

Client Name:

Seaburn Family Superfund



Year / Period Ended:

30/06/2023

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A Trial Balance (Referenced to WPs)	✓		
B Points of Review/Notes for Next Year (Manager Notes)		✓	
C Interview Notes / Query Sheets	✓		
D Tax Reconciliation Statement	✓		
E Journal Sheets		✓	
F Allocation of Tax & Earnings	✓		
G If tax payable has Payment Slip been attached	✓		
H Ensure SF register docs are scanned and return register	✓		
I Client Reports (MYOB etc.)		✓	
J Other.....	✓		

(All other work papers as per Class account codes)

**BEFORE** commencing the job have you considered the following?

	Y/N	N/A	Comments
1 Has client checklist been prepared/reviewed - is further info required?	✓		
2 Have last years WPs, F/S and ITR been reviewed?	✓		

**AFTER** completing the job have you considered the following?

	Y/N	N/A	W/P Ref
<b>P&amp;L</b>			
3 Can you explain material variations in income/expenses/financial ratios to LY?	✓		
4 Has WP been prepared for any unusual account balances?	✓		
5 Member contributions identified?	✓		
6 Deductibility considered?	✓		
7 Confirmed all DRPs etc recorded?		✓	
8 Movement of NMV recorded for all investments?	✓		
9 Are accounting and audit fees reconciled?	✓		
10 Have you checked client ICA/IT accounts and GIC on portal?	✓		
11 Expenses paid by members recorded?	✓		
12 Tax journals entered/allocated?	✓		

**Balance Sheet**

13 Bank Reconciliations Completed?	✓		
14 Has WP been prepared for ALL Balance Sheet account balances with activity?	✓		
15 Holding statements sighted and correct for all investments?	✓		

**ITR**

16 Tax Reconciliation Items Identified?	✓		
17 Carried forward tax and capital losses applied?	✓		
18 Have PAYG, Franking credits etc been claimed?	✓		
19 Is the completed ITR free of errors?	✓		
20 Have you completed the collation instructions?	✓		

**Pre-Manager Review Check**

	Y/N	N/A	Comments
21 Are client query responses documented in WPs & Checklist updated for next year?	✓		
22 Have you documented points to be carried forward for next year?		✓	
23 Have you prepared all notes, minutes, agreements, resolutions (if required)?	✓		
24 Has Points of Review/Notes for Next Year been prepared (ref B)	✓		
25 Has a cover letter and required minutes been prepared?	✓		
26 Have all material findings been communicated in cover letter?	✓		
27 Any items that need to be addressed re current record keeping/bookkeeping?		✓	
28 Have you contributed at least one Value Add Idea?	✓		
29 Have you updated all Dropbox file names to correct conventions for all clients?	✓		
30 Have you updated the job description?	✓		

**Additional SMSF Matters**

	Y/N	N/A	Comments
31 Ensure Contribution do not exceed contribution caps	✓		
32 Are benefits paid over the minimum amount requirements?		✓	
33 Have all audit/compliance issues been addressed?	✓		
34 Have all required annual minutes been prepared?	✓		
35 Have additional minutes been prepared for all material/unusual events?	✓		
36 Has Investment Strategy been prepared/updated/copy reprinted?	✓		
37 Are trustee details correct in F/S and ITR?	✓		
38 Are Binding Death Nominations required (need updating every 3 years)		✓	
39 Have Trustee's minuted their consideration of taking out life insurance (2013 FY Onwards)	✓		
40 Has Payment Slip been attached?	✓		
41 Does the client have to pass the work test to contribute to super?		✓	
42 Was the fund maintained solely for retirement or retirement related purposes?	✓		
43 Did the Fund loan monies or give financial assistance to members or relatives?		✓	
44 Did the Fund purchase asset from related parties?	✓		
45 Has the appropriate reserving strategy documentation been prepared?		✓	
46 Do you need to prepare a Request to Adjust Concessional Contributions form in Class?		✓	
47 Did the Fund borrow monies during the year?		✓	
48 Do you need to include a Title Search?		✓	
49 If a member has a pension, and they or spouse had money in accumulation mode, do you need an actuarial certificate?		✓	
50 Does the fund have any investments that need a 'Third party not related' minute?	✓		
51 Do you have a rental statement or market value rent valuation if there is a rental?	✓		
52 Has the superfund sold a property during the year? If Yes, has bare trust company been deregistered?		✓	
53 Have you checked the exceptions report?	✓		

**Pre - Audit Check**

	Y/N	N/A	Comments
53 Is there a SIGNED engagement letter on file?	✓		
54 Have you checked to ensure Financial Statements Audit Reports are correct?	✓		
55 WPs to include 3rd party confirmations of insurance premiums	✓		
56 WPs to include copies of evidence of existence and valuation of all assets @ 30June	✓		
57 WPs to include in Audit Pack full Hub 24 Annual Tax Statement and Cash account transactions		✓	
58 Copy of original bank statements showing account owner in WPs to verify ownership by SF	✓		
59 Evidence of 'Deduction for personal super contributions' approved ATO form		✓	
60 Do we have a current ASIC statement for the Corporate trustee of the SMSF?	✓		

Prepared by: MA	Initials: _____	Date: 4/09/2023
Reviewed by: _____	Initials: _____	Date: _____

**Value Add Ideas:**

1 Taxation planning	9 Assistance in Refinancing
2 Benchmarking	10 Improved bookkeeping/tax compliance
3 Super co-contribution	11 Automation of account procedures
4 Salary sacrificing	12 Risk & general insurance needs
5 Government Grants/Rebates	13 Superannuation/retirement issues
6 Cash Flow/Budget preparation	14 Investment planning/review
7 Management Assistance/reviews	15 Indirect taxes (eg. FBT, Payroll Tax, GST)
8 Asset Protection	16 Business Succession issues

## Seaburn Family Superfund

### Detailed Trial Balance as at 30 June 2023

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
<b>INCOME</b>				
Contributions - Member - Personal Concessional				
-	3,339.86	I1 Mr Terrence Seaburn	-	49,579.00 ✓
-	3,339.86	I2 Mrs Julia Seaburn	-	49,579.00 ✓
Contributions - Member - Personal Non-Concessional				
-	-	I3 Mr Terrence Seaburn	-	330,000.00 ✓
-	-	I4 Mrs Julia Seaburn	-	330,000.00 ✓
-	150,000.00	I8 Increase in Market Value - Direct Property 1/53 Quanda Rd, COOLUM BEACH	-	10,750.00 ✓
Interest - Cash At Bank				
-	-	I5 ANZ Share Investing Account 1855-35764	-	0.01 ✓
-	2.11	I6 Westpac DIY Super Working a/c 44-3835	-	546.50 ✓
-	52,163.90	I7 Rent - Direct Property 1/53 Quanda Rd, COOLUM BEACH	-	57,335.97 ✓
<b>EXPENSE</b>				
2,638.06	-	E1 Insurance Premiums - Mr Terrence Seaburn Accumulation	3,148.80 ✓	-
1,805.40	-	E2 Insurance Premiums - Mrs Julia Seaburn Accumulation	2,202.99 ✓	-
500.50	-	E3 Accountancy Fee	500.50 ✓	-
320.00	-	E4 Audit Insurance	320.00 ✓	-
200.00	-	Bank Fees - Cash At Bank Westpac DIY Super Working a/c 44-3835	-	-
67.20	-	Borrowing Expenses	-	-
-	-	E5 Filing Fees	566.00 ✓	-
764.00	-	Legal Fee	-	-
4,784.97	-	E6 Property Expenses - Body Corporate - Direct Property 1/53 Quanda Rd, COOLUM BEACH	4,955.28 ✓	-
3,745.50	-	E7 Property Expenses - Council Rates - Direct Property 1/53 Quanda Rd, COOLUM BEACH	3,973.10 ✓	-
997.50	-	E8 Property Expenses - Insurance Premium - Direct Property 1/53 Quanda Rd, COOLUM BEACH	1,212.08 ✓	-
206.90	-	Property Expenses - Interest Paid - Direct Property 1/53 Quanda Rd, COOLUM BEACH	-	-
1,020.00	-	E9 Property Expenses - Repairs Maintenance - Direct Property 1/53 Quanda Rd, COOLUM BEACH	845.00 ✓	-
-	-	E10 Property Expenses - Sundry Expenses - Direct Property 1/53 Quanda Rd, COOLUM BEACH	550.00 ✓	-
973.45	-	E11 Property Expenses - Water Rates - Direct Property 1/53 Quanda Rd, COOLUM BEACH	1,292.12 ✓	-
259.00	-	SMSF Supervisory Levy	259.00	-
<b>INCOME TAX</b>				
6,084.60	-	Income Tax Expense	20,551.35	-

**Seaburn Family Superfund**  
**Detailed Trial Balance as at 30 June 2023**

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
<b>PROFIT &amp; LOSS CLEARING ACCOUNT</b>				
184,478.65	-	Profit & Loss Clearing Account	787,414.26	-
<b>ASSETS</b>				
Direct Property				
725,000.00	-	<b>A1</b> 1/53 Quanda Rd, COOLUM BEACH	735,750.00 ✓	-
-	-	<b>A2</b> 6 Kelly Ct, BUDERIM (75% Ownership)	790,601.81 ✓	-
Cash At Bank				
100.78	-	<b>A3</b> ANZ Share Investing Account 1855-35764	100.79 ✓	-
42,103.29	-	<b>A4</b> Westpac DIY Super Working a/c 44-3835	41,551.42 ✓	-
Sundry Assets				
3,215.00	-	<b>A5</b> ATO Integrated Client Account	3,215.00 ✓	-
<b>LIABILITIES</b>				
Other Loans				
-	2,295.00	<b>L1</b> GST on Rental Bond	-	2,295.00 ✓
-	22,950.00	<b>L2</b> Rental Bond Held	-	22,950.00 ✓
-	6,084.60	<b>L3</b> Provision for Income Tax	-	20,551.35 ✓
Withholding Credits - Cash At Bank				
-	-	<b>A6</b> Westpac DIY Super Working a/c 44-3835	249.00 ✓	-
4,553.00	-	<b>A7</b> Income Tax Instalments Paid	6,205.00 ✓	-
-	6,160.00	<b>L4</b> Activity Statement Payable/Refundable	-	6,980.00 ✓
0.24	-	<b>A8</b> GST Payable/Refundable	0.30 ✓	-
<b>MEMBER ENTITLEMENTS</b>				
Mr Terrence Seaburn				
-	367,944.30	Accumulation	-	761,179.76
Mrs Julia Seaburn				
-	369,538.41	Accumulation	-	763,717.21
<u>983,818.04</u>	<u>983,818.04</u>		<u>2,405,463.80</u>	<u>2,405,463.80</u>

Alan + Seaburns.

6/3/23.

- 3 year option → \$180/m<sup>2</sup>. = \$84,600  
↑  
new lease. + gst  
+ o'goings

\* - Valuation on shed →.

\* - Super fund deed. →.



Julia & Terry

2/3/23

C

- Tax free earnings.

- \$1,012,210  $\approx$  stamp duty \$38,732.25

\* - North Coast Law.

**Seaburn Family Superfund**  
**Statement of Taxable Income**  
For the Period from 1 July 2022 to 30 June 2023

Description	Tax Return Ref.	Amount
<b><u>Income</u></b>		
<b>Section B</b>		
Total Gross Rent and Other Leasing & Hiring Income	B	57,335.00
Total Gross Interest	C	546.00
Total Assessable Personal Contributions	R2	99,158.00
Total Assessable Contributions	R	99,158.00
<b>Total Assessable Income</b>		<b>157,039.00</b>
<b><u>Deductions</u></b>		
<b>Section C</b>		
Total Capital Works Deductions	D	207.00
Total Death or Disability Premiums	F	5,351.00
Total Investment Expenses	I	12,827.00
Total Management and Administration Expenses	J	1,386.00
Total Other Deductions	L	259.00
<b>Total Deductions</b>		<b>20,030.00</b>
<b>Taxable Income or Loss</b>	(V - N) O	<b>137,009.00</b>
<b><u>Income Tax Calculation Statement</u></b>		
<b>Section D</b>		
<b>Gross Tax</b>		
Gross Tax @ 15% for Concessional Income	30 Jun 2023 T1	20,551.35
<b>Total Gross Tax</b>		<b>20,551.35</b>
<b>Rebates and Offsets</b>	C	<b>0.00</b>
<b>SUBTOTAL</b>		<b>20,551.35</b>
Total Credit: ABN/TFN Not Quoted (Non-Individual)	H3	249.00
<b>Total Eligible Credits</b>		<b>249.00</b>
<b>Net Tax Payable</b>		<b>20,302.35</b>
Total PAYG Instalments Raised	K	6,205.00
Total Supervisory Levy	L	259.00
<b>Total Amount Due / (Refundable)</b>		<b>14,356.35</b>

Terry			
Catchup contributions available			
Year	Per ATO	Per Fin	
2019	\$ 16,000.00	\$ 16,000.00	
2020	\$ 17,730.37	\$ 17,730.10	
2021	\$ 22,255.78	\$ 22,255.78	
2022	\$ 24,161.00	\$ 24,160.14	
	\$ 80,147.15	\$ 80,146.02	
2023	\$ 27,500.00	\$ 27,500.00	
	\$ 107,647.15	\$ 107,646.02	
	-\$ 16,000.00	(removed as contributions more than CGT)	
	\$ 91,647.15		

Julia			
Catchup contributions available			
Year	Per ATO	Per Fin	
2019	\$ 16,000	\$ 16,000	
2020	\$ 18,619	\$ 18,619	
2021	\$ 22,500	\$ 22,500	
2022	\$ 24,161	\$ 24,160	
	\$ 81,280	\$ 81,279	
2023	\$ 27,500	\$ 27,500	
	\$ 108,780	\$ 108,779	
	-\$ 16,000	(removed as contributions more than CGT)	
	\$ 92,780		

Total	\$ 216,427.15	concessional	
Terry	\$ 330,000.00	non concessional	
Julie	\$ 330,000.00	non concessional	
<b>Total</b>	<b>\$ 876,427.15</b>	<b>can get into super</b>	
	67.55%	\$ 844,427.15	

Money able to be contributed into super		
\$ 876,427.15		\$ 808,077.78
\$ 844,427.15	67.55%	\$ 148,077.78
\$ 763,322.00	75.00%	
\$ 808,077.78	80.00%	

6 Kelly Court ownership transfer	\$ 1,250,000	70.11%	\$ 1,250,000	67.55%
Cost of Kelly Crt 100%	\$ 722,938	(per financials)	\$ 722,938	
Cost of 70.11%	\$ 506,881.99		\$ 488,344.62	
Sale of Kelly Crt 100%	\$ 1,250,000		\$ 1,250,000	
Sale of 70.11%	\$ 876,427.15		\$ 844,375	
Capital gain	\$ 369,545.16	for 70.11% only	\$ 356,030.38	
50% general discount	\$ 184,772.58		\$ 178,015.19	
concessional contributions	\$ 216,427.15		\$ 184,427.15	
<b>More than enough concessional contributions to wipe out personal CGT</b>	<b>-\$ 31,654.57</b>		<b>-\$ 6,411.96</b>	
<b>Tax in super</b>	<b>\$ 27,715.89</b>	(on \$184,772.58)	\$ 27,664.07	

Updated value			Test	
\$ 1,012,210		\$ 1,012,210	80.00%	\$ 1,012,210
\$ 752,938	75.00%	\$ 722,938	80.00%	\$ 722,938
\$ 542,204		\$ 542,204		\$ 578,350
\$ 1,012,210		\$ 1,012,210		\$ 1,012,210
\$ 759,158	75.00%	\$ 759,158	80.00%	\$ 809,768
\$ 216,954		\$ 216,954		\$ 231,418
\$ 108,477		\$ 108,477		\$ 115,709
\$ 103,322		\$ 103,322		\$ 148,078 Too much super contribution
\$ 5,155		\$ 5,155		
\$ 15,498		\$ 15,498		

