to seek access to or correct Your personal information, or opt out of receiving materials We send, please contact Us.

16.3

STATEMENT 20



SGUA Insurance Group Ltd
200, Wellington Street West, Toronto, Ontario M5H 2B4

15 APRIL 2020

OFFER TO RENEW

Standards Extra Protection Plus

Policy: PHA/085/2614 (19/2020)

Insured: The Home H & F Residential Properties

This Policy falls due for renewal on 15 May, 2020

Renewal Premium	\$2,118.00
Emergency Service Levy	\$0.00
Administration fees	\$0.00
G.S.T.	\$278.00
Stamp duty	\$0.00
Total	\$278.00

Insured Property

Insured Address

24 The Corso

City

North York

Insured Address

24 The Corso

City

North York

Insured

The Home H & F Residential Properties, a limited liability company, is a member of the Home H & F Residential Properties Group, a group of companies controlled by the Home H & F Residential Properties Group. The Home H & F Residential Properties Group is a group of companies controlled by the Home H & F Residential Properties Group. The Home H & F Residential Properties Group is a group of companies controlled by the Home H & F Residential Properties Group.

Insured

The Home H & F Residential Properties, a limited liability company, is a member of the Home H & F Residential Properties Group, a group of companies controlled by the Home H & F Residential Properties Group. The Home H & F Residential Properties Group is a group of companies controlled by the Home H & F Residential Properties Group. The Home H & F Residential Properties Group is a group of companies controlled by the Home H & F Residential Properties Group.

Insured

The Home H & F Residential Properties, a limited liability company, is a member of the Home H & F Residential Properties Group, a group of companies controlled by the Home H & F Residential Properties Group. The Home H & F Residential Properties Group is a group of companies controlled by the Home H & F Residential Properties Group. The Home H & F Residential Properties Group is a group of companies controlled by the Home H & F Residential Properties Group.

Sum Insured

Insured

Sum Insured

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17-1



1300 Smoke Alarms Pty Ltd
PO Box 846
Fortitude Valley QLD 4006

CUSTOMER SERVICE ENQUIRIES
1300 766 532
PAYMENT ENQUIRIES
accounts@1300smokealarms.com.au



STATEMENT 7

TAX INVOICE

1300 Smoke Alarms Pty Ltd
ABN 73 147 616 108

Steve Ciorcalo
H & H Residential Properties
30 Stark Drive
Narangba QLD, 4504

Invoice No. 406411
Invoice Date 03 Oct 2019
Due Date 02 Nov 2019
Amount Due \$ 109.00

Property Address: 24/24 The Corso, North Lakes 4509

Qty	Service	Amount
	Annual Service - Compliance Premium (Smoke Alarms + Safety Switches + Corded Blinds)	\$ 109.00

Paying by EFT	Remittance Advice	Total \$ 109.00
Please deposit funds into:	accounts@1300smokealarms.com.au	Paid To Date \$ 0.00
Name: 1300 Smoke Alarms Pty Ltd		Amount Due \$ 109.00
BSB: 064 163, Account: 1036 1388		Including GST of \$ 9.91

COMPLIANCE SAFETY REPORT - 406411



Compliance Premium (Smoke Alarms + Safety Switches + Corded Blinds)

Service Address: 24/24 The Corso, North Lakes 4509
Service Type: Annual Service
Work Order: M3070872
Inspection Date: 03 Oct 2019 Time: 13:23
Subscription Expiry: 11 Sep 2019
Technician: Mitchell Diggles via Auto Tech



Position	Location	Power	Type	Battery ^a	Expiry	New Expiry ^b	Action	Reason
RFC	Lvl 1 Bedroom 1	Electrical	PhotoElectric	Yes		2027	Serviced Alarm	✓
RFC	Lvl 1 Bedroom 2	Electrical	PhotoElectric	Yes		2027	Serviced Alarm	✓
RFC	Lvl 1 Stairs - Top	Electrical	PhotoElectric	Yes		2027	Serviced Alarm	✓
RFC	Lvl G Stairs - Bottom	Electrical	PhotoElectric	Yes		2027	Serviced Alarm	✓
Corded Windows		Inspected	Retrofits	Status	Details			
Compliance Inspection		All	0	Compliant	This property passes the ACCC Minimum Standards			
Safety Switch/RCD		Test	Status	Details				
Compliance Test		VIO	Compliant	Visual inspection only.				

Terms and Conditions:
1300 Smoke Alarms, its employees and its directors will not be held responsible if any of the items above have been tampered with, removed or damaged by the tenant/agent or any other party after our inspection. Failure to pay this invoice within 30 days of issue will render the property non-compliant and all liability will

17-2

TAX INVOICE

ABN 56 567 891 417

Amount Due (AUD)

\$374.00

BILL TO
H& H RESIDENTIAL PROPERTIES

Melinda
30 Stark Dr Narangba
Qld, 4504

0410634584
melinda@hhrp.com.au

STATEMENT
15

Invoice Number: 1114

Invoice Date: February 4, 2020

Payment Due: March 5, 2020

ITEM	QUANTITY	RATE	AMOUNT
INSTALLATION 24/24 THE CORSO, NORTH LAKES QLD 4509 ,SUPPLY AND FIT ONE WHITE BLOCKOUT ROLLER BLIND FOR SLIDING DOOR IN LOUNGE ROOM	1	\$340.00	\$340.00

Subtotal: \$340.00

gst 10%: \$34.00

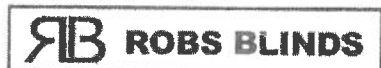
Total: \$374.00

Amount Due (AUD): \$374.00

Notes

ALL BLINDS ARE MADE IN AUSTRALIA

BANK Bank Of Queensland # ACCOUNT NAME Robs Blinds # BSB 124021 # ACCOUNT NUMBER 20585465



ROBS BLINDS
robsblinds@bigpond.com
6/ 51 Gellibrand Street Clayfield
Brisbane, Queensland 4011
Australia

Contact Information
Mobile: 0418875910
www.robsblinds.com.au

17-3



8/6 Oxley Street
North Lakes QLD 4509
0452160094
admin@impactplumbing.net

Tax Invoice
ABN: 16 549 025 036

Tax Invoice # 8941
17th January 2020

Steve Ciorcalo
C/- H&H Residential Properties
24/24 The Corso, North Lakes, QLD, Australia

Ref: M3270434 - 24/24 The Corso

WORK COMPLETED:

Attend property to inspect drain odour. On inspection the drain required clearing due to a build up of debris.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Labour and materials to clear ensuite drain.	1	\$155.00	\$155.00
		SUBTOTAL:	\$155.00
		GST:	\$15.50
		TOTAL:	\$170.50
		PAID:	\$0.00
		BALANCE DUE:	\$170.50

Subtotal: \$155.00
GST: \$15.50
Total: \$170.50

Terms and Payment Advice – End of Month

Account Details:
Bank: Suncorp-Metway Ltd
Account Name: Impact Plumbing and Drainage Solutions
BSB: 484-799
ACC: 169977201
Reference: 8941

**Impact Plumbing and Drainage Solutions
Pty Ltd**
8/6 Oxley Street, North Lakes QLD 4509
PH: 0452160094
Email: admin@impactplumbing.net
QBCC: 1144942 A.B.N.16 549 025 036

17.4

STATEMENT 15



8/6 Oxley Street
North Lakes QLD 4509
0452160094
admin@impactplumbing.net

Tax Invoice
ABN: 16 549 025 036

Tax Invoice # 8942
11th February 2020

Steve Ciorcalo
C/ - H&H Residential Properties
24/24 The Corso, North Lakes, QLD, Australia

Ref: M3270411 - 24/24 The Corso

WORK COMPLETED:

Attend property to inspect kitchen water pressure. On investigation it was found that the tap aerator was faulty & required replacement.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Labour and materials to replace faulty aerator.	1	\$57.50	\$57.50
		SUBTOTAL:	\$57.50
		GST:	\$5.75
		TOTAL:	\$63.25
		PAID:	\$0.00
		BALANCE DUE:	\$63.25

Subtotal: \$57.50
GST: \$5.75
Total: \$63.25

Terms and Payment Advice – End of Month

Account Details:
Bank: Suncorp-Metway Ltd
Account Name: Impact Plumbing and Drainage Solutions
BSB: 484-799
ACC: 169977201
Reference: 8942

Impact Plumbing and Drainage Solutions
Pty Ltd
8/6 Oxley Street, North Lakes QLD 4509

From: H&H Residential Properties
Sent: Tuesday, January 21, 2020 9:02 AM
To: Steve Ciorcalo
Subject: M3270434: 24/24 The Corso, North Lakes, QLD 4509

Hi Steve,

This is a courtesy message just confirming that the job below at your property has been completed. You do not need to take any action or respond to this email.

Job address: 24/24 The Corso, North Lakes, QLD 4509
Job reference: M3270434
Brief Description: Drainage issue
Job Details: Drain in en-suite. Smelly and and black in colour. Drain up quite high compared to other drains in the house.
Invoice amount: \$170.50

Should you have any questions please do not hesitate to contact us.

Kind Regards,

Melinda Horne



H&H Residential Properties

Director LREA

M: 0410 634 584

E: melinda@hhrp.com.au

W: www.hhrp.com.au



Sic Bare Property Pty Ltd
Unit 13/469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

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	99913298
Payment reference	0999 1329 88
Property	Unit 24/24 The Corso, NORTH LAKES, QLD

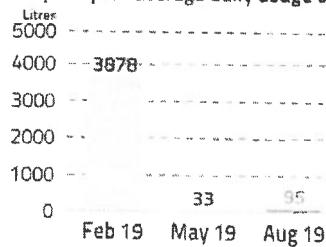
Bill number	7119286916
Billing period	18 May 2019 to 9 Aug 2019
Issue date	20 Aug 2019
Approximate date of next meter reading	12 Nov 2019

Your account activity

Your last bill \$261.30	-	Payments/adjustments \$261.30	=	Balance \$0.00	+	New charges \$260.11	=	Total due \$260.11
								Due date 19 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.

