

Fleming Super PTY LTD  
 P.O BOX 912  
 Mooloolaba QLD 4557

## Folio Summary

Folio: OWN00156  
 From: 1/07/2021  
 To: 30/06/2022  
 Created: 1/07/2022

Money In	Money Out	Balance
<b>\$22,104.29</b>	<b>\$3,822.39</b>	<b>\$18,281.90</b>

Account	Included Tax	Money Out	Money In
<b>25 Webster Road, Nambour QLD</b>			
<b>Jul 2021</b>			
Rent			\$2,100.00
Management Fee	\$12.16	\$133.74	
Sundry Fee	\$0.50	\$5.50	
Smoke Alarm - Inspection Fee	\$6.27	\$69.00	
		<u>\$208.24</u>	<u>\$2,100.00</u>
<b>Aug 2021</b>			
Rent			\$1,680.00
General Maintenance	\$42.27	\$465.00	
Management Fee	\$16.80	\$184.75	
Sundry Fee	\$0.50	\$5.50	
		<u>\$655.25</u>	<u>\$1,680.00</u>
<b>Sep 2021</b>			
Rent			\$2,100.00
Management Fee	\$13.44	\$147.80	
Sundry Fee	\$0.50	\$5.50	
		<u>\$153.30</u>	<u>\$2,100.00</u>
<b>Oct 2021</b>			
Rent			\$1,680.00
Management Fee	\$16.80	\$184.75	
Sundry Fee	\$0.50	\$5.50	
		<u>\$190.25</u>	<u>\$1,680.00</u>
<b>Nov 2021</b>			
Rent			\$1,680.00
Management Fee	\$13.44	\$147.80	
Sundry Fee	\$0.50	\$5.50	
Electrical Repairs	\$12.40	\$136.40	
Smoke Alarm - New Device	\$49.47	\$544.15	
		<u>\$833.85</u>	<u>\$1,680.00</u>
<b>Dec 2021</b>			
Rent			\$2,100.00
Management Fee	\$13.44	\$147.80	
Sundry Fee	\$0.50	\$5.50	
		<u>\$153.30</u>	<u>\$2,100.00</u>
<b>Jan 2022</b>			
Rent			\$1,680.00
Management Fee	\$16.80	\$184.75	
Sundry Fee	\$0.50	\$5.50	
		<u>\$190.25</u>	<u>\$1,680.00</u>
<b>Feb 2022</b>			
Rent			\$1,680.00

<b>Account</b>	<b>Included Tax</b>	<b>Money Out</b>	<b>Money In</b>
Management Fee	\$13.44	\$147.80	
Sundry Fee	\$0.50	\$5.50	
		<u>\$153.30</u>	<u>\$1,680.00</u>
<b>Mar 2022</b>			
Rent			\$2,100.00
General Maintenance	\$5.91	\$65.00	
Management Fee	\$13.44	\$147.80	
Sundry Fee	\$0.50	\$5.50	
		<u>\$218.30</u>	<u>\$2,100.00</u>
<b>Apr 2022</b>			
Rent			\$1,680.00
Management Fee	\$16.80	\$184.75	
Sundry Fee	\$0.50	\$5.50	
		<u>\$190.25</u>	<u>\$1,680.00</u>
<b>May 2022</b>			
Rent			\$1,680.00
Management Fee	\$13.44	\$147.80	
Sundry Fee	\$0.50	\$5.50	
		<u>\$153.30</u>	<u>\$1,680.00</u>
<b>Jun 2022</b>			
Rent			\$1,944.29
Management Fee	\$13.44	\$147.80	
Sundry Fee	\$0.50	\$5.50	
Plumbing	\$24.50	\$269.50	
Yard Maintenance	\$27.27	\$300.00	
		<u>\$722.80</u>	<u>\$1,944.29</u>
Subtotal		<u><b>\$3,822.39</b></u>	<u><b>\$22,104.29</b></u>

**Account Transactions**

No transactions

<b>Total</b>		<u><b>\$3,822.39</b></u>	<u><b>\$22,104.29</b></u>
--------------	--	--------------------------	---------------------------

Total Tax on Money Out: \$347.53

30/06/2022 ✓

RE: 25 Webster road , Nambour. 4560

median=(500,000+545,000)/2=\$522,500 ✓

To Whom it may concern,

Thank you for the opportunity to appraise the above mentioned property.