BEST SCENARIO

## Transactions: Personal Concessional - Seaburn Family Superfund

Date Range: 01/07/2022 to 30/06/2023

## Personal Concessional

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Terrence Seaburn						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/06/2023	Contribution Allocation	\$	49,579.00 \$	49,579.00 Cr	
Total Mr Terrence Seaburn		\$	0.00 \$	49,579.00 \$	49,579.00 Cr	
Mrs Julia Seaburn						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/06/2023	Contribution Allocation	\$	49,579.00 \$	49,579.00 Cr	
Total Mrs Julia Seaburn		\$	0.00 \$	49,579.00 \$	49,579.00 Cr	
Total Personal Concessional		\$	0.00 \$	99,158.00 \$	99,158.00 Cr	

## Transactions: Personal Non-Concessional - Seaburn Family Superfund

Date Range: 01/07/2022 to 30/06/2023

## Personal Non-Concessional

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Terrence Seaburn						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/06/2023	Contribution Allocation	\$	330,000.00 \$	330,000.00 Cr	
Total Mr Terrence Seaburn		\$	0.00 \$	330,000.00 \$	330,000.00 Cr	
Mrs Julia Seaburn						
	01/07/2022	Opening Balance	\$	0.00 \$	0.00 Cr	
	30/06/2023	Contribution Allocation	\$	330,000.00 \$	330,000.00 Cr	
Total Mrs Julia Seaburn		\$	0.00 \$	330,000.00 \$	330,000.00 Cr	
Total Personal Non-Concessional		\$	0.00 \$	660,000.00 \$	660,000.00 Cr	

**Seaburn Family Superfund**  
**Investment Revaluation as at 30 June 2023**

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
<b>Property Direct Market</b>					
KELLY      6 Kelly Ct, BUDERIM (75% Ownership)	30 Jun 2023	790,601.81000	1.00000	790,601.81	0.00
QUANDA      1/53 Quanda Rd, COOLUM BEACH	30 Jun 2023	735,750.00000	1.00000	735,750.00	10,750.00
<b>Property Direct Market Total</b>				<b>1,526,351.81</b>	<b>10,750.00</b>
<b>Fund Total</b>				<b>1,526,351.81</b>	<b>10,750.00</b>

this wasn't processed in 2021, therefore included in 2023 FY and reconciled bank balance

# ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 1855-35764

## Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2021</b>				
18 JUN	OPENING BALANCE			100.78
30 JUN	CREDIT INTEREST PAID		0.01 ✓	100.79
	<b>TOTALS AT END OF PAGE</b>	<b>\$0.00</b>	<b>\$0.01</b>	
	<b>TOTALS AT END OF PERIOD</b>	<b>\$0.00</b>	<b>\$0.01</b>	<b>\$100.79</b>

### This Statement Includes

Interest earned on deposits	\$0.01
-----------------------------	--------

### Yearly Summary

Previous Year to 30/06/2021 (\$)

Interest earned on deposits	0.01
-----------------------------	------

## IMPORTANT INFORMATION

**PLEASE CHECK THE ENTRIES AND CALL 13 13 14 REGARDING ANY ERRORS ON THIS STATEMENT.**

All entries generated are subject to authorisation and verification and if necessary, adjustments will appear on a later statement.

If you have a complaint or unresolved issue with ANZ's product or service please call our National Feedback Line **1800 805 154** and advise us. Further information in relation to ANZ's dispute resolution process and this product (including details of benefits or fees and charges) is available on request and you can access this information by reviewing the Terms and Conditions, and Fees and Charges brochures which can be found at [www.anz.com](http://www.anz.com) or by calling **13 13 14**.

Transactions: 1/53 Quanda Rd, COOLUM BEACH - Seaburn Family Superfund

Date Range: 01/07/2022 to 30/06/2023

**1/53 Quanda Rd, COOLUM BEACH**

	<b>Date</b>	<b>Narrative</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>	<b>Quantity</b>
1/53 Quanda Rd, COOLUM BEACH						
	01/07/2022	Opening Balance	\$	0.00	\$ 0.00	Cr
	04/07/2022	DEAN ORFORD hux NPC RENT 15 03 JUL 2022	\$	4,320.95	\$ 4,320.95	Cr
	02/08/2022	DEAN ORFORD rent npc inv 16	\$	4,331.50	\$ 8,652.45	Cr
	05/09/2022	DEAN ORFORD Rent kitchen 17 hux	\$	4,331.50	\$ 12,983.95	Cr
	05/09/2022	DEAN ORFORD rates kitchen 1005	\$	1,986.36	\$ 14,970.31	Cr
	05/10/2022	DEAN ORFORD rent npc kitchen 18	\$	4,343.00	\$ 19,313.31	Cr
	14/10/2022	DEAN ORFORD water rates kitchen	\$	272.30	\$ 19,585.61	Cr
	02/11/2022	DEAN ORFORD hux rent kitchen 19	\$	4,343.00	\$ 23,928.61	Cr
	05/12/2022	DEAN ORFORD quanda rent 20	\$	4,343.00	\$ 28,271.61	Cr
	04/01/2023	DEAN ORFORD hux rent 21quanda road npc	\$	4,343.00	\$ 32,614.61	Cr
	09/01/2023	DEAN ORFORD WATER KITCHEN 3006	\$	350.50	\$ 32,965.11	Cr
	06/02/2023	DEAN ORFORD rent 22 npc	\$	4,343.00	\$ 37,308.11	Cr
	06/03/2023	DEAN ORFORD rent NPC 23 04 MAR 2023	\$	4,343.00	\$ 41,651.11	Cr
	06/03/2023	DEAN ORFORD rates pie shop 1006 04 MAR 202	\$	1,986.55	\$ 43,637.66	Cr
	13/03/2023	DEAN ORFORD tremany water npc 3007	\$	382.97	\$ 44,020.63	Cr
	06/04/2023	DEAN ORFORD rent hux 25	\$	4,090.91	\$ 48,111.54	Cr
	08/05/2023	DEAN ORFORD rent kitchen 25 07 MAY 2023	\$	4,343.00	\$ 52,454.54	Cr
	08/05/2023	DEAN ORFORD rent kitchen 25 07 MAY 2023	\$	252.09	\$ 52,706.63	Cr
	05/06/2023	DEAN ORFORD water kitchen 3008 04 JUN 2023	\$	286.34	\$ 52,992.97	Cr
	05/06/2023	DEAN ORFORD hux 30 rent kitchen 04 JUN 202	\$	4,343.00	\$ 57,335.97	Cr
	Total 1/53 Quanda Rd, COOLUM BEACH		\$	0.00	\$ 57,335.97	Cr
	Total 1/53 Quanda Rd, COOLUM BEACH		\$	<b>0.00</b>	<b>\$ 57,335.97</b>	<b>Cr</b>



Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

<b>1. Lessor</b> QUANDA ROAD PROPERTY PTY LTD ACN 612 708 013 AS TRUSTEE UNDER INSTRUMENT 717434538	<b>Lodger</b> (Name, address, E-mail & phone number) Greenhalgh Pickard Solicitors PO Box 52, Buddina Qld 4575 07 5444 1022 info@gpla.com.au	<b>Lodger Code</b> NR 809
---	--	------------------------------

<b>2. Lot on Plan Description</b> LOT 1 ON SP 188291	<b>Title Reference</b> 50672438
---	------------------------------------

<b>3. Lessee</b> Given names	Surname/Company name and number	(include tenancy if more than one)
	JD RENTALS PTY LTD ACN 138 853 773	

**4. Interest being leased**  
FEE SIMPLE

**5. Description of premises being leased**  
THE WHOLE OF THE LOT

<b>6. Term of lease</b> Commencement date/event: 01/05/2021 Expiry date: 30/04/2024 ✓ #Options: 1 x 3 years #Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	<b>7. Rental/Consideration</b> SEE SCHEDULE
--	--

**8. Grant/Execution**  
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in: the attached schedule;

**Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994**

.....signature QUANDA ROAD PROPERTY PTY LTD ACN 612 708 013  
 .....full name  
 .....qualification / / .....

<b>Witnessing Officer</b> (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	<b>Execution Date</b>	<b>Director Lessor's Signature</b>
---	-----------------------	------------------------------------

**9. Acceptance**  
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

.....Signature JD RENTALS PTY LTD ACN 138 853 773  
 .....full name  
 .....qualification

<b>Witnessing Officer</b> (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	<b>Execution Date</b> 11 / 06 / 2021	<b>Director Lessee's Signature</b>
---	---	------------------------------------

## SCHEDULE

Title Reference 50672438

### REFERENCE SCHEDULE

Item 1.	Landlord	QUANDA ROAD PROPERTY PTY LTD ACN 612 708 013 AS TRUSTEE UNDER INSTRUMENT 717434538
	Address:	12 Ironbark Road, Little Mountain QLD 4551
Item 2.	Tenant:	JD RENTALS PTY LTD ACN 138 853 773
	Address:	338 Crosshill-Aubigny Road, Biddeston QLD 4401
Item 3.	Commencement Date:	1 May 2021
Item 4.	Termination Date:	30 April 2024 ✓
Item 5.	Term	Three (3) years
Item 6.	First Option to Renew:	Three (3) years
Item 7.	Second Option to Renew:	NIL
Item 8.	Rent:	\$45,900 per annum plus GST ✓ (\$150 per m <sup>2</sup> per annum plus GST)
Item 9.	Index Review Dates:	Each anniversary of the Commencement Date during any Renewed Term but not the first Term.
Item 10.	Market Review Dates:	N/A
Item 11.	(a) Exclusive Use:	Not applicable
	(b) Permitted Use:	Wholesale Bakery – wholesale preparation and manufacturer of bakery products and ancillary use for retail sale of bakery products of no more than 10% of the net lettable area of the Premises.
Item 12.	Amount of Public Risk Insurance:	\$20 million
Item 13.	Security Deposit Amount:	An amount equivalent to 6 months' rent plus GST.
Item 14.	Guarantor(s):	Dean Cameron Orford
	Address:	338 Crosshill-Aubigny Road, Biddeston QLD 4401
Item 15.	(a) Pylon Sign Lightbox cost:	N/A
	(b) Awning Lightbox cost:	N/A
Item 16.	Trading hours:	N/A

Joe



18 August 2023

H 000001 000  
 Terry and Julia Seaburn  
 Seaburn Family Super Fund  
 12 Ironbark Road  
 LITTLE MOUNTAIN QLD 4551

**Policy Number**

81440010

Life Cover

**Insured Person**

Mr Terrence Seaburn ✓

**Policy Owner**

Seaburn Family Super Fund

**Your Adviser**

Ms DEBORAH HEINDL

1300 663 604

**Customer Service**
 1800 221 727
**Internet**
 [www.asteronlife.com.au](http://www.asteronlife.com.au)

Dear Seaburn Family Super Fund,

We refer to your recent request regarding your policy.

Shown below is the total value of premiums paid to us for your policy during the previous financial years.

Financial Year	Benefit Description	Premium Paid
2022 - 2023	Life Cover	\$3,148.80 ✓

If you have any further enquiries, please contact Customer Service.

Yours sincerely

Administration Team  
 Customer Service Officer  
 Asteron Life Customer Service

cc: Ms DEBORAH HEINDL



Life Insurance  
statements

**Customer Service** GPO Box 68 Sydney NSW 2001  
 Freecall 1800 221 727 8am to 6pm AEST Mon to Fri  
 Email [life\\_customerservice@asteronlife.com.au](mailto:life_customerservice@asteronlife.com.au) Web [www.asteronlife.com.au](http://www.asteronlife.com.au)

TAL Life Limited ABN 70 050 109 450 AFSL 237848 (TAL Life) is part of the TAL Dai-ichi Life Australia Pty Limited ABN 97 150 070 483 group of companies (TAL). The different entities of TAL group of companies are not responsible for, or liable in respect of, products and services provided by the other.



18 August 2023

↳ 000002 000  
 Terry and Julia Seaburn  
 Seaburn Family Super Fund  
 12 Ironbark Road  
 LITTLE MOUNTAIN QLD 4551

**Policy Number**

81424880

Life Cover

**Insured Person**

Mrs Julia Seaburn ✓

**Policy Owner**

Seaburn Family Super Fund

**Your Adviser**

Ms DEBORAH HEINDL

1300 663 604

**Customer Service**

1800 221 727

**Internet**

[www.asteronlife.com.au](http://www.asteronlife.com.au)

Dear Seaburn Family Super fund,

We refer to your recent request regarding your policy.

Shown below is the total value of premiums paid to us for your policy during the previous financial years.

Financial Year	Benefit Description	Premium Paid
2022 - 2023	Life Cover	\$2,202.99 ✓

If you have any further enquiries, please contact Customer Service.

Yours sincerely

Administration Team  
 Customer Service Officer  
 Asteron Life Customer Service

cc: Ms DEBORAH HEINDL

**Customer Service** GPO Box 68 Sydney NSW 2001  
 Freecall 1800 221 727 8am to 6pm AEST Mon to Fri  
 Email [life\\_customerservice@asteronlife.com.au](mailto:life_customerservice@asteronlife.com.au) Web [www.asteronlife.com.au](http://www.asteronlife.com.au)

TAL Life Limited ABN 70 050 109 450 AFSL 237648 (TAL Life) is part of the TAL Dai-ichi Life Australia Pty Limited ABN 97 150 070 483 group of companies (TAL). The different entities of TAL group of companies are not responsible for, or liable in respect of, products and services provided by the other.

total=280.50+220=\$500.50 ✓

Quanda Road Property Pty Ltd  
 12 Ironbark Rd  
 LITTLE MOUNTAIN  
 QLD 4551

**Tax Invoice**  
**I022443**  
  
**Date**  
 5 June 2023

**Description**

Attending to various 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.

Discussions, correspondence, instruction and advice to you as required throughout the period.

Subtotal	255.00
GST	25.50
<b>Total</b>	<b>280.50</b>
<b>Amount Due</b>	<b>0.00</b>

**Due Date: 19 June 2023**

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

**PAYMENT ADVICE**

Direct Deposit Details: BSB 064-406 Account No. 10620281  
 (Please use Invoice No. as Reference)

Cheque  Visa  Mastercard

Card No.            CCV    Expiry Date .....

Cardholder ..... Signature .....

