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R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 242/000 TO 242/999 - ENTRIES: ALL
Printed: Thursday 16 September, 2021 @ 08:47:52

Date	Ref	Type	Units	Debits	Credits	Balance
				\$	\$	\$
<u>242</u> <u>Employer Contributions - Concessional</u>						
<u>242/001</u> <u>Moller, Rodney Edward</u>						
10/07/2020	100720	Bank Statement		1-3	1,305.40	(1,305.40)
		Narration: QUICKSUPER QUICKSPR2731632569				
11/08/2020	110820	Bank Statement		1-4	1,044.32	(2,349.72)
		Narration: QUICKSUPER QUICKSPR2753252010				
18/09/2020	180920	Bank Statement		1-4	1,044.32	(3,394.04)
		Narration: QUICKSUPER QUICKSPR2780855869				
27/10/2020	271020	Bank Statement		1-5	1,305.40	(4,699.44)
		Narration: QUICKSUPER QUICKSPR2808100788				
07/12/2020	071220	Bank Statement		1-5	1,044.32	(5,743.76)
		Narration: QUICKSUPER QUICKSPR2839572359				
10/02/2021	100221	Bank Statement		1-6	1,044.32	(6,788.08)
		Narration: QUICKSUPER QUICKSPR2886595485				
04/03/2021	040321	Bank Statement		1-6	1,305.40	(8,093.48)
		Narration: QUICKSUPER QUICKSPR2904853216				
22/03/2021	220321	Bank Statement		1-7	1,305.40	(9,398.88)
		Narration: SuperChoice P/L PC170321-190939714				
22/03/2021	220321	Bank Statement		1-7	1,044.32	(10,443.20)
		Narration: SuperChoice P/L PC170321-190940887				
16/04/2021	160421	Bank Statement		1-8	1,044.32	(11,487.52)
		Narration: SuperChoice P/L PC130421-173350548				
11/05/2021	110521	Bank Statement		1-9	1,044.32	(12,531.84)
		Narration: SuperChoice P/L PC060521-192232121				
11/06/2021	110621	Bank Statement		1-10	1,545.40	(14,077.24)
		Narration: SuperChoice P/L PC080621-127031887				
<u>242/002</u> <u>Moller, Lynette Robyn</u>						
27/07/2020	270720	Bank Statement		1-3	1,362.10	(1,362.10)
		Narration: SuperChoice P/L PC06C152-5872847				
24/08/2020	240820	Bank Statement		1-4	1,362.10	(2,724.20)
		Narration: SuperChoice P/L PC06C153-5890455				
21/09/2020	210920	Bank Statement		1-4	1,362.10	(4,086.30)
		Narration: SuperChoice P/L PC06C155-5906225				
30/10/2020	301020	Bank Statement		1-5	2,063.58	(6,149.88)
		Narration: SuperChoice P/L PC06C161-5935784				
30/11/2020	301120	Bank Statement		1-5	1,375.72	(7,525.60)
		Narration: SuperChoice P/L PC06C157-5952592				
30/12/2020	301220	Bank Statement		1-6	1,375.72	(8,901.32)
		Narration: SuperChoice P/L PC241220-179993707				
29/01/2021	290121	Bank Statement		1-6	1,375.72	(10,277.04)
		Narration: SuperChoice P/L PC250121-163624823				
26/02/2021	260221	Bank Statement		1-7	687.86	(10,964.90)
		Narration: SuperChoice P/L PC180221-101502951				
26/02/2021	260221	Bank Statement		1-7	687.86	(11,652.76)
		Narration: SuperChoice P/L PC180221-101502952				
23/03/2021	230321	Bank Statement		1-8	687.86	(12,340.62)
		Narration: SuperChoice P/L PC190321-191134801				
23/03/2021	230321	Bank Statement		1-8	687.86	(13,028.48)
		Narration: SuperChoice P/L PC190321-191134802				
28/04/2021	280421	Bank Statement		1-8	687.86	(13,716.34)
		Narration: SuperChoice P/L PC260421-157219694				
28/04/2021	280421	Bank Statement		1-9	687.86	(14,404.20)

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R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 242/000 TO 242/999 - ENTRIES: ALL
Printed: Thursday 16 September, 2021 @ 08:47:52

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
Narration: SuperChoice P/L PC260421-157219695						
30/04/2021	300421	Bank Statement			687.86	(15,092.06)
Narration: SuperChoice P/L PC280421-104046382						
31/05/2021	310521	Bank Statement		1-9	687.86	(15,779.92)
Narration: SuperChoice P/L PC270521-170612245						
31/05/2021	310521	Bank Statement			687.86	(16,467.78)
Narration: SuperChoice P/L PC270521-170612244						
11/06/2021	110621	Bank Statement		1-9	687.86	(17,155.64)
Narration: SuperChoice P/L PC090621-117314050						
29/06/2021	6	Bank Statement		1-11	687.86	(17,843.50)
Total Debits:						
Total Credits:				\$31,920.74		
Current Year Profit/(Loss):				N/A		

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View Transactions

*Required information

Display Contribution and Rollover Transactions as reported via the SuperStream system.

Please select a fund by either Name or ABN

Select fund by name *

The Trustee for R & L Suzie Super Fund - 77 556 086 819

OR

Select fund by ABN *

--- Please select a fund ---

Download an Annual Statement of the current and previous financial year for the selected fund.

Start date *

2020-07-01

End date *

2021-06-15

Date (Type)	From	Amount	Details
2020-07-10 Contribution	QuickSuper (71088314827)	\$ 1,305.40	Hide details
		Member name Member number	MR Rodney MOLLER UNKNOWN
		Payment reference	QUICKSPR2731632569
		Pay period start date	2020-06-01
		Pay period end date	2020-06-30
		Contribution amounts	
		Super guarantee amount	\$ 505.40
		Salary sacrifice amount	\$ 800.00
2020-07-27 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details

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Date (Type)	From	Amount	Details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C152-5872847 Pay period start date 2020-07-01 Pay period end date 2020-07-31</p> <p>Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30</p>			
2020-08-11 Contribution	QuickSuper (71088314827)	\$ 1,044.32	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2753252010 Pay period start date 2020-07-01 Pay period end date 2020-07-31</p> <p>Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00</p>			
2020-08-24 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C153-5890455 Pay period start date 2020-08-01 Pay period end date 2020-08-31</p> <p>Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30</p>			
2020-09-18 Contribution	QuickSuper (71088314827)	\$ 1,044.32	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2780855869 Pay period start date 2020-08-01 Pay period end date 2020-08-31</p> <p>Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00</p>			
2020-09-21 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,362.10	Hide details

POSTED

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Date (Type)	From	Amount	Details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C155-5906225 Pay period start date 2020-09-01 Pay period end date 2020-09-30</p> <p>Contribution amounts Super guarantee amount \$ 737.80 Salary sacrifice amount \$ 624.30</p>			
2020-10-27 Contribution	QuickSuper (71088314827)	\$ 1,305.40	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2808100788 Pay period start date 2020-09-01 Pay period end date 2020-09-30</p> <p>Contribution amounts Super guarantee amount \$ 505.40 Salary sacrifice amount \$ 800.00</p>			
2020-10-30 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 2,063.58	Hide details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C161-5935784 Pay period start date 2020-10-01 Pay period end date 2020-10-31</p> <p>Contribution amounts Super guarantee amount \$ 1,117.77 Salary sacrifice amount \$ 945.81</p>			
2020-11-30 Contribution	SuperChoice Services Pty Ltd (78109509739)	\$ 1,375.72	Hide details
<p>Member name LYNETTE ROBYN POOLE Member number 1</p> <p>Payment reference PC06C157-5952592 Pay period start date 2020-11-01 Pay period end date 2020-11-30</p> <p>Contribution amounts Super guarantee amount \$ 745.18 Salary sacrifice amount \$ 630.54</p>			
2020-12-07 Contribution	QuickSuper (71088314827)	\$ 1,044.32	Hide details

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Date (Type)	From	Amount	Details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2839572359 Pay period start date 2020-10-01 Pay period end date 2020-10-31</p> <p>Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00</p>			
2020-12-30 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 1,375.72	Hide details
<p>Member name LYNETTE POOLE Member number 1</p> <p>Payment reference PC241220-179993707 Pay period start date 2020-12-01 Pay period end date 2020-12-31</p> <p>Contribution amounts Super guarantee amount \$ 745.18 Personal amount \$ 0.00 Salary sacrifice amount \$ 630.54</p>			
2021-01-29 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 1,375.72	Hide details
<p>Member name LYNETTE POOLE Member number 1</p> <p>Payment reference PC250121-163624823 Pay period start date 2021-01-01 Pay period end date 2021-01-31</p> <p>Contribution amounts Super guarantee amount \$ 745.18 Personal amount \$ 0.00 Salary sacrifice amount \$ 630.54</p>			
2021-02-10 Contribution	QuickSuper (71088314827)	\$ 1,044.32	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN</p> <p>Payment reference QUICKSPR2886595485 Pay period start date 2020-11-01 Pay period end date 2020-11-30</p> <p>Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00</p>			
2021-02-26 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86 ✓	Hide details

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Date (Type)	From	Amount	Details
<p>Member name Ms Lyn Robyn Moller Member number 1 Payment reference PC180221-101502952 Pay period start date 2021-01-18 Pay period end date 2021-01-31 Contribution amounts Super guarantee amount \$ 372.59 Salary sacrifice amount \$ 315.27</p>			
2021-02-26 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86 ✓	Hide details
<p>Member name Ms Lyn Robyn Moller Member number 1 Payment reference PC180221-101502951 Pay period start date 2021-02-01 Pay period end date 2021-02-14 Contribution amounts Super guarantee amount \$ 372.59 Salary sacrifice amount \$ 315.27</p>			
2021-03-04 Contribution	QuickSuper (71088314827)	\$ 1,305.40	Hide details
<p>Member name MR Rodney MOLLER Member number UNKNOWN Payment reference QUICKSPR2904853216 Pay period start date 2020-12-01 Pay period end date 2020-12-31 Contribution amounts Super guarantee amount \$ 505.40 Salary sacrifice amount \$ 800.00</p>			
2021-03-22 Contribution	Howie Transport Pty Ltd (78109509739)	\$ 1,044.32	Hide details
<p>Member name ROD MOLLER Member number unknown Payment reference PC170321-190940887 Pay period start date 2021-01-31 Pay period end date 2021-02-27 Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00</p>			
2021-03-22 Contribution	Howie Transport Pty Ltd (78109509739)	\$ 1,305.40	Hide details

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Date (Type)	From	Amount	Details
<p>Member name: ROD MOLLER Member number: unknown Payment reference: PC170321-190939714 Pay period start date: 2020-12-27 Pay period end date: 2021-01-30 Contribution amounts: Super guarantee amount: \$ 505.40 Salary sacrifice amount: \$ 800.00</p>			
2021-03-23 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details
<p>Member name: Ms Lyn Robyn Moller Member number: 1 Payment reference: PC190321-191134802 Pay period start date: 2021-02-15 Pay period end date: 2021-02-28 Contribution amounts: Super guarantee amount: \$ 372.59 Salary sacrifice amount: \$ 315.27</p>			
2021-03-23 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details
<p>Member name: Ms Lyn Robyn Moller Member number: 1 Payment reference: PC190321-191134801 Pay period start date: 2021-03-01 Pay period end date: 2021-03-14 Contribution amounts: Super guarantee amount: \$ 372.59 Salary sacrifice amount: \$ 315.27</p>			
2021-04-16 Contribution	Howie Transport Pty Ltd (78109509739)	\$ 1,044.32	Hide details
<p>Member name: ROD MOLLER Member number: unknown Payment reference: PC130421-173350548 Pay period start date: 2021-02-28 Pay period end date: 2021-03-27 Contribution amounts: Super guarantee amount: \$ 404.32 Salary sacrifice amount: \$ 640.00</p>			
2021-04-28 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details

POSTED

Date (Type)	From	Amount	Details
1-9			
<p>Member name Ms Lyn Robyn Moller Member number 1</p> <p>Payment reference PC260421-157219695 Pay period start date 2021-03-15 Pay period end date 2021-03-28</p> <p>Contribution amounts Super guarantee amount \$ 372.59 Salary sacrifice amount \$ 315.27</p>			
2021-04-28 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details
<p>Member name Ms Lyn Robyn Moller Member number 1</p> <p>Payment reference PC260421-157219694 Pay period start date 2021-03-29 Pay period end date 2021-04-11</p> <p>Contribution amounts Super guarantee amount \$ 372.59 Salary sacrifice amount \$ 315.27</p>			
2021-04-30 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details
<p>Member name Ms Lyn Robyn Moller Member number 1</p> <p>Payment reference PC280421-104046382 Pay period start date 2021-04-12 Pay period end date 2021-04-25</p> <p>Contribution amounts Super guarantee amount \$ 372.59 Salary sacrifice amount \$ 315.27</p>			
2021-05-11 Contribution	Howie Transport Pty Ltd (78109509739)	\$ 1,044.32	Hide details
<p>Member name ROD MOLLER Member number unknown</p> <p>Payment reference PC060521-192232121 Pay period start date 2021-03-28 Pay period end date 2021-04-24</p> <p>Contribution amounts Super guarantee amount \$ 404.32 Salary sacrifice amount \$ 640.00</p>			
2021-05-31 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details

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Date (Type)	From	Amount	Details
<p>Member name Ms Lyn Robyn Moller Member number 1</p> <p>Payment reference PC270521-170612244 Pay period start date 2021-05-10 Pay period end date 2021-05-23</p> <p>Contribution amounts Super guarantee amount \$ 372.59 Salary sacrifice amount \$ 315.27</p>			
2021-05-31 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details
<p>Member name Ms Lyn Robyn Moller Member number 1</p> <p>Payment reference PC270521-170612245 Pay period start date 2021-04-26 Pay period end date 2021-05-09</p> <p>Contribution amounts Super guarantee amount \$ 372.59 Salary sacrifice amount \$ 315.27</p>			
2021-06-11 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details
<p>Member name Ms Lyn Robyn Moller Member number 1</p> <p>Payment reference PC090621-117314050 Pay period start date 2021-05-24 Pay period end date 2021-06-06</p> <p>Contribution amounts Super guarantee amount \$ 372.59 Salary sacrifice amount \$ 315.27</p>			
2021-06-11 Contribution	Howie Transport Pty Ltd (78109509739)	\$ 1,545.40	Hide details
<p>Member name ROD MOLLER Member number unknown</p> <p>Payment reference PC080621-127031887 Pay period start date 2021-04-25 Pay period end date 2021-05-29</p> <p>Contribution amounts Super guarantee amount \$ 505.40 Salary sacrifice amount \$ 1,040.00</p>			

Note: Transaction information searches may take up to 60 seconds.