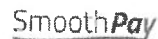
Easy ways to pay For other payment options - see over



BPAY
Bill Code: 130393
Ref: 0999 1329 88
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.



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

18.2



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



Sjc Bare Property Pty Ltd
Unit 13/469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

*PAID
22/01/2020
@ 8:28 PM*

Account number	99913298
Payment reference	0999 1329 88
Property	Unit 24/24 The Corso, NORTH LAKES, QLD

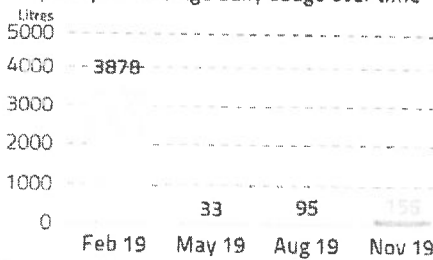
Bill number	7119769264
Billing period	10 Aug 2019 to 7 Nov 2019
90 days	
Issue date	20 Dec 2019
Approximate date of next meter reading	10 Feb 2020

Your account activity

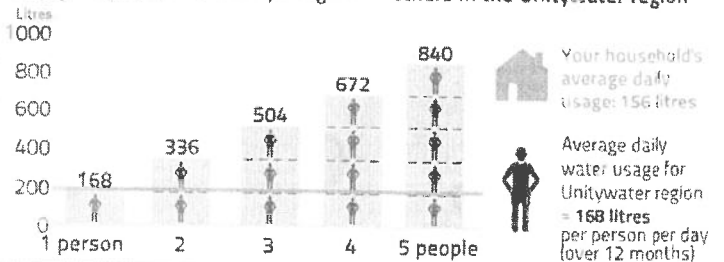
Your last bill \$260.11	-	Payments/adjustments \$520.22	=	Balance -\$260.11 <small>In credit</small>	+	New charges \$301.36	=	Total due \$41.25
								Due date 22 Jan 2020

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 cutting your shower time to 4 minutes.

For personalised 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 1329 88
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

1813

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)
UT1708572W	9 Aug 19	933	7 Nov 19	947	14	90	155.6
Total water usage					14	90	155.6
Total sewerage usage (waste and greywater) = 90% of water usage					12.60	90	140.0

Activity since last bill

Last bill		\$260.11
Payments / adjustments		
16 Sep 2019	CBA BPAY BPAY 16/09/2019	-\$260.11
19 Sep 2019	CBA BPAY BPAY 19/09/2019	-\$260.11
Account balance		-\$260.11

Water and Sewerage Charges

Lot 24 Plan SP297798 Installation ID 223164313615

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	10 Aug 19 to 07 Nov 19	0.1556	90	\$3.017	\$42.24
This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.					
Unitywater (local government distributor-retailer price)					
Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	10 Aug 19 to 07 Nov 19	0.1556	90	\$0.667	\$9.34
Sewerage up to 740 L/day	10 Aug 19 to 07 Nov 19	0.1400	90	\$0.667	\$8.40
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	10 Aug 19 to 07 Nov 19	1	90	\$0.879	\$79.11
Sewerage Access	10 Aug 19 to 07 Nov 19	1	90	\$1.803	\$162.27
Water subtotal					\$130.69
Sewerage subtotal					\$170.67
New water and sewerage charges					\$301.36
Total Due = ① + ②					\$41.25

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。
التصلي بالترجمة 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50.
언어사 13 14 50 전화로 연락하십시오.
Quando necessita un interprete chiamaci 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 1329 88



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 1329 88
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999 1329 88 00004125

Account number	99913298
Payment reference	0999 1329 88
Total due	\$41.25
Due date	22 Jan 2020

1814



SENT to
MELINDA
8TH.
APRIL.

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

Sjc Bare Property Pty Ltd
Unit 13/469 Pine Ridge Rd
RUNAWAY BAY QLD 4216

Account number	99913298
Payment reference	0999 1329 88
Property	Unit 24/24 The Corso, NORTH LAKES, QLD

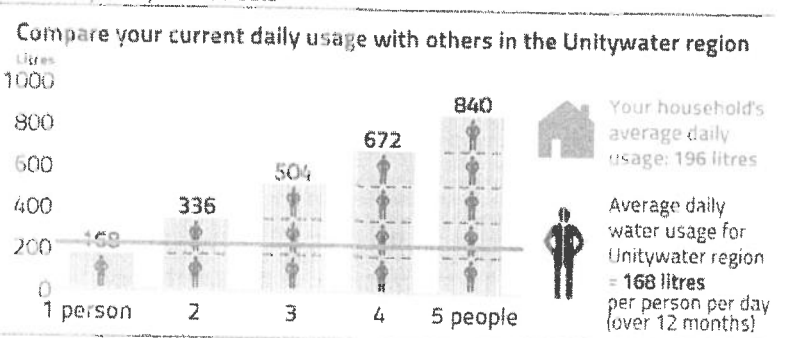
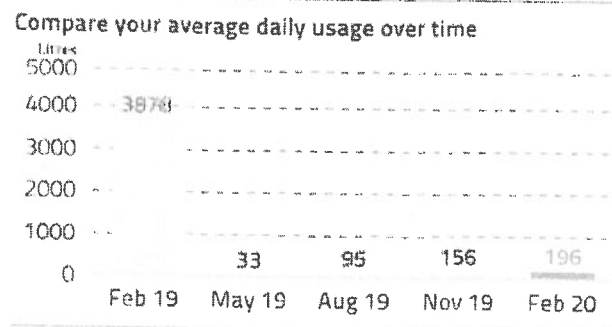
Bill number	7120089975
Billing period	08 Nov 2019 to 12 Feb 2020
Issue date	20 Mar 2020
Approximate date of next meter reading	12 May 2020

STATEMENT 18

Your account activity

Your last bill \$41.25	-	Payments/ adjustments \$41.25	=	Balance \$0.00	+	New charges \$341.55	=	Total due \$341.55
								Due date 21 Apr 2020

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



Despite some rain, and with South East Queensland's dry season approaching, we still need to use water wisely. Keep your showers to under 4 minutes.

EVERYONE & EVERY DROP COUNTS

For water-saving tips, visit unitywater.com/savewater

Easy ways to pay For other payment options - see over

iB PAY
Biller Code: 130393
Ref: 0999 1329 88

Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your

SmoothPay
Smooth out your bill payments across the year with regular fortnightly or

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)
UT1708572W	7 Nov 19	947	12 Feb 20	966	19	97	195.9
Total water usage					19	97	195.9
Total sewerage usage (waste and greywater) = 90% of water usage					17.10	97	176.3

Activity since last bill

Last bill	\$41.25
Payments / adjustments	
23 Jan 2020 CBA BPAY BPAY 22/01/2020	-\$41.25
Account balance	\$0.00

Water and Sewerage Charges

Lot 24 Plan SP297798 Installation ID 223164313615

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	08 Nov 19 to 12 Feb 20	0.1959	97	\$3.017	\$57.32

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	08 Nov 19 to 12 Feb 20	0.1959	97	\$0.667	\$12.67
Sewerage up to 740 L/day	08 Nov 19 to 12 Feb 20	0.1763	97	\$0.667	\$11.41
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	08 Nov 19 to 12 Feb 20	1	97	\$0.879	\$85.26
Sewerage Access	08 Nov 19 to 12 Feb 20	1	97	\$1.803	\$174.89
Water subtotal					\$156.25
Sewerage subtotal					\$186.30

New water and sewerage charges \$341.55

Total Due = ① + ② \$341.55

Important information

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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

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Water efficiency

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

Interpreter service 13 14 50

当您需要翻译员时，请致电 13 14 50。
تمثل على الرقم 13 14 50 عندما تكون بحاجة الى مترجم فوري.
Khi bạn cần thông tin, xin gọi số 13 14 50
당신에게 필요한 정보에 대해 13 14 50 번호로 연락하십시오.
Quando necessita un interprete chiama al 13 14 50


Privacy policy


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International calls
+ 61 7 5431 8333

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

More payment options

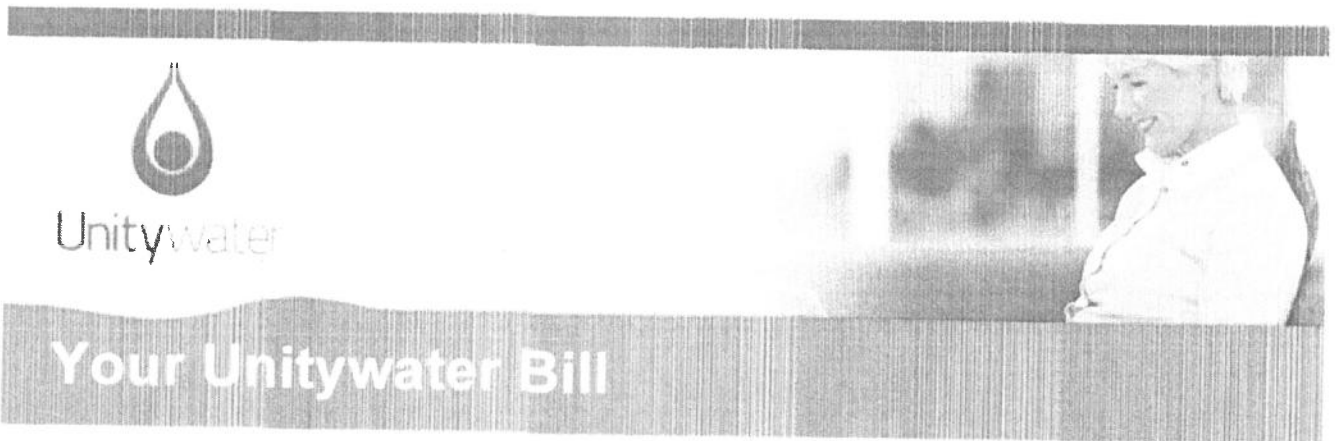
 Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com.
A credit card purchase may apply.