**Customer** Quanda Road Property Pty Ltd  
**Invoice No.** I022443  
**Amount Due** 0.00  
**Due Date** 19 June 2023



AUDIT SHIELD SERVICE

Seaburn Family Superfund  
 12 Ironbark Rd  
 LITTLE MOUNTAIN QLD 4551

**Tax Receipt**

TAI-23490125  
 Ref: SEAB0004  
 6 July 2022

**Details**

Expiry Date: 31 July 2023 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 Paid:	<b>\$ 320.00</b>
Paid Date:	*6 July 2022

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

Name of Entities / Individuals to be covered:

**Seaburn Family Superfund**

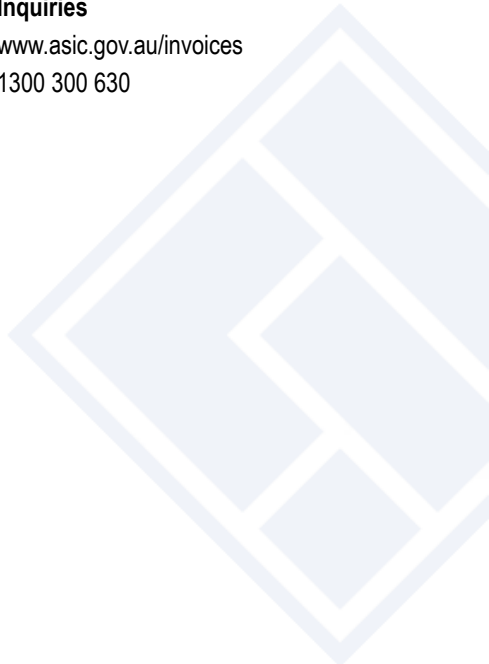




**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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



QUANDA ROAD PROPERTY PTY LTD  
INITIATIVE ACCOUNTING GROUP  
SE 2  
10 LAKE KAWANA BVD BIRTINYA QLD 4575

**INVOICE STATEMENT**

Issue date 30 May 22

**QUANDA ROAD PROPERTY PTY LTD**

ACN 612 708 013

Account No. 22 612708013

**Summary**

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$276.00</b>

+290  
=**\$566** ✓

- 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	<b>\$0.00</b>
By 31 Jul 22	<b>\$276.00</b>

*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**

**QUANDA ROAD PROPERTY PTY LTD**

ACN 612 708 013

Account No: 22 612708013



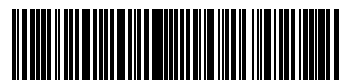
22 612708013

<b>TOTAL DUE</b>	<b>\$276.00</b>
Immediately	<b>\$0.00</b>
By 31 Jul 22	<b>\$276.00</b>

*Payment options are listed on the back of this payment slip*



**Bill Code:** 17301  
**Ref:** 2296127080135



\*814 129 0002296127080135 66





ASIC

Australian Securities &amp; Investments Commission

ABN 86 768 265 615

QUANDA ROAD PROPERTY PTY LTD  
 INITIATIVE ACCOUNTING GROUP  
 SE 2  
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

## INVOICE STATEMENT

Issue date 30 May 23

QUANDA ROAD PROPERTY PTY LTD

ACN 612 708 013

Account No. 22 612708013

## Summary

Opening Balance	\$0.00
New items	\$290.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$290.00</b>

- 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*

## Inquiries

www.asic.gov.au/invoices

1300 300 630

## Please pay

Immediately	<b>\$0.00</b>
By 31 Jul 23	<b>\$290.00</b>

*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 &amp; Investments Commission

## PAYMENT SLIP

QUANDA ROAD PROPERTY PTY LTD

ACN 612 708 013

Account No: 22 612708013



22 612708013

<b>TOTAL DUE</b>	<b>\$290.00</b>
Immediately	<b>\$0.00</b>
By 31 Jul 23	<b>\$290.00</b>

*Payment options are listed on the back of this payment slip*



**Bill Code:** 17301  
**Ref:** 2296127080135



\*814 129 0002296127080135 66

Inquires 1300 300 630

Issue date 30 May 23

# Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 04323214

## Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

## You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to [www.asic.gov.au/changes](http://www.asic.gov.au/changes)
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.  
Ph: 1300 300 630



Use your agent.

ACN 612 708 013

FOR QUANDA ROAD PROPERTY PTY LTD

REVIEW DATE: 31 May 23

## Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

**1 Registered office**  
INITIATIVE ACCOUNTING PTY LTD SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

**2 Principal place of business**  
12 IRONBARK ROAD LITTLE MOUNTAIN QLD 4551

### 3 Officeholders

Name: **TERRENCE WILLIAM SEABURN**  
Born: LEETON NSW  
Date of birth: 29/09/1963  
Address: 12 IRONBARK ROAD LITTLE MOUNTAIN QLD 4551  
Office(s) held: DIRECTOR, APPOINTED 31/05/2016

Name: **JULIA ANN SEABURN**  
Born: DUBBO NSW  
Date of birth: 16/09/1962  
Address: 12 IRONBARK ROAD LITTLE MOUNTAIN QLD 4551  
Office(s) held: DIRECTOR, APPOINTED 31/05/2016

### 4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY SHARES	2	\$2.00	\$0.00

### 5 Members

These details continue on the next page

QUANDA ROAD PROPERTY PTY LTD ACN 612 708 013

Page 1 of 2

## Company statement continued

Name: JULIA ANN SEABURN

Address: 12 IRONBARK ROAD LITTLE MOUNTAIN QLD 4551

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

Name: TERRENCE WILLIAM SEABURN

Address: 12 IRONBARK ROAD LITTLE MOUNTAIN QLD 4551

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

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

## End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

## Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see [www.asic.gov.au/addresses](http://www.asic.gov.au/addresses).

### 6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP

Registered agent number: 22813

Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575



PO Box 9195, Pacific Paradise QLD 4564  
 P: 07 5450 5300  
 E: admin@sunstatestrata.com.au  
 W: www.sunstatestrata.com.au  
 ABN: 16 071 897 900 • SCA (QLD) Member

Body Corporate and Community Management Act 1997

ABN 82 921 026 224

# NOTICE OF CONTRIBUTIONS

Quanda Road Property Pty Ltd  
 12 Ironbark Road  
 Little Mountain QLD 4551

Date of Notice	20 June 2022		
A/c No	1		
Lot No	1	Unit Number	1
Contrib Ent.	33		
Interest Ent.	33		

Body Corporate for

## QUANDA 91 CTS 37098

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/07/22 to 30/09/22	01/08/22	892.32	0.00		892.32
Sinking Fund	01/07/22 to 30/09/22	01/08/22	346.50	0.00		346.50
<b>total=1238.82 x 4 = \$4,955.28 ✓</b>						
<b>Totals</b>			<b>1,238.82</b>	<b>0.00</b>		<b>\$1,238.82</b>

Please see payment details below

Teller stamp and initials	*PLEASE NOTE* If paying your levies at the Post Office a processing fee of \$2.75 will be charged.	Amount Paid
	Levies not received by the due date will incur a fee of \$77 for a final notice.	\$ Date Paid / /



SUNSTATE STRATA PTY LTD

DEFT Reference Number: 282837061 1000 0000 012

Pay over the Internet from your \*\*Credit Card or  
 \*pre-registered bank a/c at www.deft.com.au.  
 \*\* A surcharge may apply to credit card transactions

By phone from your \*\*Credit Card or \*pre-  
 registered bank account.  
 Call 1300 301 090

**BPAY**  
 Biller Code: 96503  
**Ref: 282837061 1000 0000 012**

Account	BODY CORPORATE FOR QUANDA 91 CTS 37098
Lot No.	1
Owner	QUANDA ROAD PROPERTY PTY LTD

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

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

All cheques must be made payable to:  
Body Corporate For Quanda 91 CTS 37098

Post Billpay Pay in-store at Australia Post by cheque or EFTPOS

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



TOTAL AMOUNT DUE  
**DUE DATE 01/08/22** **\$1,238.82**

\*496 282837061 10000000012

+282837061 10000000012<

000123882< 4+



PO Box 9195, Pacific Paradise QLD 4564  
 P: 07 5450 5300  
 E: admin@sunstatestrata.com.au  
 W: www.sunstatestrata.com.au  
 ABN: 16 071 897 900 • SCA (QLD) Member

Body Corporate and Community Management Act 1997

ABN 82 921 026 224

# NOTICE OF CONTRIBUTIONS

Quanda Road Property Pty Ltd  
 12 Ironbark Road  
 Little Mountain QLD 4551

Date of Notice	30 September 2022		
A/c No	1		
Lot No	1	Unit Number	1
Contrib Ent.	33		
Interest Ent.	33		

Body Corporate for						
<b>QUANDA 91 CTS 37098</b>						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/10/22 to 31/12/22	<b>01/11/22</b>	892.32	0.00		892.32
Sinking Fund	01/10/22 to 31/12/22	<b>01/11/22</b>	346.50	0.00		346.50
<b>Totals</b>			<b>1,238.82</b>	<b>0.00</b>		<b>\$1,238.82</b>
<b>Please see payment details below</b>						

Teller stamp and initials	If making payment by cheque, please ensure the remittance advice is attached so payment can be receipted correctly. *Failure to make payment by the due date, may incur a \$77.00 penalty fee*	Amount Paid \$ Date Paid / /
---------------------------	---	---------------------------------



**SUNSTATE STRATA PTY LTD**

DEFT Reference Number: 282837061 1000 0000 012



Pay over the Internet from your \*\*Credit Card or \*pre-registered bank a/c at [www.deft.com.au](http://www.deft.com.au).  
 \*\* A surcharge may apply to credit card transactions



Billier Code: 96503  
**Ref: 282837061 1000 0000 012**



By phone from your \*\*Credit Card or \*pre-registered bank account.  
 Call 1300 301 090

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

Account	<b>BODY CORPORATE FOR QUANDA 91 CTS 37098</b>
Lot No.	1
Owner	<b>QUANDA ROAD PROPERTY PTY LTD</b>

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



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

All cheques must be made payable to:  
**Body Corporate For Quanda 91 CTS 37098**



Pay in-store at Australia Post by cheque or EFTPOS



\*496 282837061 10000000012

**TOTAL AMOUNT DUE  
 DUE DATE 01/11/22**

**\$1,238.82**



PO Box 9195, Pacific Paradise QLD 4564  
 P: 07 5450 5300  
 E: admin@sunstatestrata.com.au  
 W: www.sunstatestrata.com.au  
 ABN: 16 071 897 900 • SCA (QLD) Member

Body Corporate and Community Management Act 1997

ABN 82 921 026 224

# NOTICE OF CONTRIBUTIONS

Quanda Road Property Pty Ltd  
 12 Ironbark Road  
 Little Mountain QLD 4551

Date of Notice	20 December 2022		
A/c No	1		
Lot No	1	Unit Number	1
Contrib Ent.	33		
Interest Ent.	33		

Body Corporate for

## QUANDA 91 CTS 37098

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/01/23 to 31/03/23	<b>01/02/23</b>	892.32	0.00		892.32
Sinking Fund	01/01/23 to 31/03/23	<b>01/02/23</b>	346.50	0.00		346.50
<b>Totals</b>			<b>1,238.82</b>	<b>0.00</b>		<b>\$1,238.82</b>

**Please see payment details below**

Teller stamp and initials	<p>If making payment by cheque, please ensure the remittance advice is attached so payment can be receipted correctly.</p> <p><b>*Failure to make payment by the due date, may incur a \$77.00 penalty fee*</b></p>	<p>Amount Paid \$</p> <p>Date Paid / /</p>
---------------------------	---	--

**SUNSTATE STRATA PTY LTD**

DEFT Reference Number: 282837061 1000 0000 012



Pay over the Internet from your pre-registered bank account or \*\*credit card. Go to [www.deft.com.au](http://www.deft.com.au)  
 \*\* Payments by credit card may attract a surcharge



Billers Code: 96503  
**Ref: 282837061 1000 0000 012**



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

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

Account	BODY CORPORATE FOR QUANDA 91 CTS 37098
Lot No.	1
Owner	Quanda Road Property Pty Ltd

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



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

All cheques must be made payable to:  
 Body Corporate For Quanda 91 Cts 37098

Post Billpay or EFTPOS Pay in-store at Australia Post by cheque



\*496 282837061 10000000012

**TOTAL AMOUNT DUE  
 DUE DATE 01/02/23**

**\$1,238.82**

+282837061 10000000012<

000123882< 4+





PO Box 9195, Pacific Paradise QLD 4564  
 P: 07 5450 5300  
 E: admin@sunstatestrata.com.au  
 W: www.sunstatestrata.com.au  
 ABN: 16 071 897 900 • SCA (QLD) Member

Body Corporate and Community Management Act 1997

ABN 82 921 026 224

## NOTICE OF CONTRIBUTIONS

Quanda Road Property Pty Ltd  
 12 Ironbark Road  
 Little Mountain QLD 4551

Date of Notice	20 March 2023		
A/c No	1		
Lot No	1	Unit Number	1
Contrib Ent.	33		
Interest Ent.	33		

Body Corporate for

### QUANDA 91 CTS 37098

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/04/23 to 30/06/23	<b>01/05/23</b>	892.32	0.00		892.32
Sinking Fund	01/04/23 to 30/06/23	<b>01/05/23</b>	346.50	0.00		346.50
<b>Totals</b>			<b>1,238.82</b>	<b>0.00</b>		<b>\$1,238.82</b>

Please see payment details below

Teller stamp and initials

If making payment by cheque, please ensure the remittance advice is attached so payment can be receipted correctly.  
 \*Failure to make payment by the due date, may incur a \$77.00 penalty fee\*

Amount Paid  
 \$  
 Date Paid  
 / /



**DEFT**  
 PAYMENT SYSTEMS

SUNSTATE STRATA PTY LTD

DEFT Reference Number: 282837061 1000 0000 012



Pay over the Internet from your pre-registered bank account or \*\*credit card. Go to [www.deft.com.au](http://www.deft.com.au)  
 \*\* Payments by credit card may attract a surcharge



Billers Code: 96503  
 Ref: 282837061 1000 0000 012



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

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

Account	BODY CORPORATE FOR QUANDA 91 CTS 37098
Lot No.	1
Owner	Quanda Road Property Pty Ltd

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



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

All cheques must be made payable to:  
 Body Corporate For Quanda 91 Cts 37098

Post Billpay Pay in-store at Australia Post by cheque or EFTPOS



\*496 282837061 10000000012

TOTAL AMOUNT DUE  
 DUE DATE 01/05/23

**\$1,238.82**

+282837061 10000000012<

000123882< 4+

**HALF YEARLY RATE NOTICE FOR PERIOD**

1 July 2022 to 31 December 2022

ISSUE DATE	19 July 2022
PROPERTY NO.	<b>122480</b>
VALUATION	\$148,500
PAYMENT REFERENCE NO.	100217990
DUE DATE FOR PAYMENT	<b>19 August 2022</b>
<b>AMOUNT PAYABLE</b>	<b>\$1,986.55</b>

010337 002



QUANDA ROAD PROPERTY PTY LTD TTE  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

total=1986.55 x 2 =\$3,973.10 ✓

**PROPERTY LOCATION:** Quanda 91, 1/53 Quanda Rd COOLUM BEACH QLD 4573  
**PROPERTY DESCRIPTION:** Lot 1 SP188291 Quanda 91 Contribution & Interest Entitlement 33/100

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 2U		Minimum Rate =	747.00
Recycle Bulk Bin - 2.0 Cubic Metre	1 x	\$747.60 x .5 =	373.80
Waste Low Noise Bin - 660 Litre - Commercial	1 x	\$1,250.70 x .5 =	625.35
Arts and Heritage Levy	1 x	\$16.00 x .5 =	8.00
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$45.00 x .5 =	22.50
State Emergency Management Levy: Class C Group 03	1 x	\$339.80 x .5 =	169.90
<b>TOTAL:</b>			<b>\$1,986.55</b>


Please review the enclosed Schedule of Rates to confirm your rate category.  
Did you know you can set up a payment arrangement to pay your rates over the 6 month rating period?  
Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

**PAYMENT OPTIONS**

PROPERTY NO.  
122480  
QUANDA ROAD PROPERTY PTY LTD TTE

AMOUNT PAYABLE  
1,986.55

DUE DATE  
19 August 2022



**Biller Code:** 18259  
**Ref:** 100217990


**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](http://www.bpay.com.au)



**Post Billpay**

Pay in Person at any Post Office, Credit Card not accepted.






**Pay using your smartphone**

Download the Sniip App and scan the code to pay now.



**Credit Card by Phone**  
Phone 13 18 16 and follow the prompts  
**Billpay Code:** 0214  
**Ref:** 1 0021 7990  
MasterCard & Visa accepted

**Internet**  
Go to [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), click on 'Pay and Apply' and follow the prompts  
**Ref:** 1 0021 7990  
MasterCard & Visa accepted

 If you wish to pay your rates by direct debit please contact Council for further information.





HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2023 to 30 June 2023

ISSUE DATE	24 January 2023
PROPERTY NO.	<b>122480</b>
VALUATION	\$148,500
PAYMENT REFERENCE NO.	100217990
DUE DATE FOR PAYMENT	<b>24 February 2023</b>
<b>AMOUNT PAYABLE</b>	<b>\$1,986.55</b>

T 009897 002



QUANDA ROAD PROPERTY PTY LTD TTE  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

PROPERTY LOCATION: **Quanda 91, 1/53 Quanda Rd COOLUM BEACH QLD 4573**  
PROPERTY DESCRIPTION: Lot 1 SP188291 Quanda 91 Contribution & Interest Entitlement 33/100

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 2U		Minimum Rate =	747.00
Recycle Bulk Bin - 2.0 Cubic Metre	1 x	\$747.60 x .5 =	373.80
Waste Low Noise Bin - 660 Litre - Commercial	1 x	\$1,250.70 x .5 =	625.35
Arts and Heritage Levy	1 x	\$16.00 x .5 =	8.00
Environment Levy	1 x	\$80.00 x .5 =	40.00
Transport Levy	1 x	\$45.00 x .5 =	22.50
State Emergency Management Levy: Class C Group 03	1 x	\$339.80 x .5 =	169.90
<b>TOTAL:</b>			<b>\$1,986.55</b>

Please review the enclosed Schedule of Rates to confirm your rate category.  
Did you know you can set up a payment arrangement to pay your rates over the current rating period?  
Please email rates@sunshinecoast.qld.gov.au before the due date for payment to set up the arrangement.

PAYMENT OPTIONS

PROPERTY NO.  
122480  
QUANDA ROAD PROPERTY PTY LTD TTE

AMOUNT PAYABLE  
1,986.55  
DUE DATE  
**24 February 2023**



**Biller Code:** 18259  
**Ref:** 100217990

**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




**Post Billpay**  
Pay in Person at any Post Office, Credit Card not accepted.




\*214 100217990

**Pay using your smartphone**  
Download the Sniip App and scan the code to pay now.




 If you wish to pay your rates by direct debit please contact Council for further information.

 Credit Card by Phone  
Phone 13 18 16 and follow the prompts  
Billpay Code: 0214  
Ref: 1 0021 7990  
MasterCard & Visa accepted

 Internet  
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts  
Ref: 1 0021 7990  
MasterCard & Visa accepted

Quanda Rd

Regional Insurance Brokers Pty Ltd  
 AFSL 244330  
 ABN 45 010 723 967  
 PO Box 1098  
 Buddina QLD 4575  
 Tel: 07 5439 1900  
 Email: [sc@ribpl.com.au](mailto:sc@ribpl.com.au)  
 Web: <http://www.ribpl.com.au>

## RENEWAL TAX INVOICE

Terry Seaburn  
 12 Ironbark Road  
 LITTLE MOUNTAIN QLD 4551

Invoice Number: 2745058  
 Date: 14/07/2022

Account Manager: Allan Andriske  
 Email: [aandriske@ribpl.com.au](mailto:aandriske@ribpl.com.au)  
 Direct: 07 5439 1908  
 Mobile: 0433 715 585

total=1,111.17+100.91=\$1,212.08 ✓

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. Please refer to the policy documents issued by the insurer for complete policy terms and conditions. Please read the attached important notices and do not hesitate to contact us with any questions you may have.

Type of Policy	Business Package
Insurer	Holland Commercial Insurance Pty Ltd
Policy Number	GA700911500BUSP ✓
Period of Insurance	From 03/08/2022 to 03/08/2023 at 4.00pm <i>This Insurance expires at 4.00pm on the last day of the Period of Insurance</i>
Transaction Details	Business Pack - 1/53 Quanda Road Coolum Beach ✓

Premium	ESL	Underwriter Fee	Stamp Duty	Broker Fee	GST Premium	GST Broker Fee	Invoice Total
\$732.98	\$0.00	\$40.00	\$72.57	\$188.32	\$77.30	\$18.83	\$1,130.00 -18.83=\$1111.17

Payment Options Terms Net 14 days



Regional Insurance Brokers Pty Ltd

DEFT Reference Number  
 406371227450582

Pay by credit card or registered bank account at [www.deft.com.au](http://www.deft.com.au) or phone 1300 78 11 45. Payments by credit card may attract a surcharge.



Want to pay monthly?

IQumulate  
 Premium Funding

[Click here to accept online](#)

Total amount payable \$1,297.57  
 (includes application fee and credit charges)  
 or visit [edge.iqumulate.com/myaccount](http://edge.iqumulate.com/myaccount)  
 Enter code: 26QTN6SZF3

✓  
 Smooth out cash flow  
 Easy monthly payments  
 No additional security



\*498 406371 227450582

Payments can be made at any Post Office by cheque or EFTPOS.

Name: Terry Seaburn

Client ID: 70436

Invoice No: 2745058

Payment Date: 03/08/2022



Billers Code: 20362  
 Reference: 406371227450582

1<sup>st</sup> instalment of \$183.76 followed by 9 instalments of \$123.76 payable to IQumulate Premium Funding (RIB)

or Total Due: (1 Annual Payment) \$1,130.00  
 (GST Included if applicable)

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

Quanda Rd

Regional Insurance Brokers Pty Ltd  
AFSL 244330  
ABN 45 010 723 967  
PO Box 1098  
Buddina QLD 4575  
Tel: 07 5439 1900  
Email: sc@regional.com.au  
Web: http://www.regional.com.au

### ENDORSEMENT TAX INVOICE

Terry Seaburn  
12 Ironbark Road  
LITTLE MOUNTAIN QLD 4551

Invoice Number: 2777777  
Date: 11/08/2022

Account Manager: Allan Andriske  
Email: allan.andriske@regional.com.au  
Direct: 07 5439 1908  
Mobile: 0433 715 585

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. Please refer to the policy document issued by the insurer for complete policy terms and conditions. Please read the attached important notices and do not hesitate to contact us with any questions you may have.

Type of Policy	Business Package
Insurer	Hollard Commercial Insurance Pty Ltd
Policy Number	GA700911500BUSP
Endorsement Effective Date	03/08/2022
Period of Insurance	From 03/08/2022 to 03/08/2023 at 4.00pm ✓ <i>This Insurance expires at 4.00pm on the last day of the Period of Insurance</i>
Endorsement Details	Increase rental income to \$50,856 & BI to \$76,000 with 18mth indemnity period

Premium	ESL	Underwriter Fee	Stamp Duty	Broker Fee	GST Premium	GST Broker Fee	Total Due
\$84.16	\$0.00	\$0.00	\$8.33	\$0.00	\$8.42	\$0.00	\$ 100.91 ✓

Payment Options Terms Net 14 days



DEFT Reference Number  
40637122777778

Pay by credit card or registered bank account at [www.deft.com.au](http://www.deft.com.au) or phone 1300 78 11 45. Payments by credit card may attract a surcharge.



#### Regional Insurance Brokers Pty Ltd

Name: Terry Seaburn  
 Client ID: 70436  
 Invoice No: 2777777  
 Payment Date: 11/08/2022



\*498 406371 22777778  
Payments can be made at any Post Office cheque or EFTPOS.

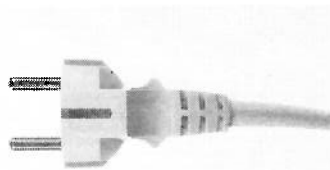


Bill Code: 20362  
Reference: 40637122777778

Enter the Biller Code and BPAY reference number as detailed above.

**Total Due: \$ 100.91**  
(GST included if applicable)





**John Palmer Electrical**  
 ABN: 64 213 799 790  
 23 Harrier Street, Aroona QLD 4551  
 Mobile: 0418 724 653  
 Email: johnpalmerelectrician@gmail.com

## TAX INVOICE

**Invoice Date:** 28 Jun 2023

**Invoice Number:** INV-2916

Terry Seaburn

Quantity	Description	Unit Price	GST	Amount AUD
	PROPERTY: 1/53 Quanda Road Coolum Beach Qld 4573			
1.00	Repairs to Lights Labour and Materials	845.00	10%	845.00
			Subtotal	845.00 ✓
			Total GST 10%	84.50
			Invoice Total AUD	929.50
			Total Net Payments AUD	0.00
			<b>Amount Due AUD</b>	<b>929.50</b>

John Palmer Licence No 67803 certifies that the electrical work listed has been tested for safety and compliance with the Electrical Safety Act 2002

**Terms: 7 Days**

Bank Account Details:

**BSB 484-799 A/c No: 20 447 1130**

**A/c Name: J & W Palmer**

### PAYMENT ADVICE:

To:

**John Palmer Electrical Pty Ltd**  
 23 Harrier Street, Aroona QLD 4551

Mobile: 0418 724 653

Email: johnpalmerelectrician@gmail.com

Customer:

Terry Seaburn

Invoice Number:

INV-2916

Amount Paid:

929.50



**Real Estate Valuers**  
 Peterson Property Valuations Pty Ltd ACN 603 599 604 ABN 78 603 599 604

Phillip R Peterson, AVI, Certified Practicing Valuer  
 Registered Valuer No. 1083

Postal Address: PO Box 3770, CALOUNDRA WEST, QLD, 4551

Phone: 07 5357 9196 Mobile: 0411 514 228

www.petersonpropertyvaluations.com.au

Email: [peterstonpropertyvaluers@gmail.com](mailto:peterstonpropertyvaluers@gmail.com)

19<sup>th</sup> July 2022

Mr. Terry Seaburn  
 On behalf of Seaburn Family Superannuation Fund  
 Delivered by Email

**TAX INVOICE 0722950**

**REPORT AND VALUATION**

**1/53 QUANDA ROAD, COOLUM BEACH**

RP Data Searches for subject property  
 Sunshine Coast Regional Council  
 Inspection of Subject  
 Inspection of Sales  
 Preparation of Report and Valuation  
 Digital Photographs

<b>OUR FEE AS AGREED</b>	<b>\$550.00</b> ✓
<b>GST</b>	<b><u>\$55.00</u></b>
<b>TOTAL FEE</b>	<b>\$605.00</b>

**PAYMENT DETAILS: PLEASE PAY UPON RECEIPT OF TAX INVOICE BY DIRECT DEPOSIT DETAILS AS BELOW**

**INTERNET TRANSFER BANK DETAILS (PLEASE QUOTE 0722950 AS REFERENCE)**

**SUNCORP BANK**  
**BSB:** 484799  
**ACCOUNT NO:** 604804465  
**ACCOUNT NAME:** PETERSON PROPERTY VALUATIONS



**Unitywater**

Serving you today,  
investing in tomorrow.

000208 002



Quanda Road Property Pty Ltd as Tte  
12 Ironbark Rd  
LITTLE MOUNTAIN QLD 4551

total=272.30+350.30+382.98+286.34=\$1,292.12 ✓

## WATER AND SEWERAGE YOUR BILL

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

unitywater.com  
ABN 89 791 717 472

Account number	99813318
Payment reference	0998 1331 85
Property	Quanda 91, Unit 1/53-57 Quanda Rd, COOLUM BEACH, QLD

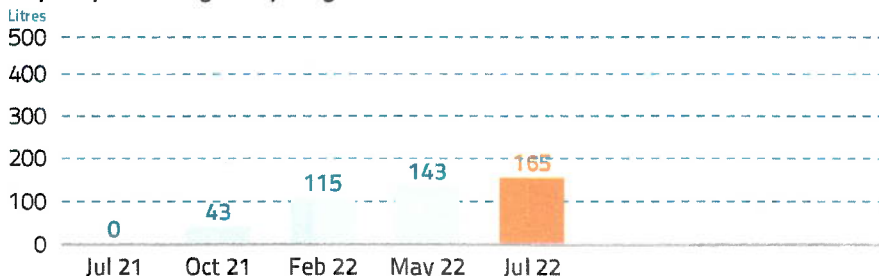
Bill number	7123273270
Billing period	04 May 2022 85 days to 27 Jul 2022
Issue date	2 Aug 2022
Approximate date of next meter reading	25 Oct 2022

### Your account activity

Your last bill	−	Payments/ adjustments	=	Balance	+	New charges	=	Total due	\$272.30
\$278.13		\$278.13		\$0.00		\$272.30		Due date	1 Sep 2022

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

### Compare your average daily usage over time



## Locking in usage prices – again!

See how far your money goes

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

## Easy ways to pay For other payment options - see over



BPAY\*

**Biller Code: 130393**

**Ref: 0998 1331 85**

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](http://bpay.com.au)

© Registered to BPAY Pty Ltd ABN 69 079 137 518



**Direct Debit**

Login to My Account at [unitywater.com](http://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](http://unitywater.com/smoothpay)



**Unitywater**

Serving you today,  
investing in tomorrow.

000188 002



Quanda Road Property Pty Ltd as Tte  
12 Ironbark Rd  
LITTLE MOUNTAIN QLD 4551

## WATER AND SEWERAGE YOUR BILL

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

**unitywater.com**  
ABN 89 791 717 472

Account number 99813318

Payment reference 0998 1331 85

Property Quanda 91, Unit 1/53-57  
Quanda Rd, COOLUM BEACH, QLD

Bill number 7123620915

Billing period 28 Jul 2022  
92 days to 27 Oct 2022

Issue date 4 Nov 2022

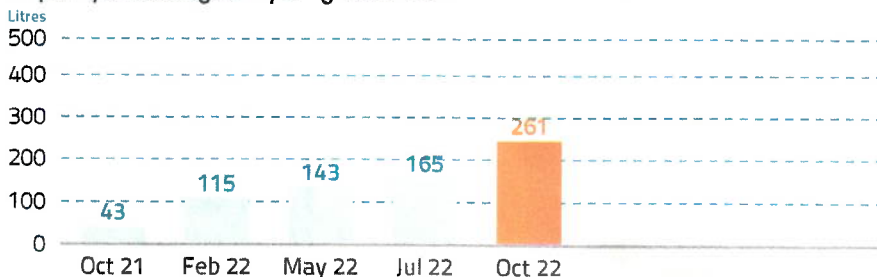
Approximate date  
of next meter reading 24 Jan 2023

### Your account activity



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

### Compare your average daily usage over time



## Nobody likes soggy mail

We know a thing or two about water, and we know that nobody likes getting soggy mail. With all the rain we have had this year and with more on the way, there's an easier way to keep your bills safe and dry. Get your water and sewerage bills sent to you via email instead.

Visit [unitywater.com/ebill](http://unitywater.com/ebill)



## Easy ways to pay

For other payment options - see over



BPAY<sup>®</sup>

Bill Code: 130393

Ref: 0998 1331 85

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](http://bpay.com.au)

© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit

Login to My Account at [unitywater.com](http://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](http://unitywater.com/smoothpay)





**Unitywater**

Serving you today,  
investing in tomorrow.

000172 002



Quanda Road Property Pty Ltd as Tte  
12 Ironbark Rd  
LITTLE MOUNTAIN QLD 4551

## WATER AND SEWERAGE YOUR BILL

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

**unitywater.com**  
ABN 89 791 717 472

**Account number** 99813318

**Payment reference** 0998 1331 85

**Property** Quanda 91, Unit 1/53-57  
Quanda Rd, COOLUM BEACH, QLD

**Bill number** 7123968406

**Billing period** 28 Oct 2022  
96 days to 31 Jan 2023

**Issue date** 3 Feb 2023

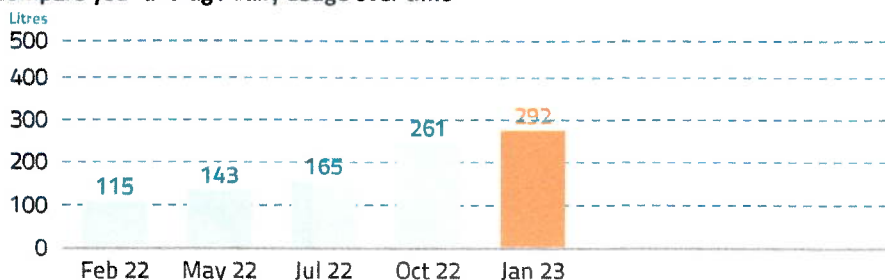
**Approximate date  
of next meter reading** 27 Apr 2023

### Your account activity



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

### Compare your average daily usage over time



## Nobody likes soggy mail

We know a thing or two about water, and we know that nobody likes getting soggy mail. With all the rain we have had this year and with more on the way, there's an easier way to keep your bills safe and dry. Get your water and sewerage bills sent to you via email instead.