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Australia Post wish to inform you that the development of the Superstream 3 Rollover capability is currently in progress and is expected to be available early November 2021.

For more information please contact Superannuation@auspost.com.au

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View Transactions

* Required information

Display Contribution and Rollover Transactions as reported via the SuperStream system.

Please select a fund by either Name or ABN

Select fund by name *

The Trustee for R & L Suzie Super Fund - 77 556 086 819

OR

Select fund by ABN *

--- Please select a fund ---

Download an **Annual Statement** of the current and previous financial year for the selected fund.

Download

Start date *

2021-06-12



End date *

2021-06-30



Search

Date (Type)	From	Amount	Details
2021-06-29 Contribution	INSURANCE AUSTRALIA GROUP LIMITED (78109509739)	\$ 687.86	Hide details
	Member name	Ms Lyn Robyn Moller	
	Member number	1	
	Payment reference	PC250621-178721415	
	Pay period start date	2021-06-07	
	Pay period end date	2021-06-20	
	Contribution amounts		
	Super guarantee amount	\$ 372.59	
	Salary sacrifice amount	\$ 315.27	

Note: Transaction information searches may take up to 60 seconds.

Save as CSV

[Return to Funds List](#)

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2.2
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 20

TAX INVOICE

Owners Statement From 01/07/2020 To 01/08/2020

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
06/07/2020	109515	Rent From 03/07/2020 To 09/07/2020 (2952WILSON)		\$350.00	\$350.00	
09/07/2020	109551	Rent From 10/07/2020 To 16/07/2020 (2952WILSON)		\$350.00	\$700.00	
22/07/2020	109670	Rental From 17/07/2020 To 30/07/2020 (2952WILSON)		\$700.00	\$1,400.00	
31/07/2020	109756	Rental From 31/07/2020 To 06/08/2020 (2952WILSON)		\$350.00	\$1,750.00	
01/08/2020	7008887	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,706.00	
01/08/2020	7008947	* MANAGEMENT FEE - 2952FALSO	\$57.75		\$1,648.25	
01/08/2020	7008948	* RENT COLLECTION FEE - 2952FALSO	\$96.25		\$1,552.00	
Other Items						
01/08/2020	6242	Payment to Owner via EFT	\$1,538.80		\$13.20	
01/08/2020	7008949	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,750.00	\$1,750.00	\$0.00

Total expenses of this tax invoice includes GST of \$19.20

Attached is your Owner Statement for July 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



HICKEY GROUP

L3

Email admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 21

TAX INVOICE

Owners Statement From 01/08/2020 To 01/09/2020

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
29/52 FALSO PLACE					
07/08/2020	109831	Rental From 11/08/2020 To 24/08/2020 (2952NADEEN)		\$700.00	\$700.00
10/08/2020	109832	Rental From 07/08/2020 To 10/08/2020 (2952WILSON)		\$200.00	\$900.00
10/08/2020	109832	* Replace plug and silicon in ensuite		\$48.00	\$948.00
10/08/2020	109832	* Advertising of property to rent		\$81.00	\$1,029.00
10/08/2020	109832	Tenant Payment - Water Consumption Charge (Invoice #6000348)		\$252.43	\$1,281.43
10/08/2020	109832	Tenant Payment - Water Consumption Charge (Invoice #6000360)		\$18.01	\$1,299.44
10/08/2020	109833	* Partial relet fee		\$100.56	\$1,400.00
11/08/2020	109834	* Final part of relet fee		\$284.44	\$1,684.44
25/08/2020	109955	Rental From 25/08/2020 To 31/08/2020 (2952NADEEN)		\$350.00	\$2,034.44
31/08/2020	110017	Rental From 01/09/2020 To 07/09/2020 (2952NADEEN)		\$350.00	\$2,384.44
25/08/2020	6264	* Advertisement Fee	\$81.00		\$2,303.44
07/08/2020	7009086	* Letting Fee for 29/52 FALSO PLACE	\$385.00		\$1,918.44
01/09/2020	7009123	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,874.44
01/09/2020	7009181	* MANAGEMENT FEE - 2952FALSO	\$41.25		\$1,833.19
01/09/2020	7009182	* RENT COLLECTION FEE - 2952FALSO	\$68.75		\$1,764.44
Other Items					
01/09/2020	6268	Payment to Owner via EFT	\$1,751.24		\$13.20
01/09/2020	7009183	* Administration Fee	\$13.20		\$0.00

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2.4
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 21

TAX INVOICE

Owners Statement From 01/08/2020 To 01/09/2020

Date	Reference	Description	Debit	Credit	Balance
* Indicates Taxable Supply					
Totals:			\$2,384.44	\$2,384.44	\$0.00

Total expenses of this tax invoice includes GST of \$57.56

Total income of this tax invoice includes GST of \$46.72

Attached is your Owner Statement for August 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2.5
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 22

TAX INVOICE Owners Statement To 01/10/2020

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
07/09/2020	110080	Rental From 08/09/2020 To 14/09/2020 (2952NADEEN)		\$350.00	\$350.00	
14/09/2020	110145	Rental From 15/09/2020 To 21/09/2020 (2952NADEEN)		\$350.00	\$700.00	
21/09/2020	110202	Rental From 22/09/2020 To 28/09/2020 (2952NADEEN)		\$350.00	\$1,050.00	
28/09/2020	110269	Rental From 29/09/2020 To 05/10/2020 (2952NADEEN)		\$350.00	\$1,400.00	
01/10/2020	7009354	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,356.00	
01/10/2020	7009411	* MANAGEMENT FEE - 2952FALSO	\$46.20		\$1,309.80	
01/10/2020	7009412	* RENT COLLECTION FEE - 2952FALSO	\$77.00		\$1,232.80	
Other Items						
01/10/2020	6290	Payment to Owner via EFT	\$1,219.60		\$13.20	
01/10/2020	7009413	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,400.00	\$1,400.00	\$0.00

Total expenses of this tax invoice includes GST of \$16.40

Attached is your Owner Statement for September 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2.6
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 23

TAX INVOICE Owners Statement To 02/11/2020

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
05/10/2020	110324	Rental From 06/10/2020 To 12/10/2020 (2952NADEEN)		\$350.00	\$350.00	
12/10/2020	110392	Rental From 13/10/2020 To 19/10/2020 (2952NADEEN)		\$350.00	\$700.00	
19/10/2020	110456	Rental From 20/10/2020 To 26/10/2020 (2952NADEEN)		\$350.00	\$1,050.00	
26/10/2020	110531	Rental From 27/10/2020 To 02/11/2020 (2952NADEEN)		\$350.00	\$1,400.00	
28/10/2020	110542	Tenant Payment - Water Consumption Charge (Invoice #6000402)		\$83.48	\$1,483.48	
02/11/2020	7009588	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,439.48	
02/11/2020	7009643	* MANAGEMENT FEE - 2952FALSO	\$46.20		\$1,393.28	
02/11/2020	7009644	* RENT COLLECTION FEE - 2952FALSO	\$77.00		\$1,316.28	
Other Items						
02/11/2020	6321	Payment to Owner via EFT	\$1,303.08		\$13.20	
02/11/2020	7009645	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,483.48	\$1,483.48	\$0.00

Total expenses of this tax invoice includes GST of \$16.40

Attached is your Owner Statement for October 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



Email admin@erhickeygroup.com

TO: R&L SUZIE BARE TRUST PTY LTD
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 24

TAX INVOICE Owners Statement To 01/12/2020

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
03/11/2020	110599	Rental From 03/11/2020 To 09/11/2020 (2952NADEEN)		\$350.00	\$350.00	
09/11/2020	110666	Rental From 10/11/2020 To 16/11/2020 (2952NADEEN)		\$350.00	\$700.00	
16/11/2020	110726	Rental From 17/11/2020 To 23/11/2020 (2952NADEEN)		\$350.00	\$1,050.00	
23/11/2020	110791	Rental From 24/11/2020 To 30/11/2020 (2952NADEEN)		\$350.00	\$1,400.00	
30/11/2020	110848	Rental From 01/12/2020 To 07/12/2020 (2952NADEEN)		\$350.00	\$1,750.00	
01/12/2020	7009821	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,706.00	
01/12/2020	7009871	* MANAGEMENT FEE - 2952FALSO	\$57.75		\$1,648.25	
01/12/2020	7009872	* RENT COLLECTION FEE - 2952FALSO	\$96.25		\$1,552.00	
Other Items						
01/12/2020	6345	Payment to Owner via EFT	\$1,538.80		\$13.20	
01/12/2020	7009873	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,750.00	\$1,750.00	\$0.00

Total expenses of this tax invoice includes GST of \$19.20

Attached is your Owner Statement for November 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



HICKEY GROUP

2.8

Email admin@erhickeygroup.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 25

TAX INVOICE Owners Statement To 01/01/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
29/52 FALSO PLACE					
07/12/2020	110917	Rental From 08/12/2020 To 14/12/2020 (2952NADEEN)		\$350.00	\$350.00
14/12/2020	110974	Rental From 15/12/2020 To 21/12/2020 (2952NADEEN)		\$350.00	\$700.00
16/12/2020	111005	Rental From 08/01/2021 To 21/01/2021 (2952PHIRI)		\$700.00	\$1,400.00
21/12/2020	111040	Rental From 22/12/2020 To 28/12/2020 (2952NADEEN)		\$350.00	\$1,750.00
29/12/2020	111093	Rental From 29/12/2020 To 04/01/2021 (2952NADEEN)		\$350.00	\$2,100.00
16/12/2020	7010023	* Letting Fee for 29/52 FALSO PLACE	\$385.00		\$1,715.00
01/01/2021	7010059	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,671.00
01/01/2021	7010109	* MANAGEMENT FEE - 2952FALSO	\$57.75		\$1,613.25
01/01/2021	7010110	* RENT COLLECTION FEE - 2952FALSO	\$96.25		\$1,517.00
Other Items					
01/01/2021	6378	Payment to Owner via EFT	\$1,503.80		\$13.20
01/01/2021	7010111	* Administration Fee	\$13.20		\$0.00
* Indicates Taxable Supply			Totals:	\$2,100.00	\$2,100.00
					\$0.00

Total expenses of this tax invoice includes GST of \$54.20

Attached is your Owner Statement for December 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
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29
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 26

TAX INVOICE Owners Statement To 01/02/2021

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
29/52 FALSO PLACE						
04/01/2021	111150	Rental From 05/01/2021 To 07/01/2021 (2952NADEEN)		\$150.00	\$150.00	
04/01/2021	111150	Tenant Payment - Water Consumption Charge (Invoice #6000447)		\$133.62	\$283.62	
25/01/2021	111347	Rental From 22/01/2021 To 04/02/2021 (2952PHIRI)		\$700.00	\$983.62	
27/01/2021	111374	* Painting and desk top replacement		\$453.00	\$1,436.62	
28/01/2021	6394	* Tenant exit repairs	\$253.00		\$1,183.62	
01/02/2021	7010303	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,139.62	
01/02/2021	7010349	* MANAGEMENT FEE - 2952FALSO	\$28.05		\$1,111.57	
01/02/2021	7010350	* RENT COLLECTION FEE - 2952FALSO	\$46.75		\$1,064.82	
Other Items						
01/02/2021	6399	Payment to Owner via EFT	\$1,051.62		\$13.20	
01/02/2021	7010351	* Administration Fee	\$13.20		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,436.62	\$1,436.62	\$0.00

Total expenses of this tax invoice includes GST of \$35.00

Total income of this tax invoice includes GST of \$41.18

Attached is your Owner Statement for January 2020.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2-10
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 27