 In person, by phone or online
Billpay Code: 4028
Ref: 0999 1329 88
Pay in person at any post

Account number	99913298
Payment reference	0999 1329 88
Total due	\$341.55

1806

From: Unitywater
Sent: Friday, March 20, 2020 10:47 AM
To: Unitywater
Subject: Your Unitywater bill 20 Mar 2020 Property Unit 24/24 The Corso, NORTH LAKES, QLD



Hi Sjo Bare Property Pty Ltd

Attached is your current Unitywater bill for Account Number: 99913298 at property address: Unit 24/24 The Corso, NORTH LAKES, QLD

Total due: **\$341.55**
Due date: 21 Apr 2020
Payment ref: 0999.1329.88

[Login to My Account](#)

Everyone and every drop counts

Despite some rain, and with South East Queensland's dry season approaching, we still need to use water wisely. Keep your showers to under 4 minutes. Get more tips tailored to your home.

[Get personalised tips](#)

Need more help?

Visit unitywater.com

19-1



MACQUARIE

Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 1459
Brisbane, QLD 4001



041 410542

SJC SMSF PTY LTD
33/469 PINE RIDGE ROAD
RUNAWAY BAY QLD 4216

Level 16A
345 Queen St
Brisbane, QLD 4000

account balance **\$39,675.85**
as at 31 Dec 19

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
30.06.19	OPENING BALANCE			40,624.25
01.07.19	Direct debit Origin MMS 41370726-400045895	1,417.90		39,206.35
15.07.19	Deposit H&H Residential RENT - The Corso		719.00	39,925.35
29.07.19	Deposit SuperChoice P/L PC06C018-5602139		1,503.49	41,428.84
31.07.19	Interest MACQUARIE CMA INTEREST PAID*		24.58	41,453.42
01.08.19	Deposit H&H Residential RENT - The Corso		281.91	41,735.33
01.08.19	Direct debit Origin MMS 41588818-400045895	1,417.90		40,317.43
02.08.19	BPAY BPAY TO MBRC PAYMENTS	452.55		39,864.88
15.08.19	Deposit H&H Residential RENT - The Corso		511.17	40,376.05
30.08.19	Interest MACQUARIE CMA INTEREST PAID*		23.95	40,400.00
30.08.19	Deposit SuperChoice P/L PC06C017-5627776		1,093.00	41,493.00
02.09.19	Deposit H&H Residential RENT - The Corso		511.17	42,004.17

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. 966503088

deposits using BPay
From another bank



Bill code: 667022
Ref: 966 503 088

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
02.09.19	Direct debit	Origin MMS 41790678-400045895		40,586.27
16.09.19	Deposit		H&H Residential RENT - The Corso	40,837.33
19.09.19	BPAY	BPAY TO UNITYWATER		40,577.22
30.09.19	Interest		MACQUARIE CMA INTEREST PAID*	40,600.67
01.10.19	Deposit		H&H Residential RENT - The Corso	41,111.84
01.10.19	Direct debit	Origin MMS 41994567-400045895		39,693.94
15.10.19	Deposit		H&H Residential RENT - The Corso	40,096.11
18.10.19	Direct debit	TAL Life Limited 1778324-A1806636		39,423.13
25.10.19	Deposit		SuperChoice P/L PC06C017-5670806	40,534.27
28.10.19	Deposit		SuperChoice P/L PC06C017-5671416	42,030.11
31.10.19	Interest		MACQUARIE CMA INTEREST PAID*	42,047.20
31.10.19	BPAY	BPAY TO AUDIT SHIELD		41,727.20
31.10.19	BPAY	BPAY TO ASIC		41,593.20
31.10.19	Funds transfer	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON		41,373.20
01.11.19	Direct debit	Origin MMS 42225786-400045895		39,955.30
15.11.19	Deposit		H&H Residential RENT - The Corso	40,197.02
29.11.19	Interest		MACQUARIE CMA INTEREST PAID*	40,212.90
02.12.19	Deposit		H&H Residential RENT - The Corso	40,428.19
02.12.19	BPAY	BPAY TO BMT TAX DEPRECIATION		39,693.19
02.12.19	Direct debit	Origin MMS 42445675-400045895		38,275.29
16.12.19	Deposit		H&H Residential RENT - The Corso	38,511.51
31.12.19	Interest		MACQUARIE CMA INTEREST PAID*	38,527.09
31.12.19	Deposit		SuperChoice P/L PC06C016-5717923	39,675.85

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 31 DEC 19	11,302.04	10,353.64	39,675.85

* 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%



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

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

19-5



MACQUARIE

Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 2520
Sydney, NSW 2001



041 409888

SJC SMSF PTY LTD
33/469 PINE RIDGE ROAD
RUNAWAY BAY QLD 4216

1 Shelley Street
Sydney, NSW 2000

account balance **\$41,420.34**
as at 30 Jun 20

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
31.12.19	OPENING BALANCE			39,675.85
02.01.20	Deposit H&H Residential RENT - The Corso		999.31	40,675.16
02.01.20	Direct debit Origin MMS 42677126-400045895	1,417.90		39,257.26
15.01.20	Deposit H&H Residential RENT - The Corso		1,797.74	41,055.00
17.01.20	BPAY BPAY TO ASIC	347.00		40,708.00
17.01.20	Funds transfer TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON	220.00		40,488.00
23.01.20	BPAY BPAY TO UNITYWATER	41.25		40,446.75
28.01.20	Deposit SuperChoice P/L PC06C017-5736074		1,096.32	41,543.07
31.01.20	Interest MACQUARIE CMA INTEREST PAID*		16.31	41,559.38
31.01.20	Deposit SuperChoice P/L PC06C017-5740954		815.21	42,374.59
03.02.20	Deposit H&H Residential RENT - The Corso		1,148.43	43,523.02
03.02.20	Direct debit Origin MMS 42911941-400045895	1,417.90		42,105.12

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. 966503088

deposits using BPay
From another bank



Biller code: 667022
Ref: 966 503 088

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
27.02.20	Funds transfer	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON	2,750.00	39,355.12
27.02.20	BPAY	BPAY TO TAX OFFICE PAYMENTS	980.45	38,374.67
28.02.20	Interest	MACQUARIE CMA INTEREST PAID*	16.03	38,390.70
02.03.20	Deposit	H&H Residential RENT - The Corso	1,044.81	39,435.51
02.03.20	Direct debit	Origin MMS 43131832-400045895	1,417.90	38,017.61
16.03.20	Deposit	H&H Residential RENT - The Corso	797.74	38,815.35
27.03.20	Deposit	SuperChoice P/L PC06C017-5778549	971.39	39,786.74
31.03.20	Interest	MACQUARIE CMA INTEREST PAID*	7.84	39,794.58
01.04.20	Direct debit	Origin MMS 43408179-400045895	1,417.90	38,376.68
15.04.20	Deposit	H&H Residential RENT - The Corso	183.19	38,559.87
23.04.20	Deposit	SuperChoice P/L PC06C017-5796912	1,000.46	39,560.33
24.04.20	Deposit	SuperChoice P/L PC06C017-5797814	1,257.15	40,817.48
30.04.20	Interest	MACQUARIE CMA INTEREST PAID*	1.59	40,819.07
01.05.20	Direct debit	Origin MMS 43643945-400045895	1,417.90	39,401.17
15.05.20	Deposit	H&H Residential RENT - The Corso	138.80	39,539.97
29.05.20	Interest	MACQUARIE CMA INTEREST PAID*	1.60	39,541.57
01.06.20	Deposit	H&H Residential RENT - The Corso	396.12	39,937.69
01.06.20	Direct debit	Origin MMS 43877162-400045895	1,417.90	38,519.79
15.06.20	Deposit	H&H Residential RENT - The Corso	797.75	39,317.54
19.06.20	Deposit	SuperChoice P/L PC06C016-5840186	968.26	40,285.80
19.06.20	Deposit	SuperChoice P/L PC06C016-5840154	1,065.35	41,351.15
30.06.20	Interest	MACQUARIE CMA INTEREST PAID*	1.62	41,352.77
30.06.20	Deposit	H&H Residential RENT - The Corso	67.57	41,420.34

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 20	12,846.10	14,590.59	41,420.34

* 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	165.52
TOTAL INCOME PAID	165.52

19-8



Macquarie Cash Management Account

enquiries 1800 806 310

account name SJC SMSF PTY LTD ATF
SJC SUPER FUND
account no. 966503088

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- 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

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- 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

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



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772/1

201

H&H Residential Properties Pty Ltd
30 Stark Drive, Narangba QLD 4504
ABN: 23 528 507 756
melinda@hhrp.com.au
hhrp.com.au
0410 634 584

Tuesday, 26 November 2019

SJC Bare Property Pty Ltd
c/- Red Berry Lane,
Woombye QLD 4559

Dear Steve,

RE: SALES APPRAISAL – 24/24 THE CORSO, NORTH LAKES QLD 4509

Thank you for giving me the opportunity to advise you on the market price of your property.

Please understand that the nature of the real estate market varies from month to month, and it is recommended that if you make your decision to sell at some later date, a re-appraisal would be needed to adjust our existing assessment, to a price expectation of that time. I am happy to offer you this service free of charge anytime you may require.