Visit [unitywater.com/ebill](http://unitywater.com/ebill)



## Easy ways to pay For other payment options - see over



BPAY<sup>®</sup>

**Billers Code: 130393**

**Ref: 0998 1331 85**

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](http://bpay.com.au)

® Registered to BPAY Pty Ltd ABN 69 079 137 518



**Direct Debit**

Login to My Account at [unitywater.com](http://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](http://unitywater.com/smoothpay)





**Unitywater**

Serving you today,  
investing in tomorrow.

000209 002



Quanda Road Property Pty Ltd as Tte  
12 Ironbark Rd  
LITTLE MOUNTAIN QLD 4551

## WATER AND SEWERAGE YOUR BILL

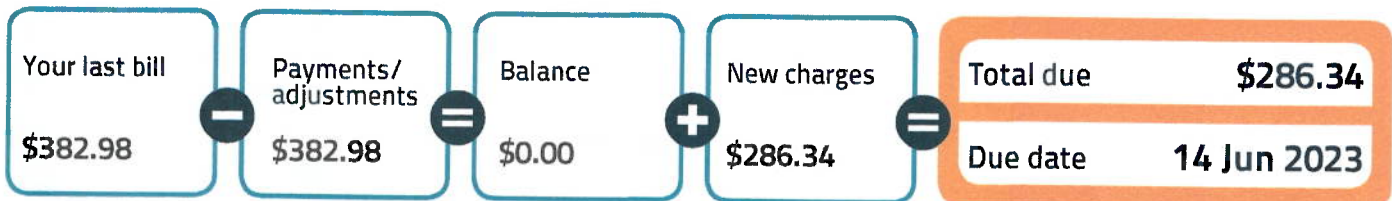
**1300 086 489**  
Emergencies and faults 24 Hours, 7 days  
Account enquiries 8am-5pm Mon-Fri

**unitywater.com**  
ABN 89 791 717 472

Account number	99813318
Payment reference	0998 1331 85
Property	Quanda 91, Unit 1/53-57 Quanda Rd, COOLUM BEACH, QLD

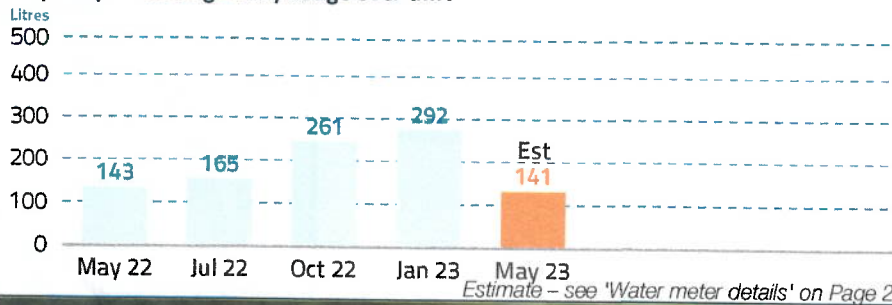
Bill number	7124345190
Billing period	01 Feb 2023 92 days to 3 May 2023
Issue date	15 May 2023
Approximate date of next meter reading	24 Jul 2023

### Your account activity



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

### Compare your average daily usage over time



**WE'LL NEVER  
WATER DOWN  
THE FACTS.**

From poos to loos, rain to drains.  
Discover the water journey with us.  
Visit [unitywater.com/facts](http://unitywater.com/facts)



## Easy ways to pay For other payment options - see over



BPAY<sup>®</sup>  
Biller Code: 130393  
Ref: 0998 1331 85

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](http://bpay.com.au)

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit  
Login to My Account at  
[unitywater.com](http://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](http://unitywater.com/smoothpay)



## ESTIMATE OF SELLING PRICE OF REAL ESTATE

This estimate of selling price is given pursuant to the request by

Quanda Road Property Pty Ltd as Trustee

Dated the 30th day of June 2023

In respect of the property known and situated at:

**median=(706,500+765,000)/2=\$735,750 ✓**

**Unit 1, 53 Quanda Road, Coolum Beach Queensland 4573  
(L1 SP188291)**

I estimate the selling price of the property to be \$706,500.00 - \$765,000.00 + GST (if applicable)



Signed for and on behalf of

**RWC Noosa & Sunshine Coast**

**IMPORTANT:** Any appraisal or opinion given is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that RWC Noosa & Sunshine Coast is not a Registered Valuer and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this appraisal subject to further investigation and assessment.

Any price mentioned in the appraisal does not take into account any applicable Goods and Services Tax ("GST"). Prospective purchasers are strongly advised to make their own enquiries as to whether any listing price is inclusive or exclusive of GST.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.

### **RWC Noosa & Sunshine Coast**

#### **NOOSA**

Suite 204, 90 Goodchap Street  
Noosaville QLD 4566

#### **MAROOCHYDORE**

Suite 1, 27 Sixth Avenue  
Maroochydore QLD 4558

#### **CALOUNDRA**

Suite 1, 99 Bulcock Street  
Caloundra QLD 4551

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>50672438</b>	<b>Search Date:</b>	04/09/2023 14:44
<b>Date Title Created:</b>	10/07/2007	<b>Request No:</b>	45563845
<b>Previous Title:</b>	50638919		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 188291

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 37098

#### REGISTERED OWNER

Dealing No: 717434538 08/08/2016

**QUANDA ROAD PROPERTY PTY LTD** A.C.N. 612 708 013  
 UNDER INSTRUMENT 717434538

TRUSTEE

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
 Deed of Grant No. 15478226 (POR 571)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Client Name: Seaburn Family Superfund

Year End: 30/06/2023

**INITIATIVE**  
 CHARTERED ACCOUNTANTS • FINANCIAL ADVISERS

**Property Cost Base Workpaper**

Asset: 6 Kelly Ct, Buderim

**COST BASE**

Date purchased

Purchase price (excluding depreciating assets purchased with property)	759,158.00
add pest & building inspections on purchase	
legal fees on purchase	1,771.22
release fee on purchase	
bank cheque on purchase	
title fees	2,483.59
stamp duty on purchase	27,189.00
gives Cost base on purchase date	790,601.81
add capital expenditure since purchase	
gives Cost base before adjustments for depreciation	790,601.81
less capital allowance depreciation claimed to date	
less capital works depreciation (capital works post 13 May 1997)	
Cost base for accounting purposes	790,601.81



1/7/22-19/6/23(Contract date) =353 days  
 Therefore depreciation to claim Div 40= \$225x (353/365) =\$217.60  
 Div 43=8,406 x (353/365)=\$8,129.64

Apportion balance of Div 40 =225-217.60 =\$7.40  
 Div 43 =8406-8129.64 =\$276.36

Australian Cost Planners Pty Ltd  
 Div 40 Superfund =75% x 7.40 =\$5.55(Do not claim as 'Building Value' rental not new)  
 Seaburn Inv Trust =25% x 7.40 =\$1.85

# LIFE TIME DEPRECIATION SCHEDULE

Industrial Unit  
 6 Kelly Court, Buderim QLD  
 Div 43 Superfund =75% x 276.36=\$207.27 ✓ in tax rec, not on T/B  
 Seaburn Inv Trust =25% x 276.36 =\$69.09

FINANCIAL YEAR ENDING 30 JUNE	DIMINISHING VALUE METHOD			PRIME COST METHOD		
	DIV. 40	DIV. 43	Diminishing Value	DIV. 40	DIV. 43	Prime Cost Value
2010	3,562	1,405	4,967	1,712	1,405	3,117
2011	6,134	8,406	14,540	3,038	8,406	11,444
2012	4,398	8,406	12,804	3,038	8,406	11,444
2013	3,197	8,406	11,603	3,038	8,406	11,444
2014	2,353	8,406	10,759	3,038	8,406	11,444
2015	1,752	8,406	10,159	2,922	8,406	11,328
2016	1,319	8,406	9,725	2,345	8,406	10,751
2017	1,002	8,406	9,408	2,345	8,406	10,751
2018	768	8,406	9,174	2,174	8,406	10,580
2019	593	8,406	8,999	1,322	8,406	9,728
2020	461	8,406	8,868	1,145	8,406	9,551
2021	361	8,406	8,767	260	8,406	8,666
2022	284	8,406	8,690	239	8,406	8,645
2023	225	8,406	8,631	132	8,406	8,538
2024	179	8,406	8,585	132	8,406	8,538
2025	143	8,406	8,549	124	8,406	8,530
2026	115	8,406	8,521	82	8,406	8,489
2027	93	8,406	8,499	82	8,406	8,489
2028	75	8,368	8,443	82	8,368	8,450
2029	61	1,400	1,461	82	1,400	1,482
2030	50	1,400	1,450	69	1,400	1,469
2031	41	1,400	1,441	0	1,400	1,400
2032	34	1,400	1,434	0	1,400	1,400
2033	28	1,400	1,428	0	1,400	1,400
2034	24	1,400	1,424	0	1,400	1,400
2035	20	115	135	0	115	115
2036	17	0	17	0	0	0
2037	14	0	14	0	0	0
2038	12	0	12	0	0	0
2039	10	0	10	0	0	0
2040	9	0	9	0	0	0
2041	8	0	8	0	0	0
2042	7	0	7	0	0	0
2043	6	0	6	0	0	0
2044	5	0	5	0	0	0
2045	4	0	4	0	0	0
2046	4	0	4	0	0	0
2047	3	0	3	0	0	0
2048	3	0	3	0	0	0
2049	3	0	3	0	0	0
2050	21	0	21	0	0	0
<b>LIFE TIME TOTAL</b>	<b>27,400</b>	<b>161,192</b>	<b>188,592</b>	<b>27,400</b>	<b>161,192</b>	<b>188,592</b>

# SETTLEMENT STATEMENT

**Matter No:** 230260  
**Re:** Tremany Pty Ltd A.C.N. 078 347 636 as trustee under Instrument  
 712705300 Sale to Tremany Pty Ltd A.C.N. 078 347 636 as trustee of the  
 SMSF  
**Property:** 6 Kelly Court, Buderim, Queensland 4556

**Settlement Date:** 28 June, 2023  
**Adjustment Date:** 28 June, 2023  
**Contract Date:** 19 June, 2023  
**Settlement Place:** PEXA  
**Settlement Time:** 1pm

Contract Price	\$759,158.00
Plus Legal fees	1,134.76
	\$760,292.76
Plus Transfer Duty	27,189.00
	\$787,481.76
Plus Registration fee	2,483.59
	\$789,965.35
Plus Electronic settlement fees	247.94
<b>BALANCE AT SETTLEMENT</b>	<b>\$790,213.29</b>

## CHEQUE DETAILS

1. North Coast Law		cost base ↓	\$1,134.76	GST(99.32)
2. Commissioner of State Revenue			\$27,189.00	✓
3. Titles QLD			\$2,483.59	✓
4. PEXA			\$247.94	✓
5. Vendor's funds			\$759,158.00	
<b>CHEQUES TOTAL</b>			<b>\$790,213.29</b>	

legal fees =1134.76+534.85=1669.61  
 less GST =99.32+47.01=\$146.33  
 total legals =\$1,523.28 ✓





7 Margaret Street, Palmwoods Qld 4555  
 (PO Box 92, Palmwoods Qld 4555)  
 T: 07 5445 0544  
 E: [nclaw@nclaw.com.au](mailto:nclaw@nclaw.com.au)  
 ABN 41 312 132 418

Our Ref: AGT:KK:230260  
 Tax Invoice No: 19704

21 June 2023

Tremany Pty Ltd A.C.N. 078 347 636 as trustee of the SMSF  
 12 Ironbark Road  
 Little Mountain QLD 4551  
 Australia

PAID  
 23/6/23

**TAX INVOICE**  
**TRANSFER OF PROPERTY**  
**PROPERTY: 6 KELLY COURT, BUDERIM QLD 4556**

**Professional Fees**

Date	Description	Amount	GST
21/06/2023	Conveyancing transfer of property	\$950.00	\$95.00
<b>Total</b>		<b>\$950.00</b>	<b>\$95.00</b>

**Disbursements**

Date	Description	Amount	GST
15/06/2023	ASIC: On-File Report Current - TREMANY PTY LTD ACN 078 347 636 (Search fee).	\$21.15	\$2.12
21/06/2023	QLD: Dealing Image - 712705300 *** PENDING *** (Supplier fee).	\$42.24	
21/06/2023	QLD: Dealing Image - 712705300 *** PENDING *** (Search fee).	\$22.05	\$2.20
<b>Total</b>		<b>\$85.44</b>	<b>\$4.32</b>

Amount	+ GST	- Payments Received	= BALANCE DUE
\$1,035.44	\$99.32	\$ 0.00	<b>\$1,134.76</b>

-99.32  
 =\$1035.44

With Compliments  
**NORTH COAST LAW**

*We thank you for your business. We do expect payment within 14 days of the date of this invoice. Please contact us immediately should you have any issues in paying this invoice by the due date.*

*Palmwoods - Pomona - Beerwah*



7 Margaret Street, Palmwoods Qld 4555  
 (PO Box 92, Palmwoods Qld 4555)  
 T: 07 5445 0544  
 E: [nclaw@nclaw.com.au](mailto:nclaw@nclaw.com.au)  
 ABN 41 312 132 418

Our Ref: AGT:ID:230260  
 Tax Invoice No: 19386

14 April 2023

Tremany Pty Ltd A.C.N. 078 347 636 as trustee under Instrument 712705300  
 12 Ironbark Road  
 Little Mountain QLD 4551  
 Australia

### TAX INVOICE

**YOUR SALE TO TREMANY PTY LTD A.C.N. 078 347 636 AS TRUSTEE OF THE  
 SMSF  
 PROPERTY: 6 KELLY COURT, BUDERIM QLD 4556**

#### Professional Fees

Date	Description	Amount	GST
10/03/2023	Initial interview or work	\$200.00	\$20.00
10/03/2023	Residential or other conveyancing contract preparation	\$250.00	\$25.00
<b>Total</b>		<b>\$450.00</b>	<b>\$45.00</b>

#### Disbursements

Date	Description	Amount	GST
08/03/2023	QLD: Title Search - 2RP188626 (Supplier fee).	\$17.75	
08/03/2023	QLD: Title Search - 2RP188626 (Search fee).	\$20.09	\$2.01
<b>Total</b>		<b>\$37.84</b>	<b>\$2.01</b>

Amount	+ GST	- Payments Received	= BALANCE DUE
\$487.84	\$47.01	\$ 0.00	<b>\$534.85</b>

-47.01  
 = \$487.84

With Compliments  
**NORTH COAST LAW**

*We thank you for your business. We do expect payment within 14 days of the date of this invoice. Please contact us immediately should you have any issues in paying this invoice by the due date.*

*Palmwoods - Pomona - Beerwah*



terryseaburn@gmail.com

---

**From:** Kat - North Coast Law <kat@nclaw.com.au>  
**Sent:** Tuesday, 27 June 2023 9:06 AM  
**To:** terryseaburn@gmail.com  
**Subject:** RE: Westpac Live, Osko - Payment details  
**Attachments:** Trust Acc - Banking Details (1).pdf

Good morning Terry,

Please see point 2 in our email dated 21 June 2023 (screenshot below) - You have paid our Invoice but you have not paid the second amount of \$29,920.53 for the stamp duty, title registration fee, electronic settlement fee.

Please deposit the amount of \$29,920.53 into our trust account so that the transfer can proceed.

Thanks.

all added to cost base

\$29,920.53 into our trust account(details attached) – please call Lesli or Emma at reception on 5445 0544 to verify our trust account details prior to making payment. The reference for payment will be 230260. This amount is made up of the transfer duty \$27,189 ✓ + the title registration fee \$2,483.59 ✓ + the electronic settlement fee of \$123.97 x 2 (vendor and purchaser).