TAX INVOICE Owners Statement To 01/03/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
29/52 FALSO PLACE					
05/02/2021	111475	Rental From 05/02/2021 To 18/02/2021 (2952PHIRI)		\$700.00	\$700.00
19/02/2021	111609	Rental From 19/02/2021 To 04/03/2021 (2952PHIRI)		\$700.00	\$1,400.00
17/02/2021	6431	* ANNUAL SMOKE ALARM MAINTENANCE	\$140.00		\$1,260.00
17/02/2021	6468	* ANNUAL PEST CONTROL FEBRUARY 2021	\$77.00		\$1,183.00
01/03/2021	7010544	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,139.00
01/03/2021	7010590	* MANAGEMENT FEE - 2952FALSO	\$46.20		\$1,092.80
01/03/2021	7010591	* RENT COLLECTION FEE - 2952FALSO	\$77.00		\$1,015.80
Other Items					
01/03/2021	6487	Payment to Owner via EFT	\$1,002.60		\$13.20
01/03/2021	7010592	* Administration Fee	\$13.20		\$0.00
* Indicates Taxable Supply			Totals:	\$1,400.00	\$1,400.00
					\$0.00

Total expenses of this tax invoice includes GST of \$36.13

Attached is your Owner Statement for February 2021.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2.11
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 28

TAX INVOICE Owners Statement To 01/04/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
29/52 FALSO PLACE					
05/03/2021	111735	Rental From 05/03/2021 To 18/03/2021 (2952PHIRI)		\$700.00	\$700.00
19/03/2021	111851	Rental From 19/03/2021 To 01/04/2021 (2952PHIRI)		\$700.00	\$1,400.00
01/04/2021	7010779	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,356.00
01/04/2021	7010825	* MANAGEMENT FEE - 2952FALSO	\$46.20		\$1,309.80
01/04/2021	7010826	* RENT COLLECTION FEE - 2952FALSO	\$77.00		\$1,232.80
Other Items					
01/04/2021	6514	Payment to Owner via EFT	\$1,219.60		\$13.20
01/04/2021	7010827	* Administration Fee	\$13.20		\$0.00
* Indicates Taxable Supply			Totals:	\$1,400.00	\$1,400.00
					\$0.00

Total expenses of this tax invoice includes GST of \$16.40

Attached is your Owner Statement for March 2021.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Have a safe and happy Easter

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2.12
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 29

TAX INVOICE Owners Statement To 01/05/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
29/52 FALSO PLACE					
06/04/2021	111987	Rental From 02/04/2021 To 15/04/2021 (2952PHIRI)		\$700.00	\$700.00
16/04/2021	112097	Rental From 16/04/2021 To 29/04/2021 (2952PHIRI)		\$700.00	\$1,400.00
26/04/2021	112159	Tenant Payment - Water Consumption Charge (Invoice #6000554)		\$71.17	\$1,471.17
30/04/2021	112232	Rental From 30/04/2021 To 13/05/2021 (2952PHIRI)		\$700.00	\$2,171.17
01/05/2021	7011020	* Yard and Maintenance - 2952FALSO	\$44.00		\$2,127.17
01/05/2021	7011066	* MANAGEMENT FEE - 2952FALSO	\$69.30		\$2,057.87
01/05/2021	7011067	* RENT COLLECTION FEE - 2952FALSO	\$115.50		\$1,942.37
Other Items					
01/05/2021	6529	Payment to Owner via EFT	\$1,929.17		\$13.20
01/05/2021	7011068	* Administration Fee	\$13.20		\$0.00
* Indicates Taxable Supply			Totals:	\$2,171.17	\$2,171.17
					\$0.00

Total expenses of this tax invoice includes GST of \$22.00

Attached is your Owner Statement for April 2021.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2.13
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 30

TAX INVOICE Owners Statement To 01/06/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
29/52 FALSO PLACE					
14/05/2021	112304	Rental From 14/05/2021 To 27/05/2021 (2952PHIRI)		\$700.00	\$700.00
28/05/2021	112372	Rental From 28/05/2021 To 10/06/2021 (2952PHIRI)		\$700.00	\$1,400.00
01/06/2021	7011276	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,356.00
01/06/2021	7011322	* MANAGEMENT FEE - 2952FALSO	\$46.20		\$1,309.80
01/06/2021	7011323	* RENT COLLECTION FEE - 2952FALSO	\$77.00		\$1,232.80
Other Items					
01/06/2021	6537	Payment to Owner via EFT	\$1,219.60		\$13.20
01/06/2021	7011324	* Administration Fee	\$13.20		\$0.00
* Indicates Taxable Supply			Totals:	\$1,400.00	\$1,400.00
					\$0.00

Total expenses of this tax invoice includes GST of \$16.40

Attached is your Owner Statement for May 2021.

If you have any questions, please don't hesitate to contact us.

We hope you and your family are well.

Kind regards,

Elise & Ryan Hickey
ER Hickey Group

ER Hickey Group

Ryan Hickey Pty Ltd
A.B.N. 71 870 347 207 A.C.N. 165 653 341
1/52 Falso Place
Doolandella Qld 4077

Phone (07) 3841 1008
Fax



2.14
HICKEY GROUP

Email admin@erhickeygroup.com

TO: R&L Suzie SMSF Pty Ltd ATF R&L Suzie Sup
17 COSWAY STREET
HILLCREST QLD 4118

Statement Number 31

TAX INVOICE Owners Statement To 01/07/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
29/52 FALSO PLACE					
11/06/2021	112440	Rental From 11/06/2021 To 24/06/2021 (2952PHIRI)		\$700.00	\$700.00
25/06/2021	112507	Rental From 25/06/2021 To 08/07/2021 (2952PHIRI)		\$700.00	\$1,400.00
01/07/2021	7011435	* Yard and Maintenance - 2952FALSO	\$44.00		\$1,356.00
01/07/2021	7011475	* MANAGEMENT FEE - 2952FALSO	\$46.20		\$1,309.80
01/07/2021	7011476	* RENT COLLECTION FEE - 2952FALSO	\$77.00		\$1,232.80
Other Items					
01/07/2021	6550	Payment to Owner via EFT	\$1,219.60		\$13.20
01/07/2021	7011477	* Administration Fee	\$13.20		\$0.00
* Indicates Taxable Supply			Totals:	\$1,400.00	\$1,400.00
					\$0.00

Total expenses of this tax invoice includes GST of \$16.40

Attached is your Owner Statement for June 2021.

We hope you and your family are well. Thank-you and all the best

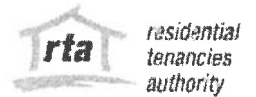
Kind regards,

Elise & Ryan Hickey
ER Hickey Group

2-15

General tenancy agreement (Form 18a)

Residential Tenancies and Roving Accommodation Act 2008



Part 1 Tenancy details

Item 1

1.1 Lessor

Name/trading name R&L Suzie SMSF Pty Ltd ATF R&L Suzie Super Fund

Address

c/- 1/52 Falso Place, Doolandella QLD Postcode 4077

1.2 Phone	Mobile	Email
(07) 3841 1008	0491 232 344	admin@erhickeygroup.com

Item 2

2.1 Tenant/s

Tenant 1	Full name/s	AUDREY PHIRI
Phone	0449 787 516	Email phiriau18@yahoo.com

Tenant 2	Full name/s	
Phone		Email

Tenant 3	Full name/s	
Phone		Email

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

Item 3

3.1 Agent (if applicable, see clause 17)

Full name/trading name Ryan Hickey Pty Ltd T/As ER Hickey Group

Address

1/ 52 Falso Place,
Doolandella Postcode 4077

3.2 Phone	Mobile	Email
(07) 3841 1008	0491 232 344	admin@erhickeygroup.com

Item 4

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

4.1 Lessor
 Email: Yes No N/A
 Facsimile: Yes No N/A

4.2 Tenant/s
 Email: Yes No Phiriau18@yahoo.com
 Facsimile: Yes No N/A

4.3 Agent
 Email: Yes No admin@erhickeygroup.com
 Facsimile: Yes No N/A

Item 5

5.1 Address of the rental premises

29/52 FALSO PLACE,
DOOLANDELLA, QLD Postcode 4077

5.2 Inclusions provided. (For example: furniture or other fixtures and goods let with the premises. Attach list if necessary)

REFER TO ENTRY CONDITION REPORT

Item 6

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

6.2 Starting on 08/01/2021 6.3 Ending on 07/01/2022

Fixed term agreements only
For continuation of tenancy agreement, see clause 8

AP



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$ 350.00 per week fortnight month (see clause 7)

Item 8 Rent must be paid on the DUE DATE day of each WEEK

Item 9 Method of rent payment DIRECT DEPOSIT, INTERNET BANKING

Details for direct deposit:

BIC code: 014215 Bank building country: ANZ

Account no: 392199572 Account name: ER HICKEY FAMILY TRUST

Payment reference: 2952PHIRI

Item 10 Place of rent payment BANK OR INTERNET BANKING

Item 11 Rental bond amount \$ 1400.00

Item 12.1 The services supplied to the premises for which the tenant must pay:

Electricity: Yes No Any other service that a tenant must pay: Yes No

Gas: Yes No Type: WATER CONSUMPTION/ INTERNET

Phone: Yes No

12.2 Is the tenant to pay for water supplied to the premises?

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:

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

Gas: N/A

Phone: N/A

Item 14 How services must be paid for:

Electricity: TENANT/S TO ARRANGE AND PAY DIRECTLY THROUGH METERED ENERGY

Gas: N/A

Phone: TENANT/S TO ARRANGE AND PAY DIRECTLY THROUGH PROVIDER

Any other service stated in item 12.1: TENANT/S TO PAY WATER CONSUMPTION DIRECTLY TO OWNER/ MANAGER

Item 15 Number of persons allowed to reside at the premises 1

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

Item 16.2 Has the tenant been given a copy of the relevant by-laws? Yes No

Item 17.1 Pets approved Yes No

Item 17.2 The types and number of pets that may be kept:

Type: N/A Number: 0 Type: N/A Number: 0

Item 18 Nominated repairers:

Electrical repairs	<u>ON SITE MANAGER</u>	Phone	<u>0491 232 344</u>
Plumbing repairs	<u>ON SITE MANAGER</u>	Phone	<u>0491 232 344</u>
Other	<u>ON SITE MANAGER</u>	Phone	<u>0491 232 344</u>

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

- in this agreement –
- a reference to *the premises* includes a reference to any inclusions for the premises stated in this agreement for term 2(2) and
 - a reference to a numbered section is a reference to the section in the Act with that number, and
 - a reference to a numbered term is a reference to the term with that number in part 2, and
 - 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

- This part applies under the Residential Tenancies and Boarding Accommodation Act 2006 *the Act*, section 60, the standard terms of a general tenancy agreement.
- The Act imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- The lessor and tenant may agree on other terms of this agreement *special terms*.
- A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- A standard term overrides a special term if they are inconsistent. Note – Some clauses of this agreement may apply as offences under the Act, for example 4(1).
 - the lessor or the lessor's agent enters the premises in contravention of the duty or entitlement under sections 103 to 107, or
 - the tenant does not go and return the consideration to the lessor or the lessor's agent under section 63.

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

- The tenancy starts on the day stated in this agreement for term 6(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

- The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- The tenant must mark the copy of the report to or by only parts the tenant disagreed with, and sign and return the copy to the lessor not later than 3 days after the later of the following days –
 - the day the tenant is entitled to occupy the premises,
 - 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 starts. For more information on condition reports, see the information statement.
- 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

- This clause applies if –
 - the agreement is a fixed term agreement; and
 - none of the following notices are given, or agreements or applications made, before the day the term ends – the *end day* –
 - a notice to leave,
 - a notice of intention to leave,
 - an abandonment/termination notice,
 - a notice, agreement or application relating to the death of a sole tenant, under section 277(1),
 - a written agreement between the lessor and tenant to end the agreement.
- 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 continuing under a periodic agreement.
Note – For more information on application notices, see the information statement.

7 Costs apply to early ending of fixed term agreement

- This clause applies if –
 - the agreement is a fixed term agreement; and
 - the tenant terminates it before the term ends in a way not permitted under the Act.
- The tenant must pay the reasonable costs incurred by the lessor in relating the premises.
Note – For when the tenant may terminate early under the Act, see clause 16 and the information statement. Under section 602, the lessor has a general duty to mitigate loss or reduce the costs.

Division 3 Rent

6 When, how and where rent must be paid – ss 83 and 85

- The tenant must pay the rent stated in this agreement for term 7.
- The rent must be paid at the times stated in this agreement for term 8.
- The rent must be paid –
 - in the way stated in this agreement for term 9(a), or
 - in the way agreed after the signing of this agreement, or –
 - the lessor or tenant giving the other party a notice proposing the way, and
 - the other party agreeing to the proposal in writing, or
 - if there is no way stated in this agreement for term 9(a) or no way agreed after the signing of this agreement – in an approved way under section 40(4).Note – The way rent is to be paid is another way agreed to by the lessor and tenant under section 43.4, if the lessor or the lessor's agent must comply with the obligations under section 84(2).
- The rent must be paid at the place stated in this agreement for term 10.
- 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.
- If no place is stated in this agreement for term 10 and there is no notice stating a place, the rent must be paid at an appropriate place. Examples of an appropriate place are –
 - 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 –
- for a periodic agreement – 2 weeks' rent; or
 - for a fixed term agreement – 1 month's 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.