Upon inspection of your home. I have supplied 3 recent comparative sales in the area. I believe the property would achieve \$500,000-\$545,000. in the current market.

If you have any questions regarding this appraisal, please feel free to contact me.

Below are recent sales in the area:

- 6 Tatiara Court, Nambour 4560 SOLD \$500,000. 2/02/22
- 65 Blackall trc, Nambour 4560 SOLD \$590,000 18/03/22
- 8 Titania Court Coes Creek 4560 SOLD \$565,000 2/05/22

Kind Regards

Toni Hinds



Licensed Sales Agent & Property Manager

Director

0423328138

## Part 1 Tenancy details

<b>Item 1</b>	<b>1.1 Lessor</b>		
	Name/trading name <b>Fleming Super PTY LTD</b>		
	Address		
	<b>c/o 73 Hillcrest Avenue, Nambour</b>		Postcode <b>4560</b>
	<b>1.2 Phone</b>	<b>Mobile</b>	<b>Email</b>
	07 5441 4616	+61422811101	kylie@terryhinds.com
<b>Item 2</b>	<b>2.1 Tenant/s</b>		
	<b>Tenant 1</b>	Full name/s <b>Jodie Killen</b>	
	Phone <b>+61428147547</b>	Email <b>jodiekillen91@gmail.com</b>	
	<b>Tenant 2</b>	Full name/s <b>Christopher Brownie</b>	
	Phone <b>+61412195754</b>	Email <b>christopherbrownie@outlook.com</b>	
	<b>Tenant 3</b>	Full name/s	
	Phone	Email	
	<b>2.2 Address for service (if different from address of the premises in item 5.1)</b> Attach a separate list		
<b>Item 3</b>	<b>3.1 Agent</b> If applicable. See clause 43		
	Full name/trading name <b>Terry Hinds Real Estate</b>		
	Address		
	73 Hillcrest Avenue		
	NAMBOUR	QLD	Postcode <b>4560</b>
	<b>3.2 Phone</b>	<b>Mobile</b>	<b>Email</b>
	07 5441 4616	+61422811101	kirsty@terryhinds.com
<b>Item 4</b>	<b>Notices may be given to</b> (Indicate if the email is different from item 1, 2 or 3 above)		
	<b>4.1 Lessor</b>	Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<b>4.2 Tenant/s</b>	Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<b>4.3 Agent</b>	Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>Item 5</b>	<b>5.1 Address of the rental premises</b>		
	25 Webster Road		
	Nambour	QLD	Postcode <b>4560</b>
	<b>5.2 Inclusions provided.</b> For example, furniture or other household goods let with the premises. Attach list if necessary		
	See condition report		
<b>Item 6</b>	<b>6.1 The term of the agreement is</b> <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement		
	<b>6.2 Starting on</b>	<b>6.3 Ending on</b>	
	<b>22 / 06 / 2021</b>	<b>22 / 06 / 2022</b>	

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



**Item 7** Rent \$ 420.00 per  week  fortnight  month See clause 8(1)

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

**Item 9** Method of rent payment Insert the way the rent must be paid. See clause 8(3)

Electronic Fund Transfer OR Direct Debit

Details for direct credit

BSB no. 633000 Bank/building society/credit union Bendigo-Payroll Services  
Account no. 118370964 Account name Tonian Pty Ltd Trust Account  
Payment reference 0428147547/webster

