



Interest and tax summary

CHILL N CHOOK SMSF CO
PTY LTD

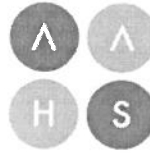
Financial year

2020 / 2021

Account	Interest received	Interest paid	Withholding tax	ABN/Tax file number
Westpac DIY Super Working Account 034279 539913	\$4.25	n/a	\$0.00	Provided
Westpac DIY Super Savings Account 034279 539921	\$15.81	n/a	\$0.00	Provided
Total	\$20.06	\$0.00	\$0.00	

Things you should know

- 1 Interest and tax summary is available for eligible accounts issued by Westpac Banking Corporation, if the information is accessible to you in Westpac Live. This summary may not reflect all accounts held by you with the Westpac Group. Third-party accounts are accounts you have been authorised to view by the Account holders. The information displayed relates to the Account holders' account. Amounts are displayed for the financial year indicated from 1 July to 30 June (inclusive).
- 2 Accounts not eligible for this summary include, but are not limited to: credit cards, passbook accounts, closed joint accounts, some loan products and accounts held with other financial institutions. You should refer to statements issued for these or other ineligible products for details.
- 3 Some accounts may display a zero balance if the amounts and totals are not accessible or available in Westpac Live.
- 4 If interest has been prepaid on an account, it will not be shown in the heading "Interest paid". For such an account, you should refer to statements issued for the relevant financial year, to calculate your total interest paid.



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12/08/2021

Chill N Chook SMSF Co. Pty Ltd ATF Chill N Chook SMSF
PO Box 37081
WINNELLIE NT 820

Dear Chill n Chook SMSF Co Pty Ltd,

National Rental Affordability Scheme - 2020-2021 Incentive Payments

We refer to your investment in an NRAS Approved Property and your interest in the Australian Residential Investment Fund (ARIF) for participation in the Federal Government's National Rental Affordability Scheme (NRAS).

The NRAS year runs from 1 May to 30 April of each year, and incentives are issued on a pro rata basis for the period your property was rented in accordance with the NRAS Legislation and Regulations.

You are entitled to receive the following Government incentives for the 2020-2021 NRAS year.

NRAS Approved Property Address	1-HGI-2173 14/20 Ambition Street ORMEAU QLD
Refundable Tax Offset Certificate Number	4-G988DML
(1) Federal Incentive	\$8,452.94
(2) State Incentive	^ \$2,817.65
(3) Total Incentive 2020-2021	\$11,270.59

Federal Incentive:

The Federal Government Incentive is a Refundable Tax Offset. You will need to include the above amount (1) in your annual Tax Return. We recommend you seek independent tax advice in relation to the preparation of your tax return and provide a copy of this correspondence to your tax advisor or accountant to assist in completing your tax return.

State / Territory Incentive:

The State / Territory Government Incentive amount (2) will be paid in the form of a tax free cash amount and is due from the respective State / Territory Government (this amount is not claimed through your tax return). Once the State / Territory Government portion has been received by AAHS, the AAHS Annual Management Fee will be deducted and the balance will be electronically transferred to your nominated bank account.

AAHS Annual Management Fee:

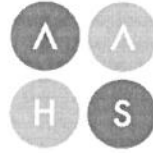
The AAHS Annual Management Fee of \$619.87, being 5.5% (inclusive of GST) of the total amount (3), will be deducted from the State / Territory Incentive amount. The amount of \$2,197.78 will be deposited to your nominated bank account following receipt from the relevant State / Territory Government.

Please find enclosed your RECEIPTED invoice for the AAHS Annual Management Fee for your records.

If you have any queries, please do not hesitate to contact our offices on 1800 940 773.

Yours sincerely

Patricia Dutton
Operations & Investment Manager



AUSTRALIAN AFFORDABLE
HOUSING SECURITIES
LIMITED

TAX INVOICE

2.2

Invoice #: 1HGI21732021
Date: 12/08/2021
Bill To: Chill N Chook SMSF Co. Pty Ltd ATF Chill N Chook SMSF
PO Box 37081
WNNELLIE NT 820

Description	Amount
AAHS Annual Management Fee at 5% of the Federal and State/Territory Government Incentive for the 2020-2021 NRAS Year.	\$563.52

10% GST:	\$56.35
Total Inc GST:	\$619.87
Amount Applied:	\$563.52
Balance Due:	\$0.00

PLEASE DO NOT PAY THIS INVOICE.

Upon receipt of the State / Territory incentive payment from the respective Governments, AAHS will deduct the amount of the fee and electronically transfer the balance of the incentive to your nominated bank account:

BSB Number: 034279
Account number ending with: 913

If you require the payment to be made to an alternative bank account please provide the relevant details to nras@aaahsl.com.au.

Chill N Chook SMSF

2021 year

Non deductible expenses

	ITR split
Fines	0
Amortisation of formation costs	0
	0 Non deductible administration expenses
NRAS fees	620 non deductible
NRAS expense apportionment	
Advertising	0 }
Cleaning	0 }
Body Corp	1998.09 }
Borrowing costs	0 }
Council rates	1798.24 }
Insurance	0 }
Pest control	198 }
Property Agent Fees	2197.34 }
Repairs & Maintenance	561 }
Valuation	0 }
Water	1533.54 }
Interest	13739.88 }
Capital works deductions	5074 752.98]
Depreciation	694 102.99]
Sub total expenses	27794.09
x rate 1-.8516	0.1484
	4124.643
	1230
	1230 Non deductible investment expenses
	2039 Non deductible Australian Interest
	856 Non deductible depreciation & capital works
	<u>4745</u> Total non deductible expenses

NRAS calculation

2021 year

Rent	16172.4
Expenses	27794.09
State incentive	2817.65

Calculation

$$\begin{aligned} & 27794.09 \times (16172.40 / (16172.40 + 2817.65)) \\ = & 27794.09 \times (16172.40 / 18990.05) \\ = & 27794.09 \times .8516 \\ = & 23669.45 \text{ deductible} \\ = & 4124.643 \text{ non deductible} \end{aligned}$$

Arrangement B

In Arrangement B:

you use an NRAS approved participant as a property manager you can claim the NRAS tax offset according to your equitable interest the rent you receive from the property manager is assessable income you are entitled to claim the NRAS tax offset as advised by the approved participant for the NRAS year, however this does not need to be included in your assessable income the NRI or state government incentive is non-assessable non-exempt (NANE) income. NANE is an amount which is excluded from your assessable income and ignored for the purposes of calculating your available losses

you apportion your deductions using the following formula

$$\text{Deduction} \times (\text{Assessable rent} \div (\text{Assessable rent} + \text{NANE income})) = \text{NRAS deduction.}$$

Chill N Chook
Taxable income summary
2021 year

2.5

income	4.25
	15.81
	1.3
	16172.4
	<hr/>
	16193.76

less expenses	
Accounting	13443.14
ATO levy	259
ASIC	328
Deprec - P&E	694
Insurance	213.33
Rental Prop exp	22645.96
NRAS times rate	-4124.64
Deprec Cap works	5074
NRAS fees included in rental prop exp	-619.87

37912.92

taxable
loss
-21719.2

Chill N Chook
 Rental Summary
 first rented

Inv Number	Gross Rent	Other Rental income	Advertising Fees	Agent Fees	Body Corp	Gardening	Control	Pest	Rates	Letting fee & petties	Stationery	R & M	Water	Net Rent	bankings	Discrepancy
Jul-20	1	614.40		84.48										529.92	529.92	0.00
	2	614.40		84.48								99.00		430.92	430.92	0.00
	3	614.40		84.48										529.92	529.92	0.00
	4	614.40		84.48										529.92	529.92	0.00
15 Sept 2020	1	614.40		84.48								99.00		430.92	430.92	0.00
1 Oct 2020	2	614.40		84.48										529.92	529.92	0.00
	3	614.40		84.48										529.92	529.92	0.00
	4	1228.80		168.96										1059.84	1059.84	0.00
	5	614.40		84.48										529.92	529.92	0.00
	6	812.40		85.48				198.00						726.92	726.92	0.00
	7	614.40		84.48										331.92	331.92	0.00
	8	614.40		84.47										529.93	529.93	0.00
	9	614.40		84.47										529.93	529.93	0.00
	10	614.40		84.47								110.00		419.93	419.93	0.00
15 Feb 21	11	614.40		84.47								253.00		276.93	276.93	0.00
	12	614.40		84.47										529.93	529.93	0.00
	13	614.40		84.47										529.93	529.93	0.00
	14	614.40		84.47										529.93	529.93	0.00
	15	614.40		84.47										529.93	529.93	0.00
	16	614.40		84.47										529.93	529.93	0.00
	17	614.40		84.47										529.93	529.93	0.00
	18	1228.80		168.94										1059.86	1059.86	0.00
	19	1228.80		168.94										1059.86	1059.86	0.00
		16172.40	0.00	2197.34	0.00	0.00	0.00	198.00	0.00	0.00	0.00	561.00	0.00	13216.06	12156.20	

POSTED

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3.2



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 Robina Town Centre QLD 4230
 (w) 1300 974 618
 NRASenquiries@horizonhousing.com.au
 ABN: 54 147 539 526
 Licence: 496

Darren Chilton
 CHILL AND CHOOK CUSTODIAN CO PTY LTD
 PO Box 37081
 Winnellie NT 0820

Tax Invoice
 Account OWN00752
 Statement #1
 22 Jul 2020

Money In	\$614.40
Money Out	\$84.48
You Received	\$529.92

Details for Account OWN00752

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Mrs Lynette Davis; Mr Michael Davis paid to 30/07/2020		
Rent paid to 29/07/2020 with part payment of \$2.26 (previously paid to 15/07/2020 + \$3.86)		\$614.40
Management fee *	\$84.48	
Total	\$84.48	\$614.40

Account Transactions

Withdrawal by EFT to owner ChillInchook SMSF Co Pty Ltd [EFT Transfer to: ChillInchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.92	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

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 PO Box 37081
 Winnellie NT 0820

Tax Invoice

Account OWN00752
 Statement #2
 5 Aug 2020

Money In	\$614.40
Money Out	\$183.48
You Received	\$430.92

Details for Account OWN00752

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Mrs Lynette Davis; Mr Michael Davis paid to 13/08/2020		
Rent paid to 12/08/2020 with part payment of \$0.66 (previously paid to 29/07/2020 + \$2.26)		\$614.40
Smoke Alarm Solutions - INV WO-1904559-1 - Smoke Alarm Solutions *	\$99.00	
Management fee *	\$84.48	
Total	\$183.48	\$614.40

Account Transactions

Withdrawal by EFT to owner ChillInchook SMSF Co Pty Ltd [EFT Transfer to: ChillInchook SMSF Co Pty Ltd, (034279) - ***913]	\$430.92	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$9.00
Total Tax on agency fees	\$7.68
(* includes Tax)	

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Tax Invoice
Account OWN00752
Statement #3
19 Aug 2020

Money In	\$614.40
Money Out	\$84.48
You Received	\$529.92

Details for Account OWN00752

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Mrs Lynette Davis; Mr Michael Davis paid to 26/08/2020		
Rent paid to 19/08/2020 with part payment of \$307.06 (previously paid to 12/08/2020 + \$0.66)		\$614.40
Management fee *	\$84.48	
Total	\$84.48	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.92	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$7.68
(* includes Tax)

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Tax Invoice
 Account OWN00752
 Statement #4
 1 Sep 2020

Money In	\$614.40
Money Out	\$84.48
You Received	\$529.92

Details for Account OWN00752

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Mrs Lynette Davis; Mr Michael Davis paid to 9/09/2020		
Rent paid to 2/09/2020 with part payment of \$305.46 (previously paid to 19/08/2020 + \$307.06)		\$614.40
Management fee *	\$84.48	
Total	\$84.48	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillinchook SMSF Co Pty Ltd [EFT Transfer to: Chillinchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.92	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #1
15 Sep 2020

Money In	\$614.40
Money Out	\$183.48
You Received	\$430.92

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Mrs Lynette Davis; Mr Michael Davis paid to 23/09/2020		
Rent paid to 16/09/2020 with part payment of \$303.86 (previously paid to 2/09/2020 + \$305.46)		\$614.40
Smoke Alarm Solutions - INV WO-1904559-1 - Smoke Alarm Solutions *	\$99.00	
Management fee *	\$84.48	
Total	\$183.48	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$430.92	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$9.00
Total Tax on agency fees	\$7.68
(* includes Tax)	

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Tax Invoice
Account OWN02362
Statement #2
1 Oct 2020

Money In	\$614.40
Money Out	\$84.48
You Received	\$529.92

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Mrs Lynette Davis; Mr Michael Davis paid to 7/10/2020		
Rent paid to 30/09/2020 with part payment of \$302.26 (previously paid to 16/09/2020 + \$303.86)		\$614.40
Management fee *	\$84.48	
Total	\$84.48	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.92	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

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Tax Invoice
Account OWN02362
Statement #3
15 Oct 2020

Money In	\$614.40
Money Out	\$84.48
You Received	\$529.92

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 21/10/2020		
Rent paid to 14/10/2020 with part payment of \$300.66 (previously paid to 30/09/2020 + \$302.26)		\$614.40
Management fee *	\$84.48	
Total	\$84.48	\$614.40

Account Transactions

Withdrawal by EFT to owner ChillInchook SMSF Co Pty Ltd [EFT Transfer to: ChillInchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.92	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

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Darren Chilton
CHILL AND CHOOK CUSTODIAN CO PTY LTD
PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #4
2 Nov 2020

Money In	\$1,228.80
Money Out	\$168.96
You Received	\$1,059.84

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 18/11/2020		
Rent paid to 28/10/2020 with part payment of \$299.06 (previously paid to 14/10/2020 + \$300.66)		\$614.40
Rent paid to 11/11/2020 with part payment of \$297.46 (previously paid to 28/10/2020 + \$299.06)		\$614.40
Management fee *	\$168.96	
Total	\$168.96	\$1,228.80

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$1,059.84	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$15.36
(* includes Tax)	

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Darren Chilton
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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #5
16 Nov 2020

Money In	\$614.40
Money Out	\$84.48
You Received	\$529.92

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 2/12/2020		
Rent paid to 25/11/2020 with part payment of \$295.86 (previously paid to 11/11/2020 + \$297.46)		\$614.40
Management fee *	\$84.48	
Total	\$84.48	\$614.40

Account Transactions

Withdrawal by EFT to owner ChillInchook SMSF Co Pty Ltd [EFT Transfer to: ChillInchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.92	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$7.68
(* includes Tax)

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Darren Chilton
CHILL AND CHOOK CUSTODIAN CO PTY LTD
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Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #6
1 Dec 2020

Money In	\$812.40
Money Out	\$85.48
You Received	\$726.92

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 16/12/2020		
Rent paid to 9/12/2020 with part payment of \$294.26 (previously paid to 25/11/2020 + \$295.86)		\$614.40
Management fee *	\$84.48	
Christmas Promotion *	\$1.00	
Total	\$85.48	\$614.40

Account Transactions

Duplicate SAS INV WO -1904559-1 *		\$99.00
Duplicate SAS inv - separate payment made directly from owner to supplier *		\$99.00
Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$726.92	
Balance remaining		\$0.00

GST Summary

Total Tax on income	\$18.00
Total Tax on agency fees	\$7.77
(* includes Tax)	

3.12



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Darren Chilton
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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #7
15 Dec 2020

Money In	\$614.40
Money Out	\$282.48
You Received	\$331.92

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 30/12/2020		
Rent paid to 23/12/2020 with part payment of \$292.66 (previously paid to 9/12/2020 + \$294.26)		\$614.40
Termite Terminators - INV 39149 - Termite Terminators *	\$198.00	
Management fee *	\$84.48	
Total	\$282.48	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$331.92	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$18.00
Total Tax on agency fees	\$7.68
(* includes Tax)	