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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) 5 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 an approved 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 term 13, 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 amount that may be required. See section 111 of the Residential Tenancies Act 2018.
- (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 section 127 to 141. Details of approved maximum instalment amounts are in the application statement.

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.
- Note – The rent must be for making the increase.

- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For clause 14(1)(b), the day must be at least 11 months after the tenant is given the notice.

Division 5 Outgoings

15 Outgoings – s 163

- (1) The lessor must pay all charges, fees, premiums, rates or taxes for the premises, other than a service charge.
Example –
 - (a) council rates, water, council general rates, sewerage charges, environment fees, levies;
- (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 funding or other assistance from the State to supply, or to provide 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 –

- (a) the tenant enjoys or shares the benefit of the service; and
- (b) the service is stated in this agreement for term 12.1, and otherwise –
 - (i) the premises are individually metered for the service; or
 - (ii) this agreement states for term 15 how the tenant's contribution to the cost of the service is to be worked out; and
- (c) this agreement states for term 14 how the tenant must pay for the service.

Note – Section 165 limits the amount the tenant must pay.

17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charge 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 term 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 charge 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 sub clause 3, regard must be had to the matters mentioned in section 166.4(a) to (d).
- (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 applied on the volume of water supplied to the premises.

Note – For details about how much water is part of the service charge, the rent is on sub clause 15, the lessor or the tenant may agree not to resolve the dispute by arbitration. See the information statement for details.

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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 or ought reasonably to have known about it.

Examples of possible legal impediments –

- if there is a mortgage over the premises, if the lessor might need to comply with s 131 from the mortgage before the tenant can start
- a tenancy might be required under the Building Act 2019 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.

Each'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 (including 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 drains or sewerage on the premises that do not discharge into an approved drain
 - causing foul smells
 - allowing large amounts of water to escape onto adjoining land
- (3) Interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant, or
- (4) 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 by-laws that apply to the premises under the Body Corporate and Community Management Act 1997 or Building Units and Group Titles Act 1980 as applicable to –
- (a) the occupation of the premises, or
 - (b) any common areas 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 allowed.
- (2) If this agreement states for item 17.1 that pets are allowed 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 clear.
- Note – For details about the maintenance, see the information statement. However, if a lessor is not required to comply with a subclause (1) or (2) 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) the fixtures – the fixtures were not attached to the premises by the lessor.
- (3) In this clause –

non-standard items means the fixtures attached to the premises or d inclusions supplied with the premises stated in this agreement for item 3.2.

premises include any common area available for use by the tenant with the premises.

26 Tenant's obligations – s 186(2) and (3)

- (1) The tenant must keep the premises clean, having regard to the 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 and on a building that are intended to become part of the land on which it is attached, may include, for example, something fixed, nailed or otherwise fixed.
- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

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Examples of items –

- that the tenant may want a fire alarm
- that the tenant must repair damage caused when entering the fixture
- that the tenant must pay for the fixture if the tenant cannot 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 breach of a term of this agreement; or
 - (b) waive the breach, but it must 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 door or other place normally used to gain access to, or provide the area producing, from which the premises are accessed; 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 binding order permitting the change; or
 - (c) there is a reasonable excuse for making the change.
- (2) Examples of reasonable excuse –
 - (a) an emergency requiring the lock to be changed quickly;
 - (b) the lessor or tenant must not act unreasonably in failing to agree to the change of a lock;
 - (c) if a lock is changed, the party changing it must give the other party a key for the changed lock unless –
 - (i) a tribunal order that a key not be given; or
 - (ii) 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 food 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 the tenant; 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 cannot 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 (or 4 weeks if the tenant may require reimbursement for the repairs) (see sections 219(a) and (b) and 220 and the arbitration 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 for the tenant, or announce to 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

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- (ii) the landlord 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
- (iii) 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
- (iv) a third party takes an order terminating this agreement; or
- (v) the tenant abandons the premises; or
- (vi) 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 to effect and when an application for a termination order may be made to a court, see the information statement.

- (c) Act 16 of 2008 tenant dies, this agreement terminated in accordance with section 277(3) 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 so 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 through the 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 his or her new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subsection (1) does not apply if the tenant had a reasonable excuse for not telling the lessor or agent the new address.

40 Exit condition report – s 66

- (1) As soon as practical 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 when might be at end of lease code – 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 responsible for 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 that 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 or to allow the lessor to be granted and pay the necessary 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 104 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 anything else the lessor may do, which 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 – If an approved form is on the RTA website, it is approved.
- (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 term 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 2007*; or
 - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and term 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 2007*.
- (4) A party to the lessor's agent may, withdrawing or their consent to notices being given to them by facsimile or email, only by giving notice to each other party that notices are not 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 to 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 printout indicating that a copy of the notice has 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.

P. Hickey AP

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Part 3 Special terms (insert any special terms here and/or attach a separate document if required. See clause 18.10)

SEE ATTACHED THE TENANT ACKNOWLEDGEMENT AND CITY EDGE AT DOOLANDELLA COMPLEX BYLAWS

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)

Ryan Hickey Pty Ltd T/As ER Hickey Group

Signature

P. Hickey

Date 16/12/2020

Signature of tenant 1

Print name

AUDREY PHIRI

Signature

Audrey Phiri

Date 15/12/2020

Signature of tenant 2

Print name

Signature

Date

Signature of tenant 3

Print name

Signature

Date

R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 301 TO 301 - ENTRIES: ALL

3.1

Printed: Thursday 16 September, 2021 @ 08:45:23

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
301						
<u>Accountancy Fees</u>						
18/08/2020	180820	Bank Statement		220.00	3.2	220.00
Narration: SLA INVOICE 021806						
18/09/2020	180920	Bank Statement		220.00	3.3	440.00
Narration: SLA INVOICE 023033						
25/03/2021	250321	Bank Statement		2,420.00	3.4	2,860.00
Narration: Part of \$2750						
				Total Debits:	\$2,860.00	
				Total Credits:		
				Current Year Profit/(Loss):	N/A	



Simmons Livingstone & Associates

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3.2

Rodney Moller & Lynette Poole
R & L Suzie SMSF Pty Ltd
17 Cosway Street
HILLCREST QLD 4118

Tax Invoice
021806
Ref: MOLLMC1
14 July, 2020

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> R & L Suzie SMSF Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>R & L Suzie SMSF Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00
<p>Please note that this invoice is now due.</p>	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 practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

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

Ref: MOLLMC1
 Invoice: 021806
 14 July, 2020

Amount Due: \$ 220.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation



Rodney Moller & Lynette Poole
R & L Suzie Property Pty Ltd
17 Cosway Street
HILLCREST QLD 4118

Tax Invoice
023033

Ref: MOLLMC2
15 September, 2020

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

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal 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 type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: MOLLMC2 Invoice: 023033 15 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: <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"/> <input type="text"/>	
Cardholder Signature Expiry/..... <p style="text-align: center;"><small>Liability limited by a scheme approved under Professional Standards Legislation</small></p>	

3.4



Simmons Livingstone & Associates

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

The Trustees
R & L Suzie Super Fund
17 Cosway Street
HILLCREST QLD 4118

Tax Invoice
025728

Ref: MOLLMS1
15 March, 2021

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2020 including the following:- - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Calculations in relation to changes in market value of investments - Preparation of Member's Statements - Lodgement of quarterly PAYG Instalment notices as required - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	<p>Acc Audit 2420 330 <u>2750</u></p> <p>2,500.00</p>
Please note that this invoice is now due.	2,500.00
	GST: \$ 250.00
	Amount Due: \$ 2,750.00

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: MOLLMS1 Invoice: 025728 15 March, 2021 Amount Due: \$ 2,750.00
<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"/>	Card CCV <input type="text"/> <input type="text"/> <input type="text"/>
Cardholder	Signature
Expiry/.....	
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>	

R & L Suzie Super Fund

4.1

Formation Costs

\$2,500.00 establishment costs

Year

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

POSTED

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: 13 March 2021

Recipient: R & L Suzie Superannuation Fund
Address: C/- PO Box 806 Oxenford QLD 4210

Description of Services

Statutory audit of the R & L Suzie Superannuation 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

R & L Suzie Super Fund
29/52 Falso Place, Doolandella
Summary of Quantity Surveyor Report

- Plant & Equipment
CGT Date for BGL 24/10/2018

Year	Claim	Closing WDV	Total Cost
		17920.48	
2019	2658.18	15262.3	
2020	3774.38	11487.92	
2021	2723.15	8764.77	✓
2022	1997.57	6767.2	
2023	1488.52	5278.68	
2024	1125.33	4153.35	
2025	861.8	3291.55	
2026	667.47	2624.08	
2027	521.96	2102.12	
2028	411.48	1690.64	
2029	326.58	1364.06	
2030	260.63	1103.43	
2031	208.93	894.5	
2032	168.1	726.4	
2033	135.66	590.74	
2034	109.74	481	
2035	88.95	392.05	
2036	72.22	319.83	
2037	58.71	261.12	
2038	47.78	213.34	
2039	38.93	174.41	
2040	31.74	142.67	
2041	25.9	116.77	
2042	21.15	95.62	
2043	17.28	78.34	
2044	14.13	64.21	
2045	11.56	52.65	
2046	9.46	43.19	
2047	7.74	35.45	
2048	6.34	29.11	
2049	5.2	23.91	
2050	4.26	19.65	
2051	3.5	16.15	
2052	2.87	13.28	
2053	2.35	10.93	
2054	1.93	9	
2055	1.59	7.41	
2056	1.31	6.1	
2057	1.07	5.03	
2058	0.88	4.15	
2059	4.15	0	

POSTED

Capital Works & Tax Depreciation Financial Year Summary:

Capital Works & Tax Depreciation Financial Year Summary				
Financial Year	Capital Allowances (Div. 43)	Depreciable Items (Div. 40)	Total Depreciation Deduction	Cumulative Total
2018 / 2019	\$2,938.83	\$2,658.18	\$5,597.01	\$5,597.01
2019 / 2020	\$5,557.89	\$3,774.38	\$9,332.27	\$14,929.29
2020 / 2021	\$5,557.89	\$2,723.15	\$8,281.04	\$23,210.33
2021 / 2022	\$5,557.89	\$1,997.57	\$7,555.46	\$30,765.78
2022 / 2023	\$5,557.89	\$1,488.52	\$7,046.41	\$37,812.20
2023 / 2024	\$5,557.89	\$1,125.33	\$6,683.22	\$44,495.42
2024 / 2025	\$5,557.89	\$861.80	\$6,419.70	\$50,915.11
2025 / 2026	\$5,557.89	\$667.47	\$6,225.36	\$57,140.47
2026 / 2027	\$5,557.89	\$521.96	\$6,079.85	\$63,220.32
2027 / 2028	\$5,557.89	\$411.48	\$5,969.38	\$69,189.69
2028 / 2029	\$5,557.89	\$326.58	\$5,884.47	\$75,074.17
2029 / 2030	\$5,557.89	\$260.63	\$5,818.52	\$80,892.69
2030 / 2031	\$5,557.89	\$208.93	\$5,766.82	\$86,659.51
2031 / 2032	\$5,557.89	\$168.10	\$5,726.00	\$92,385.51
2032 / 2033	\$5,557.89	\$135.66	\$5,693.55	\$98,079.06
2033 / 2034	\$5,557.89	\$109.74	\$5,667.63	\$103,746.69
2034 / 2035	\$5,557.89	\$88.95	\$5,646.84	\$109,393.53
2035 / 2036	\$5,557.89	\$72.22	\$5,630.11	\$115,023.64
2036 / 2037	\$5,557.89	\$58.71	\$5,616.60	\$120,640.24
2037 / 2038	\$5,557.89	\$47.78	\$5,605.68	\$126,245.92
2038 / 2039	\$5,557.89	\$38.93	\$5,596.82	\$131,842.74
2039 / 2040	\$5,557.89	\$31.74	\$5,589.64	\$137,432.38
2040 / 2041	\$5,557.89	\$25.90	\$5,583.80	\$143,016.17
2041 / 2042	\$5,557.89	\$21.15	\$5,579.04	\$148,595.22
2042 / 2043	\$5,557.89	\$17.28	\$5,575.18	\$154,170.39
2043 / 2044	\$5,557.89	\$14.13	\$5,572.02	\$159,742.41
2044 / 2045	\$5,557.89	\$11.56	\$5,569.45	\$165,311.86
2045 / 2046	\$5,557.89	\$9.46	\$5,567.35	\$170,879.21
2046 / 2047	\$5,557.89	\$7.74	\$5,565.64	\$176,444.85
2047 / 2048	\$5,557.89	\$6.34	\$5,564.24	\$182,009.09
2048 / 2049	\$5,557.89	\$5.20	\$5,563.09	\$187,572.18
2049 / 2050	\$5,557.89	\$4.26	\$5,562.15	\$193,134.33
2050 / 2051	\$5,557.89	\$3.50	\$5,561.39	\$198,695.72
2051 / 2052	\$5,557.89	\$2.87	\$5,560.76	\$204,256.48
2052 / 2053	\$5,557.89	\$2.35	\$5,560.25	\$209,816.73
2053 / 2054	\$5,557.89	\$1.93	\$5,559.83	\$215,376.55
2054 / 2055	\$5,557.89	\$1.59	\$5,559.48	\$220,936.03
2055 / 2056	\$5,557.89	\$1.31	\$5,559.20	\$226,495.23
2056 / 2057	\$5,557.89	\$1.07	\$5,558.97	\$232,054.20
2057 / 2058	\$5,557.89	\$0.88	\$5,558.77	\$237,612.97
2058 / 2059	\$213.18	\$4.13	\$217.31	\$237,830.28
Total	\$219,909.81	\$17,920.48	\$237,830.28	