Kind regards,

**Kat Kluender**  
Conveyancer  
North Coast Law  
7 Margaret Street  
(PO Box 92)  
Palmwoods Qld 4555  
[kat@nclaw.com.au](mailto:kat@nclaw.com.au)  
T: 07 3063 2735

*(Email is best as I'm often with clients or on the phone – thank you)*

Liability limited by a scheme approved under professional standards legislation

**CAUTION on money transfers:**

Law firms in Queensland have recently had their email accounts hijacked by scammers. As a result we ask that you **DO NOT** deposit money to an account nominated by us **UNLESS** you have first telephoned us to verify the account number by phone. Conversely, we will not use bank account details supplied by you without verification by phone.



---

**From:** terryseaburn@gmail.com <terryseaburn@gmail.com>  
**Sent:** Monday, June 26, 2023 10:27 PM  
**To:** Kat - North Coast Law <kat@nclaw.com.au>  
**Subject:** FW: Westpac Live, Osko - Payment details

Hello Kat,

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

Lodger Code: PX 00108

NORTH COAST LAW  
 7 MARGARET ST  
 PALMWOODS QLD 4555

<b>Title Reference:</b>	<b>50507538</b>
<b>Lodgement No:</b>	5911814
<b>Office:</b>	PEXA

*This is the current status of the title as at 09:30 on 29/06/2023*

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 188626  
 Local Government: SUNSHINE COAST

#### REGISTERED OWNER

#### INTEREST

Dealing No: 722574304 28/06/2023

75% ownership

TREMAN Y PTY LTD A.C.N. 078 347 636

TRUSTEE

3/4

UNDER INSTRUMENT 722574304

TREMAN Y PTY LTD A.C.N. 078 347 636

TRUSTEE

1/4

UNDER INSTRUMENT 712705300

AS TENANTS IN COMMON

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by  
 Deed of Grant No. 14626037 (POR 365)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

#### DEALINGS REGISTERED

722574304 TFR TO TTEE

KK Tremany Tran

\*\* End of Registration Confirmation Statement \*\*

Registrar of Titles and Registrar of Water Allocations



## ESTIMATE OF SELLING PRICE OF REAL ESTATE

This estimate of selling price is given pursuant to the request by

Tremany Pty Ltd as Trustee

Dated the 27th day of March 2023

stamp duty=\$27,189

In respect of the property known and situated at:

6 Kelly Court, Buderim, Queensland 4558  
(L2 RP188626)

\$1,012,210 x 75%=\$759,158 rounded

I estimate the selling price of the property to be \$927,860.00 - \$1,012,210.00 + GST (if applicable).

Yield 5.5-6% on current rent of \$55,671.60 per annum + outgoings + GST.



Signed for and on behalf of

**Ray White Commercial Noosa & Sunshine Coast North**

**IMPORTANT:** Any appraisal or opinion given is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that Ray White Commercial Noosa & Sunshine Coast North is not a Registered Valuer and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this appraisal subject to further investigation and assessment.

Any price mentioned in the appraisal does not take into account any applicable Goods and Services Tax ("GST"). Prospective purchasers are strongly advised to make their own enquiries as to whether any listing price is inclusive or exclusive of GST.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.

Sunshine Coast Commercial Pty Ltd trading as  
**RAY WHITE COMMERCIAL NOOSA & SUNSHINE COAST NORTH**  
noosacommercial.qld@raywhite.com | +617 5474 7600

Suite 204, 90 Goodchap Street  
Noosaville QLD 4566

Suite 1, 27 Sixth Avenue  
Maroochydore QLD 4558

**RAY WHITE COMMERCIAL CALOUNDRA & SUNSHINE COAST SOUTH**  
caloundracommercial.qld@raywhite.com | +617 5491 4600

Suite 1, 110 Bulcock Street  
Caloundra QLD 4551

ABN 99 229 082 126

# Contract for Commercial Land and Buildings

Tenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of commercial land and buildings in Queensland.

The Seller and Buyer agree to sell and buy the Property under this contract.

## REFERENCE SCHEDULE

Contract Date:

19/06/2023

If no date is inserted, the Contract Date is the date on which the last party signs the Contract

### SELLER'S AGENT

NAME:	NOT APPLICABLE		
ABN:		LICENCE NO:	
ADDRESS:			
SUBURB:		STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:

### SELLER

NAME:	TREMANY PTY LTD A.C.N. 078 347 636 AS TRUSTEE UNDER INSTRUMENT 712705300		ABN:	
ADDRESS:	12 IRONBARK ROAD			
SUBURB:	LITTLE MOUNTAIN	STATE:	QLD	POSTCODE: 4551
PHONE:	MOBILE: 0448 437 683	FAX:	EMAIL: terryseaburn@gmail.com	

NAME:		ABN:	
ADDRESS:			
SUBURB:		STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:

### SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:	NORTH COAST LAW		
REF:		CONTACT:	ALAN TAYLOR
ADDRESS:	PO BOX 92		
SUBURB:	PALMWOODS	STATE:	QLD POSTCODE: 4555
PHONE:	MOBILE:	FAX:	EMAIL: alan@nclaw.com.au

*Alan Taylor*



## BUYER

NAME:	TREMANY PTY LTD A.C.N. 078 347 636 AS TRUSTEE OF THE SMSF			ABN:	
ADDRESS:	12 IRONBARK ROAD				
SUBURB:	LITTLE MOUNTAIN	STATE:	QLD	POSTCODE:	4551
PHONE:	MOBILE:	FAX:	EMAIL:		
	0448 437 683		terryseaburn@gmail.com		

NAME:				ABN:	
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

## BUYER'S AGENT (if applicable)

NAME:			
ABN:		LICENCE NO:	
ADDRESS:			
SUBURB:		STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:

## BUYER'S SOLICITOR

■ or any other solicitor notified to the Seller

NAME:	NORTH COAST LAW		
REF:		CONTACT:	
ADDRESS:	PO BOX 92		
SUBURB:	PALMWOODS	STATE:	QLD POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:
07 5445 0544			alan@nclaw.com.au

## PROPERTY

Land:	ADDRESS:	6 KELLY COURT		
	SUBURB:	BUDERIM	STATE:	QLD POSTCODE: 4556
		<input checked="" type="checkbox"/> Built On	<input type="checkbox"/> Vacant	
Description:	Lot: 2			
	On: RP188626			
Title Reference:	50507538			
Area:	<input type="checkbox"/> more or less	Land sold as:	<input checked="" type="checkbox"/> Freehold	<input type="checkbox"/> Leasehold
			■ if neither is selected, the land is treated as being Freehold	
Present Use:	COMMERCIAL			
Local Government	SUNSHINE COAST REGIONAL COUNCIL			

Excluded Fixtures: \_\_\_\_\_

Included Chattels: \_\_\_\_\_

**PRICE**

Deposit Holder: \_\_\_\_\_

Deposit Holder's Trust Account: \_\_\_\_\_

Bank: \_\_\_\_\_

BSB: \_\_\_\_\_ Account No: \_\_\_\_\_

**Cyber Warning**

Cyber criminals are targeting real estate transactions by sending fraudulent electronic communications (emails) impersonating lawyers and real estate agents. **Before** you pay any funds to another person or company using information that has been emailed to you, you should contact the intended recipient by telephone to verify and confirm the account details that have been provided to you.

Purchase Price: \$ 759,158.00

Deposit: \$ N/A Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

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

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

**FINANCE**

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

Financier: N/A

Finance Date: N/A

**BUILDING AND/OR PEST INSPECTION DATE**

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

**MATTERS AFFECTING PROPERTY**

**Title Encumbrances:**

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

\_\_\_\_\_

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



## NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with Section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Land:  
(select whichever is applicable)

- is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or
- is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

■ **WARNING:** Failure to comply with s83 *Neighbourhood Disputes (Dividing Fences and Trees Act) 2011* by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

## GST TABLE

## GOODS AND SERVICES TAX – WARNING

Marking the GST items in the GST Table may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about completion of the GST items and not rely on the Agent to complete the GST items.

Notes to completion:

- A. Only 1 box in the selected item must be marked.
- B. If the Yes box in item GST1 is marked:
- items GST2 and GST3 must not be marked;
  - despite any markings of items GST2 and GST3, clauses 11.4, 11.5 and 11.6 do not apply.
- C. If the Yes box in item GST2 is marked:
- items GST1 and GST3 must not be marked;
  - despite any marking of items GST1 and GST3, clauses 11.4, 11.5 and 11.7 do not apply.

## GST1 Going Concern:

Is this a sale of a Going Concern? Yes

If Yes, clause 11.7 (If the Supply is a Going Concern) applies.  
Otherwise clause 11.7 (If the Supply is a Going Concern) does not apply.

If the Yes box is marked, do not complete items GST2 and GST3.

■ **WARNING:** There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this item.

## GST2 Margin Scheme:

Is the Margin Scheme to apply to the sale of the Property? Yes

If Yes, clause 11.6 (Margin Scheme) applies.  
Otherwise clause 11.6 (Margin Scheme) does not apply.  
The Seller must not apply the Margin Scheme to the Supply of the Property if clause 11.6 does not apply.

■ **WARNING:** If the Yes box is marked, do not complete items GST1 and GST3

## GST3 Inclusive or Exclusive Purchase Price:

Does the Purchase Price include GST? Mark 1 box only

Yes  If Yes, clause 11.4 (Purchase Price includes GST) applies.

No  If No, clause 11.5 (Purchase Price Does Not Include GST) applies.

If neither box is marked or if both boxes are marked, clause 11.4 (Purchase Price Includes GST) applies.

■ **WARNING:** Do not complete Item GST3 if Item GST1 (Going Concern) or Item GST2 (Margin Scheme) are marked Yes

## GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Land for a creditable purpose?  
(select whichever is applicable)

- Yes
- No

■ **WARNING:** the Buyer warrants in clause 2.4(6) that this information is true and correct.

[Note: If the Buyer selects [No] the Seller may be required to give a notice under section 14-255 of the Withholding Law prior to settlement]



The REIQ Terms of Contract for Commercial Land and Buildings (Pages 8-17) Tenth Edition contain the Terms of this Contract.

**SPECIAL CONDITIONS**

1. THE SALE EFFECTED BY THIS CONTRACT IS OF A 75% SHARE IN FEE SIMPLE OF THE PROPERTY SUCH THAT UPON SETTLEMENT, THE BUYER WILL HOLD THE PROPERTY AS TO 75/100 AND THE SELLER AS TO 25/100 AS TENANTS IN COMMON.
2. FOR CLARITY, THE BUYER AND THE SELLER RECORD THAT THE SELLER IS SELLING IN ITS CAPACITY AS TRUSTEE FOR THE SEABURN FAMILY TRUST AND THE BUYER (BEING THE SAME COMPANY) IS ACQUIRING AS TRUSTEE FOR THE SEABURN SUPERANNUATION FUND. THE PRICE IS TO BE PAID BY WAY OF THE ADJUSTMENT OF LOAN ACCOUNTS WITHIN THE FAMILY TRUST SUCH THAT THE AMOUNT TO SUPERANNUATION CONTRIBUTIONS BY THE MEMBERS OF THE SUPERANNUATION FUND IN SUCH PROPORTIONS AS SHALL BE DETERMINED BETWEEN THEM.

**SETTLEMENT**

SETTLEMENT DATE:

30 days from the date of this contract or otherwise as agreed

■ or any later date for settlement in accordance with clauses 6.2, 6.3, 12.5, 13.4 or any other provision of this Contract.

**WARNING:** The Settlement Date as stated may change. Read clauses 6.2, 6.3, 12.5 and 13.4. If you require settlement on a particular date, seek legal advice prior to signing.

PLACE FOR SETTLEMENT:

Maroochydore

■ If Brisbane is inserted or this is not completed, this is a reference to Brisbane CBD.

**SIGNATURES**

BUYER:

*J. Seaburn*

WITNESS:

*L. Ashworth*

BUYER:

*J. Seaburn*

WITNESS:

*L. Ashworth*

By placing my signature above I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

[Note: No witness is required if the Buyer signs using an Electronic Signature]

SELLER:

*J. Seaburn*

WITNESS:

*L. Ashworth*

SELLER:

*J. Seaburn*

WITNESS:

*L. Ashworth*

By placing my signature above I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

[Note: No witness is required if the Seller signs using an Electronic Signature]

*J.S. A*





# ANZ CASH INVESTMENT ACCT STATEMENT

STATEMENT NUMBER 38

19 DECEMBER 2022 TO 19 JUNE 2023 ✓

002/17



MR T W SEABURN & MRS J A SEABURN  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

## WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

THE SEABURN FAMILY S/F A/C ✓

Branch Number (BSB)

012-012

Account Number

1855-35764

Opening Balance:

\$ **100.79**

Total Deposits:

\$ **0.00**

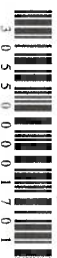
Total Withdrawals:

\$ **0.00**

Closing Balance:

\$ **100.79** ✓

171RSP905A032319\_MU23\_001



185535764\_05489 E-17 S-34 1-67

## NEED TO GET IN TOUCH?



**ANZ Internet Banking**  
anz.com

OR



**Enquiries: 133350**  
**Lost/Stolen Cards: 1800 033 844**

# ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 1855-35764

## Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2022				
19 DEC	OPENING BALANCE			100.79
	<b>TOTALS AT END OF PAGE</b>	\$0.00	\$0.00	
	<b>TOTALS AT END OF PERIOD</b>	\$0.00	\$0.00	\$100.79

## IMPORTANT INFORMATION

### PLEASE CHECK THE ENTRIES AND CALL 13 13 14 REGARDING ANY ERRORS ON THIS STATEMENT.

All entries generated are subject to authorisation and verification, and if necessary, adjustments will appear on a later statement.

Further information in relation to this product (including details of benefits or fees and charges) is available on request and you can access this information by reviewing the Terms and Conditions, and Fees and Charges brochures which can be found at [anz.com](http://anz.com) or by calling **13 13 14**.

If you have a complaint about an ANZ product or service, please contact us and we will try to resolve the issue as quickly as possible. Our customer complaints guide is available at <https://www.anz.com.au/support/contact-us/compliments-suggestions-complaints/>, alternatively you may wish to:

- |  |   |  |
|--|---|--|
| <p><b>Call us:</b></p> <ul style="list-style-type: none"> <li>• General enquiries <b>13 13 14</b></li> <li>• If you're overseas <b>+61 3 9683 9999</b></li> <li>• ANZ Complaint Resolution Team on <b>1800 805 154</b></li> <li>• If you're deaf, hard of hearing and/or have a speech impairment, call <b>133 677</b> or visit the <b>National Relay Service</b> at: <a href="https://nrscat.nrscall.gov.au/nrs/internetrelay">https://nrscat.nrscall.gov.au/nrs/internetrelay</a></li> </ul> | <p><b>Write to us:</b></p> <p>ANZ Complaint Resolution Team<br/>Locked Bag 4050,<br/>South Melbourne VIC 3205<br/>or <b>ANZ online complaints form:</b><br/><a href="https://www.anz.com.au/support/contact-us/compliments-suggestions-complaints/feedback/">https://www.anz.com.au/support/contact-us/compliments-suggestions-complaints/feedback/</a></p> | <p><b>Visit us:</b></p> <p>At your nearest ANZ branch.<br/>If you have a Relationship Manager, please feel free to contact them.</p> |
|--|---|--|

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

- |  |   |
|--|---|
| <p><b>Call:</b> 1800 931 678 (free call within Australia),<br/>or +61 1800 931 678 (International)</p> <p><b>Online:</b> Email: <a href="mailto:info@afca.org.au">info@afca.org.au</a><br/>Web: <a href="http://www.afca.org.au">www.afca.org.au</a></p> | <p><b>Write to:</b> Australian Financial Complaints Authority Limited<br/>GPO Box 3,<br/>Melbourne VIC 3001</p> |
|--|---|



# ANZ CASH INVESTMENT ACCT STATEMENT

STATEMENT NUMBER 37

17 JUNE 2022 TO 19 DECEMBER 2022

002/45



MR T W SEABURN & MRS J A SEABURN  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

## WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

THE SEABURN FAMILY S/F A/C

Branch Number (BSB)

012-012

Account Number

1855-35764

Opening Balance:

\$ **100.79**

Total Deposits:

\$ **0.00**

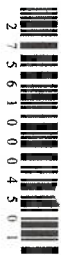
Total Withdrawals:

\$ **0.00**

Closing Balance:

\$ **100.79**

354RSP905A035119\_MU22\_001



185535764\_06824 E-45 S-91 I-181

### NEED TO GET IN TOUCH?



**ANZ Internet Banking**  
anz.com

OR



**Enquiries: 133350**  
**Lost/Stolen Cards: 1800 033 844**

# ANZ CASH INVESTMENT ACCT STATEMENT

Account Number 1855-35764

## Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2022				
17 JUN	OPENING BALANCE			100.79
TOTALS AT END OF PAGE		\$0.00	\$0.00	
TOTALS AT END OF PERIOD		\$0.00	\$0.00	\$100.79

## IMPORTANT INFORMATION

### PLEASE CHECK THE ENTRIES AND CALL 13 13 14 REGARDING ANY ERRORS ON THIS STATEMENT.

All entries generated are subject to authorisation and verification, and if necessary, adjustments will appear on a later statement.