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Darren Chilton
CHILL AND CHOOK CUSTODIAN CO PTY LTD
PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #8
4 Jan 2021

Money In	\$614.40
Money Out	\$84.47
You Received	\$529.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 13/01/2021		
Rent paid to 6/01/2021 with part payment of \$291.06 (previously paid to 23/12/2020 + \$292.66)		\$614.40
Management fee *	\$84.47	
Total	\$84.47	\$614.40

Account Transactions

Withdrawal by EFT to owner ChillInchook SMSF Co Pty Ltd [EFT Transfer to: ChillInchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.93	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #9
15 Jan 2021

Money In	\$614.40
Money Out	\$84.47
You Received	\$529.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 27/01/2021		
Rent paid to 20/01/2021 with part payment of \$289.46 (previously paid to 6/01/2021 + \$291.06)		\$614.40
Management fee *	\$84.47	
Total	\$84.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.93	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$7.68
(* includes Tax)

3.15



PO Box 4222
Robina Town Centre QLD 4230
(w) 1300 974 618
admin@horizonhrl.com.au
ABN: 22 623 498 644
Licence: 4189637

Darren Chilton
CHILL AND CHOOK CUSTODIAN CO PTY LTD
PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #10
1 Feb 2021

Money In	\$614.40
Money Out	\$194.47
You Received	\$419.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 10/02/2021		
Rent paid to 3/02/2021 with part payment of \$287.86 (previously paid to 20/01/2021 + \$289.46)		\$614.40
AQUAFORCE 4189 - Aquaforce Plumbing & Gas *	\$110.00	
Management fee *	\$84.47	
Total	\$194.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$419.93	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$10.00
Total Tax on agency fees	\$7.68
(* includes Tax)	

3.16



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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #11
15 Feb 2021

Money In	\$614.40
Money Out	\$337.47
You Received	\$276.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 24/02/2021		
Rent paid to 17/02/2021 with part payment of \$286.26 (previously paid to 3/02/2021 + \$287.86)		\$614.40
KMG 6621 - KMG Electrical Contractor *	\$253.00	
Management fee *	\$84.47	
Total	\$337.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$276.93	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$23.00
Total Tax on agency fees	\$7.68
(* includes Tax)	

3.17



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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #12
1 Mar 2021

Money In	\$614.40
Money Out	\$84.47
You Received	\$529.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 10/03/2021		
Rent paid to 3/03/2021 with part payment of \$284.66 (previously paid to 17/02/2021 + \$286.26)		\$614.40
Management fee *	\$84.47	
Total	\$84.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.93	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

3-18



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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #13
15 Mar 2021

Money In	\$614.40
Money Out	\$84.47
You Received	\$529.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 24/03/2021		
Rent paid to 17/03/2021 with part payment of \$283.06 (previously paid to 3/03/2021 + \$284.66)		\$614.40
Management fee *	\$84.47	
Total	\$84.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.93	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$7.68
(* includes Tax)

3.19



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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #14
1 Apr 2021

Money In	\$614.40
Money Out	\$84.47
You Received	\$529.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 7/04/2021		
Rent paid to 31/03/2021 with part payment of \$281.46 (previously paid to 17/03/2021 + \$283.06)		\$614.40
Management fee *	\$84.47	
Total	\$84.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.93	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

3-20



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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #15
15 Apr 2021

Money In	\$614.40
Money Out	\$84.47
You Received	\$529.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 21/04/2021		
Rent paid to 14/04/2021 with part payment of \$279.86 (previously paid to 31/03/2021 + \$281.46)		\$614.40
Management fee *	\$84.47	
Total	\$84.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.93	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$7.68
(* includes Tax)

3.21



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Darren Chilton
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PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #16
3 May 2021

Money In	\$614.40
Money Out	\$84.47
You Received	\$529.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$308.00 per week		
Davis, Lynette & Michael paid to 5/05/2021		
Rent paid to 28/04/2021 with part payment of \$278.26 (previously paid to 14/04/2021 + \$279.86)		\$614.40
Management fee *	\$84.47	
Total	\$84.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd	\$529.93	
[EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]		
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

3-22



PO Box 4222
Robina Town Centre QLD 4230
(w) 1300 974 618
admin@horizonhrl.com.au
ABN: 22 623 498 644
Licence: 4189637

Darren Chilton
CHILL AND CHOOK CUSTODIAN CO PTY LTD
PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #17
17 May 2021

Money In	\$614.40
Money Out	\$84.47
You Received	\$529.93

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$307.20 per week		
Davis, Lynette & Michael paid to 19/05/2021		
Rent paid to 12/05/2021 with part payment of \$276.66 (previously paid to 28/04/2021 + \$278.26) , rent decreased to \$307.20 on 17/05/2021		\$614.40
Management fee *	\$84.47	
Total	\$84.47	\$614.40

Account Transactions

Withdrawal by EFT to owner Chillnchook SMSF Co Pty Ltd [EFT Transfer to: Chillnchook SMSF Co Pty Ltd, (034279) - ***913]	\$529.93	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.68
(* includes Tax)	

3-23



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Licence: 4189637

Darren Chilton
CHILL AND CHOOK CUSTODIAN CO PTY LTD
PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #18
1 Jun 2021

Money In	\$1,228.80
Money Out	\$168.94
You Received	\$1,059.86

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$307.20 per week		
Davis, Lynette & Michael paid to 16/06/2021		
Rent paid to 26/05/2021 with part payment of \$276.20 (previously paid to 12/05/2021 + \$276.66) , rent decreased to \$307.20 on 17/05/2021		\$614.40
Rent paid to 9/06/2021 with part payment of \$276.20 (previously paid to 26/05/2021 + \$276.20)		\$614.40
Management fee *	\$168.94	
Total	\$168.94	\$1,228.80

Account Transactions

Withdrawal by EFT to owner ChillInchook SMSF Co Pty Ltd [EFT Transfer to: ChillInchook SMSF Co Pty Ltd, (034279) - ***913]	\$1,059.86	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$15.36
(* includes Tax)	

3-24



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Licence: 4189637

Darren Chilton
CHILL AND CHOOK CUSTODIAN CO PTY LTD
PO Box 37081
Winnellie NT 0820

Tax Invoice
Account OWN02362
Statement #19
1 Jul 2021

Money In	\$1,228.80
Money Out	\$168.94
You Received	\$1,059.86

Details for Account OWN02362

	Money Out	Money In
Balance brought forward		\$0.00
14/20 Ambition Street, Ormeau QLD 4208		
Rented for \$307.20 per week		
Davis, Lynette & Michael paid to 14/07/2021		
Rent paid to 23/06/2021 with part payment of \$276.20 (previously paid to 9/06/2021 + \$276.20)		\$614.40
Rent paid to 7/07/2021 with part payment of \$276.20 (previously paid to 23/06/2021 + \$276.20)		\$614.40
Management fee *	\$168.94	
Total	\$168.94	\$1,228.80

Account Transactions

Withdrawal by EFT to owner ChillInchook SMSF Co Pty Ltd [EFT Transfer to: ChillInchook SMSF Co Pty Ltd, (034279) - ***913]	\$1,059.86	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$15.36
(* includes Tax)

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name Darren Chilton C/- Horizon Housing Realty Ltd

Address

Campus Alpha Suite 101/2 Investigator Drive

Robina QLD Postcode 4226

1.2 Phone Mobile Email

1300 974 618 +61419722185 admin@horizonhrl.com.au

Item 2 2.1 Tenant/s

Tenant 1 Full name/s Lynette Davis

Phone +61422124179 Email blingdom@live.com

Tenant 2 Full name/s Michael Davis

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 Horizon Housing Realty

Address

Campus Alpha Suite 101/2 Investigator Drive Robina, QLD

Robina QLD Postcode 4226

3.2 Phone Mobile Email

1300 974 618 +61419722185 admin@horizonhrl.com.au

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

4.1 Lessor

Email Yes No Facsimile Yes No

4.2 Tenant/s

Email Yes No blingdom@live.com Facsimile Yes No

4.3 Agent

Email Yes No admin@horizonhrl.com.au Facsimile Yes No 07 5578 9522

Item 5 5.1 Address of the rental premises

14/20 Ambition Street

Ormeau QLD Postcode 4208

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

as per Entry Condition Report

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

6.2 Starting on 01 / 10 / 2020 6.3 Ending on 30 / 04 / 2021

Fixed term agreements of 16 5 20 A.B.O.

For continuation of tenancy agreement, see clause 6



Item 7 Rent \$ 308.00 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the DUE DAY 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)
WESTPAC PAYWAY: BPAY, DIRECT DEBIT, POST OFFICE
Details for direct credit
BSB no. Bank/building society/credit union
Account no. Account name
Payment reference 15255000159825

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)
BPAY, DIRECT DEBIT, POST OFFICE

Item 11 Rental bond amount \$ 1228.80 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 INTERNET/ PAY TV 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 DIRECT TO SUPPLIER
Gas DIRECT TO SUPPLIER
Phone DIRECT TO SUPPLIER
Any other service stated in item 12.1 DIRECT TO SUPPLIER
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 Number Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs HORIZON HOUSING REALTY LTD Phone 1300 974 618
Plumbing repairs HORIZON HOUSING REALTY LTD Phone 1300 974 618
Other HORIZON HOUSING REALTY LTD - AFTER HOURS EMERGENCY Phone 0413 732 807

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

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

2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (**special terms**).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.

Note - Some breaches of this agreement may also be an offence under the Act, for example, if -

- the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
- the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report - s 65

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

Note - A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.

- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

6 Continuation of fixed term agreement - s 70

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

Note - For more information about the notices, see the information statement.

7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if -
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.

Note - For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

Division 3 Rent

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

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid -
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by -
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement - in an approved way under section 83(4).

Note - If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).

- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place -

- the lessor's address for service
- the lessor's agent's office

9 Rent in advance - s 87

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

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

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

10 Rent increases - ss 91 and 93

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

11 Application to tribunal about excessive increase - s 92

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

12 Rent decreases - s 94

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

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount -
 - (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments - by instalments; or
 - (c) otherwise - when the tenant signs this agreement.
- Note* - There is a maximum bond that may be required. See section 146 and the information statement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
 - (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

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

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

14 Increase in bond - s 154

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

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

Division 5 Outgoings

15 Outgoings - s 163

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

Examples -

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

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

16 General service charges - ss 164 and 165

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

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

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

17 Water service charges - ss 164 and 166W

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

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

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

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

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

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

Examples of possible legal impediments -

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

19 Vacant possession and quiet enjoyment - ss 182 and 183

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

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

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

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

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

Note - See the information statement for details.

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

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

22 Units and townhouses - s 69

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

23 Number of occupants allowed

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

24 Pets

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

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

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

- (4) In this clause -
- non-standard items* means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.
- premises* include any common area available for use by the tenant with the premises.

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

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

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.
- Note* - Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.
- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

Examples of terms -

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

28 Supply of locks and keys - s 210

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

29 Changing locks - ss 211 and 212

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

Subdivision 4 Damage and repairs

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

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

31 Nominated repairer for emergency repairs - s 216

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

32 Notice of damage - s 217

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

33 Emergency repairs arranged by tenant - ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant

34 General - ss 238 and 240

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

35 State assisted lessors or employees of lessor - s 237

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

Division 8 When agreement ends

36 Ending of agreement - s 277

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

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

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

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

Note - See the information statement for details.

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

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

Examples of what may be fair wear and tear -

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

38 Keys

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

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

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

40 Exit condition report - s 66

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

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

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

Division 9 Miscellaneous

42 Supply of goods and services - s 171

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

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

43 Lessor's agent

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

44 Notices

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

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

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

Names of Approved Occupants:

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

Signature of lessor/agent

Name/trading name

Horizon Housing Realty Ltd

Signature



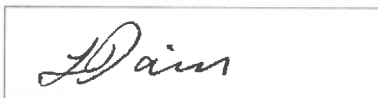
Date 10 / 11 / 20

Signature of tenant 1

Print name

Lynette Davis

Signature



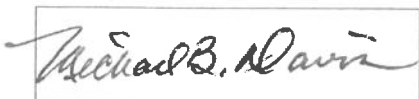
Date 10 / 11 / 20

Signature of tenant 2

Print name

Michael Davis

Signature



Date 10 / 11 / 20

Signature of tenant 3

Print name

Signature



Date / /

Special Terms

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

45 Occupation and use of premises

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

46 Subletting via online home sharing platforms

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

47 Care of the premises by the tenant

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

48 Photographs of the property during an inspection

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

49 Locks and keys and remote controls

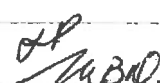
- (1) The lessor may claim from the tenant costs incurred by the lessor as a result of the tenant losing any key, access keycard or remote control relating to the premises which has been provided to the tenant (by the lessor, a body corporate or other person), including costs in connection with:
 - (a)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

50 Early termination by tenant

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

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

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



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Special Terms *continued...*

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

51 Liability excluded

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

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

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

52 Lessor's insurance

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

(2) The lessor may claim from the tenant -

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

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

53 Tenant's insurance

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

54 Smoke alarm obligations

The tenant must-

(1) Test each smoke alarm in the premises-

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

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

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

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

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

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

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

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

55 Portable pool obligations

(1) The tenant must-

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

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

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

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

Special Terms *continued...*

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

56 Electronic Signing

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

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



000015642083

CHILL N CHOOK SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 301 TO 301 - ENTRIES: ALL
 Printed: Monday 13 September, 2021 @ 10:11:56

4-1

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
301 <u>Accountancy Fees</u>						
24/09/2020	34	Bank Statement Narration: SLA ASIC Childc1		220.00	4-2	220.00
03/02/2021	39	Bank Statement		220.00	4-3	440.00
14/06/2021	43	Bank Statement Narration: Extract 3x\$330 audit fees from accounting invoice		9,460.00	4-5	9,900.00
30/06/2021	680	Journal - Cash Narration: T/up 2018 year fee deducted from refund		2,553.14		12,453.14
Total Debits:				\$12,453.14		
Total Credits:						
Current Year Profit/(Loss):				N/A		

4-2



Simmons Livingstone & Associates

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

Chill N Chook Custodian Co Pty Ltd
 45 Mikado Way
 ROBINA QLD 4226

Tax Invoice
023138
 Ref: CHILDC2
 23 September, 2020

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> • Chill N Chook Custodian Co Pty Ltd The following gives details of the work undertaken: <u>Chill N Chook Custodian Co Pty Ltd</u> Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.	200.00
Please note that this invoice is now due.	200.00
GST: \$	20.00
Amount Due: \$	220.00

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

Ref: CHILDC2
 Invoice: 023138
 23 September, 2020

Direct Deposit (EFT)
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520 **Amount Due: \$ 220.00**

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number: na naa

Cardholder na Signature *Darren Chilton* Expiry/...../..... na

DocuSigned by: Professional Standards Legislation

Liability limited by a scheme approved under Professional Standards Legislation

4-3



Simmons Livingstone & Associates

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

Chill N Chook SMSF Co Pty Ltd
 45 Mikado Way
 ROBINA QLD 4226

Tax Invoice
023137
 Ref: CHILDC1
 23 September, 2020

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> Chill n Chook SMSF Co Pty Ltd The following gives details of the work undertaken: <u>Chill n Chook SMSF Co Pty Ltd</u> Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.	200.00
Please note that this invoice is now due.	200.00
GST: \$	20.00
Amount Due: \$	220.00

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

<input checked="" type="checkbox"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: CHILDC1 Invoice: 023137 23 September, 2020
		Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number:	na <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	naa <input type="text"/> <input type="text"/> <input type="text"/>
Cardholder	na	na
Signature	DocuSigned by: Darren Chilton	Expiry
Liability limited by a scheme approved under Professional Standards Legislation		



The Trustees
Chill N Chook SMSF
PO Box 2744
BURLEIGH WATERS QLD 4220

Tax Invoice
026883

Ref: CHILDS1
8 June, 2021

Description	Amount
<p>Preparation of amended Financial Statements for the fund for the years ended 30th June 2017 & 30 June 2018. Preparation of Financial Statements for the fund for the years ended 30 June 2019 & 30 June 2020 including the following:-</p> <ul style="list-style-type: none">- Operating Statement, Statement of Financial Position & Notes to the Financial Statements- Trustee's declaration- Preparation and lodgement of amended income tax and regulatory returns for the years ended 30 June 2017 & 30 June 2018- Preparation and lodgement of income tax and regulatory returns for the years ended 30 June 2019 & 30 June 2020- Calculation of tax estimates- Memorandum of Resolutions- Calculations in relation to changes in market value of investments- Preparation of Member's Statements- Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits for the 4 years.- Correspondences with your previous Accountant and auditor	
Less Discount to you	10,500.00 (1,000.00)

4-5

Description	Amount
<p style="text-align: right; margin-right: 100px;"> Audit 990 Accounting 9460 <hr style="width: 100px; margin-left: auto; margin-right: 0;"/> 10450 </p>	
<p>Please note that this invoice is now due.</p>	<p style="text-align: right;"> 9,500.00 GST: \$ 950.00 Amount Due: \$ 10,450.00 </p>

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: CHILDS1 Invoice: 026883 8 June, 2021
		Amount Due: \$ 10,450.00
<input type="checkbox"/> Credit Card (Please indicate type)		<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa
Card Number: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		Card CCV <input type="text"/> <input type="text"/> <input type="text"/>
Cardholder		Signature
		Expiry/.....