R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 375/000 TO 375/999 - ENTRIES: ALL

7-1

Printed: Thursday 16 September, 2021 @ 08:59:47

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>375</u>						
<u>Investment Expenses</u>						
<u>375/001</u>						
<u>Infocus</u>						
08/07/2020	080720	Bank Statement		125.00		125.00
Narration: Infocus Infocus						
10/08/2020	100820	Bank Statement		125.00		250.00
Narration: Infocus Infocus						
08/09/2020	080920	Bank Statement		125.00		375.00
Narration: Infocus Infocus						
Total Debits:				\$375.00		
Total Credits:						
Current Year Profit/(Loss):				N/A		



Audit Shield Service

8.1

R & L Suzie Super Fund
17 Cosway St
HILLCREST QLD 4118

Tax Receipt

TAI-21138304

Ref: MOLLMS1

27 October 2020

DEFT Ref No: 404251211383047

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:

\$ 290.91

GST Added:

\$ 29.09

Amount (ex surcharge):

\$ 320.00

Payment Surcharge:

\$ 0.00

Total Paid Amount:

\$ 320.00

Paid Date:

*13 October 2020

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

Name of Entities / Individuals to be covered:

R & L Suzie Super Fund

R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 381 TO 381 - ENTRIES: ALL

9-1

Printed: Thursday 16 September, 2021 @ 08:45:40

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
381						
<u>Filing fees - ASIC</u>						
18/08/2020	180820	Bank Statement		54.00		54.00
Narration: BPAY TO AUSTRALIAN SECURITIES & INV						
18/09/2020	180920	Bank Statement		273.00		327.00
Narration: BPAY TO AUSTRALIAN SECURITIES & INV						
				Total Debits:		\$327.00
				Total Credits:		
				Current Year Profit/(Loss): N/A		

9-3

9-5



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

9.2

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

R & L SUZIE SMSF PTY. LTD.
U 30
340 HOPE ISLAND RD HOPE ISLAND QLD 4212

INVOICE STATEMENT
Issue date 25 Jun 20
R & L SUZIE SMSF PTY. LTD.

ACN 627 037 870
Account No. 22 627037870

Summary

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

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 25 Aug 20	\$54.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
R & L SUZIE SMSF PTY. LTD.

ACN 627 037 870 Account No: 22 627037870



22 627037870

TOTAL DUE	\$54.00
Immediately	\$0.00
By 25 Aug 20	\$54.00

Payment options are listed on the back of this payment slip



Billor Code: 17301
Ref: 2296270378708



*814 129 0002296270378708 60

Transaction details:

page 2 of 2

9.3

	Transactions for this period	ASIC reference	\$ Amount
2020-06-25	Annual Review - Special Purpose Pty Co	3X4551260480P A	\$54.00
	Outstanding transactions		
2020-06-25	Annual Review - Special Purpose Pty Co	3X4551260480P A	\$54.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 2703 7870 860

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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

Biller Code: 17301
Ref: 2296270378708

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



Company: R & L SUZIE SMSF PTY. LTD. ACN 627 037 870

9.4

Company details

Date company registered 25-06-2018
 Company next review date 25-06-2022
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

17 COSWAY STREET , HILLCREST QLD 4118

Officeholders

MOLLER, RODNEY EDWARD

Born 19-08-1960 at PARRAMATTA NSW

17 COSWAY STREET , HILLCREST QLD 4118

Office(s) held: Director, appointed 25-06-2018

MOLLER, LYNETTE ROBYN

Born 07-10-1964 at BRISBANE QLD

17 COSWAY STREET , HILLCREST QLD 4118

Office(s) held: Director, appointed 25-06-2018
 Secretary, appointed 25-06-2018

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

MOLLER , RODNEY EDWARD

17 COSWAY STREET , HILLCREST QLD 4118

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

MOLLER , LYNETTE ROBYN

17 COSWAY STREET , HILLCREST QLD 4118

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

Document history

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

Received	Number	Form Description	Status
16-03-2020	5EBO73448	484 CHANGE TO COMPANY DETAILS	Processed and imaged
25-06-2018	0EBA48663	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries

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

9-5

R & L SUZIE PROPERTY PTY LTD
ACN/ARBN: 628 722 967
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 11 Sep 2020
Account Number 22 628722967

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 11 Nov 2020 \$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
11/09/2020	3X5192058480B PA	2020 Annual Review	273.00

Payment Slip

R & L SUZIE PROPERTY PTY LTD

ACN/ARBN: 628 722 967
Account Number 22 628722967
Amount Payable \$273.00

Payment Options



*814 129 0002296287229670 34



Billpay Code: 8929
Ref: 2296 2872 2967 034



Bill Code: 17301
Reference: 2296287229670



22 628722967



in person at any Post Office, pay by cash, cheque or EFTPOS



by phone 13 18 16 pay by Mastercard or VISA



Internet postbillpay.com.au by Mastercard or VISA

Telephone & Internet Banking - BPAY *

Contact your bank, credit union or building society to make this payment from your cheque, savings account or credit card. More info: www.bpay.com.au



Mail

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



Company: R & L SUZIE PROPERTY PTY LTD ACN 628 722 967

q.b

Company details

Date company registered 11-09-2018
 Company next review date 11-09-2022
 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 , HELENSVALE QLD 4212

Principal place of business

17 COSWAY STREET , HILLCREST QLD 4118

Officeholders

MOLLER, RODNEY EDWARD
 Born 19-08-1960 at PARRAMATTA NSW
 17 COSWAY STREET , HILLCREST QLD 4118
 Office(s) held: Director, appointed 11-09-2018

MOLLER, LYNETTE ROBYN
 Born 07-10-1964 at BRISBANE QLD
 17 COSWAY STREET , HILLCREST QLD 4118
 Office(s) held: Director, appointed 11-09-2018
 Secretary, appointed 11-09-2018

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

MOLLER , RODNEY EDWARD		17 COSWAY STREET , HILLCREST QLD 4118		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	
MOLLER , LYNETTE ROBYN		17 COSWAY STREET , HILLCREST QLD 4118		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

Document history

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

Received	Number	Form Description	Status
16-03-2020	5EBO73449	484 CHANGE TO COMPANY DETAILS	Processed and imaged
11-09-2018	0ECZ12289	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL

10-1

Printed: Thursday 16 September, 2021 @ 09:14:20

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>425</u> <u>Rental Property Expenses</u>						
<u>425/001</u> <u>Advertising</u>						
30/06/2021	280	Journal - Cash		81.00		81.00
Narration: T/up agent statement						
<u>425/003</u> <u>Bank charges</u>						
21/12/2020	810	Journal - Cash		395.00		395.00
<u>425/004</u> <u>Body corporate</u>						
09/11/2020	091120	Bank Statement		728.88	11-1	728.88
Narration: BPAY TO STRATA PAY PTY LTD - UNIT L						
05/01/2021	050121	Bank Statement		728.88	11-2	1,457.76
Narration: BPAY TO STRATA PAY PTY LTD - UNIT L						
31/03/2021	310321	Bank Statement		728.88	11-3	2,186.64
Narration: BPAY TO STRATA PAY PTY LTD - UNIT L						
<u>425/007</u> <u>Council rates</u>						
18/08/2020	180820	Bank Statement		407.85	12-1	407.85
Narration: BPAY TO BRISBANE CITY COUNCIL RATES						
19/10/2020	191020	Bank Statement		408.30	12-3	816.15
Narration: BPAY TO BRISBANE CITY COUNCIL RATES						
18/01/2021	180121	Bank Statement		386.70	12-4	1,202.85
Narration: BPAY TO BRISBANE CITY COUNCIL RATES						
29/04/2021	290421	Bank Statement		415.95	12-5	1,618.80
Narration: BPAY TO BRISBANE CITY COUNCIL RATES						
<u>425/008</u> <u>Gardening</u>						
30/06/2021	280	Journal - Cash		528.00		528.00
Narration: T/up agent statement						
<u>425/009</u> <u>Insurance</u>						
11/12/2020	111220	Bank Statement		399.00	13-1	399.00
Narration: BPAY TO TERRI SCHEER INSURANCE PTY						
<u>425/011</u> <u>Letting fees</u>						
30/06/2021	280	Journal - Cash		770.00		770.00
Narration: T/up agent statement						
<u>425/012</u> <u>Interest</u>						
20/07/2020	810	Journal - Cash		487.16	} 17	487.16
20/08/2020	810	Journal - Cash		502.55		989.71
20/09/2020	810	Journal - Cash		430.89		1,420.60
20/10/2020	810	Journal - Cash		392.27		1,812.87
20/11/2020	810	Journal - Cash		404.14		2,217.01
20/12/2020	810	Journal - Cash		343.73		2,560.74
20/01/2021	810	Journal - Cash		355.78		2,916.52
20/02/2021	810	Journal - Cash		354.46		3,270.98
20/03/2021	810	Journal - Cash		319.19		3,590.17
20/04/2021	810	Journal - Cash		351.91		3,942.08
20/05/2021	810	Journal - Cash		339.11		4,281.19
20/06/2021	810	Journal - Cash		349.05	4,630.24	
<u>425/013</u> <u>Property Agent fees</u>						

R & L SUZIE SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2020 TO 30/06/2021
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL
 Printed: Thursday 16 September, 2021 @ 09:14:20

10-2

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
30/06/2021	280	Journal - Cash Narration: T/up agent statement		1,570.80		1,570.80
<u>425/015</u> <u>Repairs & Maintenance</u>						
30/06/2021	280	Journal - Cash Narration: T/up agent statement		470.00		470.00
<u>425/017</u> <u>Stationery & printing</u>						
30/06/2021	280	Journal - Cash Narration: T/up agent statement		158.40		158.40
<u>425/019</u> <u>Water</u>						
11/09/2020	110920	Bank Statement Narration: BPAY TO QUEENSLAND URBAN UTILITIES.		375.95	14-1	375.95
13/10/2020	131020	Bank Statement Narration: BPAY TO URBAN UTILITIES		282.73	14-3	658.68
05/01/2021	050121	Bank Statement Narration: BPAY TO URBAN UTILITIES		354.69	14-5	1,013.37
25/03/2021	250321	Bank Statement Narration: BPAY TO URBAN UTILITIES		172.97	14-7	1,186.34
				Total Debits:		\$13,994.22
				Total Credits:		
				Current Year Profit/(Loss):		N/A

Body Corporate and Community Management Act 1997
NOTICE OF LEVY CONTRIBUTIONS

11-1

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

ABN 47 656 843 384

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118

Date of Notice	22 October 2020		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/11/20 to 31/01/21	24/11/20	457.80	0.00		457.80
Sinking Fund	01/11/20 to 31/01/21	24/11/20	186.40	0.00		186.40
Insurance	01/11/20 to 31/01/21	24/11/20	84.68	0.00		84.68
Totals			728.88	0.00		\$728.88

AMOUNT PAYABLE: \$728.88

Please refer to deposit slip for payment options

Teller stamp and initials

Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.
 15 DAYS AFTER DUE DATE - FIRST NOTICE - \$11.00 - 35 DAYS AFTER DUE DATE - SECOND NOTICE - \$22.00
 55 DAYS AFTER DUE DATE - FINAL NOTICE - \$33.00 - 75 DAYS AFTER DUE DATE - LETTER OF DEMAND - \$110.00
 BCsystems 07 3899 0299 or arrears@bcsystems.com.au

Amount Paid

\$

Date Paid

/ /

Payment Options



Tel: 1300 552 311
 Ref: 1508 1100 1

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



www.stratamax.com.au
 Ref: 1508 1100 1

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



Tel: 1300 552 311
 Ref: 1508 1100 1

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



Billier Code: 74625
 Ref: 1508 1100 1

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



Billpay Code: 9216
 Ref No: 1508 1100 119

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



Make cheque payable to:
 StrataPay 1508 1100 1

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



BSB: 067-970
 Account No: 1508 1100 1
 (Applies to this bill only)

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



StrataPay Reference

1508 1100 1

Amount
\$728.88

Due Date
24 Nov 20

BCsystems
 51831/02100029 Lot 29/29

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118



*71 216 150811001 19

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

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

11-2

ABN 47 656 843 384

R & L Suzie Property Pty Ltd
17 Cosway Street
HILLCREST QLD 4118

Date of Notice	18 December 2020		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/02/21 to 30/04/21	01/02/21	457.80	0.00		457.80
Sinking Fund	01/02/21 to 30/04/21	01/02/21	186.40	0.00		186.40
Insurance	01/02/21 to 30/04/21	01/02/21	84.68	0.00		84.68
Totals			728.88	0.00		\$728.88