H&H Residential Properties would be proud to be selected to represent you in the sale of your property and guarantee you an enthusiastic and flexible marketing campaign, personally designed to offer the optimum selling price on your property.

It is an estimation of this agent that the subject property will sell in the range of;

\$369,000 to \$416,000

Median \$392,500

This figure is given as an estimation of the projected sale price of the subject property and is not a valuation. Please see the attached CMA Report for comparable properties.

If I can be of service to you in meeting your future real estate needs, do not hesitate to contact me, if you are happy with my services, I hope that you will recommend me to your friends.

Kind Regards,

Melinda Horne

Melinda Horne
Director

H&H Residential Properties

Disclaimer

This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is for information only and not to be taken as a valuation.

10.2

IntelliVal Automated Valuation Estimate

Prepared on 26 November 2019



24/24 The Corso North Lakes QLD 4509

Estimated Value:

\$395,000

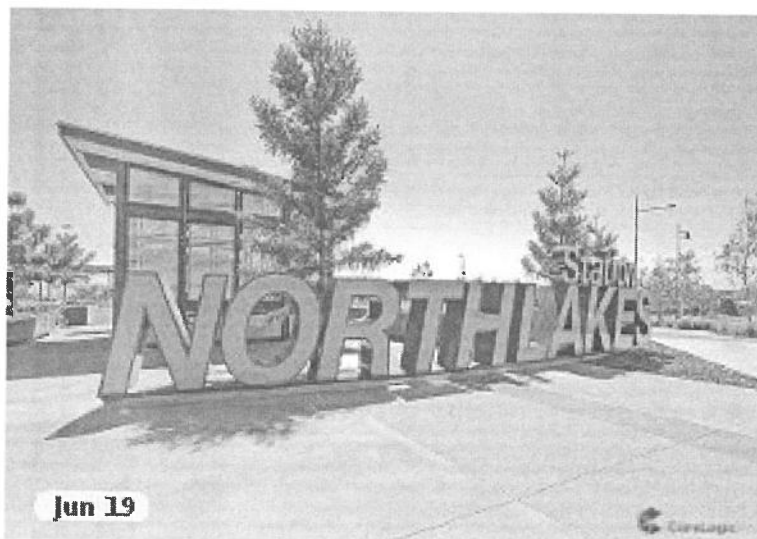
Estimated Value Confidence:



Estimated Price Range:

\$369,000 - \$416,000

Property Attributes:



Year Built

2018



Land Area

106m²



Property Type

Unit



Land Use

Group Title (Primary Use Only)



Development Zoning

-

Sales History

Sale Date	Sale Price	Sale Type
26 Nov 2018	\$420,000	Normal Sale

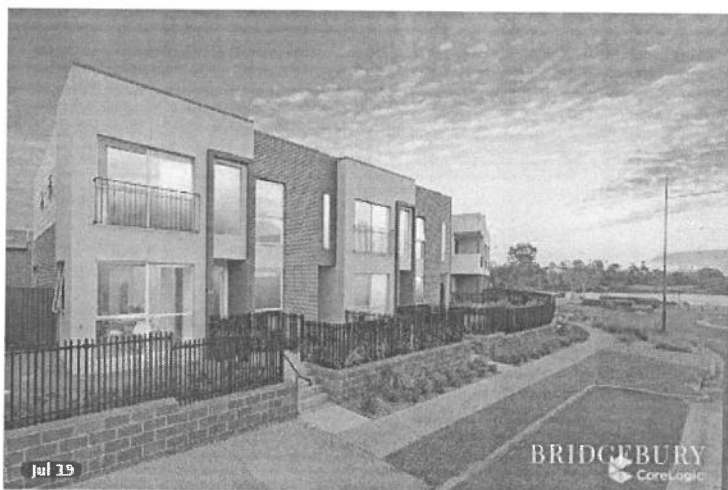
Estimated Value as at 19 November 2019. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

24/24 The Corso North Lakes QLD 4509

Prepared on 26 November 2019

Recently Sold Properties



2
 3
 1
 149m²

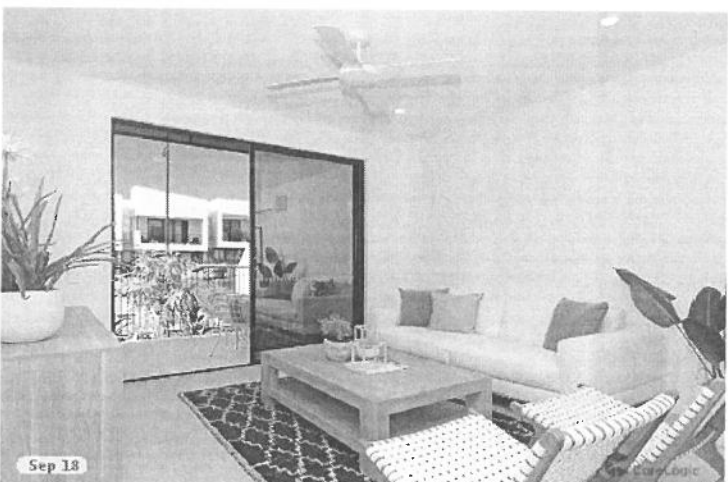
42/25 The Corso North Lakes QLD 4509

Sold Price: \$375,000

Sold Date: 17 June 2019

Distance from Subject: 0.2km

Features: 2 Toilets



3
 2
 1
 120m²

21/24 The Corso North Lakes QLD 4509

Sold Price: \$410,000

Sold Date: 30 November 2018

Distance from Subject: 0km

Features: 1 Toilets



3
 2
 1
 131m²

88/24 The Corso North Lakes QLD 4509

Sold Price: \$439,000

Sold Date: 13 December 2018

Distance from Subject: 0.1km

Features: -

CoreLogic IntelliVal Automated Valuation Estimate

24/24 The Corso North Lakes QLD 4509



Prepared on 26 November 2019



 2
  2
  1
  120m²

37/24 The Corso North Lakes QLD 4509

Sold Price: \$364,000

Sold Date: 27 February 2019

Distance from Subject: 0.1km

Features: -



 3
  2
  1
  145m²

73/24 The Corso North Lakes QLD 4509

Sold Price: \$449,000

Sold Date: 11 June 2019

Distance from Subject: 0.1km

Features: 1 Toilets



 2
  2
  1
  120m²

39/24 The Corso North Lakes QLD 4509

Sold Price: \$364,000

Sold Date: 26 March 2019

Distance from Subject: 0.1km

Features: -

CoreLogic IntelliVal Automated Valuation Estimate

24/24 The Corso North Lakes QLD 4509

Prepared on 26 November 2019

North Lakes Insights: A Snapshot



Google

Map data ©2019

Houses

Median Price

\$484,391

	Past Sales	Capital Growth
2019	392	↓ 3.83%
2018	493	↓ 1.41%
2017	476	↑ 2.86%
2016	464	↑ 3.11%
2015	521	↑ 2.50%

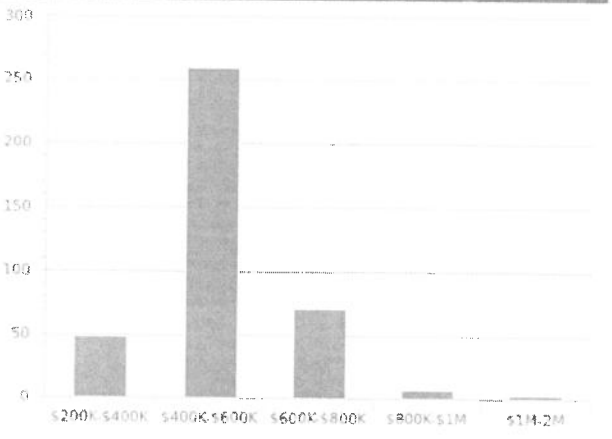
Units

Median Price

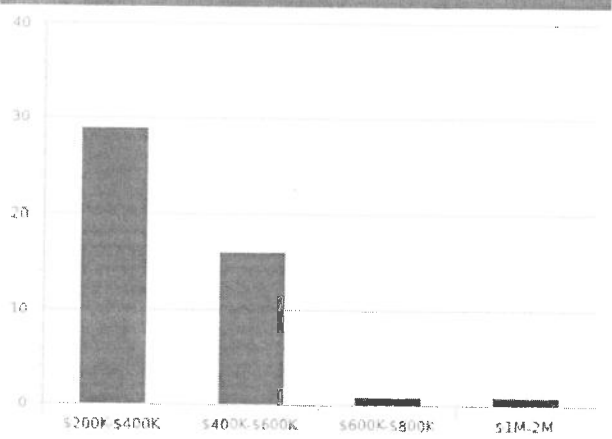
\$344,545

	Past Sales	Capital Growth
2019	47	↓ 3.58%
2018	35	↓ 0.61%
2017	57	↓ 3.02%
2016	129	↓ 0.18%
2015	132	↑ 5.95%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

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Prepared on 26 November 2019

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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Within Australia: **1300 734 318**
 Email Us: **customercare@corelogic.com.au**

Comparative Market Analysis

Prepared for **SJC Bare Property Pty Ltd** on **26th November 2019**



24/24 The Corso North Lakes QLD 4509



Melinda Horne
H&H Residential Properties

30 Stark Drive
NARANGBA QLD 4504

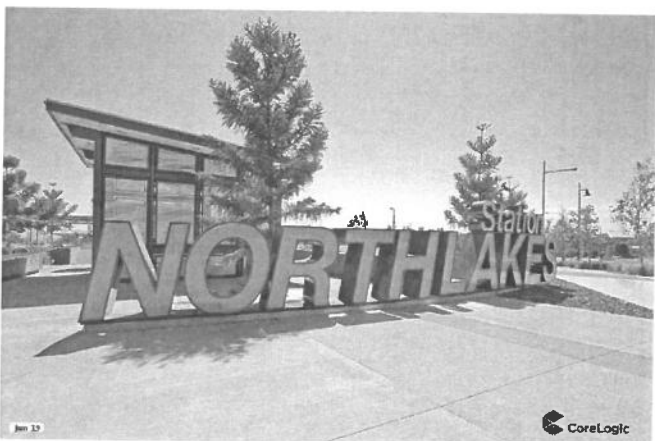
m: 0410 634 584

melinda@hhrp.com.au

Your Property

24/24 The Corso North Lakes QLD 4509

2 3 1 106m² 113m²



Your Property History

- 6 Jun, 2019 - Listed for rent at \$430 / week
- 26 Nov, 2018 - Sold for \$420,000
- 30 Aug, 2018 - Listed for sale at \$420,000
- 2018 - Property Built