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 1 May 2021

Recipient: Chill N Chook Super Fund

Address: C/- PO Box 806 Oxenford QLD 4210

Description of Services

Statutory audit of the Chill N Chook Super Fund for the financial year ending 30 June 2018.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

5.1 \$ 330
5.2 \$ 330
5.3 \$ 330

990

7



SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 24 May 2021

Recipient: Chill N Chook Super Fund

Address: C/- PO Box 806, OXFENFORD QLD 4210

Description of Services

Statutory audit of the Chill N Chook Super Fund for the financial year ending 30 June 2019.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

TAX INVOICE

Supplier: Super Audits
Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)
Address: Box 3376
Rundle Mall 5000
ABN: 20 461 503 652
Services: Auditing
Date: 3 June 2021
Recipient: Chill N Chook Super Fund
Address: C/- PO Box 806 OXENFORD QLD 4210

Description of Services

Statutory audit of the Chill N Chook Super Fund for the financial year ending 30 June 2020.

Fee: \$300.00
GST: \$30.00
Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386

6-1

CHILL N CHOOK SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 308 TO 308 - ENTRIES: ALL
Printed: Monday 13 September, 2021 @ 10:14:28

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
308	ASIC fees					
11/01/2021	38	Bank Statement		273.00		273.00
11/01/2021	38	Bank Statement		55.00		328.00
		Total Debits:	\$328.00			
		Total Credits:				
		Current Year Profit/(Loss):	N/A			

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries

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

b.2

CHILL N CHOOK CUSTODIAN CO PTY LTD
ACN/ARBN: 161 268 122
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 16 Nov 2020
Account Number 22 161268122

Summary

Balance outstanding
New charges \$273.00
TOTAL DUE \$273.00

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

Please Pay

Pay now \$0.00
By 16 Jan 2021 \$273.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$82. If you are over one month late, this fee increased to \$340.

Date	Reference	Description	Amount
16/11/2020	3X5665456480B PA	2020 Annual Review	273.00

Payment Slip

CHILL N CHOOK CUSTODIAN CO PTY LTD

ACN/ARBN: 161 268 122
Account Number 22 161268122
Amount Payable \$273.00

Payment Options

*814 129 0002291612681224 28



22 161268122



Billpay Code: 8929
Ref: 2291 6126 8122 428



Billor Code: 17301
Reference: 2291612681224



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Mail

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

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries

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

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CHILL N CHOOK SMSF CO PTY LTD

ACN/ARBN: 161 106 663

C/- SIMMONS LIVINGSTONE & ASSOCIATES

PO BOX 806

OXENFORD, QLD, 4210

Invoice Statement

Issue Date 6 Nov 2020
Account Number 22 161106663

Summary

Balance outstanding
New charges \$55.00
TOTAL DUE \$55.00

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

Please Pay

Pay now \$0.00
By 6 Jan 2021 \$55.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$82. If you are over one month late, this fee increased to \$340.

Date	Reference	Description	Amount
06/11/2020	3X5589377480P PA	2020 Annual Review	55.00

Payment Slip

CHILL N CHOOK SMSF CO PTY LTD

ACN/ARBN: 161 106 663
Account Number 22 161106663
Amount Payable \$55.00

Payment Options



*814 129 0002291611066633 21



22 161106663



Billpay Code: 8929
Ref: 2291 6110 6663 321



Bill Code: 17301
Reference: 2291611066633



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by phone 13 18 16 pay by Mastercard or VISA



Internet postbillpay.com.au by Mastercard or VISA



Mail

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

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: CHILL N CHOOK CUSTODIAN CO PTY LTD ACN 161 268 122

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Company details

Date company registered 16-11-2012
 Company next review date 16-11-2021
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

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

Principal place of business

45 MIKADO WAY , ROBINA QLD 4226

Officeholders

CHILTON, MICHELLE

Born 07-01-1976 at HORNSBY NSW

45 MIKADO WAY , ROBINA QLD 4226

Office(s) held: Director, appointed 16-11-2012

CHILTON, DARREN GRAEME

Born 15-01-1970 at WARRNAMBOOL VIC

45 MIKADO WAY , ROBINA QLD 4226

Office(s) held: Director, appointed 16-11-2012
Secretary, appointed 16-11-2012**Company share structure**

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	12	12.00	0.00

Members

CHILTON , MICHELLE

45 MIKADO WAY , ROBINA QLD 4226

Share class	Total number held	Fully paid	Beneficially held
ORD	6	Yes	Yes

CHILTON , DARREN GRAEME

45 MIKADO WAY , ROBINA QLD 4226

Share class	Total number held	Fully paid	Beneficially held
ORD	6	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
25-09-2020	5EBX15982	484 CHANGE TO COMPANY DETAILS	Processed and imaged

8/2/2021

[View company details](#)

01-05-2017	7E9012395	484	CHANGE TO COMPANY DETAILS
12-01-2017	7E8677414	484	CHANGE TO COMPANY DETAILS

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**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

b-b

Company: CHILL N CHOOK SMSF CO PTY LTD ACN 161 106 663

Company details

Date company registered 06-11-2012
 Company next review date 06-11-2021
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

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

Principal place of business

45 MIKADO WAY , ROBINA QLD 4226

Officeholders

CHILTON, MICHELLE

Born 07-01-1976 at HORNSBY NSW

45 MIKADO WAY , ROBINA QLD 4226

Office(s) held: Director, appointed 06-11-2012

CHILTON, DARREN GRAEME

Born 15-01-1970 at WARRNAMBOOL VIC

45 MIKADO WAY , ROBINA QLD 4226

Office(s) held: Director, appointed 06-11-2012
Secretary, appointed 06-11-2012**Company share structure**

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	12	12.00	0.00

Members

CHILTON , MICHELLE 45 MIKADO WAY , ROBINA QLD 4226

Share class	Total number held	Fully paid	Beneficially held
ORD	6	Yes	Yes

CHILTON , DARREN GRAEME 45 MIKADO WAY , ROBINA QLD 4226

Share class	Total number held	Fully paid	Beneficially held
ORD	6	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form Description	Status
25-09-2020	5EBX15981	484 CHANGE TO COMPANY DETAILS	Processed and imaged

8/2/2021

[View company details](#)

16-05-2017	7E9056133	484	CHANGE TO COMPANY DETAILS
01-05-2017	7E9012399	484	CHANGE TO COMPANY DETAILS

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2021

DIMINISHING VALUE - YEAR END SUMMARY
14 / 20 Ambition Street, ORMEAU QLD 4208

DEPRECIATION PLANT & EQUIPMENT	LOW VALUE POOL ITEMS	CAPITAL WORKS DEDUCTIONS	FINANCIAL YEAR END	AMOUNT CLAIMABLE
\$2,935	\$450	\$639	2012 / 2013	\$4,025
\$2,748	\$731	\$5,074	2013 / 2014	\$8,553
\$2,237	\$457	\$5,074	2014 / 2015	\$7,767
\$1,822	\$286	\$5,074	2015 / 2016	\$7,181
\$1,486	\$178	\$5,074	2016 / 2017	\$6,738
\$1,214	\$112	\$5,074	2017 / 2018	\$6,399
\$993	\$70	\$5,074	2018 / 2019	\$6,136
\$813	\$44	\$5,074	2019 / 2020	\$5,930
\$667	\$27	\$5,074	2020 / 2021	\$5,768
\$548	\$17	\$5,074	2021 / 2022	\$5,639
\$451	\$11	\$5,074	2022 / 2023	\$5,535
\$372	\$7	\$5,074	2023 / 2024	\$5,452
\$307	\$4	\$5,074	2024 / 2025	\$5,385
\$254	\$3	\$5,074	2025 / 2026	\$5,331
\$211	\$2	\$5,074	2026 / 2027	\$5,286
\$175	\$1	\$5,074	2027 / 2028	\$5,250
\$146	\$1	\$5,074	2028 / 2029	\$5,220
\$122	\$0	\$5,074	2029 / 2030	\$5,196
\$102	\$0	\$5,074	2030 / 2031	\$5,176
\$86	\$0	\$5,074	2031 / 2032	\$5,160
\$72	\$0	\$5,074	2032 / 2033	\$5,146
\$61	\$0	\$5,074	2033 / 2034	\$5,135
\$52	\$0	\$5,074	2034 / 2035	\$5,125
\$44	\$0	\$5,074	2035 / 2036	\$5,117
\$37	\$0	\$5,074	2036 / 2037	\$5,111
\$32	\$0	\$5,074	2037 / 2038	\$5,105
\$27	\$0	\$5,074	2038 / 2039	\$5,101
\$23	\$0	\$5,074	2039 / 2040	\$5,097
\$20	\$0	\$5,074	2040 / 2041	\$5,094
\$17	\$0	\$5,074	2041 / 2042	\$5,091
\$15	\$0	\$5,074	2042 / 2043	\$5,089
\$13	\$0	\$5,074	2043 / 2044	\$5,087
\$11	\$0	\$5,074	2044 / 2045	\$5,085
\$10	\$0	\$5,074	2045 / 2046	\$5,083
\$9	\$0	\$5,074	2046 / 2047	\$5,082
\$7	\$0	\$5,074	2047 / 2048	\$5,081
\$7	\$0	\$5,074	2048 / 2049	\$5,080
\$6	\$0	\$5,074	2049 / 2050	\$5,079
\$5	\$0	\$5,074	2050 / 2051	\$5,079
\$4	\$0	\$5,074	2051 / 2052	\$5,078
\$4	\$0	\$4,434	2052 / 2053	\$4,438

\$694

[

POSTED

CGT date 16/5/2013



Audit Shield Service

Chill N Chook SMSF
45 Mikado Way
ROBINA QLD 4226

Tax Receipt

TAI-21708631

Ref: CHILDS1

10 June 2021

EFT Ref No: 40425121708631

Details

Expiry Date: 31 October 2021 at 4p.m.
Level of Cover: \$ 10,000.00
Turnover Category: Self-Managed Super Fund

Payment

Fee for Audit Shield service participation:	\$ 193.94
GST Added:	\$ 19.39
Amount (ex surcharge):	\$ 213.33
Payment Surcharge:	\$0.00
Total Paid Amount:	\$213.33

Paid Date:

*9 March 2021

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

Name of Entities / Individuals to be covered:

Chill N Chook SMSF

9-1

CHILL N CHOOK SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 425/001 TO 425/019 - ENTRIES: ALL

Printed: Monday 13 September, 2021 @ 10:17:42

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
425 <u>Rental Property Expenses</u>						
425/005 <u>Body Corporate</u>						
01/09/2020	34	Bank Statement		897.06	9-2	897.06
12/03/2021	40	Bank Statement		1,101.03	9-3	1,998.09
425/009 <u>Council rates</u>						
24/08/2020	33	Bank Statement		874.39	10-1	874.39
09/10/2020	35	Bank Statement		55.96	10-3	930.35
12/02/2021	39	Bank Statement		867.89	10-4	1,798.24
425/013 <u>Interest</u>						
01/07/2020	1	Journal - Cash		1,141.52		1,141.52
03/08/2020	1	Journal - Cash		1,253.15		2,394.67
01/09/2020	1	Journal - Cash		1,099.48		3,494.15
01/10/2020	1	Journal - Cash		1,134.92		4,629.07
02/11/2020	1	Journal - Cash		1,208.11		5,837.18
01/12/2020	1	Journal - Cash		1,092.90		6,930.08
04/01/2021	2	Journal - Cash		1,278.50		8,208.58
01/02/2021	2	Journal - Cash		1,051.27		9,259.85
01/03/2021	2	Journal - Cash		1,048.78		10,308.63
01/04/2021	2	Journal - Cash		1,158.38		11,467.01
03/05/2021	2	Journal - Cash		1,193.38		12,660.39
01/06/2021	2	Journal - Cash		1,079.49		13,739.88
425/014 <u>Pest Control</u>						
30/06/2021	28001	Journal - Cash		198.00	11-1	198.00
Narration: T/up Agent statement						
425/015 <u>Property Agent Fees</u>						
30/06/2021	28001	Journal - Cash		2,197.34	3-1	2,197.34
Narration: T/up Agent statement						
425/016 <u>NRAS fees</u>						
30/06/2021	265	Journal - Cash		619.87	2-2	619.87
Narration: T/up 2021 NRAS						
425/017 <u>Repairs & Maintenance</u>						
30/06/2021	28001	Journal - Cash		99.00	12-1	99.00
Narration: T/up Agent statement - Smoke alarm						
30/06/2021	28001	Journal - Cash		99.00	12-2	198.00
Narration: T/up Agent statement						
30/06/2021	28001	Journal - Cash		110.00	12-3	308.00
Narration: T/up Agent statement - Aquaforce plumbing & gas						
30/06/2021	28001	Journal - Cash		253.00	12-4	561.00
Narration: T/up Agent statement - KMG Electrical						
425/019 <u>Water</u>						
13/08/2020	33	Bank Statement		385.53	13-1	385.53
12/11/2020	36	Bank Statement		390.41	13-4	775.94
12/02/2021	39	Bank Statement		385.53	13-6	1,161.47
20/05/2021	42	Bank Statement		372.07	13-8	1,533.54



Body Corporate for

IVY LANE AT THE PLATEAU CTS 43976

Mail Address:
P O Box 10664
Southport BC Qld 4215

Telephone: (07) 5552 0700
Fax: (07) 5528 1036

Level 3, Southport Central
Tower 3, 9 Lawson Street
Southport Qld 4215

ABN 66 874 709 693

9-2

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

Chill n Chook Custodian Co
PO Box 2744
BURLEIGH BUSINESS CENTRE
QLD 4220

Date of Notice	20th July 2020		
A/c No	14		
Lot No	14	Unit Number	14
Contrib Ent.	10		
Interest Ent.	10		

Body Corporate for

IVY LANE AT THE PLATEAU CTS 43976

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/09/20 to 28/02/21	01/09/20	647.06	0.00		647.06
Sinking Fund	01/09/20 to 28/02/21	01/09/20	250.00	0.00		250.00
Totals			897.06	0.00		\$897.06

Please make your payment in accordance with attached slip
Please make cheques payable to: StrataPay plus your StrataPay Reference Number
Please visit www.stratipay.com for any fees that may be applied when making payments via credit cards.