Further information in relation to this product (including details of benefits or fees and charges) is available on request and you can access this information by reviewing the Terms and Conditions, and Fees and Charges brochures which can be found at [anz.com](http://anz.com) or by calling **13 13 14**.

If you have a complaint about an ANZ product or service, please contact us and we will try to resolve the issue as quickly as possible. Our customer complaints guide is available at <https://www.anz.com.au/support/contact-us/compliments-suggestions-complaints/>, alternatively you may wish to:

- |  |   |  |
|--|---|--|
| <p><b>Call us:</b></p> <ul style="list-style-type: none"> <li>• General enquiries <b>13 13 14</b></li> <li>• If you're overseas <b>+61 3 9683 9999</b></li> <li>• ANZ Complaint Resolution Team on <b>1800 805 154</b></li> <li>• If you're deaf, hard of hearing and/or have a speech impairment, call <b>133 677</b> or visit the <b>National Relay Service</b> at: <a href="https://nrschat.nrsccall.gov.au/nrs/internetrelay">https://nrschat.nrsccall.gov.au/nrs/internetrelay</a></li> </ul> | <p><b>Write to us:</b></p> <p>ANZ Complaint Resolution Team<br/>Locked Bag 4050,<br/>South Melbourne VIC 3205<br/>or <b>ANZ online complaints form:</b><br/><a href="https://www.anz.com.au/support/contact-us/compliments-suggestions-complaints/feedback/">https://www.anz.com.au/support/contact-us/compliments-suggestions-complaints/feedback/</a></p> | <p><b>Visit us:</b></p> <p>At your nearest ANZ branch.<br/>If you have a Relationship Manager, please feel free to contact them.</p> |
|--|---|--|

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

- |  |  |
|--|--|
| <p><b>Call:</b> <b>1800 931 678</b> (free call within Australia), or <b>+61 1800 931 678</b> (International)</p> <p><b>Online:</b> Email: <a href="mailto:info@afca.org.au">info@afca.org.au</a><br/>Web: <a href="http://www.afca.org.au">www.afca.org.au</a></p> | <p><b>Write to:</b> <b>Australian Financial Complaints Authority Limited</b><br/>GPO Box 3,<br/>Melbourne VIC 3001</p> |
|--|--|



**Westpac DIY Super Working Account**

002  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND ✓

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835 ✓

Opening Balance	+ \$41,551.42
Total Credits	+ \$10,616.22
Total Debits	- \$1,777.48
Closing Balance	+ \$50,390.16

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
<b>30/06/23</b>	<b>STATEMENT OPENING BALANCE</b>			<b>41,551.42</b> ✓
05/07/23	Deposit 2136010 Dean Orford kitchen rent 27		4,777.30	46,328.72
07/07/23	Payment By Authority To Asteron Life 02586422/00003	290.61		46,038.11
10/07/23	Deposit-Osko Payment 2254999 Tand J Property Rent Kelly Crt Rent Kelly Crt		5,816.25	51,854.36
19/07/23	Payment By Authority To Asteron Life 02586422/00003	210.76		51,643.60
28/07/23	Withdrawal Online 0413814 Bpay Deft Payme Sunstate Strata	1,276.11		50,367.49
31/07/23	Gross Int 41.67 Tax 47.00% 19.00 Net Interest		22.67	50,390.16





**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/07/23	CLOSING BALANCE			50,390.16

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

**ANNUAL INFORMATION  
FOR THE PERIOD 1 JULY 2022 TO 30 JUNE 2023**

<del>For account: 4676/443835</del>	
Total interest credited	\$546.50 ✓
Withholding tax deducted	\$249.00 ✓

These details are provided for your records and taxation purposes

**MORE INFORMATION**

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

**Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

S000930 / M000407 / 213 / CN4CNCPW





## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
08/06/23	Withdrawal Online 8977642 Bpay Asic Asic	290.00		73,935.47
19/06/23	Payment By Authority To Asteron Life 02586422/00003	210.76		73,724.71
23/06/23	Withdrawal-Osko Payment 1037564 Initiative Accountants Initiative 1022563	220.00		73,504.71
23/06/23	Withdrawal-Osko Payment 1259845 North Coast Law Kk230260	1,134.76		72,369.95
27/06/23	Withdrawal-Osko Payment 1046834 North Coast Law North Coast Law 230260	29,920.53		42,449.42
29/06/23	Withdrawal-Osko Payment 1106305 John Palmer Electrical J Palmer Electrical 2916	929.50		41,519.92
30/06/23	Gross Int 57.50 Tax 47.00% 26.00 Net Interest		31.50	41,551.42
30/06/23	<b>CLOSING BALANCE</b>			<b>41,551.42</b>

## CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

## MORE INFORMATION

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)


**Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).



Statement Period  
31 May 2023 - 30 June 2023

**Westpac DIY Super Working Account**

 002  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$69,990.65
Total Credits	+ \$5,123.77
Total Debits	- \$33,563.00
Closing Balance	+ \$41,551.42

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/05/23	STATEMENT OPENING BALANCE			69,990.65
05/06/23	Deposit 2054805 Dean Orford hux 30 rent kitchen 04 Jun 2023		4,777.30	74,767.95
05/06/23	Deposit 2063381 Dean Orford water kitchen 3008 04 Jun 2023		314.97	75,082.92
07/06/23	Payment By Authority To Asteron Life 02586422/00003	290.61		74,792.31
08/06/23	Withdrawal-Osko Payment 1335853 Initiative Accountants Initiative 1022443	280.50		74,511.81
08/06/23	Withdrawal Online 2136741 Bpay Unitywater Unity Water	286.34		74,225.47

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
15/05/23	Withdrawal Online 8136029 Bpay Tax Office Bas	5,022.00		70,701.13
16/05/23	Withdrawal-Osko Payment 1998737 North Coast Law North Coast Law 19386	534.85		70,166.28
19/05/23	Payment By Authority To Asteron Life 02586422/00003	210.76		69,955.52
31/05/23	Gross Int 66.13 Tax 47.00% 31.00 Net Interest		35.13	69,990.65
<b>31/05/23</b>	<b>CLOSING BALANCE</b>			<b>69,990.65</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

**MORE INFORMATION**

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

**Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/), call 132 032 or visit your local branch.





## Westpac DIY Super Working Account



TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

002

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$75,081.74
Total Credits	+ \$5,089.73
Total Debits	- \$10,180.82
Closing Balance	+ \$69,990.65

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information:** Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
28/04/23	STATEMENT OPENING BALANCE			75,081.74
08/05/23	Deposit 2025225 Dean Orford rent kitchen 25 07 May 2023		277.30	75,359.04
08/05/23	Deposit 2034757 Dean Orford rent kitchen 25 07 May 2023		4,777.30	80,136.34
08/05/23	Withdrawal Online 0431135 Bpay Tax Office Ato Payg	2,332.00		77,804.34
08/05/23	Payment By Authority To Asteron Life 02586422/00003	290.61		77,513.73
15/05/23	Withdrawal Online 4574594 Bpay Tax Office Ato Income Tax	1,790.60		75,723.13



Statement Period  
31 March 2023 - 28 April 2023

### Westpac DIY Super Working Account

 002  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$72,290.09
Total Credits	+ \$4,531.84
Total Debits	- \$1,740.19
Closing Balance	+ \$75,081.74

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/03/23	STATEMENT OPENING BALANCE			72,290.09
06/04/23	Deposit 2821040 Dean Orford rent hux 25		4,500.00	76,790.09
11/04/23	Payment By Authority To Asteron Life 02586422/00003	290.61		76,499.48
19/04/23	Payment By Authority To Asteron Life 02586422/00003	210.76		76,288.72
24/04/23	Withdrawal Online 1047096 Bpay Deft Payme Sunstate Strata	1,238.82		75,049.90
28/04/23	Gross Int 57.84 Tax 47.00% 26.00 Net Interest		31.84	75,081.74
28/04/23	CLOSING BALANCE			75,081.74



## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/03/23	Gross Int 60.24 Tax 47.00% 28.00 Net Interest		32.24	72,290.09
31/03/23	<b>CLOSING BALANCE</b>			<b>72,290.09</b>

## CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

## MORE INFORMATION

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

### **Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/), call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at [westpac.com.au](http://westpac.com.au) and consider whether the product is right for you. Please consider that the features of the Concession account may differ to the features and benefits of your existing account. To view our full range of transaction accounts visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/)

If any loan you hold with us is secured by a real property mortgage; the mortgage terms require the property to be





Statement Period  
28 February 2023 - 31 March 2023

## Westpac DIY Super Working Account



TREMAN Y PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

002

Account Name  
TREMAN Y PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMAN Y PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$65,375.45
Total Credits	+ \$7,416.01
Total Debits	- \$501.37
Closing Balance	+ \$72,290.09

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
<b>28/02/23</b>	<b>STATEMENT OPENING BALANCE</b>			<b>65,375.45</b>
06/03/23	Deposit 2207526 Dean Orford rent Npc 23 04 Mar 2023		4,777.30	70,152.75
06/03/23	Deposit 2281440 Dean Orford rates pie shop 1006 04 Mar 2023		2,185.20	72,337.95
07/03/23	Payment By Authority To Asteron Life 02586422/00003	290.61		72,047.34
13/03/23	Deposit 2465541 Dean Orford tremany water npc 3007		421.27	72,468.61
20/03/23	Payment By Authority To Asteron Life 02586422/00003	210.76		72,257.85

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
27/02/23	Withdrawal Online 5717259 Bpay Unitywater Unity Water	382.98		65,347.03
28/02/23	Gross Int 51.42 Tax 47.00% 23.00 Net Interest		28.42	65,375.45
28/02/23	<b>CLOSING BALANCE</b>			<b>65,375.45</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

**MORE INFORMATION**

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

**Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/), call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at [westpac.com.au](http://westpac.com.au) and consider whether the product is right for you. Please consider that the features of the Concession account may differ to the features and benefits of your existing account. To view our full range of transaction accounts visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/)



**Westpac DIY Super Working Account**



TREMAN Y PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

002

Account Name  
TREMAN Y PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMAN Y PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$64,601.63
Total Credits	+ \$4,805.72
Total Debits	- \$4,031.90
Closing Balance	+ \$65,375.45

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/01/23	STATEMENT OPENING BALANCE			64,601.63
06/02/23	Deposit 2105251 Dean Orford rent 22 npc		4,777.30	69,378.93
07/02/23	Payment By Authority To Asteron Life 02586422/00003	290.61		69,088.32
17/02/23	Withdrawal Online 2304191 Bpay Tax Office Ato Payg	1,161.00		67,927.32
20/02/23	Withdrawal Online 6238373 Bpay Sunshine C Council Rates	1,986.55		65,940.77
20/02/23	Payment By Authority To Asteron Life 02586422/00003	210.76		65,730.01







## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/01/23	Gross Int 56.24 Tax 47.00% 26.00 Net Interest		30.24	64,601.63
31/01/23	<b>CLOSING BALANCE</b>			<b>64,601.63</b>

## CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

## MORE INFORMATION

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

### **Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/), call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at [westpac.com.au](http://westpac.com.au) and consider whether the product is right for you. Please consider that the features of the Concession account may differ to the features and benefits of your existing account. To view our full range of transaction accounts visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/)

If any loan you hold with us is secured by a real property mortgage; the mortgage terms require the property to be



**Westpac DIY Super Working Account**

 002  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$61,053.78
Total Credits	+ \$5,193.09
Total Debits	- \$1,645.24
Closing Balance	+ \$64,601.63

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/12/22	STATEMENT OPENING BALANCE			61,053.78
04/01/23	Deposit 2137125 Dean Orford hux rent 21quanda road npc		4,777.30	65,831.08
06/01/23	Withdrawal Online 4171955 Bpay Deft Payme Sunstate Strata	1,238.82		64,592.26
09/01/23	Deposit 2214925 Dean Orford Water Kitchen 3006		385.55	64,977.81
09/01/23	Payment By Authority To Asteron Life 02586422/00003	242.25		64,735.56
19/01/23	Payment By Authority To Asteron Life 02586422/00003	164.17		64,571.39



Statement Period  
30 November 2022 - 30 December 2022

### Westpac DIY Super Working Account

Account Name  
**TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND**

 002  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

Customer ID  
**8425 8177 TREMANY PTY LTD**

BSB Account Number  
**034-676 443 835**

Opening Balance	+ \$56,656.27
Total Credits	+ \$4,803.93
Total Debits	- \$406.42
Closing Balance	+ \$61,053.78

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/11/22	<b>STATEMENT OPENING BALANCE</b>			<b>56,656.27</b>
05/12/22	Deposit 2855293 Dean Orford quanda rent 20		4,777.30	61,433.57
07/12/22	Payment By Authority To Asteron Life 02586422/00003	242.25		61,191.32
19/12/22	Payment By Authority To Asteron Life 02586422/00003	164.17		61,027.15
30/12/22	Gross Int 49.63 Tax 47.00% 23.00 Net Interest		26.63	61,053.78
30/12/22	<b>CLOSING BALANCE</b>			<b>61,053.78</b>

SC01251 / M000541 / 365 / CN4CNCPW

CSF TBH/TBY/CDO1 / 6030



**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/11/22	Gross Int 47.01 Tax 47.00% 22.00 Net Interest		25.01	56,656.27
30/11/22	<b>CLOSING BALANCE</b>			<b>56,656.27</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

**MORE INFORMATION**

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

**Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/), call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at [westpac.com.au](http://westpac.com.au) and consider whether the product is right for you. Please consider that the features of the Concession account may differ to the features and benefits of your existing account. To view our full range of transaction accounts visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/)

If any loan you hold with us is secured by a real property mortgage; the mortgage terms require the property to be



**Westpac DIY Super Working Account**

002  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$53,771.88
Total Credits	+ \$4,802.31
Total Debits	- \$1,917.92
Closing Balance	+ \$56,656.27

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/10/22	STATEMENT OPENING BALANCE			53,771.88
02/11/22	Deposit 2712315 Dean Orford hux rent kitchen 19		4,777.30	58,549.18
07/11/22	Payment By Authority To Asteron Life 02586422/00003	242.25		58,306.93
10/11/22	Withdrawal Online 3955948 Bpay Tax Office Ato	1,161.00		57,145.93
21/11/22	Payment By Authority To Asteron Life 02586422/00003	164.17		56,981.76
28/11/22	Withdrawal Online 8250568 Bpay Unitywater Unity Water	350.50		56,631.26

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/10/22	Gross Int 45.35 Tax 47.00% 21.00 Net Interest		24.35	53,771.88
31/10/22	<b>CLOSING BALANCE</b>			<b>53,771.88</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

**MORE INFORMATION**

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

**Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/), call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at [westpac.com.au](http://westpac.com.au) and consider whether the product is right for you. Please consider that the features of the Concession account may differ to the features and benefits of your existing account. To view our full range of transaction accounts visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/)

If any loan you hold with us is secured by a real property mortgage; the mortgage terms require the property to be