Introducing Melinda Horne

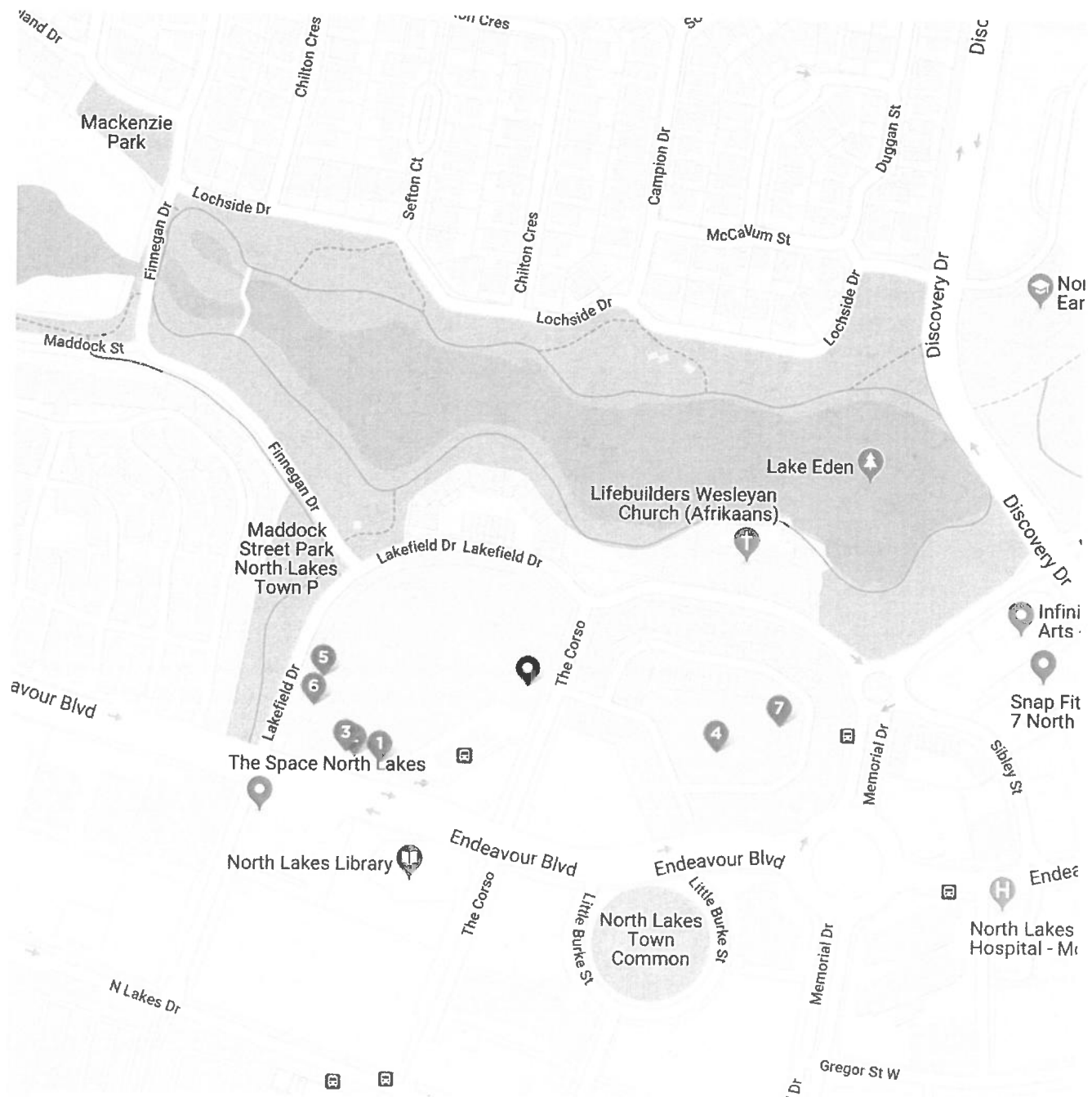
With over 13 years experience in the real estate industry, I have worked in each facet of the residential real estate industry and my knowledge and my passion continues to grow every day. I look forward to working with my clients to help them achieve their best possible investment outcomes and to es

Comparables Map: Sales & Listings

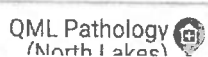




Comparables Map: Sales



1	37/24 The Corso North Lakes QLD 4509	2	2	1	\$364,000
2	41/24 The Corso North Lakes QLD 4509	2	2	1	\$364,000
3	42/24 The Corso North Lakes QLD 4509	2	2	-	\$364,000
4	114/25 The Corso North Lakes QLD 4509	2	2	1	\$419,000
5	55/24 The Corso North Lakes QLD 4509	2	2	-	\$429,000
6	51/24 The Corso North Lakes QLD 4509	2	2	-	\$420,000
7	104/25 The Corso North Lakes QLD 4509	2	2	1	\$422,000



Map data ©2019

Comparable Sales



37/24 The Corso North Lakes QLD 4509

Sold Price \$364,000

🛏️ 2 🚿 2 🚗 1 📏 120m² 🏠 -

Sold Date 27-Feb-19 Price Change 0% Year Built -
 DOM 36 First Listing \$364,000
 Distance 0.13km Last Listing \$364,000

1



41/24 The Corso North Lakes QLD 4509

Sold Price \$364,000

🛏️ 2 🚿 2 🚗 1 📏 120m² 🏠 -

Sold Date 13-Dec-18 Price Change 0% Year Built -
 DOM 31 First Listing \$364,000
 Distance 0.15km Last Listing \$364,000

2



42/24 The Corso North Lakes QLD 4509

Sold Price \$364,000

🛏️ 2 🚿 2 🚗 - 📏 138m² 🏠 93m²

Sold Date 11-Jan-19 Price Change - Year Built 2018
 DOM - First Listing -
 Distance 0.15km Last Listing -

3



114/25 The Corso North Lakes QLD 4509

Sold Price \$419,000

🛏️ 2 🚿 2 🚗 1 📏 125m² 🏠 -

Sold Date 23-Feb-18 Price Change - Year Built -
 DOM - First Listing -
 Distance 0.16km Last Listing -

4



55/24 The Corso North Lakes QLD 4509

Sold Price \$429,000

🛏️ 2 🚿 2 🚗 - 📏 126m² 🏠 113m²

Sold Date 22-Feb-19 Price Change - Year Built 2019
 DOM - First Listing -
 Distance 0.16km Last Listing -

5

DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparable Sales



51/24 The Corso North Lakes QLD 4509

Sold Price **\$420,000**

2
 2
 -
 113m²
 113m²

Sold Date **28-Mar-19** Price Change - Year Built **2019**
 DOM - First Listing -
 Distance **0.17km** Last Listing -

6



104/25 The Corso North Lakes QLD 4509

Sold Price **\$422,000**

2
 2
 1
 112m²
 -

Sold Date **07-Dec-17** Price Change - Year Built -
 DOM - First Listing -
 Distance **0.2km** Last Listing -

7

DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparables Map: Listings



1	5/25 The Corso North Lakes QLD 4509	3	2	2	2	DOM: 173	\$400,000
2	39/24 The Corso North Lakes QLD 4509	2	2	2	1	DOM: 7	\$364,000
3	93/25 The Corso North Lakes QLD 4509	3	2	2	2	DOM: 112	\$475,000
4	61/25 The Corso North Lakes QLD 4509	3	2	2	2	DOM: 126	\$499,900
5	71/59 Endeavour Boulevard North Lakes QLD 4509	2	2	2	1	DOM: 321	\$330,000
6	53/3 McLennan Court North Lakes QLD 4509	2	2	2	2	DOM: 123	\$319,000

Za



Map data ©2019

Comparable Listings



5/25 The Corso North Lakes QLD 4509

3
 2
 2
 120m²
 -

Listing Price	Listed Date	07-Jun-19	Year Built	-
Offers in the Mid	DOM	173 days	Distance	0.05km
\$400,000's				
Considered				



39/24 The Corso North Lakes QLD 4509

2
 2
 1
 120m²
 93m²

Listing Price	Listed Date	05-Jun-19	Year Built	2019
\$364,000	DOM	7 days	Distance	0.14km



93/25 The Corso North Lakes QLD 4509

3
 2
 2
 161m²
 -

Listing Price	Listed Date	07-Aug-19	Year Built	-
Offers Over	DOM	112 days	Distance	0.15km
\$475,000				



61/25 The Corso North Lakes QLD 4509

3
 2
 2
 192m²
 -

Listing Price	Listed Date	24-Jul-19	Year Built	-
Over above	DOM	126 days	Distance	0.17km
\$499,900				



71/59 Endeavour Boulevard North Lakes QLD 4509

2
 2
 1
 106m²
 111m²

Listing Price	Listed Date	10-Jan-19	Year Built	-
Offers Over	DOM	321 days	Distance	0.34km
\$330,000				