IMPORTANT NOTICE

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

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

Payment Options

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



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



StrataPay Reference

1345 2561 9

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



Amount
\$897.06

Due Date
01 Sep 20

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

ARCHERS BCM
43976/02100014 Lot 14/14

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

Chill n Chook Custodian Co
PO Box 2744
BURLEIGH BUSINESS CENTRE
QLD 4220

Mail: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia



*71 216 134525619 41

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

Body Corporate for

IVY LANE AT THE PLATEAU CTS 43976

Mail Address:
P O Box 10664
Southport BC Qld 4215

Telephone: (07) 5552 0700
Fax: (07) 5528 1036

Level 3, Southport Central
Tower 3, 9 Lawson Street
Southport Qld 4215

ABN 66 874 709 693

9-3

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Chill n Chook Custodian Co
PO Box 2744
BURLEIGH BUSINESS CENTRE
QLD 4220

Date of Notice	20th January 2021		
A/c No	14		
Lot No	14	Unit Number	14
Contrib Ent.	10		
Interest Ent.	10		

Body Corporate for						
IVY LANE AT THE PLATEAU CTS 43976						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/03/21 to 31/08/21	01/03/21	823.53	0.00		823.53
Sinking Fund	01/03/21 to 31/08/21	01/03/21	250.00	0.00		250.00
Totals			1,073.53	0.00		\$1,073.53

late fee 27.50
1101-03

If paying by DEFT Direct Debit, ensure payment covers amount due.
Please make your cheque payable to The body corporate for, IVY LANE AT THE PLATEAU CTS 43976
Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.

IMPORTANT NOTICE

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

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



ARCHERS BCM

DEFT Reference Number: 305341695 1000 0000 142



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



Billor Code: 96503
Ref: 305341695 1000 0000 142



By phone from your **Credit Card or *pre-registered bank account.
Call 1300 301 090 Int +612 8232 7395

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

Account	BODY CORPORATE FOR IVY LANE AT THE PLATEAU CTS 43976
Lot No.	14
Owner	CHILL N CHOOK CUSTODIAN CO

*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 1800 672 162



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

All cheques must be made payable to:
Body Corporate For Ivy Lane At The Plateau
CTS 43976

Post billpay In person, pay by cash, cheque or EFTPOS at any Post Office in Australia.
Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

TOTAL AMOUNT DUE
DUE DATE 01/03/21

\$1,073.53



*442 305341695 10000000142

+30534169510000000142< 000107353<4+

Leeza Cox

From: Darren & Michelle Chilton <chillnchook@bigpond.com>
Sent: Sunday, 1 August 2021 11:04 AM
To: Leeza Cox
Subject: Re: Chill N Chook Super Fund - 2021 queries
Attachments: Levy Arrears Notice[4].pdf

Hi Leeza

Just following up on the remaining queries below:

Q1 & Q2 – as per Darren’s email below

Q3 – This was a late fee (Levy Arrears Notice attached)

Q4 – This was late payment (due 20/8 paid 23/8) – please note 2 different amounts due on rates notice, depending on when payment is made.

Council rates and charges	<i>(see rate assessment page for details)</i>	\$874.39
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$62.30CR
Amount payable if paid by: 20 August 2020		\$867.89

Q5 – We have requested a copy of this lease agreement and the now current lease agreement be forwarded through. Should receive Monday (lockdown pending) and will forward through ASAP.

Q6 – It appears in September the real estate accounting system recommenced the statement numbering from 1 and caused a little confusion. I have adjusted the naming conventions on my files to double check. I have replaced the DropBox files to make it easier to follow. Where statements are numbered .1, .2, etc., this aligns with the restarted numbering on the physical statement. (Missing statements 16.12, 17.13, 18.14, 19.15)

From: Darren Chilton <chillnchook@bigpond.com>
Date: Tuesday, 27 July 2021 at 3:43 pm
To: "Leeza@SimmonsLivingstone.com.au" <Leeza@SimmonsLivingstone.com.au>
Subject: Re: Chill N Chook Super Fund - 2021 queries

Hi Leeza,

Points 1 and 2 were transactions made in error. The \$11500 was withdrawn and returned back into the SMSF account by Westpac. There was no carpet purchase and the bank made comments on the account file of the error to show that the funds never left the Westpac accounts.

Hope this makes sense.

Regards

Darren Chilton

From: "Leeza@SimmonsLivingstone.com.au" <Leeza@SimmonsLivingstone.com.au>
Date: Tuesday, 27 July 2021 at 10:36 am
To: Darren Chilton <chillnchook@bigpond.com>
Subject: Chill N Chook Super Fund - 2021 queries

Hi Michelle

Thanks very much, it’s great to be back haha.

10.1

Notice number	Date of issue
2 3334261 7	20 July 2020

Current rating period:
1 July 2020 to 31 December 2020


\$867.89

(see back for payment options)

Due date for payment:
20 August 2020

Total amount payable after due date:
\$930.19

(interest penalty applies after due date)



041 - 85313 - 40813 - RC
Chill N Chook Custodian Co Pty Ltd
PO BOX 2744
BURLEIGH DC QLD 4220

UNIT 14, 20 Ambition Street, ORMEAU QLD 4208
Lot 14 SP245234
(Payments received after 2 July 2020 may not be included in this notice)

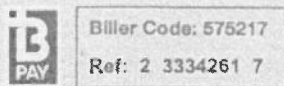
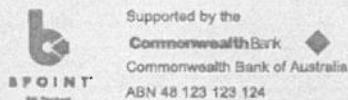
State Government and associated charges <i>(see rate assessment page for details)</i>	\$55.80
Council rates and charges <i>(see rate assessment page for details)</i>	\$874.39
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$62.30CR
Amount payable if paid by: 20 August 2020	\$867.89

My Account lets you manage your Council accounts and services online. Use My Account to view or pay your rate notice online, view your account balance, update your contact details or request a payment plan. Visit cityofgoldcoast.com.au/myaccount to sign in or find out more.

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY[®] details on the reverse.

Is paid 23/8
A004045



Total Amount Payable
If paid by: **20 August 2020**

Total Amount Payable
If paid after: **20 August 2020**

Date / /
Cash
Cheques (see reverse)

\$867.89

\$930.19

For Credit
Gold Coast City Council

Tran Code	User ID	Customer Reference No
831	066684	000002333426177

\$

Current rating period 1 July 2020 to 31 December 2020

CHARGES CONSOLIDATED ON RATE NOTICE
UNIT 14, 20 Ambition Street, ORMEAU QLD 4208
Lot 14 SP245234

10.2

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER FIRE BRIGADE	
Final Volunteer Fire Brigade Separate Charge	\$0.50
EMERGENCY MANAGEMENT	
RESIDENTIAL UNIT that is a lot 1 @ \$55.30	\$55.30
TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	\$55.80

DETAILS OF COUNCIL RATES AND CHARGES

OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	\$23.00
WASTE MANAGEMENT	
PART A - Waste Management Utility Charge (General)	\$147.24
PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*	\$0.00
GENERAL RATE	
CATEGORY 2T - Residential 2 \$65,686 AV @ \$0.003220055 (minimum amount applied)	\$623.00
RECREATIONAL SPACE	
Recreational Space Separate Charge	\$14.50
CITY TRANSPORT	
City Transport Improvement Separate Charge	\$66.65
TOTAL OF COUNCIL RATES AND CHARGES	\$874.39

For licensed rental properties, full payment of the general rate levied on this rate notice is deemed to be a renewal of rental property licence under Local Law No. 16 (Licensing) for the current rating period.

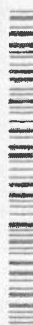
* In accordance with *Waste Reduction and Recycling Act 2011*, Council is liable to pay the State Government a monthly waste levy for all waste received from customers that is buried in Council's landfills. The State Government has committed that the waste levy will have no direct impact on households this financial year and pays Council so the State waste levy is not passed through to households. As such, your waste management Part B charge on this Rates Notice is \$0.00.

2 3334261 7
Chill N Chook Custodian Co Pty Ltd

Optional: Annual Rate Payment

for Period 1 July 2020 to 30 June 2021

OPENING BALANCE OF YOUR RATE ACCOUNT	RATES BILLED FOR THIS JULY TO DECEMBER	RATES BILLABLE FOR NEXT JANUARY TO JUNE	REDUCTIONS TO CHARGES (FOR 12 MTHS)	DISCOUNT AVAILABLE	ANNUAL AMOUNT PAYABLE BY 20 August 2020
\$0.00	\$930.19	\$930.19	\$0.00	\$124.60CR	\$1,735.78



0466870408130204

AU_1-6_9_010615/006308/040813

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 3334261 7

Date of issue
24 September 2020

(see back for payment options)

\$55.96

10.3

Payable by
1 October 2020



041 - 5285 - 5025
Chill N Chook Custodian Co Pty Ltd
PO BOX 2744
BURLEIGH DC QLD 4220

Final notice

Overdue Rates and Charges for:

UNIT 14, 20 Ambition Street, ORMEAU QLD 4208
Lot 14 SP245234

Your rate account is now well overdue.

Council requests that payment of your account be paid in full within 7 days from the issue date of this final notice. Penalty interest is accruing at the rate of 3% per annum compounding daily.

Please phone our Customer Contact Centre on the above number to discuss your options in relation to your outstanding account if you are unable to meet this request.

The outstanding amount referred to in this final notice includes any payments received by Council up to 17 September 2020.

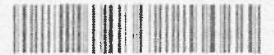
paid 9/10/20

07614 20050250110
AU_1-6_1_010569 / 005285 / 005025

In Person / Mail Payment Advice
Name: Chill N Chook Custodian Co Pty Ltd
Ref: 2 3334261 7

*419 233342617

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 575217
Ref: 2 3334261 7



Post
Billpay

Date
/ /

Cash
Cheques (see reverse)

Total Payable

\$55.96

Payable by

1 October 2020

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code: 831 User ID: 066684 Customer Reference No.: 000002333426177

\$

+757+

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 3334261 7

Date of issue
18 January 2021



041 - 83419 - 39985
Chill N Chook Custodian Co Pty Ltd
PO BOX 2744
BURLEIGH DC QLD 4220

Current rating period:
1 January 2021 to 30 June 2021

\$867.89 10.4
(see back for payment options)

Due date for payment:
18 February 2021

Total amount payable after due date:
\$930.19

(interest penalty applies after due date)

UNIT 14, 20 Ambition Street, ORMEAU QLD 4208
Lot 14 SP245234

(Payments received after 31 December 2020 may not be included on this notice)

State Government and associated charges *(see rate assessment page for details)* **\$55.80**

Council rates and charges *(see rate assessment page for details)* **\$874.39**
Less 10% Council discount on GENERAL RATE if full payment received by the due date **\$62.30CR**

Amount payable if paid by: 18 February 2021 **\$867.89**

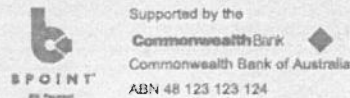
My Account lets you manage your Council accounts and services online. Use My Account to view or pay your rate notice online, view your account balance, update your contact details or request a payment plan. Visit cityofgoldcoast.com.au/myaccount to sign in or find out more.

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

paid 12/2/21

AU_1-6_9_006837 / 003419 / 039985 077-1670399850110



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 575217
Ref: 2 3334261 7



Total Amount Payable
If paid by: **18 February 2021**

\$867.89

Total Amount Payable
If paid after: **18 February 2021**

\$930.19

Teller stamp
and initials

No. of
Cheques

Date / /
Cash
Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code: 831 User ID: 066684 Customer Reference No: 000002333426177

\$

10.5

CHARGES CONSOLIDATED ON RATE NOTICE
UNIT 14, 20 Ambition Street, ORMEAU QLD 4208
Lot 14 SP245234

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER FIRE BRIGADE	
Final Volunteer Fire Brigade Separate Charge	\$0.50
EMERGENCY MANAGEMENT	
RESIDENTIAL UNIT that is a lot 1 @ \$55.30	\$55.30
TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	<u>\$55.80</u>

DETAILS OF COUNCIL RATES AND CHARGES

OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	\$23.00
WASTE MANAGEMENT	
PART A - Waste Management Utility Charge (General)	\$147.24
PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*	\$0.00
GENERAL RATE	
CATEGORY 2T - Residential 2 \$65,686 AV @ \$0.003220055 (minimum amount applied)	\$623.00
RECREATIONAL SPACE	
Recreational Space Separate Charge	\$14.50
CITY TRANSPORT	
City Transport Improvement Separate Charge	\$66.65
TOTAL OF COUNCIL RATES AND CHARGES	<u>\$874.39</u>

For licensed rental properties, full payment of the general rate levied on this rate notice is deemed to be a renewal of rental property licence under Local Law No.16 (Licensing) for the current rating period.

Council, as the operator of a levyable waste disposal site, is liable to pay a monthly waste levy to the State under the *Waste Reduction and Recycling Act 2011*. For the financial year 2020/2021, the State will pay Council, as a local government affected by the waste levy, an annual payment in the amount of \$18,960,088, in four quarterly instalments of \$4,740,022. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area, therefore your waste management Part B charge as seen above is \$0.00.

View and pay your rates online with My Account.

Register today.

cityofgoldcoast.com.au/myaccount

077 1670399850200
AU_1-6_9_006839 / 003420 / 039985



11-1

TERMITE TERMINATORS & SUPERIOR PEST CONTROL

RICHARD STRAHAN (SOLE PROPRIETOR) ABN: 928 597 19432

P.O. BOX 7491 GCMC. QLD 9726

Richard19@hotmail.com

TAX INVOICE

0412 134 149

CLIENT:	CHALTON DARREN C/O HHR	INVOICE NO:	39149
PO ADDRESS:		PHONE NO:	
JOB ADDRESS:	14-20 AMBITION ST OR MEAD	TREATMENT DATE:	8 Dec 20

PEST COVERED IN TREATMENT:

<input checked="" type="checkbox"/> COCKROACHES	<input type="checkbox"/> FLEAS	<input type="checkbox"/> RATS	<input checked="" type="checkbox"/> EXTERNAL WEBBING SPIDERS	<input type="checkbox"/> BED BUGS
<input checked="" type="checkbox"/> BLACK ANTS	<input type="checkbox"/> SILVERFISH	<input type="checkbox"/> BEES	<input type="checkbox"/> LICE	<input checked="" type="checkbox"/> TERMITE INSPECTION
<input checked="" type="checkbox"/> BROWN ANTS	<input type="checkbox"/> MICE	<input type="checkbox"/> WASPS	<input type="checkbox"/> BIRDS	<input type="checkbox"/> TERMITE TREATMENT

WARRANTY PERIOD:

GENERAL COMMENTS:

TERMITE INSPECTION
PEST CONTROL

PESTICIDES USED:

ACTIVE CONSTITUENT

AREAS APPLIED

TECH:

R.A. STRAHAN

PAY INVOICE TO:

LICENSE NO:

0-12375

ACC NAME: R.A. STRAHAN

TECH SIGNATURE:

[Signature]

BANK: CBA

BSB: 064 445

CLIENT SIGNATURE:

ACC NO: 1054 5614

NETT TOTAL OF INVOICE:

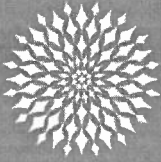
\$140-

GST

\$18-

TOTAL OF INVOICE (INC GST)

\$198-



12-1

The Owner,
c/-Horizon Housing Solutions (Robina)
PO Box 4222
QLD 4230
Australia

Client Work Order No:

53210

Invoice No:

WO-1904559-1

Invoice Date:

30/07/2020

Date Due:

29/08/2020

Property Address: 14/20 Ambition Street, Ormeau, QLD 4208

DESCRIPTION	QTY	UNIT COST
SUBSCRIPTION FEE - Platinum Period 21/07/2020 until 20/07/2021	1.00	\$99.00

Sub Total	\$90.00
GST	\$9.00
Total Amount	\$99.00
Amount Due	\$99.00

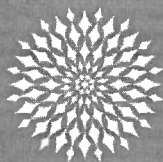
Payments

Please make cheques payable to Smoke Alarm Solutions Pty Limited or pay by direct deposit to:

Smoke Alarm Solutions
NAB
BSB 084456
Account No. 107029753

Please show WO-1904559-1 in your reference so that we can reconcile your payment promptly.