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

Bendigo Bank Nambour

**Item 11** Rental bond amount \$ 1680.00 See clause 13

**Item 12** 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity  Yes  No Any other service that a tenant must pay  Yes  No  
Gas  Yes  No Type  See special terms (page 8)  
Phone  Yes  No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes  No

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

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

**Item 14** How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

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

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

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

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

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

17.2 The types and number of pets that may be kept See clause 24(2)

Type Dog (Kelpie - Cuan) Number 1 Type  Number

**Item 18** Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs Derek Knust Phone +61416076260  
Plumbing repairs First Class Plumbing Phone +61409611360  
Other Terry Hinds Real Estate Phone 5441 4616

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

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

Smoking is not permitted inside the property.

Any damage the pet does to the property is to be repaired at the tenants cost. Any extra fencing required is at the tenants cost.

Tenant is to pay any water usage over 55kl per 3 months.

Names of Approved Occupants: Jodie Killen, Christopher Brownie


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

**Signature of lessor/agent**

Name/trading name

Terry Hinds Real Estate

Signature

Time: 09:03 AM (GMT+10)  
 8c3515f54762247b169b59633082441c  
94e6b384cc96b687191c18239739b94c

Date 23 / 4 / 2021

**Signature of tenant 1**

Print name

Jodie Killen

Signature

Time: 06:09 PM (GMT+10)  
 0d72feeb2d9a5448deb3eb363b07968  
81ec3af66920deb0cc40dc6283b90cb


Date 22 / 4 / 2021

**Signature of tenant 2**

Print name

Christopher Brownie

Signature

Time: 06:19 PM (GMT+10)  
 c008ef70addb02bb7b4359e2f840494b  
86881414d6107cfa27513d7f374ba19b

Date 22 / 4 / 2021

**Signature of tenant 3**

Print name

Signature

Date / /

**General tenancy agreement (Form 18a)**

Residential Tenancies and Rooming Accommodation Act 2008

new lease

**Part 1 Tenancy details****Item 1****1.1 Lessor**

Name/trading name Fleming Super PTY LTD C/- Terry Hinds Real Estate

Address

73 Hillcrest Avenue, Nambour

Postcode 4560

**1.2 Phone**

Mobile

Email

07 5441 4616

+61422811101

kirsty@terryhinds.com

**Item 2****2.1 Tenant/s**

Tenant 1 Full name/s Darren Rounds

Phone 0418979453

Email darren@expresstimberdunnage.com.au

Tenant 2 Full name/s Sharaiha Kendall

Phone 0478802250

Email sharaiha.kendall@hotmail.com

Tenant 3 Full name/s Shania Gilliland

Phone 0498819030

Email shaniagilliland66@icloud.com

**2.2 Address for service (if different from address of the premises in item 5.1)** Attach a separate list**Item 3****3.1 Agent** If applicable. See clause 43

Full name/trading name Terry Hinds Real Estate

Address

73 Hillcrest Avenue

NAMBOUR

QLD

Postcode 4560

**3.2 Phone**

Mobile

Email

07 5441 4616

0422811101

kirsty@terryhinds.com

**Item 4****Notices may be given to**

(Indicate if the email is different from item 1, 2 or 3 above)

**4.1 Lessor**Email Yes  No Facsimile Yes  No **4.2 Tenant/s**Email Yes  No Facsimile Yes  No **4.3 Agent**Email Yes  No Facsimile Yes  No **Item 5****5.1 Address of the rental premises**

25 Webster Road

Nambour

QLD

Postcode 4560

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

See condition report

**Item 6****6.1 The term of the agreement is**  fixed term agreement  periodic agreement**6.2 Starting on** 27 / 06 / 2022**6.3 Ending on** 26 / 06 / 2023Fixed term agreements only.  
For continuation of tenancy agreement, see clause 6

**General tenancy agreement** (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

**Item 7** Rent \$ 540 per  week  fortnight  month See clause 8(1)

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

**Item 9** **Method of rent payment** Insert the way the rent must be paid. See clause 8(3)  
 Electronic Fund Transfer OR Direct Debit