AMOUNT PAYABLE: \$728.88

Please refer to deposit slip for payment options

Teller stamp and initials	Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.	Amount Paid
	15 DAYS AFTER DUE DATE - FIRST NOTICE - \$11.00 - 35 DAYS AFTER DUE DATE - SECOND NOTICE - \$22.00	\$
	55 DAYS AFTER DUE DATE - FINAL NOTICE - \$33.00 - 75 DAYS AFTER DUE DATE - LETTER OF DEMAND - \$110.00	Date Paid
	BCsystems 07 3899 0299 or arrears@bcsystems.com.au	/ /

Payment Options

- Tel: 1300 552 311
Ref: 1508 1100 1
- www.stratamax.com.au
Ref: 1508 1100 1
- Tel: 1300 552 311
Ref: 1508 1100 1
- Biller Code: 74625
Ref: 1508 1100 1
- Billpay Code: 9216
Ref No: 1508 1100 119
- Make cheque payable to:
StrataPay 1508 1100 1
- BSB: 067-970
Account No: 1508 1100 1
(Applies to this bill only)

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

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

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



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

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

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



StrataPay Reference
1508 1100 1
Amount
\$728.88
Due Date
01 Feb 21

BCsystems
51831/0210029 Lot 29/29
R & L Suzie Property Pty Ltd
17 Cosway Street
HILLCREST QLD 4118



*71 216 150811001 19

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

Body Corporate and Community Management
NOTICE OF LEVY CONTRIBUTIONS

11.3

Issued by Body Corporate Systems Pty Ltd on behalf of the Body Corporate for

City Edge At Doolandella CTS 51831

TAX INVOICE
 ABN 47 656 843 384

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118

Date of Notice	23 March 2021		
A/c No	29		
Lot No	29	Unit No	29
Contrib Ent.	10		
Interest Ent.	146		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
						457.80
Admin Fund	01/05/21 to 31/07/21	01/05/21	457.80	0.00		186.40
Sinking Fund	01/05/21 to 31/07/21	01/05/21	186.40	0.00		84.68
Insurance	01/05/21 to 31/07/21	01/05/21	84.68	0.00		
Totals	(Levies include GST)		728.88	0.00		\$728.88

GST component on levies of \$662.61 is \$66.27

AMOUNT PAYABLE: \$728.88

Please refer to deposit slip for payment options

Teller stamp and initials

Payments are to be RECEIVED by the DUE DATE as shown above. Please take into consideration banking processing times.
 FIRST ARREARS NOTICE AT 15 DAYS OVERDUE \$22.00 - SECOND ARREARS NOTICE AT 35 DAYS OVERDUE \$33.00
 FINAL ARREARS NOTICE AT 55 DAYS OVERDUE \$71.50 - LETTER OF DEMAND AT 75 DAYS OVERDUE \$148.50
 07 3899 0299 or arrears@bcsystems.com.au

Amount Paid

\$
Date Paid
/ /

Payment Options

- Tel: 1300 552 311
Ref: 1508 1100 1
- www.stratamax.com.au
Ref: 1508 1100 1
- Tel: 1300 552 311
Ref: 1508 1100 1
- Biller Code: 74625
Ref: 1508 1100 1
- Billpay Code: 9216
Ref No: 1508 1100 119
- Make cheque payable to:
StrataPay 1508 1100 1
- BSB: 067 970
Account No: 1508 1100 1
(Applies to this bill only)

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

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

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

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

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

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



StrataPay Reference

1508 1100 1

Amount
\$728.88

Due Date
01 May 21

BCsystems
 51831/02100029 Lot 29/29

R & L Suzie Property Pty Ltd
 17 Cosway Street
 HILLCREST QLD 4118



*71 216 150811001 19

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BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 29/52 FALSO PL
DOOLANDELLA
Issue Date 14 Jul 2020

Bill number
5000 1037 9921 540

Bill number including donation
5800 1037 9921 540

Dedicated to a better Brisbane



P192BCCRA638_A4MA01/E-3297/S-6594/I-13187

R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Enquiries *W-1*

(07) 3403 8888

24 hours 7 days

Account Period
1 Jul 2020 - 30 Sep 2020

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the *Collections Act 1966*.



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.53% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$407.85

Due Date

13 Aug 2020

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	359.46
Special Covid-19 Rebate	8.11 CR
State Government Charges	56.50

Pay only this amount (with arrow pointing to 407.85)

Gross Amount	407.85
Discount and/or Rounding (where applicable)	0.00
Nett Amount Payable	407.85
Optional Lord Mayor's Charitable Trust donation received by the Due Date	422.85

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 580010379921540



*439 500010379921540

Pay using your smartphone



Billers Code: 319186
Ref: 5800 0000 5816 248
Amt: \$422.85 by 13 Aug 2020



Billers Code: 78550
Ref: 5000 0000 5816 248
Amt: \$407.85 by 13 Aug 2020



R & L SUZIE PROPERTY PTY LTD

Due Date

13 Aug 2020

50

Gross Amount

\$407.85

Nett Amount

\$407.85

<0000040785>

<004440>

<500010379921540>

>

Property Details

12.2

Owner	R & L SUZIE PROPERTY PTY LTD		
Property Location	29/52 FALSO PL DOOLANDELLA		
Real Property Description	L.29 SP.299721 PAR OXLEY 146/6348		
Valuation effective from	1 Jul 2018		\$34,499
	1 Jul 2019		\$34,499
	1 Jul 2020		\$50,599
Average Rateable Valuation (A R V)			\$39,866

Account Details

Account Number 5000 0000 5816 248

Opening Balance			
Closing Balance Of Last Bill			406.90
Payment Received - 17-Apr-2020			406.90 CR
Total			0.00

Period: 1 Jul 2020 - 30 Sep 2020**Brisbane City Council Rates & Charges**

General Rates - Category 14 (Annually 0.3344 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000		250.43
Waste Utility Charge - 1 Charge(S) @ \$87.73 Qtr		87.73
Bushland Preservation Levy Category 14 (Annual 0.0114 Cents In The A R V \$) @ P/F 1.000000		8.77
Environmental Mgt Compliance Levy Category 14 (Annual 0.0137 Cents In The A R V \$) @ P/F 1.000000		12.53
Total		359.46

Special Covid-19 Rebate

Special Covid-19 Rebate		8.11 CR
Total		8.11 CR

State Government Charges

Emergency Management Levy - Group 2		56.50
Total		56.50

Other Information

A surcharge of 0.52% applies when paying by Mastercard or Visa credit or debit cards and will be payable with your next rate account. The surcharge does not apply to BPAY payments or charges that attract GST.

Council receives an annual payment from the Queensland Government to mitigate any direct impacts of the waste levy on households. The amount will be stated in future rate notices.

h2.3



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 29/52 FALSO PL DOOLANDELLA
Issue Date 12 Oct 2020

Bill number
5000 1038 5238 801
Bill number including donation
5800 1038 5238 801

Dedicated to a better Brisbane



P282BCCRA095_A4MA01/E-3326/S-66571-13313
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Oct 2020 - 31 Dec 2020

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collectors Act 1936.



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.55% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$408.30

Due Date

11 Nov 2020

Summary of Charges

Opening Balance	0.46
Brisbane City Council Rates & Charges	359.46
Special Covid-19 Rebate	8.11 CR
State Government Charges	56.50

Gross Amount	408.31
Discount and/or Rounding (where applicable)	0.01 CR
Nett Amount Payable	408.30
Optional Lord Mayor's Charitable Trust donation received by the Due Date	423.30

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



*439 580010385238801



*439 500010385238801



Bill Code: 319186
Ref: 5800 0000 5816 248
Amt: \$423.30 by 11 Nov 2020



Bill Code: 78550
Ref: 5000 0000 5816 248
Amt: \$408.30 by 11 Nov 2020



R & L SUZIE PROPERTY PTY LTD

Due Date

11 Nov 2020

50

Gross Amount

\$408.31

Nett Amount

\$408.30

<0000040830> <004440> <500010385238801> >



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 29/52 FALSO PL DOOLANDELLA
Issue Date 12 Jan 2021

Bill number
5000 1039 0580 954

Bill number including donation
5800 1039 0580 954

Enquiries **12.4**
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2021 - 31 Mar 2021



P008BCCRA546_A4MA01/E-3313/S-6630/-13259
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1986.



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.53% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$386.70

Due Date

11 Feb 2021

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	359.46
Kingsford Smith Drive Savings Rebate	29.24 CR
State Government Charges	56.50
Gross Amount	386.72
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	386.70
Optional Lord Mayor's Charitable Trust donation received by the Due Date	401.70

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation



*439 580010390580954



Billor Code: 319186
Ref: 5800 0000 5816 248
Amt: \$401.70 by 11 Feb 2021

R & L SUZIE PROPERTY PTY LTD

Excluding Lord Mayor's Charitable Trust \$15 donation



*439 500010390580954



Billor Code: 78550
Ref: 5000 0000 5816 248
Amt: \$386.70 by 11 Feb 2021

Pay using your smartphone



Due Date

11 Feb 2021

50

Gross Amount

\$386.72

Nett Amount

\$386.70

<0000038670>

<004440>

<500010390580954>



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 29/52 FALSO PL DOOLANDELLA
Issue Date 13 Apr 2021

Bill number
5000 1039 5948 739

12.5

Bill number including donation
5800 1039 5948 739

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2021 - 30 Jun 2021



P099BCCRA069 A4MAD1/E-3311/S-6622/1-13243
R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1996.



LORD MAYOR'S CHARITABLE TRUST

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 8.53% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$415.95

Due Date

13 May 2021

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	359.46
State Government Charges	56.50
Gross Amount	415.96
Discount and/or Rounding (where applicable)	0.01 CR
Nett Amount Payable	415.95
Optional Lord Mayor's Charitable Trust donation received by the Due Date	430.95

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



*439 580010395948739



*439 500010395948739



Billor Code: 319186
Ref: 5800 0000 5816 248
Amt: \$430.95 by 13 May 2021



Billor Code: 78550
Ref: 5000 0000 5816 248
Amt: \$415.95 by 13 May 2021

L SUZIE PROPERTY PTY LTD

Due Date

13 May 2021

50

Gross Amount

\$415.96

Nett Amount

\$415.95

<0000041595>

<004440>

<500010395948739>

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Policy Schedule

Landlord Preferred Policy

13-1

10 December 2020

R & L Suzie SMSF Pty Ltd ATF R & L Suzie Super Fund
17 Cosway Street
HILLCREST QLD 4118

POLICY NUMBER: TS1338917LPP

AMOUNT DUE: \$ 399.00

Insured: R & L Suzie SMSF Pty Ltd ATF R & L Suzie Super Fund

Insured Address: Lot 29/52 Falso Place, DOOLANDELLA QLD 4077

Premium Type

Renewal

Expiry Date

4.00pm 29/01/2021. We invite you to renew your policy until 4.00pm 29/01/2022

Managing Agent

ER Hickey Group

Property Details

The land size is less than 2 acres.

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability and Tax audit	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium \$399.00

Last year's annual premium	\$349.00
Change on last year	14.3 %

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Please turn over for important policy information

Special Conditions

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

Payment Slip for: R & L Suzie SMSF Pty Ltd ATF R & L Suzie Super Fund - Lot 29/52 Falso Place, DOOLANDELLA QLD 4077

Amount Payable

\$399.00

Due Date

29/01/2021

Policy Number

TS1338917LPP

Payment Reference No

713389179

Payment Options



By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



Billers Code: 63461

Ref: 713389179



Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the **QR code**, use the reader within your mobile banking app.
More info: www.bpay.com.au

13-2

Insured details

What you have told us:

This document sets out the information that we have relied on to decide whether to renew your policy and on what terms.

If any of this information has changed, or is incorrect, please contact us on the contact details set out in this document. See your duty of disclosure for further details of your obligations.

You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

Your Duty of Disclosure

Before you renew this contract of insurance, you have a duty of disclosure under the Insurance Contracts Act 1984.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed or is incorrect. If we do this, please advise us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

If you do not tell us something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and Suncorp Group Privacy Policy by visiting terriscsheer.com.au/privacy or call us on 1800 804 016.

Premium Details

Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Cover	Last year	This year
Contents/Building	\$60,000	\$60,000
Weekly rent	Up to \$1,000	Up to \$1,000
Premium	\$291.08	\$332.78
GST	\$29.11	\$33.28
Stamp Duty	\$28.82	\$32.95
Annual Premium (*)	\$349.00	\$399.00

* Please note that minor rounding may be present in your premium calculation.

When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

Please contact Terri Scheer Insurance in the first instance if you have any questions about your policy.