**Westpac DIY Super Working Account**



TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

002

Account Name  
**TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND**

Customer ID  
**8425 8177 TREMANY PTY LTD**

BSB Account Number  
**034-676 443 835**

Opening Balance	+ \$50,315.94
Total Credits	+ \$5,101.18
Total Debits	- \$1,645.24
Closing Balance	+ \$53,771.88

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/09/22	STATEMENT OPENING BALANCE			50,315.94
05/10/22	Deposit 2226064 Dean Orford rent npc kitchen 18		4,777.30	55,093.24
07/10/22	Payment By Authority To Asteron Life 02586422/00003	242.25		54,850.99
10/10/22	Withdrawal Online 3301508 Bpay Deft Payme Sunstate	1,238.82		53,612.17
14/10/22	Deposit 2119344 Dean Orford water rates kitchen		299.53	53,911.70
19/10/22	Payment By Authority To Asteron Life 02586422/00003	164.17		53,747.53

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
09/09/22	Withdrawal Online 1606606 Bpay Deft Insur Regional Ins	1,230.91		50,461.05
19/09/22	Payment By Authority To Asteron Life 02586422/00003	164.17		50,296.88
30/09/22	Gross Int 34.06 Tax 47.00% 15.00 Net Interest		19.06	50,315.94
30/09/22	<b>CLOSING BALANCE</b>			<b>50,315.94</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

**MORE INFORMATION**

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

**Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/), call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at [westpac.com.au](http://westpac.com.au) and consider whether the product is right for you. Please consider that the features of the Concession





Statement Period  
31 August 2022 - 30 September 2022

### Westpac DIY Super Working Account

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND

 002  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$44,984.56
Total Credits	+ \$6,968.71
Total Debits	- \$1,637.33
Closing Balance	+ \$50,315.94

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
18 Aug 2022	0.75 %	0.75 %	0.75 %	0.75 %
20 Sep 2022	1.00 %	1.00 %	1.00 %	1.00 %

Effective Date	Over \$499999
18 Aug 2022	0.75 %
20 Sep 2022	1.00 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/08/22	STATEMENT OPENING BALANCE			44,984.56
05/09/22	Deposit 2007996 Dean Orford rates kitchen 1005		2,185.00	47,169.56
05/09/22	Deposit 2097323 Dean Orford Rent kitchen 17 hux		4,764.65	51,934.21
07/09/22	Payment By Authority To Asteron Life 02586422/00003	242.25		51,691.96

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
23/08/22	Withdrawal Online 0099406 Bpay Unitywater Unity Water	272.30		46,111.86
24/08/22	Withdrawal Online 4594713 Bpay Tax Office Ato Payg	1,138.00		44,973.86
31/08/22	Gross Int 18.70 Tax 47.00% 8.00 Net Interest		10.70	44,984.56
31/08/22	<b>CLOSING BALANCE</b>			<b>44,984.56</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

**MORE INFORMATION**

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)

**Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).**

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit [www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/](http://www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/), call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at [westpac.com.au](http://westpac.com.au) and consider whether the product is right for you. Please consider that the features of the Concession



Statement Period  
29 July 2022 - 31 August 2022

## Westpac DIY Super Working Account

002  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$44,012.48
Total Credits	+ \$4,775.35
Total Debits	- \$3,803.27
Closing Balance	+ \$44,984.56

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
22 Jul 2022	0.25 %	0.25 %	0.25 %	0.25 %
18 Aug 2022	0.75 %	0.75 %	0.75 %	0.75 %

Effective Date	Over \$499999
22 Jul 2022	0.25 %
18 Aug 2022	0.75 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/07/22	STATEMENT OPENING BALANCE			44,012.48
02/08/22	Deposit 2137939 Dean Orford rent npc inv 16		4,764.65	48,777.13
08/08/22	Payment By Authority To Asteron Life 02586422/00003	242.25		48,534.88
17/08/22	Withdrawal Online 8342397 Bpay Sunshine C Council Rates	1,986.55		46,548.33
19/08/22	Payment By Authority To Asteron Life 02586422/00003	164.17		46,384.16



## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
19/07/22	Payment By Authority To Asteron Life 02586422/00003	164.17		45,853.92
21/07/22	Withdrawal-Osko Payment 1042104 Peterson Property Valuations Peterson Valuations 0722950	605.00		45,248.92
22/07/22	Withdrawal Online 1992399 Bpay Deft Payme Sunstate Strata	1,238.82		44,010.10
29/07/22	Interest Paid		2.38	44,012.48
29/07/22	<b>CLOSING BALANCE</b>			<b>44,012.48</b>

## CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

ANNUAL INFORMATION  
FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2022

**For account: 4676/443835**

Total interest credited \$2.11

These details are provided for your records and taxation purposes

## MORE INFORMATION

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [westpac.com.au/dispute](http://westpac.com.au/dispute). If you are a business customer, please go to [westpac.com.au/businessdispute](http://westpac.com.au/businessdispute)





Statement Period  
30 June 2022 - 29 July 2022

## Westpac DIY Super Working Account

  
TREMANY PTY LTD  
12 IRONBARK RD  
LITTLE MOUNTAIN QLD 4551

002

Account Name  
TREMANY PTY LTD ATF SEABURN  
FAMILY SUPER FUND

Customer ID  
8425 8177 TREMANY PTY LTD

BSB Account Number  
034-676 443 835

Opening Balance	+ \$42,103.29
Total Credits	+ \$4,755.43
Total Debits	- \$2,846.24
Closing Balance	+ \$44,012.48

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
22 Jul 2022	0.25 %	0.25 %	0.25 %	0.25 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %
22 Jul 2022	0.25 %

**Tax File Number/Australian Business Number Information: Tax File Numbers or Australian Business Numbers are not held and Pay As You Go withholding tax may be deducted from interest.**

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/06/22	STATEMENT OPENING BALANCE			42,103.29
04/07/22	Deposit 2077737 Dean Orford hux Npc Rent 15 03 Jul 2022		4,753.05	46,856.34
05/07/22	Withdrawal-Osko Payment 1189423 Initiative Accountants Initiative Tai-23490125	320.00		46,536.34
07/07/22	Payment By Authority To Asteron Life 02586422/00003	242.25		46,294.09
13/07/22	Withdrawal Online 0432536 Bpay Asic Asic	276.00		46,018.09





## Activity statement 001

<b>Date generated</b>	29 August 2023
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$3,215.00 CR

total PAYG I raised=highlighted=\$6,205 with Jun 23 payable =\$1,551 ✓

## Transactions

13 results found - from **01 May 2022** to **29 August 2023** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
29 May 2022	26 May 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$1,177.00		\$3,215.00 CR
25 Aug 2022	24 Aug 2022	Payment received		\$1,138.00	\$4,353.00 CR
28 Aug 2022	25 Aug 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$1,138.00		\$3,215.00 CR
11 Nov 2022	10 Nov 2022	Payment received		\$1,161.00	\$4,376.00 CR
27 Nov 2022	25 Nov 2022	Original Activity Statement for the period ending 30 Sep 22 - PAYG Instalments	\$1,161.00		\$3,215.00 CR
13 Dec 2022	15 May 2023	Original Activity Statement for the period ending 30 Jun 22 - GST	\$5,022.00		\$1,807.00 DR
20 Feb 2023	17 Feb 2023	Payment received		\$1,161.00	\$646.00 DR
5 Mar 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22 - PAYG Instalments	\$1,161.00		\$1,807.00 DR
9 May 2023	8 May 2023	Payment received		\$2,332.00	\$525.00 CR
16 May 2023	15 May 2023	Payment received		\$5,022.00	\$5,547.00 CR
28 May 2023	26 May 2023	Original Activity Statement for the period ending 31 Mar 23 - PAYG Instalments	\$2,332.00		\$3,215.00 CR ✓
15 Aug 2023	14 Aug 2023	Payment received		\$1,551.00	\$4,766.00 CR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
27 Aug 2023	25 Aug 2023	Original Activity Statement for the period ending 30 Jun 23 - PAYG Instalments	\$1,551.00		\$3,215.00 CR

## SEABURN INVESTMENT TRUST

(Tremany Pty Ltd ATF Seaburn Investment Trust)  
 12 Ironbark Road, Little Mountain, QLD 4551  
 Phone (07) 5492 8083

ABN 98 266 460 786

PH (07) 5492 8083 MOB 0408 950 492 E [juliaseaburn@gmail.com](mailto:juliaseaburn@gmail.com)

Bill To:

TAX INVOICE

JD Rentals Pty Ltd T/A s Huxford Refrigeration U1/53 Quanda Road Coolum Beach, Qld, 4573
--

Invoice # 1001  
 Date Due: 01/05/21  
 Bond

Details	Amount
Bond for Rental of Unit 1/53 Quanda Road, Coolum Beach, Qld, 4573 306 sqm @ \$150.00 Per Sq meter x 26 weeks as per lease agreement	\$25'245.00
Monthly Strata	Nil
Monthly Insurance	Nil
Payment receipt.	
Sub Total	\$25'245.00

Direct Deposit To		
Westpac	GST	\$0.00
BSB: 034 676		
ACC NO: 443 835	Balance Due	<b>\$25'245.00</b>
Paid:		\$25'245.00
Total owing		Nil

3380		GST Reconciliation											3380			
Client Name: <b>Seaburn Family Superfund</b>													Preparer: MA		Date: 04-Sep-23	
Client ABN:													Reviewer: -		Date:	
Year Ending: <b>30 June 2023</b>													Reporting method: <b>Cash</b>			
													GO TO INDEX			
From Client Accounting data file (Xero / MYOB / QuickBooks)	GST included?	G1 Sales	G3 Sales	G10 Capital purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)			
Full financial year	Y	63616				5734	305						\$ 5,429			
<b>TOTAL</b>		<b>\$ 63,616</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,734</b>	<b>\$ 305</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,429</b>			
From BAS reported	GST included?	G1 Sales	G3 Sales	G10 Capital Purchases	G11 Purchases	1A GST Collected	1B GST Paid	W1 Gross Wages	W2 PAYGW	PAYG IT Instalments	FBT	Fuel Credits	Payable/ (Refundable)			
July													\$ -			
August													\$ -			
Sept - Quarter													\$ -			
October													\$ -			
November													\$ -			
Dec - Quarter													\$ -			
January													\$ -			
February													\$ -			
Mar - Quarter													\$ -			
April													\$ -			
May													\$ -			
June - Quarter	Y	63616				5734	305			1551			\$ 6,980			
<b>TOTAL</b>		<b>\$ 63,616</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,734</b>	<b>\$ 305</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,551</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,980</b>			
<b>Variance</b>		<b>0.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-0.40</b>	<b>-0.34</b>	<b>0.00</b>	<b>0.00</b>	<b>-1,551.00</b>	<b>0.00</b>					
<b>Reason for discrepancy</b>																
<b>Balance Sheet (a/c 3380)</b>		<b>GST</b>														
Annual GST		\$ 5,429.00	CR													
Jun23 PAYG I		\$ 1,551.00	CR													
<b>TOTAL</b>		<b>\$ 6,980.00</b>	<b>CR</b>													
<b>GST Adjustments (a/c 3382)</b>		<b>GST Collected</b>	<b>GST Paid</b>	<b>PAYGW</b>												
as per Class		-\$ 0.40	-\$ 0.34	\$ -												
opening bal		\$ -	\$ 0.24	\$ -												
rounding		\$ -	\$ -	\$ -												
<b>TOTAL</b>		<b>-\$ 0.40</b>	<b>-\$ 0.10</b>	<b>\$ -</b>	<b>0.30</b>											
<b>Sales Reconciliation</b>																
Sales per BAS		\$ 63,616.00														
Less GST per BAS		\$ 5,734.00														
<b>Total</b>		<b>\$ 57,882.00</b>														
<b>Sales per ITR</b>		\$ 57,882.00														
Debtor adjustment																
<b>TOTAL</b>		<b>\$ 57,882.00</b>														
Discrepancy		\$ -														



**Seaburn Family Superfund**  
**ABN: 47 514 183 964**  
**Activity Statement Preparation Report - Detail**  
**For the period 1 July 2022 to 30 June 2023**

**GST Detail**

Description	Return Item	Gross (Inc GST)	GST
<b>Income (GST Collected)</b>			
<b><u>Sales Detail</u></b>			
Rental Statement		4,500.00	409.09
Rental Statement		4,753.05	432.10
Rental Statement		4,764.65	433.15
Rental Statement		4,764.65	433.15
Rental Statement		4,777.30	434.30
Rental Statement		4,777.30	434.30
Rental Statement		4,777.30	434.30
Rental Statement		4,777.30	434.30
Rental Statement		4,777.30	434.30
Rental Statement		4,777.30	434.30
Rental Statement		4,777.30	434.30
Rental Statement		4,777.30	434.30
Rental Statement		277.30	25.21
interest - 2021 interest adjustment		0.01	0.00
Rental Statement		421.27	38.30
Rental Statement		299.53	27.23
Rental Statement		314.97	28.63
Rental Statement		385.55	35.05
Rental Statement		2,185.00	198.64
Rental Statement		2,185.20	198.65
Investment Income		546.50	0.00
<b>Total Sales</b>	<b>G1</b>	<b>63,616.08</b>	<b>5,733.60</b>
<b><u>Export Sales Detail</u></b>			
Nil			
<b>Export Sales</b>	<b>G2</b>		
<b><u>Other GST-Free Sales Detail</u></b>			
<b>Other GST-Free Sales</b>	<b>G3</b>		
<b>Total GST Collect on Sales</b>	<b>1A</b>		<b>5,733.60</b>
<b>Outgoings (GST Paid)</b>			
<b><u>Capital Purchases Detail</u></b>			
Property Purchase Deposit		759,158.00	
<b>Capital Purchases</b>	<b>G10</b>	<b>759,158.00</b>	<b>0.00</b>

## Seaburn Family Superfund

**ABN: 47 514 183 964**

### Activity Statement Preparation Report - Detail

For the period 1 July 2022 to 30 June 2023

#### Non-Capital Purchases Detail

Initiative Accountants Initiative TAI-2349		320.00	0.00
BPAY DEFT PAYME Sunstate Strata		1,238.82	0.00
BPAY UNITYWATER Unity Water		382.98	0.00
BPAY DEFT PAYME Sunstate Strata		1,238.82	0.00
BPAY UNITYWATER Unity Water		272.30	0.00
BPAY ASIC Asic		276.00	0.00
BPAY UNITYWATER Unity Water		350.50	0.00
BPAY SUNSHINE C Council Rates		1,986.55	0.00
BPAY SUNSHINE C Council Rates		1,986.55	0.00
BPAY DEFT PAYME Sunstate Strata		1,238.82	0.00
BPAY UNITYWATER Unity Water		286.34	0.00
Initiative Accountants Initiative 1022443		280.50	0.00
BPAY ASIC Asic		290.00	0.00
Initiative Accountants Initiative 1022563		220.00	0.00
Peterson Property Valuations Peterson Valu		605.00	55.00
BPAY DEFT PAYME Sunstate		1,238.82	0.00
John Palmer Electrical J Palmer Electrical		929.50	84.50
BPAY DEFT INSUR Regional Ins		1,230.91	18.83
Property Purchase Settlement		27,189.00	0.00
Property Purchase Settlement		2,483.59	0.00
Property Purchase Settlement		247.94	0.00
Property Purchase Settlement		1,134.76	99.32
Property Purchase Settlement		534.85	47.01
<b>Non-Capital Purchases</b>	<b>G11</b>	<b>45,962.55</b>	<b>304.66</b>
<b>Total GST Paid on Purchases</b>	<b>1B</b>		<b>304.66</b>



## Income tax 551

---

Date generated	29 August 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

## Transactions

---

2 results found - from **01 May 2022** to **29 August 2023** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 Jan 2023	15 May 2023	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$1,790.60		\$1,790.60 DR
16 May 2023	15 May 2023	Payment received		\$1,790.60	<b>\$0.00</b>

---