DOM = Days on market

Comparable Listings



53/3 McLennan Court North Lakes QLD 4509

 2  2  2  131m²  89m²

Listing Price

Offers Over \$319,000

Listed Date

09-Apr-19

DOM

123 days

Year Built **2016**

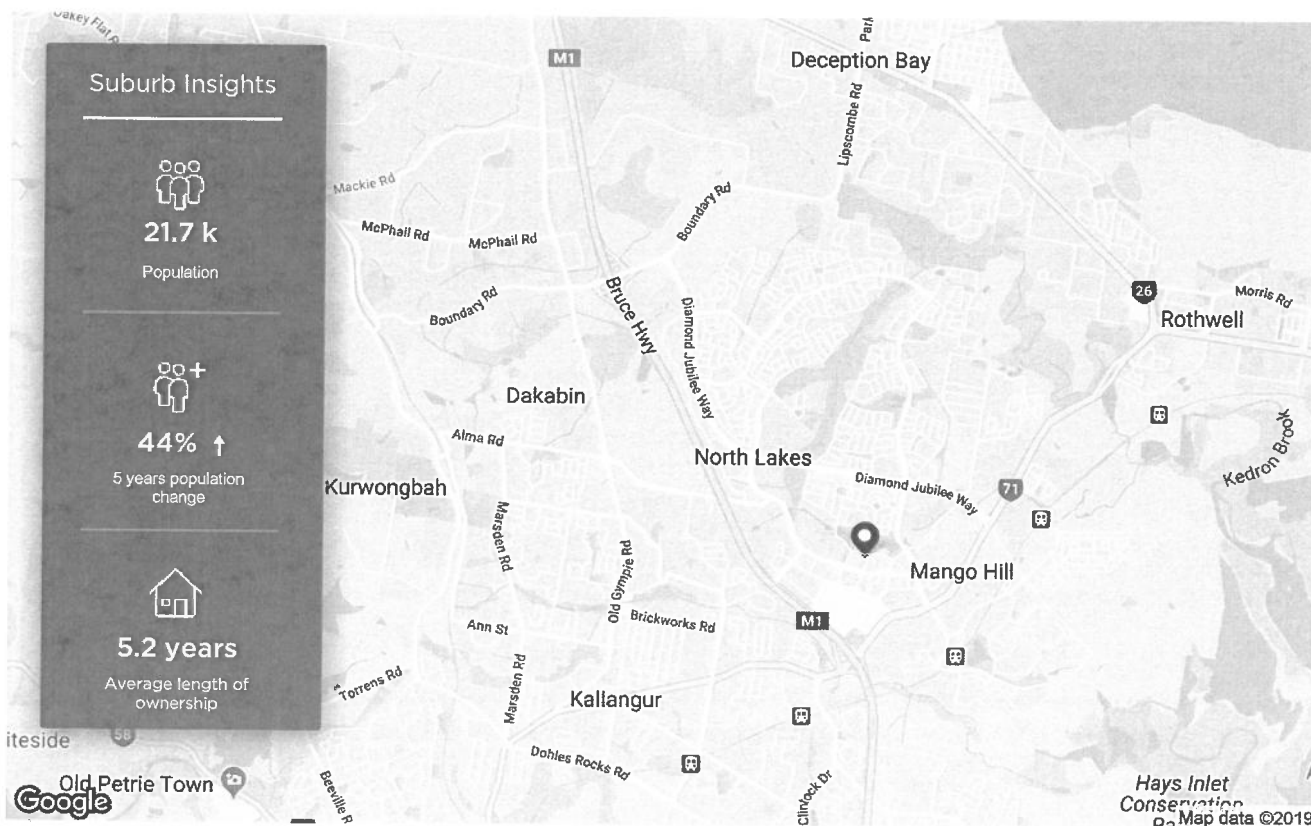
Distance **0.54km**



DOM = Days on market

North Lakes

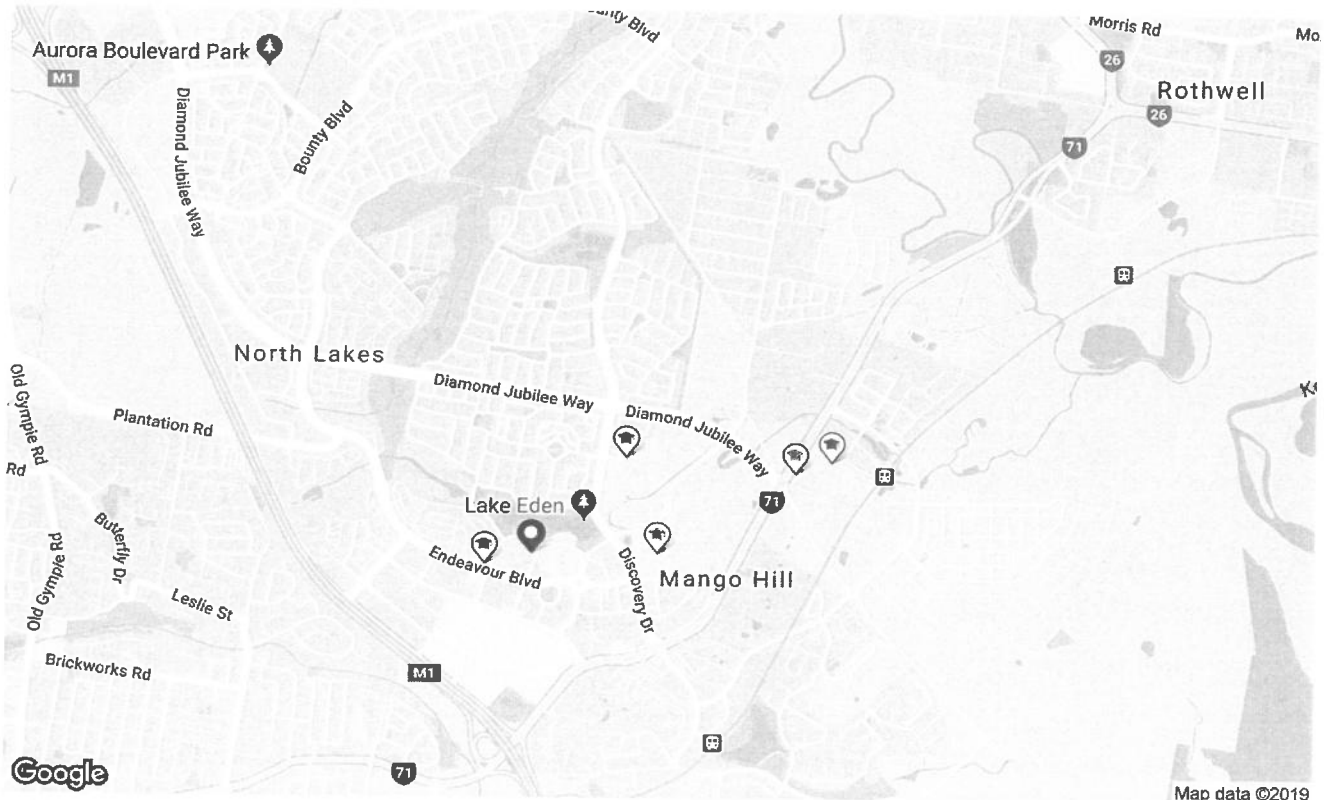
Demographic



The size of North Lakes is approximately 11.6 square kilometres. It has 102 parks covering nearly 15% of total area. The population of North Lakes in 2011 was 15,045 people. By 2016 the population was 21,670 showing a population growth of 44.0% in the area during that time. The predominant age group in North Lakes is 0-9 years. Households in North Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in North Lakes work in a professional occupation. In 2011, 61.9% of the homes in North Lakes were owner-occupied compared with 54.8% in 2016. Currently the median sales price of houses in the area is \$480,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	29.1	Owens Outright	15.4	0-15.6K	2.0	0-9	18.9
Couples with Children	55.2	Purchaser	39.4	15.6-33.8K	7.6	10-19	15.6
Single Parents	15.1	Renting	41.5	33.8-52K	10.3	20-29	11.9
Other	0.7	Other	2.1	52-78K	15.5	30-39	16.7
		Not Stated	1.7	78-130K	28.7	40-49	16.6
				130-182K	15.1	50-59	8.7
				182K+	11.0	60-69	5.7
						70-79	3.9
						80-89	1.6
						90-99	0.4

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
YMCA Vocational School - North Lakes Campus	0.22km	Special	-	Non-Government	0-0
North Lakes State College Joyner Circuit North Lakes QLD 4509	0.66km	Combined	Mixed	Government	0-12
The Lakes College	0.72km	Combined	Mixed	Non-Government	0-12
St Benedict's College 21 St Benedicts Close Mango Hill QLD 4509	1.41km	Secondary	Mixed	Non-Government	7-12
St Benedict's Primary School 21 St Benedicts Close Mango Hill QLD 4509	1.61km	Primary	Mixed	Non-Government	0-6