Urban Utilities
ABN 86 673 835 011

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

Water and Sewerage Quarterly Account

QUUR66_A4G/E-1/S-1/1-1/

R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Property Location: 29
52 FALSO PLACE
DOOLANDELLA 4077

Customer reference number	10 1088 4379 0000 7
Bill number	1088 4379 8
Date issued	23/07/2020
Total due	\$375.95
Current charges due date	29/08/2020

Your water usage

Water usage (kL)	48
Days charged	88

Average daily water usage (litres)

Current period	545
Same period last year	0

Account Summary Period 23/03/2020 - 18/06/2020

Your Last Account

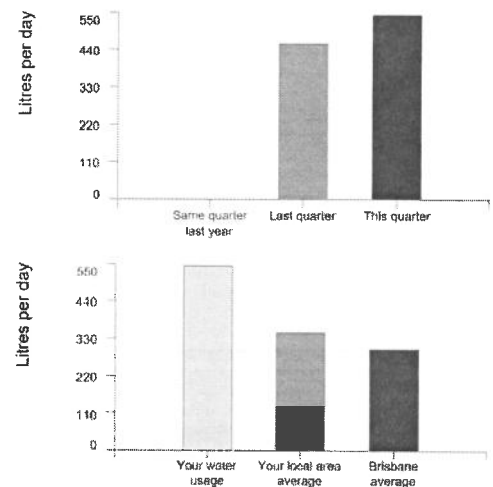
Amount Billed	\$372.14
Amount Paid	\$372.14CR

Your Current Account

Balance	\$0.00
Current Charges	\$375.95

Total Due \$375.95

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



We're freezing our water and sewerage prices for six months

See Pipeline or visit urbanutilities.com.au/prices for more information.



Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit



Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
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More info: www.bpay.com.au

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Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

Payment options



By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.



Mail
Tear off this slip and return with your cheque payment to Urban Utilities PO Box 983, Parramatta, NSW 2124



In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.



By Mobile – Download the free Snip® mobile app, create your account and scan the circular QR code over the page to pay. Snip payments can be used with Visa and MasterCard cards*. Snip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

14-2

QUUR66_A4G/E-1/S-1/1-2


YOUR CHARGES for 23/03/2020 - 18/06/2020 (88 days)

Customer ref. no. 10 1088 4379 0000 7

29
52 FALSO PLACE
DOOLANDELLA 4077

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1620980	23/03/2020	302		
	19/06/2020	350	48kL	

 Your usage was 48 kilolitres.
That's an average of 545 litres per day.

Price freeze
We recognise the financial impact COVID-19 is having on many households and businesses so we're freezing our water and sewerage prices for six months.
See your *Pipeline* newsletter or visit urbanutilities.com.au/prices for more information.

Simpler billing starts soon*
We're changing the way we do things to make it simpler for you:

- Read and understand bills.
- Detect leaks on your property sooner – saving water and money.

 See your *Pipeline* newsletter or visit urbanutilities.com.au/simpler for more information.

* For customers in Brisbane, Ipswich and Scenic Rim only. Customers in Lockyer Valley and Somerset switched to Simpler Billing in 2019.

Interpreter service 13 14 50
 当您需英语口语时，请致电 13 14 50。
 التصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري
 Khi bạn cần thông ngôn, xin gọi số 13 14 50
 분역사가 필요하시면 13 14 50 으로 연락하십시오.
 Cuando necesite un intérprete llame al 13 14 50
 © Urban Utilities 2020

Water Usage

State bulk water price
The amount per kilolitre that we pay the State Government for treated water.
 State Bulk Water Charge 48kL @ \$3.017000/kL \$144.81
 2019/20

Urban Utilities distributor-retailer price
The amount per kilolitre we charge to maintain water quality and deliver this to your property.
 Tier 1 usage 2019/20 48kL @ \$0.793000/kL \$38.06
Subtotal \$182.87

Water Services

Urban Utilities water service charge
The amount we charge to maintain the water network.
 Water service charge 2020/21 92 days \$56.13
 This charge is for the period 01/07/2020 to 30/09/2020
Subtotal \$56.13

Sewerage Services

Urban Utilities sewerage service charge
The amount we charge to remove and treat sewage from your property.
 Sewerage service charge 2020/21 92 days \$136.95
 This charge is for the period 01/07/2020 to 30/09/2020
Subtotal \$136.95

Water usage \$182.87

Water services \$56.13


Sewerage services \$136.95


Your total charges 23/03/2020 - 18/06/2020 \$375.95

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



Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.

 **Water and Sewerage Account**
 In Person / Mail Payment Advice
 Name: R & L SUZIE PROPERTY PTY LTD

 Biller Code: 112144
 Ref: 10 1088 4379 0000 7



 **Commonwealth Bank** 
 Commonwealth Bank of Australia
 ABN 48 123 123 124
 240 Queen Street, Brisbane, QLD

BPAY® this payment via Internet or phone banking.
 BPAY View® – View and pay this bill using internet banking.
 To use the QR code, use the reader within your mobile banking app.
 More info: www.bpay.com.au



Date
Cash
Teller Stamp & Initials
Cheques

Current charges due date
29/08/2020

For Credit **Urban Utilities**
 Trans Code 831 User ID 066840 Customer Reference No. 101088437900007

Total Due \$ 375.95

+757+

**Water and Sewerage
Quarterly Account**

14-3

QUUR88_A4G/E-1/S-1/I-1/

R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Property Location: 29
52 FALSO PLACE
DOOLANDELLA 4077

Customer reference number	10 1088 4379 0000 7
Bill number	1088 4379 9
Date issued	13/10/2020
Total due	\$282.73
Current charges due date	03/12/2020

Your water usage

Water usage (kL)	23
Days charged	76

Average daily water usage (litres)

Current period	303
Same period last year	0

Account Summary Period 19/06/2020 - 02/09/2020

Your Last Account

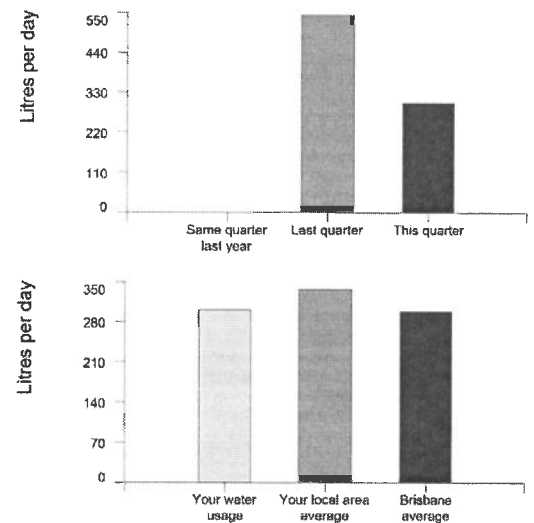
Amount Billed	\$375.95
Amount Paid	\$375.95CR

Your Current Account

Balance	\$0.00
Current Charges	\$282.73

Total Due **\$282.73**

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Did you know it can take up to 13L of water to make a single A4 sheet of paper?*

Reduce paper and water waste and stay on top of your bills by switching to eBilling now.

*Source: Water Footprint Network



SCAN ME

Payment options



Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit



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Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
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Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.



By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.



Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.



By Mobile - Download the free Sniiip® mobile app, create your account and scan the circular QR code over the page to pay. Sniiip payments can be used with Visa and MasterCard cards*. Sniiip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 19/06/2020 - 02/09/2020 (76 days)

Customer ref. no. 10 1088 4379 0000 7

29
52 FALSO PLACE
DOOLANDELLA 4077 **14.4**

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1620980	19/06/2020	350		
	03/09/2020	373	23kL	

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2019/20	3.63kL @ \$3.017000/kL	\$10.95
State Bulk Water Charge 2020/21	19.37kL @ \$3.122000/kL	\$60.47

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2019/20	3.63kL @ \$0.793000/kL	\$2.87
Tier 1 usage 2020/21	19.37kL @ \$0.793000/kL	\$15.36
Subtotal		\$89.65

Water Services

Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2020/21	92 days	\$56.13
This charge is for the period 01/10/2020 to 31/12/2020		
Subtotal		\$56.13

Sewerage Services

Urban Utilities sewerage service charge

The amount we charge to remove and treat sewage from your property.

Sewerage service charge 2020/21	92 days	\$136.95
This charge is for the period 01/10/2020 to 31/12/2020		
Subtotal		\$136.95

Water usage \$89.65

Water services \$56.13

Sewerage services \$136.95

Your total charges 19/06/2020 - 02/09/2020 \$282.73

Your usage was 23 kilolitres.

That's an average of 303 litres per day.

How low can you go?

Mum's always saying how easy it is to save water at home and I've decided to help her. Let me show you how at urbanutilities.com.au/howlow or check out your *Pipeline* newsletter.



Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
방역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

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Water and Sewerage Account
In Person / Mail Payment Advice
Name: R & L SUZIE PROPERTY
PTY LTD



Billers Code: 112144
Ref: 10 1088 4379 0000 7



BPAY[®] this payment via internet or phone banking.
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To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD



Date
Cash
Teller Stamp & Initials
Cheques

Current charges due date
03/12/2020



*4001 101088437900007

For Credit **Urban Utilities**
Trans Code User ID

Customer Reference No.

831 066840 101088437900007

Total Due

\$ 282.73

+757+

**Water and Sewerage
Quarterly Account**

14-5

QUUR52_A4G/E-1/S-1/I-1/1

R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Property Location: 29
52 FALSO PLACE
DOOLANDELLA 4077

Customer reference number	10 1088 4379 0000 7
Bill number	1088 4379 10
Date issued	29/12/2020
Total due	\$354.69
Current charges due date	19/02/2021

Your water usage

Water usage (kL)	40
Days charged	85

Average daily water usage (litres)

Current period	471
Same period last year	477

Account Summary Period 03/09/2020 - 26/11/2020

Your Last Account

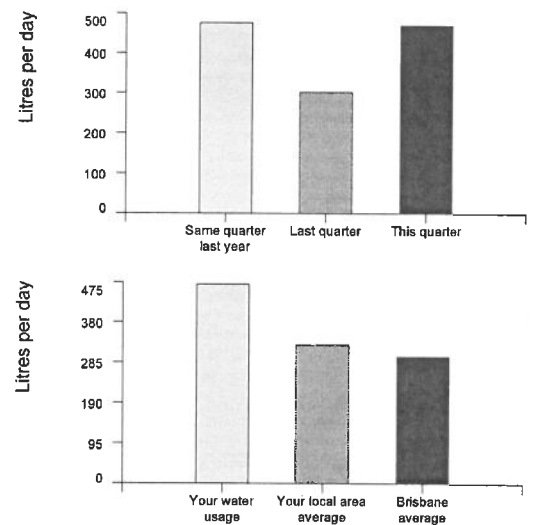
Amount Billed	\$282.73
Amount Paid	\$282.73CR

Your Current Account

Balance	\$0.00
Current Charges	\$354.69

Total Due **\$354.69**

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Did you know it can take up to 13L of water to make a single A4 sheet of paper?*

Reduce paper and water waste and stay on top of your bills by switching to eBilling now.

*Source: Water Footprint Network



SCAN ME

Payment options

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account. BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard. Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.

Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124

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Amount paid

Date paid

Receipt number

YOUR CHARGES for 03/09/2020 - 26/11/2020 (85 days)

Customer ref. no. 10 1088 4379 0000 7

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1620980	03/09/2020	373		
	27/11/2020	413	40kL	

29
52 FALSO PLACE
DOOLANDELLA 4077
14-b

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2020/21	40kL @ \$3.122000/kL	\$124.88
---------------------------------	----------------------	----------

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2020/21	40kL @ \$0.793000/kL	\$31.72
----------------------	----------------------	---------

Subtotal \$156.60

Your usage was 40 kilolitres.

That's an average of 471 litres per day.

Sustainable, water-savvy summer gardens

You can create a low maintenance, productive, green space for your home and save water, all with careful preparation and plant choice.

Follow our friends from B4C and find out how at urbanutilities.com.au/sustainablegardens

Water Services

Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2020/21	90 days	\$58.14
------------------------------	---------	---------

This charge is for the period 01/01/2021 to 31/03/2021

Subtotal \$58.14

Sewerage Services

Urban Utilities sewerage service charge

The amount we charge to remove and treat sewage from your property.

Sewerage service charge 2020/21	90 days	\$139.95
---------------------------------	---------	----------

This charge is for the period 01/01/2021 to 31/03/2021

Subtotal \$139.95

Water usage \$156.60

Water services \$58.14

Sewerage services \$139.95

Your total charges 03/09/2020 - 26/11/2020 \$354.69

Interpreter service 13 14 50

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اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
방역사가 필요하시면 13 14 50 으로 연락하십시오.
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Water and Sewerage Account
In Person / Mail Payment Advice
Name: R & L SUZIE PROPERTY
PTY LTD



Biller Code: 112144
Ref: 10 1088 4379 0000 7



BPAY* this payment via Internet or phone banking.
BPAY View* - View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



*4001 101088437900007



Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD



Current charges due date
19/02/2021

For Credit **Urban Utilities**
Trans Code User ID Customer Reference No.