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



12.2

The Owner,
c/-Horizon Housing Solutions (Robina)
PO Box 4222
QLD 4230
Australia

Client Work Order No:

53210

Invoice No:

WO-1904559-1

Invoice Date:

30/07/2020

Date Due:

29/08/2020

Property Address: 14/20 Ambition Street, Ormeau, QLD 4208

DESCRIPTION	QTY	UNIT COST
SUBSCRIPTION FEE - Platinum Period 21/07/2020 until 20/07/2021	1.00	\$99.00

Sub Total	\$90.00
GST	\$9.00
Total Amount	\$99.00
Amount Due	\$99.00

Payments

Please make cheques payable to Smoke Alarm Solutions Pty Limited or pay by direct deposit to:

Smoke Alarm Solutions
NAB
BSB 084456
Account No. 107029753

Please show WO-1904559-1 in your reference so that we can reconcile your payment promptly.

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



12-3
PO Box 4924, Robina Town Centre
QLD 4230

Mobile: 0430380661

Ph / FAX:

info@aquaforceplumbing.com.au

Qbcc Lic No. 22408 NSW Lic No. 301978C

ABN: 98 662 974 195

TAX INVOICE

Chilton, Darren C/o
Horizon Housing Realty
Level 1 Campus Alpha
2 Investigator Drive
Robina QLD 4226

JOB LOCATION: 14/20 Ambition Street, Ormeau QLD 4208

DATE: 22/01/2021	ORDER NO: 39951 14/20 Ambition Street Ormeau	TOTAL DUE : \$110.00
------------------	--	----------------------

DESCRIPTION:

INVOICE #4189

Contacted the tenant and arranged for a visit.
 After investigation I found water stains on the garage ceiling and hall way wall. Gained access to the roof above garage. Found a slipped tile above the garage water stain. Secured back into position. Gained access to the main roof. Found broken tiles up the length of the valley. The gutters on all 3 connected town houses are full and overflowing.
 I believe it's Bodycorps responsibility for these works. A full gutter clean is required as they are overflowing. As a priority and to prevent further internal damage to the homes, there are roughly 10 tiles that need to be replaced over the 3 houses.
 Once repaired the garage ceiling will need repairing and painted.

DETAILS	PRICE	PRICE
1.25 Labour	\$80.00	\$100.00
	SUBTOTAL	\$100.00
	GST	\$10.00
	TOTAL PAYABLE	\$110.00



Strictly 7 days

IF PAID BY CREDIT CARD, PLEASE ADD 2.3%

This payment claim is made under the Building and Construction Payment Act 2004

REMITTANCE

INVOICE #4189

Bank Deposit, Credit
Card

Bank Details

AquaForce Plumbing & Gas

Name: ANZ

BSB: 014 315 **Account #:** 485 801 294

Customer Name: Horizon Housing Realty

TECHNICIAN HAS CARRIED OUT THE ABOVE WORK TO MY
SATISFACTION. I HAVE READ AND AGREE TO THE TERMS & CONDITIONS.

Customers Signature:

12.4

KMG Electrical Contractor
 47 River Oak Dv
 Helensvale
 Gold Coast, Qld. 4212
 Tel.: 0432 622 032
 Fax: 07 55800342
 ABN: 40 905 583 623

Tax Invoice

Invoice No.	Customer	Date	Page
6621	horreal	02-Feb-21	1

Sold to

Chilton, Darren C/ Horizon Housing Realty
 2 Investigator Drive
 Robina, Qld 4226

Terms

Net 15 days

Quantity	Description	Tax Code	Unit Price	Total
1	Replaced a burned out circular flouro light fitting in the kitchen with a new LED type circular fitting. Replaced a faulty non return type slim line exhaust fan in the downstairs toilet.	G	\$230.00	\$230.00

Total Discount Amount \$0.00

Goods & Services Tax \$23.00

Comments

Job no 40127 - 14/20 Ambition St Ormeau. Payment to BOQ bsb 124176 acc 22254975.

Subtotal	\$230.00
GST	\$23.00
Total Amount	\$253.00
Amount Received	\$0.00
Balance	\$253.00

GOLDCOAST. Water and Sewerage Rate Notice

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 3334261 7

Date of issue
13 July 2020



041 - 11382 - 4948
CHILL N CHOOK CUSTODIAN CO PTY LTD
PO BOX 2744
BURLEIGH DC QLD 4220

Current Billing Period:
3 April 2020 to 2 July 2020

13-1

Amount due:
\$385.53

(see back for payment options)

Due date for payment:

13 August 2020

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

UNIT 14, 20 AMBITION STREET, ORMEAU
L 14 SP245234

(Payments received after 5 July 2020 may not be included in this notice)

Water and sewerage charges	(see account page for details)	\$385.53
(INCLUDES STATE BULK WATER PRICE)		

Amount payable if paid by: 13 AUGUST 2020	\$385.53
--	-----------------

Please note that the Queensland State Government has provided a \$200 household utility assistance payment to offset household electricity and water costs credited to customer electricity bills. Should you have any questions in relation to the rebate, you can call 13QGOV (137468)

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

2585566
paid 13/8/20

CITY OF GOLDCOAST.

In Person / Mail Payment Advice

Name: CHILL N CHOOK CUSTODIAN CO PTY LTD
Ref: 8 3334261 7

*419 833342617

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Biller Code: 868745
Ref: 8 3334261 7



Post
Billpay

Date / /
Cash

Total amount payable
Due by: **13 August 2020**

\$385.53

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No.
831 066684 000008333426174

\$

+757+

0467020040480110
AU_1-6_1_022763 / 011382 / 004948

13.2

Account for:
 UNIT 14, 20 AMBITION STREET, ORMEAU
 L 14 SP245234

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

89 days charged at \$1.9784 per day (billing period 3/4/20 to 30/6/20) \$176.07
 2 days charged at \$1.9838 per day (billing period 1/7/20 to 2/7/20) \$3.96

WATER ACCESS CHARGES

89 days charged at \$0.5794 per day (billing period 3/4/20 to 30/6/20) \$51.56
 2 days charged at \$0.5810 per day (billing period 1/7/20 to 2/7/20) \$1.16

WATER USAGE CHARGES

618 kilolitres charged at \$1.09 per kL (usage period 3/4/20 to 30/6/20) \$673.62
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 170 \$39.63
 14 kilolitres charged at \$1.09 per kL (usage period 1/7/20 to 2/7/20) \$15.26
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 170 \$0.90

STATE BULK WATER PRICE

WATER USAGE CHARGES

618 kilolitres charged at \$3.017 per kL (usage period 3/4/20 to 30/6/20) \$1864.50
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 170 \$109.68
 14 kilolitres charged at \$3.122 per kL (increase of \$0.105 per kL from 2019-20) (usage period 1/7/20 to 2/7/20) \$43.70
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 170 \$2.57

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$385.53

Master Meter for 17 lots

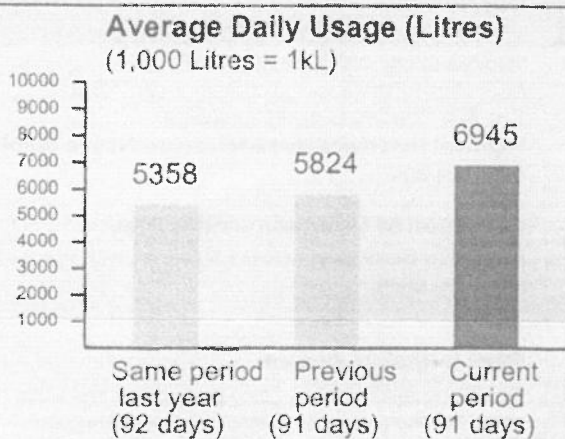
WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
11HB01184	2 JUL 20	13947	2 APR 20	13315	91	632
FS989	2 JUL 20	0	2 APR 20	0	91	0
TOTAL(kL)						632



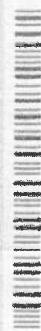
13-3

Account for:
UNIT 14, 20 AMBITION STREET, ORMEAU
L 14 SP245234



Your Scheme's average daily water usage = 6945 litres (or 6.945 kL)
Your total average daily cost = \$4.23

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.



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GOLDCOAST. Water and Sewerage Rate Notice

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 3334261 7

Date of issue
12 October 2020



041 - 5496 - 2578
CHILL N CHOOK CUSTODIAN CO PTY LTD
PO BOX 2744
BURLEIGH DC QLD 4220

Current Billing Period: **13.4**
3 July 2020 to 3 October 2020

Amount due:
\$390.41

(see back for payment options)

Due date for payment:

12 November 2020

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

UNIT 14, 20 AMBITION STREET, ORMEAU
L 14 SP245234

(Payments received after 4 October 2020 may not be included in this notice)

Water and sewerage charges	(see account page for details)	\$390.41
(INCLUDES STATE BULK WATER PRICE)		

Amount payable if paid by: 12 NOVEMBER 2020	\$390.41
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My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

paid 12/11/20

CITY OF GOLDCOAST.

In Person / Mail Payment Advice

Name: CHILL N CHOOK CUSTODIAN CO PTY LTD
Ref: 8 3334261 7

*419 833342617

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Biller Code: 868745
Ref: 8 3334261 7



Post
Billpay

Date / /
Cash

Total amount payable
Due by: **12 November 2020**

\$390.41

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No.
8 3 1 0 6 6 6 8 4 0 0 0 0 0 8 3 3 3 4 2 6 1 7 4

\$

+757+

AU_1-6_1_010991 / 005496 / 002578 0762850025780110

13-5

Account for:
 UNIT 14, 20 AMBITION STREET, ORMEAU
 L 14 SP245234

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

93 days charged at \$1.9838 per day \$184.49
 (billing period 3/7/20 to 3/10/20)

WATER ACCESS CHARGES

93 days charged at \$0.5810 per day \$54.03
 (billing period 3/7/20 to 3/10/20)

WATER USAGE CHARGES

613 kilolitres charged at \$1.09 per kL \$668.17
 (usage period 3/7/20 to 3/10/20)

Your Lot's share of the Water Usage Charge is based on its \$39.31
 Contribution Entitlement which is, 10 of 170

STATE BULK WATER PRICE

WATER USAGE CHARGES

613 kilolitres charged at \$3.122 per kL \$1913.78
 (usage period 3/7/20 to 3/10/20)

Your Lot's share of the Water Usage Charge is based on its \$112.58
 Contribution Entitlement which is, 10 of 170

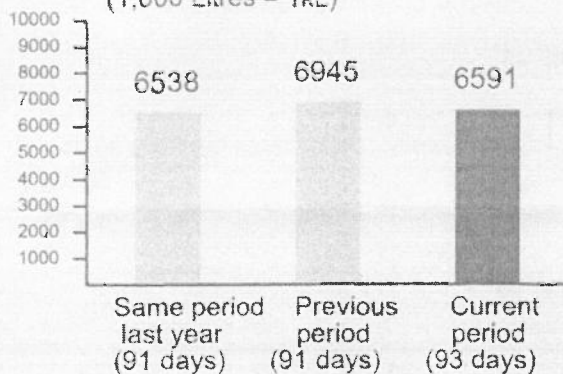
TOTAL CHARGES INCLUDED IN THE RATE NOTICE \$390.41

Master Meter for 17 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
11HB01184	3 OCT 20	14560	2 JUL 20	13947	93	613
FS989	3 OCT 20	0	2 JUL 20	0	93	0
TOTAL(kL)						613

Average Daily Usage (Litres)
 (1,000 Litres = 1kL)



Your Scheme's average daily water usage = 6591 litres (or 6.591 kL)
 Your total average daily cost = \$4.19

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.

AU_1-6_1_010993 / 005497 / 002578 0762650025780200

GOLDCOAST Water and Sewerage Rate Notice

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 3334261 7

Date of issue
11 January 2021



041 - 7752 - 3681
CHILL N CHOOK CUSTODIAN CO PTY LTD
PO BOX 2744
BURLEIGH DC QLD 4220

Current Billing Period: **13.6**
4 October 2020 to 5 January 2021

Amount due:
\$385.53

(see back for payment options)

Due date for payment:

11 February 2021

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

UNIT 14, 20 AMBITION STREET, ORMEAU
L 14 SP245234

(Payments received after 3 January 2021 may not be included in this notice)

Water and sewerage charges	<i>(see account page for details)</i>	\$385.53
(INCLUDES STATE BULK WATER PRICE)		

Amount payable if paid by: 11 FEBRUARY 2021	\$385.53
--	-----------------

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

Paid 12/2/21

CITY OF GOLDCOAST

In Person / Mail Payment Advice

Name: CHILL N CHOOK CUSTODIAN CO PTY LTD
Ref: 8 3334261 7

*419 833342617

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 3334261 7



Post
Billpay

Date / /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

\$385.53

For Credit
Gold Coast City Council

Tran Code	User ID	Customer Reference No.	\$
8 3 1	0 6 6 6 8 4	0 0 0 0 0 8 3 3 3 4 2 6 1 7 4	.

+757+

AU_1-6_1_015503 / 007752 / 003681 077 10400366 10110

13-7

Account for:
 UNIT 14, 20 AMBITION STREET, ORMEAU
 L 14 SP245234

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES	
94 days charged at \$1.9838 per day (billing period 4/10/20 to 5/1/21)	\$186.47
WATER ACCESS CHARGES	
94 days charged at \$0.5810 per day (billing period 4/10/20 to 5/1/21)	\$54.61
WATER USAGE CHARGES	
583 kilolitres charged at \$1.09 per kL (usage period 4/10/20 to 5/1/21)	\$635.47
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 170	\$37.38

STATE BULK WATER PRICE

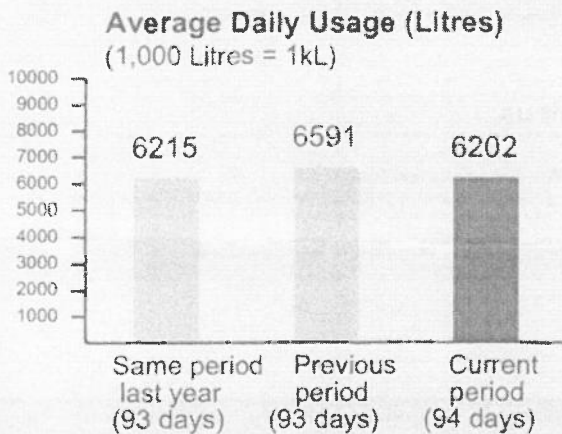
WATER USAGE CHARGES	
583 kilolitres charged at \$3.122 per kL (usage period 4/10/20 to 5/1/21)	\$1820.12
Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 170	\$107.07

TOTAL CHARGES INCLUDED IN THE RATE NOTICE **\$385.53**

Master Meter for 17 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
11HB01184	5 JAN 21	15143	3 OCT 20	14560	94	583
FS989	5 JAN 21	0	3 OCT 20	0	94	0
TOTAL(kL)						583



Your Scheme's average daily water usage = 6202 litres (or 6.202 kL)
 Your total average daily cost = \$4.10

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.