Property is within school catchment area



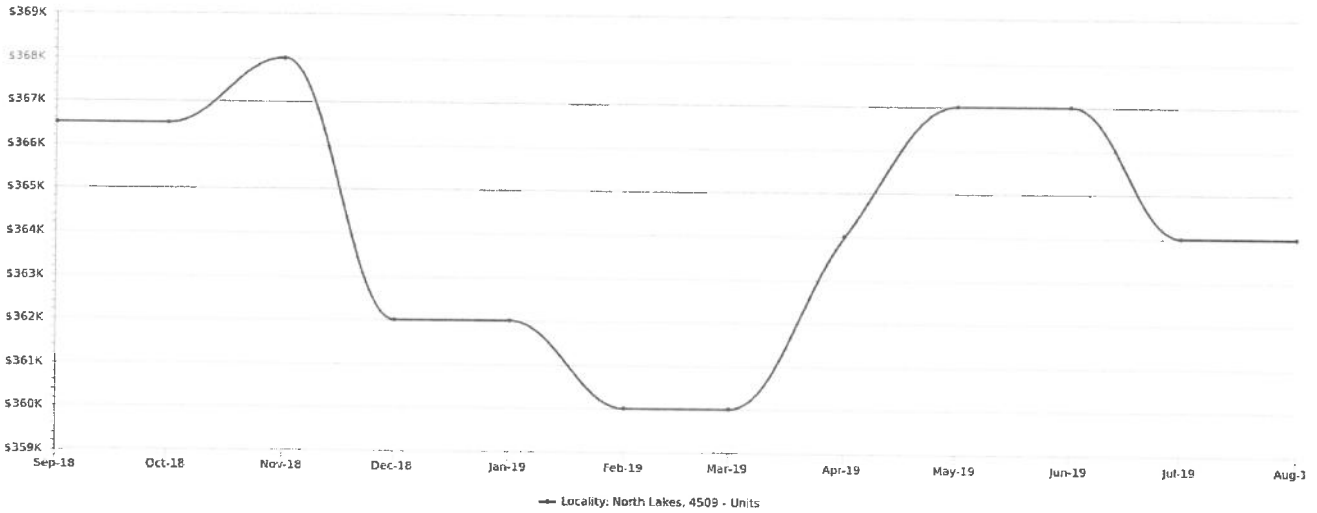
Property is outside school catchment area



20-18

Recent Market Trends

Median Sale Price - 12 months (Unit)

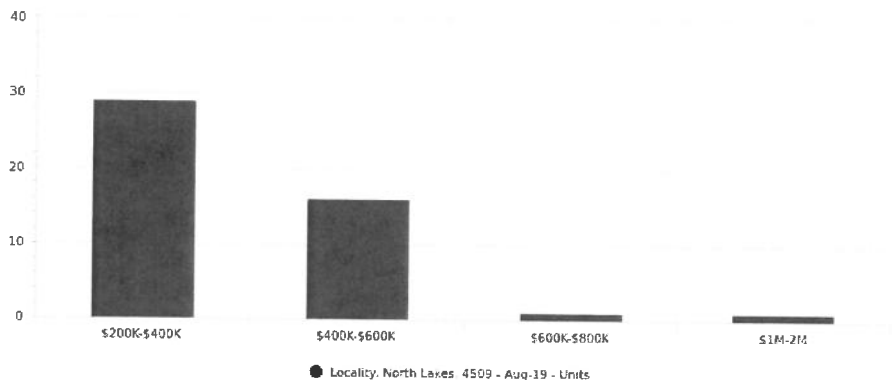


*SOPHICS are calculated over a 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2019	3	\$364,000	0.0%	127	22	\$385
Jul 2019	4	\$364,000	-0.8% ▼	107	30	\$380
Jun 2019	9	\$367,000	0.0%	127	26	\$380
May 2019	4	\$367,000	0.8% ▲	88	35	\$380
Apr 2019	8	\$364,000	1.1% ▲	77	35	\$380
Mar 2019	2	\$360,000	0.0%	58	39	\$380
Feb 2019	3	\$360,000	-0.6% ▼	58	40	\$375
Jan 2019	-	\$362,000	0.0%	66	36	\$375
Dec 2018	2	\$362,000	-1.6% ▼	77	33	\$375
Nov 2018	2	\$368,000	0.4% ▲	77	34	\$375
Oct 2018	6	\$366,500	0.0%	81	33	\$375
Sep 2018	4	\$366,500	-2.3% ▼	58	31	\$370

Sales by Price - 12 months (Unit)

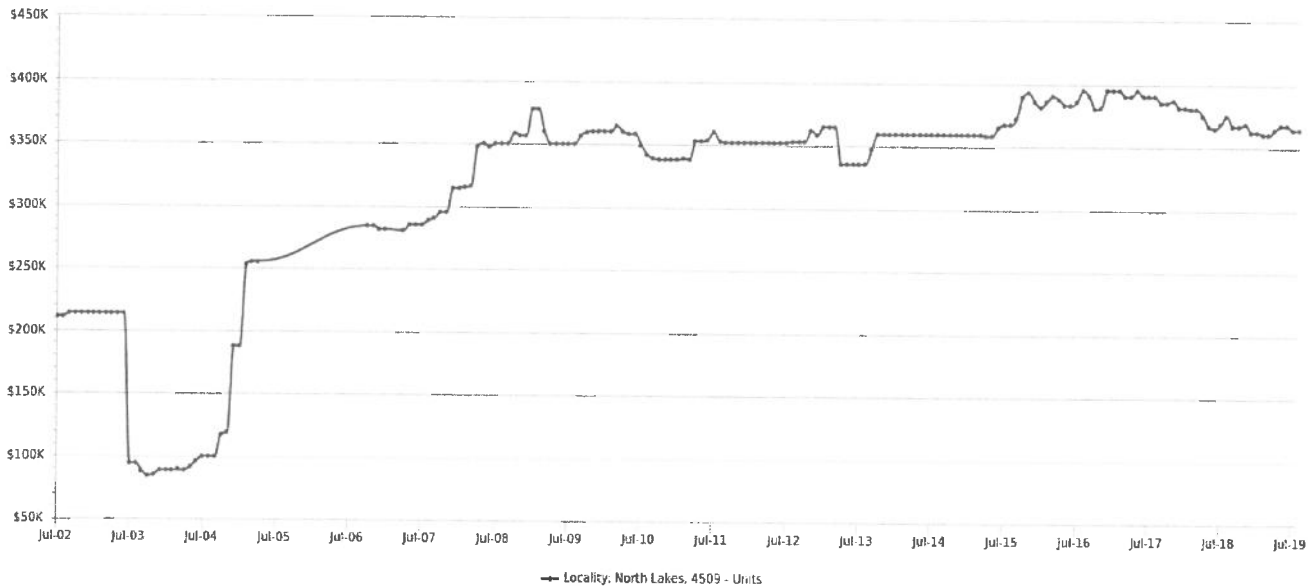
PRICE	NUMBER
<200K	0
\$200K-\$400K	29
\$400K-\$600K	16
\$600K-\$800K	1
800K-1M	0
\$1M-\$2M	1
>2M	0



*SOPHICS are calculated over a 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)

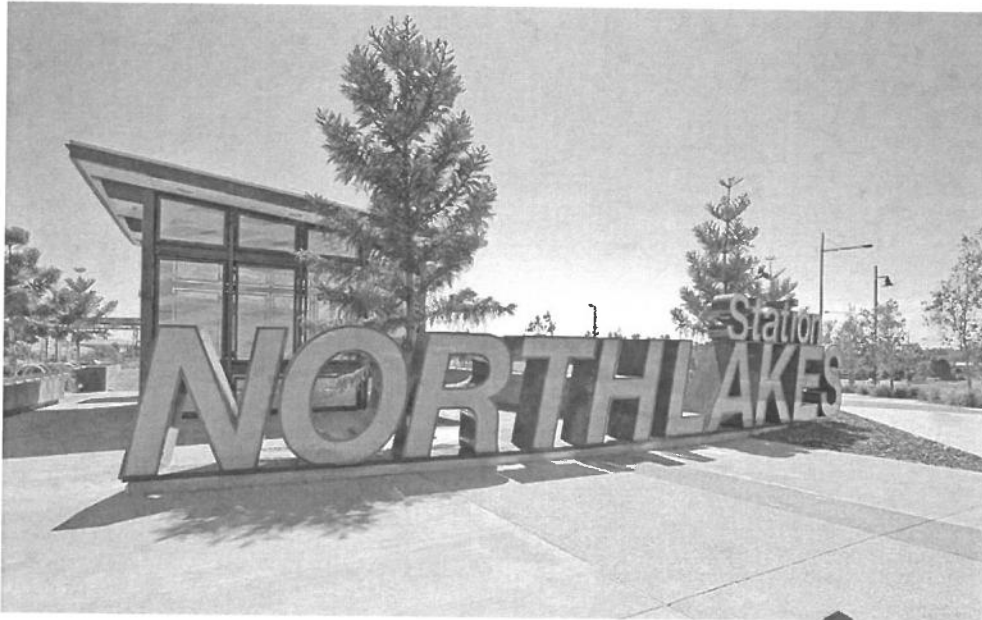


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2019	47	\$364,000	-2.9% ▼	127	75	\$375
2018	35	\$375,000	-3.8% ▼	96	77	\$375
2017	57	\$390,000	-1.3% ▼	70	74	\$365
2016	189	\$395,000	7.6% ▲	71	50	\$370
2015	132	\$367,000	2.2% ▲	74	33	\$360
2014	258	\$359,000	7.2% ▲	69	35	\$360
2013	61	\$335,000	-5.0% ▼	122	28	\$360
2012	139	\$352,500	-0.1% ▼	153	27	\$360
2011	46	\$352,700	3.1% ▲	-	21	\$360
2010	25	\$342,000	-2.3% ▼	-	13	\$345
2009	18	\$350,000	0.0%	54	10	\$355
2008	34	\$350,000	21.3% ▲	-	10	\$365
2007	22	\$288,500	-	-	12	\$310
2006	8	-	-	-	8	-
2005	4	-	-	-	1	-
2004	32	\$99,450	5.9% ▲	-	-	-
2003	61	\$93,900	-55.5% ▼	-	-	-
2002	12	\$210,950	-	-	-	-
2001	0	-	-	-	-	-
2000	0	-	-	-	-	-

Summary

24/24 The Corso North Lakes QLD 4509



Appraisal price range

\$369,000 - \$416,000

Notes from your agent

24 The Corso, North Lakes is currently in high demand. What stands out for people in this complex is the gated community and the swimming pool. The complex is also fairly new and only one property has gone to market, which makes price listing statistics limited. We have taken 3 bedroom and 2 bedroom properties into consideration to try and balance an appraisal price.