Details for direct credit

BSB no. 124-090 Bank/building society/credit union Bank of Queensland  
 Account no. 23286573 Account name Tonian Pty Ltd Trust Account  
 Payment reference 0418979453-webster

**Item 10** **Place of rent payment** Insert where the rent must be paid. See clause 8(4) to 8(6)  
 Bank of Queensland Nambour

**Item 11** **Rental bond amount** \$ 1680.00 See clause 13

**Item 12** **12.1 The services supplied to the premises for which the tenant must pay** See clause 16

Electricity  Yes  No Any other service that a tenant must pay  Yes  No  
 Gas  Yes  No Type See special terms (page 8)  
 Phone  Yes  No

**12.2 Is the tenant to pay for water supplied to the premises** See clause 17

Yes  No

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

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

**Item 14** **How services must be paid for** Insert for each how the tenant must pay. See clause 16(d)

Electricity Direct to nominated supplier  
 Gas Direct to nominated supplier  
 Phone Direct to nominated supplier  
 Any other service stated in item 12.1 See special terms (page 8)

**Item 15** **Number of persons allowed to reside at the premises** 3 See clause 23

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

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

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

**17.2 The types and number of pets that may be kept** See clause 24(2)

Type Number Type Number

**Item 18** **Nominated repairers** Insert name and telephone number for each. See clause 31

Electrical repairs Derek Knust Phone 04160 76 260  
 Plumbing repairs First Class Plumbing Phone 0409 611 360  
 Other Smoke Alarm Solutions Phone 1300 852 301



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

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

Smoking is not permitted inside the property.

Tenant is to pay any water usage over 55kl per 3 months.

Names of Approved Occupants:


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

**Signature of lessor/agent**

Name/trading name

Terry Hinds Real Estate

Signature

DocuSigned by:  
  
4413E8CCF9B24F6...

Date 23 / 4 / 2021

14/6/2022

**Signature of tenant 1**

Print name

Darren Rounds

Signature

DocuSigned by:  
  
DDF23D1E6D4644E...

Date 22 / 4 / 2021


13/6/2022

**Signature of tenant 2**

Print name

Sharaiha Kendall

Signature

DocuSigned by:  
  
8C352F31DB514EE...

Date 22 / 4 / 2021

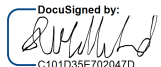
14/6/2022

**Signature of tenant 3**

Print name



Shania Gilliland

Signature

DocuSigned by:  
  
C101D35E702047D...

Date / /

14/6/2022

date	\$ paid	period		receipt sent	signature
23/5/22	290	24-May-22	to 30-May-22	9/6/22	
27/5/22	290	31-May-22	to 06-Jun-22		
6/6/22	290	07-Jun-22	to 13-Jun-22		
13/6	315	14-Jun-22	to 20-Jun-22	17/7	
20/6	315	21-Jun-22	to 27-Jun-22		
26/6	315	28-Jun-22	to 04-Jul-22		
✓	\$1815	05-Jul-22	to 11-Jul-22		
		12-Jul-22	to 18-Jul-22		
		19-Jul-22	to 25-Jul-22		
		26-Jul-22	to 01-Aug-22		
		02-Aug-22	to 08-Aug-22		
		09-Aug-22	to 15-Aug-22		
		16-Aug-22	to 22-Aug-22		
		23-Aug-22	to 29-Aug-22		
		30-Aug-22	to 05-Sep-22		
		06-Sep-22	to 12-Sep-22		
		13-Sep-22	to 19-Sep-22		
		20-Sep-22	to 26-Sep-22		
		27-Sep-22	to 03-Oct-22		
		04-Oct-22	to 10-Oct-22		
		11-Oct-22	to 17-Oct-22		
		18-Oct-22	to 24-Oct-22		
		25-Oct-22	to 31-Oct-22		
		01-Nov-22	to 07-Nov-22		
		08-Nov-22	to 14-Nov-22		
		15-Nov-22	to 21-Nov-22		
		22-Nov-22	to 28-Nov-22		

# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



## Part 1 Tenancy details

**Item 1** **1.1 Lessor**

Name/trading name **Fleming Super Fund**

Address  
**PO Box 912, Mooloolaba Qld** Postcode **4557**

**1.2** Phone Mobile Email  
**0407 642002** **paul@rpmqld.com**

**Item 2** **2.1 Tenant/s**

Tenant 1 Full name/s **Jacob Hutchinson**  
 Phone **0422 478865** Email **jacob\_hutchinson12@hotmail.com**

Tenant 2 Full name/s  
 Phone Email

Tenant 3 Full name/s  
 Phone Email

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

**Item 3** **3.1 Agent** If applicable. See clause 43

Full name/trading name  
 Address  
 Postcode

**3.2** Phone Mobile Email

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

**4.1 Lessor**  
 Email Yes  No  Facsimile Yes  No

**4.2 Tenant/s**  
 Email Yes  No  Facsimile Yes  No

**4.3 Agent**  
 Email Yes  No  Facsimile Yes  No

**Item 5** **5.1 Address of the rental premises**

**Unit 340, Suncoast Resort, 24 Wirraway Street, Alexandra Headland Qld** Postcode **4558**

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

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

**6.2 Starting on** **15/06/2022** **6.3 Ending on** **14/12/2022**

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



# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

**Item 7** Rent \$ 315 per  week  fortnight  month See clause 8(1)

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

**Item 9** Method of rent payment Insert the way the rent must be paid. See clause 8(3)

Direct debit

Details for direct credit

BSB no. **0 6 4 4 6 6** Bank/building society/credit union **CBA**

Account no. **1 0 3 0 1 4 6 4** Account name **Fleming Super Fund**

Payment reference **Jacob**

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

**Item 11** Rental bond amount \$ 1160 See clause 13

**Item 12** 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity  Yes  No Any other service that a tenant must pay  Yes  No  
Gas  Yes  No Type  See special terms (page 8)  
Phone  Yes  No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes  No

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

Electricity **N/A** Any other service stated in item 12.1 **N/A**

Gas **N/A** See special terms (page 8)

Phone **N/A**

**Item 14** How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity **N/A**

Gas **N/A**

Phone **N/A**

Any other service stated in item 12.1 **N/A**  
See special terms (page 8)

**Item 15** Number of persons allowed to reside at the premises **1** See clause 23

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

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

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

17.2 The types and number of pets that may be kept See clause 24(2)

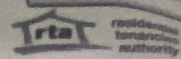
Type **N/A** Number  Type **N/A** Number

**Item 18** Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs **Landlord** Phone **0407 642002**

Plumbing repairs **Landlord** Phone **0407 642002**

Other  Phone



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

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

- Unit to be cleaned, and bedding to be cleaned by an approved steam cleaner upon vacating.
- No smoking within the building, and no smoking or alcohol consumption in any common areas including the pool.
- The tenant is required by law to replace each smoke alarm battery that is flat or almost flat.
- The tenant is responsible for replacing light bulbs when required.
- Parking for one vehicle is allowed on site, the tenant is to provide the vehicle details.

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

**Signature of lessor/agent**

Name/trading name

Fleming Super Fund

Signature

Date / /

**in the presence of (witness)**

Print name

Witness signature

Date / /

**Signature of tenant 2**

Print name

Signature

Date / /

**in the presence of (witness)**

Print name

Witness signature

Date / /

**Signature of tenant 1**

Print name

Jacob Hutchinson

Signature

*[Handwritten Signature]*

Date 13/06/2022

**in the presence of (witness)**

Print name

SCOTT THORBURN

Witness signature

*[Handwritten Signature]*

Date 13/06/2022

**Signature of tenant 3**

Print name

Signature

Date / /

**in the presence of (witness)**

Print name

Witness signature

Date / /