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CITY OF **GOLDCOAST** Water and Sewerage Rate Notice

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number **8 3334261 7** Date of issue **19 April 2021**



041 - 12796 - 6004
CHILL N CHOOK CUSTODIAN CO PTY LTD
PO BOX 2744
BURLEIGH DC QLD 4220

Current Billing Period: 13-8
6 January 2021 to 8 April 2021
Amount due:
\$372.07
(see back for payment options)
Due date for payment:
20 May 2021
(interest penalty applies after due date)
To make payment
cityofgoldcoast.com.au/rates

UNIT 14, 20 AMBITION STREET, ORMEAU
L 14 SP245234
(Payments received after 11 April 2021 may not be included in this notice)

Water and sewerage charges *(see account page for details)* **\$372.07**
(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 20 MAY 2021 **\$372.07**

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

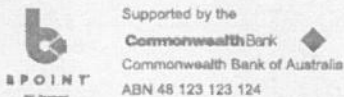
*PAID
20/5/21*

AU 1-6 2 005591 / 002796 / 006004 077977060040110

CITY OF **GOLDCOAST**

In Person / Mail Payment Advice
Name: CHILL N CHOOK CUSTODIAN CO PTY LTD
Ref: 8 3334261 7

*419 833342617 **Credit**



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 3334261 7



Post Billpay

Date / /

Cash

Teller stamp and initials

No. of Cheques

Cheques (see reverse)

Total amount payable
Due by: **20 May 2021**

\$372.07

For Credit
Gold Coast City Council

Tran Code 8 3 1 User ID 0 6 6 6 8 4 Customer Reference No. 0 0 0 0 8 3 3 3 4 2 6 1 7 4

\$

+757+

139

Account for:
 UNIT 14, 20 AMBITION STREET, ORMEAU
 L 14 SP245234

LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

SEWERAGE ACCESS CHARGES

93 days charged at \$1.9838 per day \$184.49
 (billing period 6/1/21 to 8/4/21)

WATER ACCESS CHARGES

93 days charged at \$0.5810 per day \$54.03
 (billing period 6/1/21 to 8/4/21)

WATER USAGE CHARGES

539 kilolitres charged at \$1.09 per kL \$587.51
 (usage period 6/1/21 to 8/4/21)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 170 **\$34.56**

STATE BULK WATER PRICE

WATER USAGE CHARGES

539 kilolitres charged at \$3.122 per kL \$1682.75
 (usage period 6/1/21 to 8/4/21)

Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 10 of 170 **\$98.99**

TOTAL CHARGES INCLUDED IN THE RATE NOTICE

\$372.07

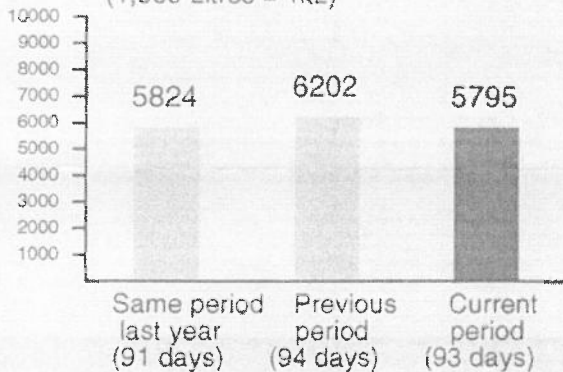
Master Meter for 17 lots

WATER METER READINGS

Meter Number	Current Read Date	Current Reading	Previous Read Date	Previous Reading	#Days Charged	Cons (kL)
11HB01184	8 APR 21	15682	5 JAN 21	15143	93	539
FS989	8 APR 21	0	5 JAN 21	0	93	0
TOTAL(kL)						539

Average Daily Usage (Litres)

(1,000 Litres = 1kL)



Your Scheme's average daily water usage = 5795 litres (or 5.795 kL)
Your total average daily cost = \$4.00

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.

AU 1-6 2 005593 / 002797 / 006004 07719770060040200



Statement Period
30 June 2020 - 31 July 2020

141

Westpac DIY Super Working Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB
034-279 Account Number
539 913

A/c 605.

Opening Balance	+ \$28,790.20
Total Credits	+ \$1,060.07
Total Debits	- \$1,697.50
Closing Balance	+ \$28,152.77

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 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

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
30/06/20	STATEMENT OPENING BALANCE			28,790.20
01/07/20	Deposit Horizon Housing Hhs Ambition Stree		529.92	29,320.12
01/07/20	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		27,622.62
23/07/20	Deposit Horizon Housing Hhs		529.92	28,152.54
31/07/20	Interest Paid		0.23	28,152.77
31/07/20	CLOSING BALANCE			28,152.77

CONVENIENCE AT YOUR FINGERTIPS

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

POSTED



14.2

TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9913

Transaction fee(s) period 01 JUN 2020 to 30 JUN 2020

Total \$0.00

ANNUAL INFORMATION FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2020

For account: 4279/539913

Total interest credited

\$52.22

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 9293 9270 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.

Westpac Live



Find out about Online Banking
at westpac.com.au/westpaclive

Telephone Banking



Call us on 132 032
+61 2 9293 9270 if overseas

Local Branch



Find branches and ATMs at
westpac.com.au/locateus

THANK YOU FOR BANKING WITH WESTPAC



Statement Period
31 July 2020 - 31 August 2020

14.3

Westpac DIY Super Working Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB Account Number
034-279 539 913

Opening Balance	+ \$28,152.77
Total Credits	+ \$961.06
Total Debits	- \$2,957.42
Closing Balance	+ \$26,156.41

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 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

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
31/07/20	STATEMENT OPENING BALANCE			28,152.77
03/08/20	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		26,455.27
07/08/20	Deposit Horizon Housing Hhs		430.92	26,886.19
13/08/20	Withdrawal Online 2585566 Bpay Gccc - Wat	385.53		26,500.66
20/08/20	Deposit Horizon Housing Hhs		529.92	27,030.58
24/08/20	Withdrawal Online 9004045 Bpay Cogc - Rat	874.39		26,156.19
31/08/20	Interest Paid		0.22	26,156.41
31/08/20	CLOSING BALANCE			26,156.41

CONVENIENCE AT YOUR FINGERTIPS

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

POSTED



TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9913
Transaction fee(s) period 01 JUL 2020 to 31 JUL 2020

Total \$0.00

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 9293 9270 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. If you are a business customer, please go to westpac.com.au/businessdispute

Westpac Live



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at westpac.com.au/westpaclive

Telephone Banking



Call us on 132 032
+61 2 9293 9270 if overseas

Local Branch



Find branches and ATMs at
westpac.com.au/locateus

THANK YOU FOR BANKING WITH WESTPAC

Statement Period
31 August 2020 - 30 September 2020

14.5

Westpac DIY Super Working AccountAccount Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSFCustomer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTDBSB
034-279 Account Number
539 913

Opening Balance	+ \$26,156.41
Total Credits	+ \$961.03
Total Debits	- \$2,814.56
Closing Balance	+ \$24,302.88

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

Effective Date	Over \$499999
17 Mar 2020	0.02 %

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
31/08/20	STATEMENT OPENING BALANCE			26,156.41
01/09/20	Withdrawal Mobile 3837071 Bpay Stratapay-	897.06		25,259.35
01/09/20	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		23,561.85
02/09/20	Deposit Horizon Housing Hhs		529.92	24,091.77
16/09/20	Deposit Horizon Housing 14 20 Ambition Str		430.92	24,522.69
24/09/20	Withdrawal-Osko Payment 1889660 Simmons Livingstone Assoc Childc1	220.00		24,302.69
30/09/20	Interest Paid		0.19	24,302.88
30/09/20	CLOSING BALANCE			24,302.88

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TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9913

Transaction fee(s) period 01 AUG 2020 to 31 AUG 2020

Total \$0.00

MORE INFORMATION

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THANK YOU FOR BANKING WITH WESTPAC



Statement Period
30 September 2020 - 30 October 2020

14-7

Westpac DIY Super Working Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB Account Number
034-279 539 913

Opening Balance	+ \$24,302.88
Total Credits	+ \$3,253.42
Total Debits	- \$1,753.46
Closing Balance	+ \$25,802.84

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 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

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
30/09/20	STATEMENT OPENING BALANCE			24,302.88
01/10/20	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		22,605.38
02/10/20	Deposit Horizon Housing 14 20 Ambition Str		529.92	23,135.30
07/10/20	Deposit Aahs Limited Acc 1Hgi21732020		2,193.38	25,328.68
09/10/20	Withdrawal Online 2351228 Bpay Cogc - Rat	55.96		25,272.72
15/10/20	Deposit Horizon Housing 14 20 Ambition Str		529.92	25,802.64
30/10/20	Interest Paid		0.20	25,802.84
30/10/20	CLOSING BALANCE			25,802.84

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TRANSACTION FEE SUMMARY

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Fee(s) charged to account 034-279 53-9913

Transaction fee(s) period 01 SEP 2020 to 30 SEP 2020

Total \$0.00

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THANK YOU FOR BANKING WITH WESTPAC



Statement Period
30 October 2020 - 30 November 2020

14-9

Westpac DIY Super Working Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB Account Number
034-279 539 913

Opening Balance	+ \$25,802.84
Total Credits	+ \$1,589.97
Total Debits	- \$2,087.91
Closing Balance	+ \$25,304.90

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 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

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
30/10/20	STATEMENT OPENING BALANCE			25,802.84
02/11/20	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		24,105.34
03/11/20	Deposit Horizon Housing 14 20 Ambition Str		1,059.84	25,165.18
12/11/20	Withdrawal Online 0864412 Bpay Gccc - Wat	390.41		24,774.77
17/11/20	Deposit Horizon Housing 14 20 Ambition Str		529.92	25,304.69
30/11/20	Interest Paid		0.21	25,304.90
30/11/20	CLOSING BALANCE			25,304.90

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TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9913
Transaction fee(s) period 01 OCT 2020 to 31 OCT 2020

Total \$0.00

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THANK YOU FOR BANKING WITH WESTPAC



Westpac DIY Super Working Account

Statement Period
30 November 2020 - 31 December 2020

14.11

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSFCustomer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTDBSB
034-279 Account Number
539 913

Opening Balance	+ \$25,304.90
Total Credits	+ \$1,059.04
Total Debits	- \$1,697.50
Closing Balance	+ \$24,666.44

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 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

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
30/11/20	STATEMENT OPENING BALANCE			25,304.90
01/12/20	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		23,607.40
02/12/20	Deposit Horizon Housing 14 20 Ambition Str		726.92	24,334.32
16/12/20	Deposit Horizon Housing 14 20 Ambition Str		331.92	24,666.24
31/12/20	Interest Paid		0.20	24,666.44
31/12/20	CLOSING BALANCE			24,666.44

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14.12

TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9913
Transaction fee(s) period 01 NOV 2020 to 30 NOV 2020

Total \$0.00

MORE INFORMATION

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Statement Period
31 December 2020 - 29 January 2021

14.13

Westpac DIY Super Working Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB Account Number
034-279 539 913

Opening Balance	+ \$24,666.44
Total Credits	+ \$1,060.04
Total Debits	- \$2,025.50
Closing Balance	+ \$23,700.98

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 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

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
31/12/20	STATEMENT OPENING BALANCE			24,666.44
04/01/21	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		22,968.94
05/01/21	Deposit Horizon Housing 14 20 Ambition Str		529.93	23,498.87
11/01/21	Withdrawal Online 0008258 Bpay Asic	273.00		23,225.87
11/01/21	Withdrawal Online 7748262 Bpay Asic	55.00		23,170.87
18/01/21	Deposit Horizon Housing 14 20 Ambition Str		529.93	23,700.80
29/01/21	Interest Paid		0.18	23,700.98
29/01/21	CLOSING BALANCE			23,700.98

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14.14

TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9913

Transaction fee(s) period 01 DEC 2020 to 31 DEC 2020

Total \$0.00



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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/, 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 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/

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THANK YOU FOR BANKING WITH WESTPAC



Statement Period
29 January 2021 - 26 February 2021

14-16

Westpac DIY Super Working Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB Account Number
034-279 539 913

Opening Balance	+ \$23,700.98
Total Credits	+ \$51,717.80
Total Debits	- \$14,670.92
Closing Balance	+ \$60,747.86

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 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

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
29/01/21	STATEMENT OPENING BALANCE			23,700.98
01/02/21	Deposit Horizon Housing 14 20 Ambition Str		419.93	24,120.91
01/02/21	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		22,423.41
03/02/21	Withdrawal-Osko Payment 1738114 Simmons Livingstone Assoc	220.00		22,203.41
12/02/21	Deposit Online 2597154 Tfr Westpac Diy		51,020.63	73,224.04
12/02/21	Withdrawal-Osko Payment 1795869 D&m Chilton Carpet Call Carpet Call	11,500.00		61,724.04
12/02/21	Withdrawal Mobile 2039055 Bpay Cogc - Rat	867.89		60,856.15
12/02/21	Withdrawal Mobile 4780269 Bpay Gccc - Wat	385.53		60,470.62
15/02/21	Deposit Horizon Housing 14 20 Ambition Str		276.93	60,747.55
26/02/21	Interest Paid		0.31	60,747.86

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14.17

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
26/02/21	CLOSING BALANCE			60,747.86

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TRANSACTION FEE SUMMARY

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Fee(s) charged to account 034-279 53-9913

Transaction fee(s) period 01 JAN 2021 to 31 JAN 2021

Total \$0.00

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14.18

MORE INFORMATION

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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/, call 132 032 or visit your local branch.

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Statement Period
26 February 2021 - 31 March 2021

14.19

Westpac DIY Super Working AccountAccount Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSFCustomer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTDBSB
034-279 Account Number
539 913

Opening Balance	+ \$60,747.86
Total Credits	+ \$18,501.77
Total Debits	- \$3,011.86
Closing Balance	+ \$76,237.77

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 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
26/02/21	STATEMENT OPENING BALANCE			60,747.86
01/03/21	Deposit Horizon Housing 14 20 Ambition Str		529.93	61,277.79
01/03/21	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		59,580.29
08/03/21	Transfer Deposit At Robina QLD		11,500.00	71,080.29
09/03/21	Withdrawal Online 3052972 Bpay Audit Shie Audit Sheild	213.33		70,866.96
12/03/21	Withdrawal Mobile 7949166 Bpay Deft Payme	1,101.03		69,765.93
15/03/21	Deposit Horizon Housing 14 20 Ambition Str		529.93	70,295.86
31/03/21	Interest Paid		0.60	70,296.46
31/03/21	Deposit-Osko Payment 2737799 Total Wealth Concepts Australia Pty Supertaxrefunds		5,941.31	76,237.77
31/03/21	CLOSING BALANCE			76,237.77



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TRANSACTION FEE SUMMARY

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Fee(s) charged to account 034-279 53-9913

Transaction fee(s) period 01 FEB 2021 to 28 FEB 2021

Total \$0.00

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**MORE INFORMATION**

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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/, 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 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/

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Local Branch

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THANK YOU FOR BANKING WITH WESTPAC

Statement Period
31 March 2021 - 30 April 2021**Westpac DIY Super Working Account**Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSF**Customer ID
**1273 4712 CHILL N CHOOK SMSF CO
PTY LTD**BSB Account Number
034-279 539 913

Opening Balance	+ \$76,237.77
Total Credits	+ \$1,060.47
Total Debits	- \$1,697.50
Closing Balance	+ \$75,600.74

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

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
31/03/21	STATEMENT OPENING BALANCE			76,237.77
01/04/21	Deposit Horizon Housing 14 20 Ambition Str		529.93	76,767.70
01/04/21	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		75,070.20
16/04/21	Deposit Horizon Housing 14 20 Ambition Str		529.93	75,600.13
30/04/21	Interest Paid		0.61	75,600.74
30/04/21	CLOSING BALANCE			75,600.74

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Statement Period
30 April 2021 - 31 May 2021**Westpac DIY Super Working Account**Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSFCustomer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTDBSB
034-279 Account Number
539 913