2021

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8/10

21.1



0070090-46-0000001-0000001

THE SECRETARY
30/340 Hope Island Road
Helensvale QLD 4212

Account Number	400045895
Account Name/s	Sjc Smsf Pty. Ltd. lor & Atf Sjc Super Fund

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:	\$1,417.90
Current payment due date:	3 Feb 2020

Loan Account Limit:	\$247,158.51	Available Redraw:	\$14.06	Current Interest Rate:	5.39% p.a.
---------------------	--------------	-------------------	---------	------------------------	------------

Date	Transaction Particulars	Debits	Credits	Balance
01 JUL	BALANCE BROUGHT FORWARD			248,831.96 DR
01 JUL	Direct Debit Payment Direct Debit Payment		1,417.90	247,414.06 DR
01 JUL	Regular Interest Charge Original amount of \$1,123.24 received an offset benefit of \$0.00.	1,123.23		248,537.29 DR
01 AUG	Direct Debit Payment Direct Debit Payment		1,417.90	247,119.39 DR
01 AUG	Regular Interest Charge Original amount of \$1,158.86 received an offset benefit of \$0.00.	1,158.86		248,278.25 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 400045895
--	---

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@mezv.com.au

1

00790/46/0000001/0000001



112

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	2 of 2
Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
BALANCE BROUGHT FORWARD				248,278.25 DR
01 SEP	Regular Interest Charge Original amount of \$1,157.65 received an offset benefit of \$0.00.	1,157.65		249,435.90 DR
02 SEP	Direct Debit Payment Direct Debit Payment		1,417.90	248,018.00 DR
01 OCT	Direct Debit Payment Direct Debit Payment		1,417.90	246,600.10 DR
01 OCT	Regular Interest Charge Original amount of \$1,119.35 received an offset benefit of \$0.00.	1,119.35		247,719.45 DR
01 NOV	Direct Debit Payment Direct Debit Payment		1,417.90	246,301.55 DR
01 NOV	Regular Interest Charge Original amount of \$1,155.05 received an offset benefit of \$0.00.	1,155.05		247,456.60 DR
10 OCT	Notice of Interest Rate Change Interest rate adjusted from 5.490% to 5.390% effective from 15/11/2019			247,456.60 DR
01 DEC	Regular Interest Charge Original amount of \$1,105.76 received an offset benefit of \$0.00.	1,105.75		248,562.35 DR
02 DEC	Direct Debit Payment Direct Debit Payment		1,417.90	247,144.45 DR
TOTALS AT END OF PERIOD		6,819.89	8,507.40	247,144.45 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 400045895
--	---

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.

2

00790146/0000001/0000002



213



1880090-55-0000001-0000001

THE SECRETARY
30/340 Hope Island Road
Helensvale QLD 4212

Account Number 400045895
Account Name/s Sjc Smsf Pty. Ltd. lor & Atf Sjc Super Fund

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:	\$245,820.98	Available Redraw:	\$99.72	Current Interest Rate:	5.59% p.a.
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Date	Transaction Particulars	Debits	Credits	Balance
01 JAN	BALANCE BROUGHT FORWARD			247,144.45 DR
01 JAN	Regular Interest Charge Original amount of \$1,131.59 received an offset benefit of \$0.00.	1,131.58		248,276.03 DR
02 JAN	Direct Debit Payment Direct Debit Payment		1,417.90	246,858.13 DR
01 FEB	Annual Account Fee (Schd)	395.00		247,253.13 DR
01 FEB	Regular Interest Charge Original amount of \$1,130.28 received an offset benefit of \$0.00.	1,130.27		248,383.40 DR
03 FEB	Direct Debit Payment Direct Debit Payment		1,417.90	246,965.50 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 400045895

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.

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1880090-55-0000001-0000001



21.4

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				246,965.50 DR
01 MAR	Regular Interest Charge Original amount of \$1,058.04 received an offset benefit of \$0.00.	1,058.03		248,023.53 DR
02 MAR	Direct Debit Payment Direct Debit Payment		1,417.90	246,605.63 DR
01 APR	Direct Debit Payment Direct Debit Payment		1,417.90	245,187.73 DR
01 APR	Regular Interest Charge Original amount of \$1,129.12 received an offset benefit of \$0.00.	1,129.12		246,316.85 DR
01 MAY	Direct Debit Payment Direct Debit Payment		1,417.90	244,898.95 DR
01 MAY	Regular Interest Charge Original amount of \$1,091.22 received an offset benefit of \$0.00.	1,091.21		245,990.16 DR
14 APR	Notice of Interest Rate Change Interest rate adjusted from 5.390% to 5.590% effective from 15/05/2020			245,990.16 DR
01 JUN	Direct Debit Payment Direct Debit Payment		1,417.90	244,572.26 DR
01 JUN	Regular Interest Charge Original amount of \$1,149.01 received an offset benefit of \$0.00.	1,149.00		245,721.26 DR
TOTALS AT END OF PERIOD		7,084.21	8,507.40	245,721.26 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 400045895

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 925 399 Fax: 1300 329 399 email: clientcare@mezy.com.au

4

169905500000010000002



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR SJC SUPER FUND
ABN 94 724 976 437
TFN 508 151 910

22.1

Activity statement 004

Date generated	27/08/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from 27 August 2018 to 27 August 2020 sorted by processed date ordered newest to oldest



Income tax 002

Date generated	27/08/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from 27 August 2018 to 27 August 2020 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
28 Feb 2020	27 Feb 2020	Payment received		\$980.45	\$0.00
14 Feb 2020	28 Feb 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$980.45		\$980.45 DR

SJC SUPER FUND
Trial Balance at 30/06/2020
Printed: Thursday 27 August, 2020 @ 09:26:05

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	238	Distributions Received			
(588.79)	238/001	Colonial First State Portfolio - 0910 3529 4824			
	242	Employer Contributions - Concessional			
(7,222.98)	242/001	Ciorcalo, Stephen John			
(702.79)	247	Increase in Market Value of Investments			
	250	Interest Received			
(988.59)	250/001	Cash at Bank - Macquarie 182-512 966503088			
	280	Rent Received			
(9,928.57)	280/001	Unit 24, 24 the Corso, North Lakes			
	285	Transfers In - Preserved/Taxable			
(212,973.48)	285/001	Ciorcalo, Stephen John			
	286	Transfers In - Preserved/Tax Free			
(24,245.99)	286/001	Ciorcalo, Stephen John			
	288	Transfers In - Unrestricted Non Preserved/Tax Free			
(1,759.89)	288/001	Ciorcalo, Stephen John			
440.00	301	Accountancy Fees			
2,000.00	302	Administration Costs			
500.00	306	Amortisation of formation costs			
	334	Depreciation			
3,501.00	334/001	Plant & Equipment per QSR			
	425	Rental Property Expenses			
925.61	425/005	Body Corporate			
230.00	425/007	Borrowing costs			
729.60	425/009	Council rates			
4,503.56	425/013	Interest			
2,001.53	425/021	Water			
	460	Transfers Out - Preserved/Taxable			
488.94	460/001	Ciorcalo, Stephen John			
	461	Transfers Out - Preserved/Tax Free			
54.28	461/001	Ciorcalo, Stephen John			
	463	Transfers Out - Unrestricted Non Preserved/Tax Free			
4.03	463/001	Ciorcalo, Stephen John			
550.20	485	Income Tax Expense			
242,482.33	490	Profit/Loss Allocation Account			
	501	Ciorcalo, Stephen John (Accumulation)			
	501/001	Opening Balance - Preserved/Taxable			216,534.76
	501/002	Opening Balance - Preserved/Tax Free			24,191.71
	501/004	Opening Balance - Unrestricted Non Preserved/Tax Free			1,755.86
(7,222.98)	501/011	Employer Contributions - Concessional			
(212,973.48)	501/021	Transfers In - Preserved/Taxable			
(24,245.99)	501/022	Transfers In - Preserved/Tax Free			
(1,759.89)	501/024	Transfers In - Unrestricted Non Preserved/Tax Free			
2,622.56	501/031	Share of Profit/(Loss) -			

4/7/65
 Agg @ 1/7/19
 = 54

SJC SUPER FUND
Trial Balance at 30/06/2020
Printed: Thursday 27 August, 2020 @ 09:26:05

Last Year	Account	Account Name	Units	Debits \$	Credits \$
		Preserved/Taxable			
1,083.45	501/051	Contributions Tax - Preserved			
(533.25)	501/053	Income Tax - Preserved/Taxable			
488.94	501/091	Transfers Out - Preserved/Taxable			
54.28	501/092	Transfers Out - Preserved/Tax Free			
4.03	501/094	Transfers Out - Unrestricted Non Preserved/Tax Free			
40,624.25	604	Cash at Bank - Macquarie 182-512 966503088		40,624.25	
2,000.00	640	Formation Expenses		2,000.00	
2,530.00	645	Borrowing costs		2,530.00	
	747	Managed Investments (Australian)			
11,881.83	747/001	Colonial First State Portfolio - 0910 3529 4824	10,298.8940	11,881.83	
	765	Plant and Equipment (at written down value)			
20,432.00	765/001	Plant & Equipment per QSR	1.0000	20,432.00	
	772	Real Estate Properties (Australian)			
414,308.66	772/001	Unit 24, 24 the Corso, North Lakes	1.0000	414,308.66	
(248,831.96)	810	Loan - Origin Mortgage Management			248,831.96
	850	Income Tax Payable			
(550.20)	850/001	Income Tax Payable			462.45
60.84	850/002	Imputed Credits			
26.91	850/003	Foreign and Other Tax Credits			
0.00				491,776.74	491,776.74

Current Year Profit/(Loss): \$0.00