Opening Balance	+ \$75,600.74
Total Credits	+ \$9,295.89
Total Debits	- \$2,069.57
Closing Balance	+ \$82,827.06

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 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

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
30/04/21	STATEMENT OPENING BALANCE			75,600.74
03/05/21	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		73,903.24
04/05/21	Deposit Horizon Housing 14 20 Ambition Str		529.93	74,433.17
13/05/21	Deposit Ato Ato005000014462928		51.19	74,484.36
17/05/21	Deposit Horizon Housing 14 20 Ambition Str		529.93	75,014.29
20/05/21	Withdrawal Mobile 6219800 Bpay Gccc - Wat	372.07		74,642.22
31/05/21	Interest Paid		0.63	74,642.85
31/05/21	Deposit Ato Ato009000014618562		8,184.21	82,827.06
31/05/21	CLOSING BALANCE			82,827.06

We've removed some fees.We've also updated some fee names. Details at westpac.com.au/simplerfees

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MORE INFORMATION

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14.26

Statement Period
31 May 2021 - 30 June 2021**Westpac DIY Super Working Account**Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR CHILL N CHOOK
SMSF**Customer ID
**1273 4712 CHILL N CHOOK SMSF CO
PTY LTD**BSB
034-279 Account Number
539 913

Opening Balance	+ \$82,827.06
Total Credits	+ \$9,238.90
Total Debits	- \$12,147.50
Closing Balance	+ \$79,918.46

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 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/05/21	STATEMENT OPENING BALANCE			82,827.06
01/06/21	Deposit Horizon Housing 14 20 Ambition Str		1,059.86	83,886.92
01/06/21	Payment By Authority To Perpetual 34674883 Sfb1 Mmg	1,697.50		82,189.42
09/06/21	Deposit Ato Ato004000014479590		8,178.37	90,367.79
14/06/21	Withdrawal-Osko Payment 1735656 Simmons Livingstone Assoc	10,450.00		79,917.79
30/06/21	Interest Paid		0.67	79,918.46
30/06/21	CLOSING BALANCE			79,918.46

Westpac Deposits And MortgagesWe've removed some fees. We've also updated some fee names. Details at westpac.com.au/simplerfe

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**MORE INFORMATION**

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THANK YOU FOR BANKING WITH WESTPAC**POSTED**



Statement Period
30 June 2020 - 31 July 2020

151

Westpac DIY Super Savings Account

Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF**

Customer ID
**1273 4712 CHILL N CHOOK SMSF CO
PTY LTD**

A/c bob

BSB
034-279 Account Number
539 921

Opening Balance	+ \$51,005.79
Total Credits	+ \$2.16
Total Debits	- \$0.00
Closing Balance	+ \$51,007.95

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 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

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
30/06/20	STATEMENT OPENING BALANCE			51,005.79
31/07/20	Interest Paid		2.16	51,007.95
31/07/20	CLOSING BALANCE			51,007.95

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**TRANSACTION FEE SUMMARY**

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921
Transaction fee(s) period 01 JUN 2020 to 30 JUN 2020

Total \$0.00

**ANNUAL INFORMATION
FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2020**

For account: 4279/539921

Total interest credited

\$8.01

These details are provided for your records and taxation purposes

MORE INFORMATION

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Statement Period
31 July 2020 - 31 August 2020

15.3

Westpac DIY Super Savings Account

Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF**

Customer ID
1273 4712 **CHILL N CHOOK SMSF CO
PTY LTD**

BSB
034-279 Account Number
539 921

Opening Balance	+ \$51,007.95
Total Credits	+ \$2.16
Total Debits	- \$0.00
Closing Balance	+ \$51,010.11

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 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/07/20	STATEMENT OPENING BALANCE			51,007.95
31/08/20	Interest Paid		2.16	51,010.11
31/08/20	CLOSING BALANCE			51,010.11

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**TRANSACTION FEE SUMMARY**

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921

Transaction fee(s) period 01 JUL 2020 to 31 JUL 2020

Total \$0.00

MORE INFORMATION

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THANK YOU FOR BANKING WITH WESTPAC



Statement Period
31 August 2020 - 30 September 2020

15/5

Westpac DIY Super Savings Account

Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF**

Customer ID
**1273 4712 CHILL N CHOOK SMSF CO
PTY LTD**

BSB
034-279 Account Number
539 921

Opening Balance	+ \$51,010.11
Total Credits	+ \$2.09
Total Debits	- \$0.00
Closing Balance	+ \$51,012.20

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 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$499999
17 Mar 2020	0.05 %

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/08/20	STATEMENT OPENING BALANCE			51,010.11
30/09/20	Interest Paid		2.09	51,012.20
30/09/20	CLOSING BALANCE			51,012.20

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**TRANSACTION FEE SUMMARY**

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921

Transaction fee(s) period 01 AUG 2020 to 31 AUG 2020

Total \$0.00

MORE INFORMATION

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THANK YOU FOR BANKING WITH WESTPAC



Statement Period
30 September 2020 - 30 October 2020

15.7

Westpac DIY Super Savings Account

Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF**

Customer ID
**1273 4712 CHILL N CHOOK SMSF CO
PTY LTD**

BSB
034-279 Account Number
539 921

Opening Balance	+ \$51,012.20
Total Credits	+ \$2.09
Total Debits	- \$0.00
Closing Balance	+ \$51,014.29

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 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/09/20	STATEMENT OPENING BALANCE			51,012.20
30/10/20	Interest Paid		2.09	51,014.29
30/10/20	CLOSING BALANCE			51,014.29

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**TRANSACTION FEE SUMMARY**

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921
Transaction fee(s) period 01 SEP 2020 to 30 SEP 2020

Total \$0.00

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THANK YOU FOR BANKING WITH WESTPAC



Statement Period
30 October 2020 - 30 November 2020

15-9

Westpac DIY Super Savings Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB Account Number
034-279 539 921

Opening Balance	+ \$51,014.29
Total Credits	+ \$2.16
Total Debits	- \$0.00
Closing Balance	+ \$51,016.45

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

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
30/10/20	STATEMENT OPENING BALANCE			51,014.29
30/11/20	Interest Paid		2.16	51,016.45
30/11/20	CLOSING BALANCE			51,016.45

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**TRANSACTION FEE SUMMARY**

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921

Transaction fee(s) period 01 OCT 2020 to 31 OCT 2020

Total \$0.00

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 9293 9270 from overseas.

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THANK YOU FOR BANKING WITH WESTPAC



Statement Period
30 November 2020 - 31 December 2020

15/11

Westpac DIY Super Savings Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB Account Number
034-279 539 921

Opening Balance	+ \$51,016.45
Total Credits	+ \$2.16
Total Debits	- \$0.00
Closing Balance	+ \$51,018.61

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 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$499999
17 Mar 2020	0.05 %

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/11/20	STATEMENT OPENING BALANCE			51,016.45
31/12/20	Interest Paid		2.16	51,018.61
31/12/20	CLOSING BALANCE			51,018.61

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**TRANSACTION FEE SUMMARY**

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921

Transaction fee(s) period 01 NOV 2020 to 30 NOV 2020

Total \$0.00

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Statement Period
31 December 2020 - 29 January 2021

Westpac DIY Super Savings Account

Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF**

Customer ID
**1273 4712 CHILL N CHOOK SMSF CO
PTY LTD**

BSB
034-279 Account Number
539 921

Opening Balance	+ \$51,018.61
Total Credits	+ \$2.02
Total Debits	- \$0.00
Closing Balance	+ \$51,020.63

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/12/20	STATEMENT OPENING BALANCE			51,018.61
29/01/21	Interest Paid		2.02	51,020.63
29/01/21	CLOSING BALANCE			51,020.63

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1514

TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921

Transaction fee(s) period 01 DEC 2020 to 31 DEC 2020

Total \$0.00



15/15

MORE INFORMATION

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

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THANK YOU FOR BANKING WITH WESTPAC



15/16

Statement Period
29 January 2021 - 26 February 2021

Westpac DIY Super Savings Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB
034-279 Account Number
539 921

Opening Balance	+ \$51,020.63
Total Credits	+ \$0.97
Total Debits	- \$51,020.63
Closing Balance	+ \$0.97

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 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/01/21	STATEMENT OPENING BALANCE			51,020.63
12/02/21	Withdrawal Mobile 1597153 Tfr Westpac Diy	51,020.63		0.00
26/02/21	Interest Paid		0.97	0.97
26/02/21	CLOSING BALANCE			0.97

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TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921

Transaction fee(s) period 01 JAN 2021 to 31 JAN 2021

Total \$0.00

**MORE INFORMATION**

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Statement Period
26 February 2021 - 31 March 2021

Westpac DIY Super Savings Account

Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF**

Customer ID
**1273 4712 CHILL N CHOOK SMSF CO
PTY LTD**

BSB Account Number
034-279 539 921

Opening Balance	+ \$0.97
Total Credits	+ \$0.00
Total Debits	- \$0.00
Closing Balance	+ \$0.97

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 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
26/02/21	STATEMENT OPENING BALANCE			0.97
31/03/21	CLOSING BALANCE			0.97

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TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 034-279 53-9921

Transaction fee(s) period 01 FEB 2021 to 28 FEB 2021

Total \$0.00

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**MORE INFORMATION**

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15/22

Statement Period
31 March 2021 - 30 April 2021

Westpac DIY Super Savings Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB Account Number
034-279 539 921

Opening Balance	+ \$0.97
Total Credits	+ \$0.00
Total Debits	- \$0.00
Closing Balance	+ \$0.97

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 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/03/21	STATEMENT OPENING BALANCE			0.97
30/04/21	CLOSING BALANCE			0.97

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THANK YOU FOR BANKING WITH WESTPAC

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Statement Period
30 April 2021 - 31 May 2021

15/24

Westpac DIY Super Savings Account

Account Name
**CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF**

Customer ID
**1273 4712 CHILL N CHOOK SMSF CO
PTY LTD**

BSB
034-279 Account Number
539 921

Opening Balance	+ \$0.97
Total Credits	+ \$0.00
Total Debits	- \$0.00
Closing Balance	+ \$0.97

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 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/04/21	STATEMENT OPENING BALANCE			0.97
31/05/21	CLOSING BALANCE			0.97

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Statement Period
31 May 2021 - 30 June 2021

15.26

Westpac DIY Super Savings Account

Account Name
CHILL N CHOOK SMSF CO PTY LTD AS
THE TRUSTEE FOR THE CHILL N
CHOOK SMSF

Customer ID
1273 4712 CHILL N CHOOK SMSF CO
PTY LTD

BSB
034-279 Account Number
539 921

Opening Balance	+ \$0.97
Total Credits	+ \$0.00
Total Debits	- \$0.00
Closing Balance	+ \$0.97

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 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/05/21	STATEMENT OPENING BALANCE			0.97
30/06/21	CLOSING BALANCE			0.97

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MORE INFORMATION

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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. If you are a business customer, please go to 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/, 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 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/

Westpac Live



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Telephone Banking



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+61 2 9293 9270 if overseas

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THANK YOU FOR BANKING WITH WESTPAC

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16.1

IntelliVal Automated Valuation Estimate

Prepared on 30 April 2021



14/20 Ambition Street Ormeau QLD 4208

Estimated Value:

\$365,000

Estimated Value Confidence:



Estimated Price Range:

\$340,000 - \$391,000

Property Attributes:



3



2



2



120m²

Dec 18



Year Built

2012



Land Area

149m²



Property Type

Unit



Land Use

Building Units (Primary Use Only)



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
13 Feb 2013	\$367,500	Normal Sale

Estimated Value as at 26 April 2021. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

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

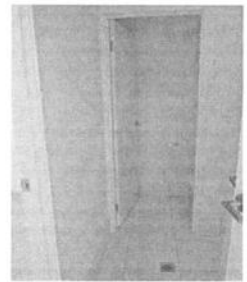
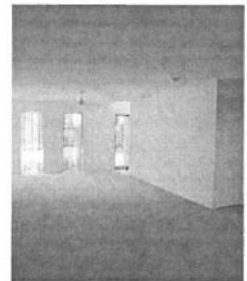
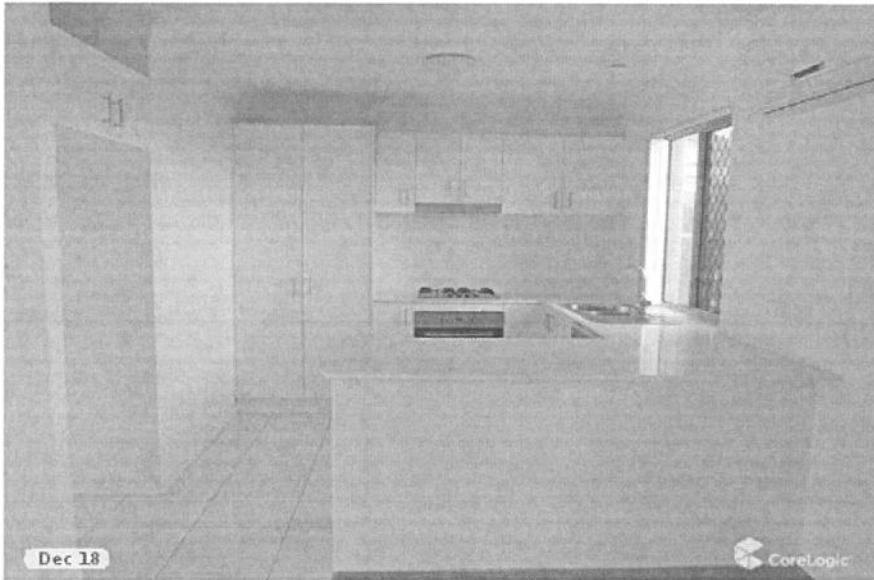
16.2



14/20 Ambition Street Ormeau QLD 4208

Prepared on 30 April 2021

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

16.3



14/20 Ambition Street Ormeau QLD 4208

Prepared on 30 April 2021

Recently Sold Properties



Aug 20

3	2	2	149m ²

9/20 Ambition Street Ormeau QLD 4208

Sold Price: **\$367,000**

Sold Date: 21 April 2021

Distance from Subject: 0km

Features: Emerging Community, 1 No of Study Rooms, Broadband internet access, Dishwasher, 3 Toilets



Aug 12

3	2	2	144m ²

LOT 1/2 Success Crescent Ormeau QLD 4208

Sold Price: **\$360,000**

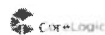
Sold Date: 13 November 2020

Distance from Subject: 0.3km

Features: Emerging Community, Dishwasher



Aug 13



3	2	1	149m ²

4/20 Ambition Street Ormeau QLD 4208

Sold Price: **\$360,000**

Sold Date: 15 May 2020

Distance from Subject: 0km

Features: Emerging Community

***Agent Advised**

CoreLogic IntelliVal Automated Valuation Estimate

16.4



14/20 Ambition Street Ormeau QLD 4208

Prepared on 30 April 2021



3	2	2	147m ²

16 Ambition Street Ormeau QLD 4208

Sold Price: \$335,000

Sold Date: 03 July 2020

Distance from Subject: 0.1km

Features: Emerging Community, Dishwasher



3	1	1	674m ²

1/9 Arthur Way Ormeau QLD 4208

Sold Price: \$335,000

Sold Date: 30 July 2020

Distance from Subject: 0.9km

Features: Low Density Residential, Dishwasher, Carpet Floor, Built-In Wardrobes, Close to Schools, 2 Toilets



4	2	2	192m ²

LOT 2/9 Carallia Court Ormeau QLD 4208

Sold Price: \$417,500

Sold Date: 03 February 2021

Distance from Subject: 2.4km

Features: Low Density Residential, Dishwasher, 1 Toilets

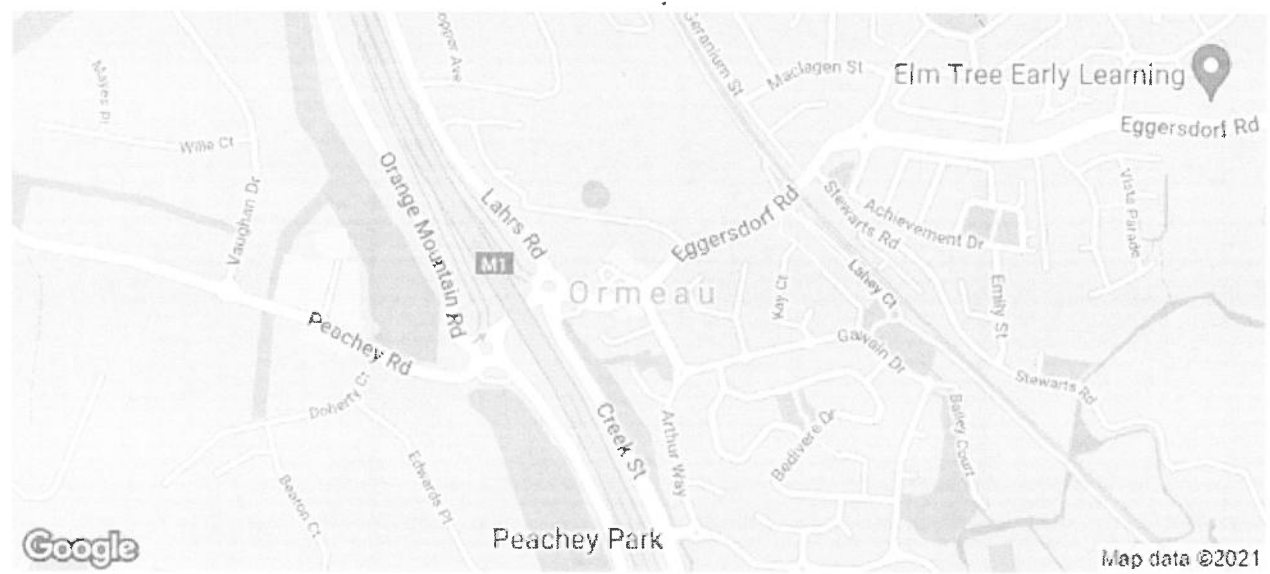
CoreLogic IntelliVal Automated Valuation Estimate



14/20 Ambition Street Ormeau QLD 4208

Prepared on 30 April 2021

Ormeau Insights: A Snapshot



Houses

Median Price
\$536,845

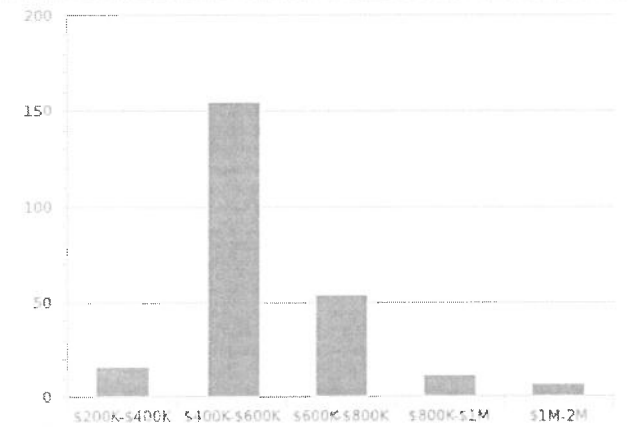
	Past Sales	Capital Growth
2021	244	↑ 4.25%
2020	263	↑ 4.33%
2019	259	↓ 1.51%
2018	307	↑ 1.79%
2017	277	↑ 2.56%

Units

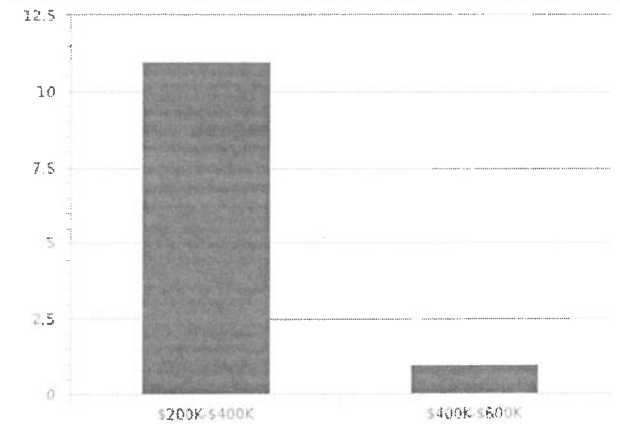
Median Price
\$369,922

	Past Sales	Capital Growth
2021	12	↑ 6.59%
2020	10	↓ 2.14%
2019	14	↓ 4.25%
2018	11	↑ 11.91%
2017	55	↓ 5.18%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

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14/20 Ambition Street Ormeau QLD 4208

Prepared on 30 April 2021

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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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How to read Estimated Value

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

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



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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

CoreLogic IntelliVal Automated Valuation Estimate



17-1

Macquarie Bank Mortgage Solutions

ABN 46 008 583 542

Enquiries 1800 007 722 | mortgages@macquarie.com | Opening hours - 8.30am to 7pm Monday to Friday (Sydney time)



Michelle Chilton
PO Box 2744
BURLEIGH WATERS QLD 4220

Your Macquarie Home Loan

Deposit BSB 032 854

Withdraw BSB 032 873

BPAY[®] Biller Code 94094

[®]Registered to BPAY Pty Ltd ABN 69 079 137 518
Please refer to your deposit card for your customer reference number.

Borrowers:

Chill N Chook SMSF Co Pty Ltd atf Chill N Chook SMSF

Statement period 01 Jul 2020 to 31 Dec 2020

Page 1 of 2

Macquarie Bank Mortgage Solutions Investment Variable Rate

Account No: 34674883

Account Limit: \$273,404.92

Opening rate of the statement period:

5.02%

Current rate:

5.02%

Opening balance: \$276,662.47

Closing balance: \$273,407.55

Total debits: \$6,930.08

Total credits: \$10,185.00

Total interest: \$6,930.08

Total interest YTD: \$6,930.08

Total fees: \$0.00

Account funds available: \$0.00

We've included some important notices for you at the end of this statement.

Date	Description	Debit	Credit	Balance
01 Jul 2020	Opening Balance			276,662.47DR
01 Jul 2020	Direct Debit Payment		1,697.50	274,964.97DR
01 Jul 2020	Interest Charged	1,141.52		276,106.49DR
03 Aug 2020	Direct Debit Payment		1,697.50	274,408.99DR
03 Aug 2020	Interest Charged	1,253.15		275,662.14DR
01 Sep 2020	Direct Debit Payment		1,697.50	273,964.64DR
01 Sep 2020	Interest Charged	1,099.48		275,064.12DR
01 Oct 2020	Direct Debit Payment		1,697.50	273,366.62DR
01 Oct 2020	Interest Charged	1,134.92		274,501.54DR
02 Nov 2020	Direct Debit Payment		1,697.50	272,804.04DR
02 Nov 2020	Interest Charged	1,208.11		274,012.15DR
01 Dec 2020	Direct Debit Payment		1,697.50	272,314.65DR
01 Dec 2020	Interest Charged	1,092.90		273,407.55DR

POSTED

E-22736 S-27695 I-52339

Statement period 01 Jul 2020 to 31 Dec 2020

Page 2 of 2

Macquarie Bank Mortgage Solutions Investment Variable Rate cont.

Date	Description	Debit	Credit	Balance
Mortgagee:	Perpetual Limited		ACN 000 431 827	
Mortgage Manager: Australian Credit Licence	Macquarie Bank Limited 237502		ACN 008 583 542	

Important notices

Don't let your insurance policy fall short when you need it most

Whether it's your home or an investment property, buying real estate is one of the most important financial decisions you'll make. You need to make sure your property is adequately insured to cover the full replacement value, as well as any extra costs, if your property is damaged or destroyed.

As outlined in your home loan terms and conditions, you're required to hold adequate home insurance at all times. It's important to get in touch with your insurer regularly to review your cover to make sure it meets your needs, as well as that of your lender. For more information about how to avoid underinsurance visit the ASIC MoneySmart website at moneysmart.gov.au

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17.3

Macquarie Bank Mortgage Solutions

ABN 46 008 583 542

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BURLEIGH WATERS QLD 4220

Your Macquarie Home Loan

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Withdraw BSB 183-711

BPAY® Biller Code 94094

®Registered to BPAY Pty Ltd ABN 69 079 137 518
Please refer to your deposit card for your customer reference number.

Borrowers:

Chill N Chook SMSF Co Pty Ltd atf Chill N Chook SMSF

Statement period 01 Jan 2021 to 30 Jun 2021

Page 1 of 2

Macquarie Bank Mortgage Solutions Investment Variable Rate

Account No: 34674883
Account Limit: \$270,172.45

Opening rate of the statement period:	5.02%	Current rate:	5.02%
Opening balance:	\$273,407.55	Closing balance:	\$270,032.35
Total debits:	\$6,809.80	Total credits:	\$10,185.00
Total interest:	\$6,809.80	Total interest YTD:	\$13,739.88
Total fees:	\$0.00	Account funds available:	\$0.00

We've included some important notices for you at the end of this statement.

Date	Description	Debit	Credit	Balance
01 Jan 2021	Opening Balance			273,407.55DR
04 Jan 2021	Direct Debit Payment		1,697.50	271,710.05DR
04 Jan 2021	Interest Charged	1,278.50		272,988.55DR
01 Feb 2021	Direct Debit Payment		1,697.50	271,291.05DR
01 Feb 2021	Interest Charged	1,051.27		272,342.32DR
01 Mar 2021	Direct Debit Payment		1,697.50	270,644.82DR
01 Mar 2021	Interest Charged	1,048.78		271,693.60DR
01 Apr 2021	Direct Debit Payment		1,697.50	269,996.10DR
01 Apr 2021	Interest Charged	1,158.38		271,154.48DR
03 May 2021	Direct Debit Payment		1,697.50	269,456.98DR
03 May 2021	Interest Charged	1,193.38		270,650.36DR
01 Jun 2021	Direct Debit Payment		1,697.50	268,952.86DR
01 Jun 2021	Interest Charged	1,079.49		270,032.35DR

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E-20979 S-25505 1-48156

Statement period 01 Jan 2021 to 30 Jun 2021

Page 2 of 2

Macquarie Bank Mortgage Solutions Investment Variable Rate cont.

Date	Description	Debit	Credit	Balance
Mortgagee:	Perpetual Limited		ACN 000 431 827	
Mortgage Manager: Australian Credit Licence	Macquarie Bank Limited 237502		ACN 008 583 542	

Important notices

Don't let your insurance policy fall short when you need it most

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Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR CHILL N CHOOK SMSF
ABN 37878960843

Income tax 551

All fields marked with * are mandatory.

THE TRUSTEE FOR CHILL N CHOOK SMSF

Overdue	Not yet due	Balance
\$0.00	\$0.00	\$0.00

 The account has pending transactions that may affect the final balance.

Transactions

13 results found - from 27 July 2019 to 27 July 2021 sorted by processed date ordered newest to oldest

Filter 

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
4 Jun 2021	9 Jun 2021	EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$8,178.37		\$0.00
4 Jun 2021	4 Jun 2021	Interest on overpayment for Income Tax for the period from 01 Jul 19 to 30 Jun 20		^ \$1.30	\$8,178.37 CR
4 Jun 2021	1 Dec 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		<u>\$8,177.07</u>	\$8,177.07 CR
26 May 2021	31 May 2021	EFT refund for Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$8,184.21		\$0.00
26 May 2021	26 May 2021	Interest on overpayment for Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$49.11	\$8,184.21 CR
26 May 2021	2 Dec 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19		<u>\$8,135.10</u>	\$8,135.10 CR

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY | **Client** THE TRUSTEE FOR CHILL N CHOOK SMSF | **ABN**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
10 May 2021	13 May 2021	EFT refund for Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$51.19		\$0.00
10 May 2021	10 May 2021	Interest on overpayment for Income Tax for the period from 01 Jul 17 to 30 Jun 18		\$1.47	\$51.19 CR
10 May 2021	3 Dec 2018	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18		\$49.72	\$49.72 CR
14 Apr 2021	13 May 2021	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 16 to 30 Jun 17		\$0.00	\$0.00
13 Feb 2020	18 Feb 2020	EFT refund for Income Tax for the period from 01 Jul 16 to 30 Jun 17	\$8,251.31		\$0.00
13 Feb 2020	13 Feb 2020	Interest on overpayment for Income Tax for the period from 01 Jul 16 to 30 Jun 17		\$224.28	\$8,251.31 CR
13 Feb 2020	2 Jul 2018	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 16 to 30 Jun 17		\$8,027.03	\$8,027.03 CR

CHILL N CHOOK SMSF
Trial Balance at 30/06/2021
Printed: Monday 26 July, 2021 @ 11:01:19

Last Year	Account	Account Name	Units	Debits \$	Credits \$
(857.00)	247	Increase in Market Value of Investments			
	250	Interest Received			
(52.22)	250/002	Cash at Bank - Westpac 034-279 539 913			
(8.01)	250/004	Cash at Bank - Westpac 034-279 539 921			
	265	Other Income			
(2,812.02)	265/001	NRAS State Incentive Rental Income (NANE)			
	280	Rent Received			
(15,985.00)	280/001	Unit 14, 20 Ambition Street, Ormeau QLD 4208			
1,262.00	306	Amortisation of Formation costs			
321.00	308	ASIC fees			
	334	Depreciation			
857.00	334/002	Plant & Equipment 14/20 Ambition Street, Ormeau			
	425	Rental Property Expenses			
1.00	425/001	Advertising			
1,821.62	425/005	Body Corporate			
246.95	425/007	Borrowing costs			
268.00	425/008	Cleaning			
1,678.82	425/009	Council rates			
14,839.18	425/013	Interest			
198.00	425/014	Pest Control			
2,197.94	425/015	Property Agent Fees			
618.64	425/016	NRAS fees			
143.00	425/018	Valuation fee			
1,360.71	425/019	Water			
(6,099.61)	490	Profit/Loss Allocation Account			
	501	Chilton, Darren Graeme (Accumulation)			
(155,698.89)	501/001	Opening Balance - Preserved/Taxable			157,577.10
(1,878.21)	501/031	Share of Profit/(Loss) - Preserved/Taxable			
	502	Chilton, Michelle (Accumulation)			
(37,967.39)	502/001	Opening Balance - Preserved/Taxable			38,425.64
(20.00)	502/002	Opening Balance - Preserved/Tax Free			20.00
(458.25)	502/031	Share of Profit/(Loss) - Preserved/Taxable			
28,790.20	605	Cash at Bank - Westpac 034-279 539 913		28,790.20	
51,005.79	606	Cash at Bank - Westpac 034-279 539 921		51,005.79	
6,310.00	640	Formation Expenses		6,310.00	
3,120.50	645	Borrowing costs		3,120.50	
(9,430.50)	646	Less accumulation amortisation			9,430.50
16,729.85	680	Sundry Debtors		16,729.85	
529.92	681	Rent Debtor		529.92	
2,193.38	682	NRAS debtor		2,193.38	
	772	Real Estate Properties (Australian)			
365,000.00	772/001	Unit 14, 20 Ambition Street, Ormeau QLD 4208	1.0000	365,000.00	

15/1/20
Agx @ 1/7/2020 = 50

71/1/76 @ 1/7/2020
= 44

CHILL N CHOOK SMSF
Trial Balance at 30/06/2021
Printed: Monday 26 July, 2021 @ 11:01:19

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	850	Income Tax Payable			
8,436.07	850/001	Income Tax Payable		8,436.07	
(276,662.47)	855	Loan - Macquarie 34674883			276,662.47
0.00				482,115.71	482,115.71

Current Year Profit/(Loss): \$0.00