831 066840 101088437900007

Date
Cash
Teller Stamp & Initials
Cheques

Total Due
\$ 354.69

+757+



Urban Utilities
ABN 86 673 835 011

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

Water and Sewerage Quarterly Account

147

QUUR23_A4B/E-1/S-1/I-1/

R & L SUZIE PROPERTY PTY LTD
17 COSWAY ST
HILLCREST QLD 4118

Property Location: 29
52 FALSO PLACE
DOOLANDELLA 4077

Customer reference number	10 1088 4379 0000 7
Bill number	1088 4379 11
Date issued	18/03/2021
Total due	\$172.97
Current charges due date	26/04/2021

Your water usage

Water usage (kL)	44
Days charged	104

Average daily water usage (litres)

Current period	423
Same period last year	461

Account Summary Period 27/11/2020 - 10/03/2021

Your Last Account

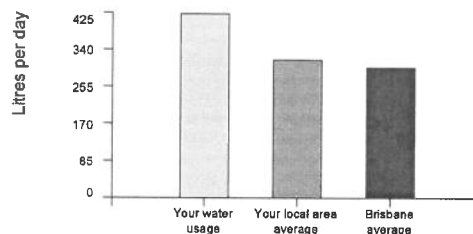
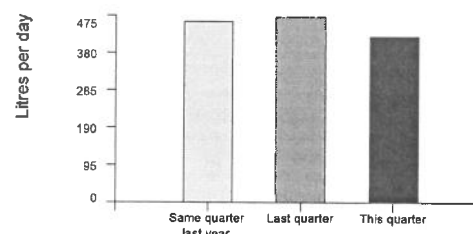
Amount Billed	\$354.69
Amount Paid	\$354.69CR

Your Current Account

Balance	\$0.00
Current Charges	\$172.97

Total Due **\$172.97**

If full payment is not received by the due date, a compounding interest of up to 8.53% per annum will accrue daily on any amount owing.



Updated prices apply from 1 January 2021

Last year, we froze our prices for six months due to COVID-19, so FY21 prices now apply.



Direct debit
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Telephone and internet banking – BPAY
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
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Internet
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Payment options



By phone
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By Mobile - Download the free Snip® mobile app, create your account and scan the circular QR code over the page to pay. Snip payments can be used with Visa and MasterCard cards*. Snip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

14-8
QUUR23_A4B/E-1/S-1/1-2

YOUR CHARGES for 27/11/2020 - 10/03/2021 (104 days)

Customer ref. no. 10 1088 4379 0000 7

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG1620980	27/11/2020	413		
	11/03/2021	457	44kL	

29
52 FALSO PLACE
DOOLANDELLA 4077

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2020/21	14.81kL @ \$3.122000/kL	\$46.23
State Bulk Water Charge 2020/21	29.19kL @ \$3.122000/kL	\$91.13

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.


Tier 1 usage 2020/21	14.81kL @ \$0.793000/kL	\$11.74
Tier 1 usage 2020/21	29.19kL @ \$0.818000/kL	\$23.87
Subtotal		\$172.97

Water usage

\$172.97

Your total charges 27/11/2020 - 10/03/2021

\$172.97

 Your usage was 44 kilolitres.
That's an average of 423 litres per day.

My bill is lower than usual. Why?

As part of your **Simpler Billing transition***, we're switching services charges from being billed in advance to billed in arrears to align with usage charges.

So your current bill has no services charges due as we already billed you in advance for services up to 31 March, 2021 on previous bills. Services charges can account for 60% of average residential bills. Yours has none this quarter, so it's likely lower than usual. Simpel! Scan below for more or see *Pipeline*.

*Excludes customers in Somerset and Lockyer Valley who transitioned to Simpel Billing in 2019.



SCAN ME

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
تصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
필요사항이 발생하시면 13 14 50 으로 연락하십시오.
Quando necessita un interprete llamo al 13 14 50

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Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



Water and Sewerage Account
In Person / Mail Payment Advice
Name: R & L SUZIE PROPERTY
PTY LTD

B PAY
Biller Code: 112144
Ref: 10 1088 4379 0000 7



Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD



BPAY* this payment via Internet or phone banking.
BPAY View* - View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



*4001 101088437900007



Date
Cash
Teller Stamp & Initials
Cheques

Current charges due date
26/04/2021

For Credit **Urban Utilities**
Trans Code User ID

Customer Reference No.

831 066840 101088437900007

Total Due

\$ 172.97

+757+



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 2520
Sydney, NSW 2001



R & L SUZIE SUPER FUND
17 COSWAY STREET
HILLCREST QLD 4118

1 Shelley Street
Sydney, NSW 2000

account balance **\$25,478.23**
as at 31 Dec 20

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
30.06.20	OPENING BALANCE			40,832.08
01.07.20	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,219.60	42,051.68
08.07.20	Direct debit Infocus Infocus	125.00		41,926.68
10.07.20	Deposit QUICKSUPER QUICKSPR2731632569		1,305.40	43,232.08
20.07.20	Direct debit Origin MMS 44273049-400044088	623.36		42,608.72
27.07.20	Deposit SuperChoice P/L PC06C152-5872847		1,362.10	43,970.82
31.07.20	Interest MACQUARIE CMA INTEREST PAID*		1.84	43,972.66
03.08.20	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,538.80	45,511.46
10.08.20	Direct debit Infocus Infocus	125.00		45,386.46
11.08.20	Deposit QUICKSUPER QUICKSPR2753252010		1,044.32	46,430.78
18.08.20	BPAY BPAY TO BRISBANE CITY COUNCIL RATES	407.85		46,022.93
18.08.20	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	54.00		45,968.93

how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 966368987

deposits using BPay
From another bank



Billers code: 667022
Ref: 966 368 987

continued on next

15.2



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
18.08.20	Funds transfer SLA INVOICE 021806	220.00		45,748.93
20.08.20	Direct debit Origin MMS 44535878-400044088	623.36		45,125.57
24.08.20	Deposit SuperChoice P/L PC06C153-5890455		1,362.10	46,487.67
28.08.20	Funds transfer PAYMENT ON LOAN - PROPERTY	20,000.00		26,487.67
31.08.20	Interest MACQUARIE CMA INTEREST PAID*		1.79	26,489.46
01.09.20	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,751.24	28,240.70
08.09.20	Direct debit Infocus Infocus	125.00		28,115.70
11.09.20	BPAY BPAY TO QUEENSLAND URBAN UTILITIES.	375.95		27,739.75
18.09.20	Deposit QUICKSUPER QUICKSPR2780855869		1,044.32	28,784.07
18.09.20	Funds transfer SLA INVOICE 023033	220.00		28,564.07
18.09.20	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	273.00		28,291.07
21.09.20	Deposit SuperChoice P/L PC06C155-5906225		1,362.10	29,653.17
21.09.20	Direct debit Origin MMS 44796197-400044088	623.36		29,029.81
30.09.20	Interest MACQUARIE CMA INTEREST PAID*		1.19	29,031.00
01.10.20	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,219.60	30,250.60
13.10.20	BPAY BPAY TO URBAN UTILITIES	282.73		29,967.87
13.10.20	BPAY BPAY TO AUDIT SHIELD	320.00		29,647.87
19.10.20	BPAY BPAY TO BRISBANE CITY COUNCIL RATES	408.30		29,239.57
20.10.20	Direct debit Origin MMS 45055220-400044088	623.36		28,616.21
23.10.20	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	770.00		27,846.21
27.10.20	Deposit QUICKSUPER QUICKSPR2808100788		1,305.40	29,151.61
30.10.20	Deposit SuperChoice P/L PC06C161-5935784		2,063.58	31,215.19
02.11.20	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,303.08	32,518.27
09.11.20	BPAY BPAY TO STRATA PAY PTY LTD - UNIT L	728.88		31,789.39
20.11.20	Funds transfer SMSF LOAN REPAY	10,000.00		21,789.39
20.11.20	Direct debit Origin MMS 45331758-400044088	623.36		21,166.03
30.11.20	Deposit SuperChoice P/L PC06C157-5952592		1,375.72	22,541.75

continued on next

153



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

	transaction	description	debits	credits	balance
01.12.20	Deposit	ER HICKEY GROUP 2952DOOLANDELLA		1,538.80	24,080.55
07.12.20	Deposit	QUICKSUPER QUICKSPR2839572359		1,044.32	25,124.87
11.12.20	BPAY	BPAY TO TERRI SCHEER INSURANCE PTY	399.00		24,725.87
21.12.20	Direct debit	Origin MMS 45622416-400044088	623.36		24,102.51
30.12.20	Deposit	SuperChoice P/L PC241220-179993707		1,375.72	25,478.23
		CLOSING BALANCE AS AT 31 DEC 20	38,574.87	23,221.02	25,478.23

* Stepped interest rates for the period 1 July to 30 September: balances \$0.00 to \$4,999.99 earned 0.05%
balances \$5,000.00 and above earned 0.05% pa (92 days); 1 October to 31 December: balances \$0.00 to
\$4,999.99 earned 0.00% balances \$5,000.00 and above earned 0.00% pa (92 days)

15.4



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$20,000 a day using online banking.
- Increase your limit to \$100,000 temporarily or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- If you have a complaint about our service, or you'd like more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your account or contact us.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

Download the Macquarie Mobile Banking app

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



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15.5



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 2520
Sydney, NSW 2001



R & L SUZIE SUPER FUND
17 COSWAY STREET
HILLCREST QLD 4118

1 Shelley Street
Sydney, NSW 2000

account balance **\$38,309.85**
as at 30 Jun 21

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
31.12.20	OPENING BALANCE			25,478.23
04.01.21	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,503.80	26,982.03
05.01.21	BPAY BPAY TO URBAN UTILITIES	354.69		26,627.34
05.01.21	BPAY BPAY TO STRATA PAY PTY LTD - UNIT L	728.88		25,898.46
18.01.21	BPAY BPAY TO BRISBANE CITY COUNCIL RATES	386.70		25,511.76
20.01.21	Direct debit Origin MMS 45895030-400044088	623.36		24,888.40
29.01.21	Deposit SuperChoice P/L PC250121-163624823		1,375.72	26,264.12
01.02.21	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,051.62	27,315.74
08.02.21	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	770.00		26,545.74
10.02.21	Deposit QUICKSUPER QUICKSPR2886595485		1,044.32	27,590.06
22.02.21	Direct debit Origin MMS 46200254-400044088	623.36		26,966.70
26.02.21	Deposit SuperChoice P/L PC180221-101502951		687.86	27,654.56

how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 966368987

deposits using BPay
From another bank



Billers code: 667022
Ref: 966 368 987

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
26.02.21	Deposit SuperChoice P/L PC180221-101502952		687.86	28,342.42
02.03.21	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,002.60	29,345.02
04.03.21	Deposit QUICKSUPER QUICKSPR2904853216		1,305.40	30,650.42
22.03.21	Deposit SuperChoice P/L PC170321-190940887		1,044.32	31,694.74
22.03.21	Deposit SuperChoice P/L PC170321-190939714		1,305.40	33,000.14
22.03.21	Direct debit Origin MMS 46480638-400044088	623.36		32,376.78
23.03.21	Deposit SuperChoice P/L PC190321-191134802		687.86	33,064.64
23.03.21	Deposit SuperChoice P/L PC190321-191134801		687.86	33,752.50
25.03.21	BPAY BPAY TO URBAN UTILITIES	172.97		33,579.53
25.03.21	Funds transfer SLA INVOICE MOLLMS1	2,750.00		30,829.53
25.03.21	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	1,552.20		29,277.33
31.03.21	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	770.00		28,507.33
31.03.21	BPAY BPAY TO STRATA PAY PTY LTD - UNIT L	728.88		27,778.45
01.04.21	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,219.60	28,998.05
16.04.21	Deposit SuperChoice P/L PC130421-173350548		1,044.32	30,042.37
20.04.21	Direct debit Origin MMS 46760897-400044088	623.36		29,419.01
28.04.21	Deposit SuperChoice P/L PC260421-157219694		687.86	30,106.87
28.04.21	Deposit SuperChoice P/L PC260421-157219695		687.86	30,794.73
29.04.21	BPAY BPAY TO BRISBANE CITY COUNCIL RATES	415.95		30,378.78
30.04.21	Deposit SuperChoice P/L PC280421-104046382		687.86	31,066.64
03.05.21	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,929.17	32,995.81
11.05.21	Deposit SuperChoice P/L PC060521-192232121		1,044.32	34,040.13
20.05.21	Direct debit Origin MMS 47062072-400044088	623.36		33,416.77
31.05.21	Deposit SuperChoice P/L PC270521-170612245		687.86	34,104.63
31.05.21	Deposit SuperChoice P/L PC270521-170612244		687.86	34,792.49
01.06.21	Deposit E R HICKEY GROUP 2952DOOLANDELLA		1,219.60	36,012.09
11.06.21	Deposit SuperChoice P/L PC090621-117314050		687.86	36,699.95

continued on next

15.6



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

transaction	description	debits	credits	balance
11.06.21	Deposit SuperChoice P/L PC080621-127031887		1,545.40	38,245.35
21.06.21	Direct debit Origin MMS 47368760-400044088	623.36		37,621.99
29.06.21	Deposit SuperChoice P/L PC250621-178721415		687.86	38,309.85
	CLOSING BALANCE AS AT 30 JUN 21	12,370.43	25,202.05	38,309.85

* Stepped interest rates for the period 1 January to 30 June: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.00% pa (181 days)

annual interest summary 2020/2021

INTEREST PAID	4.82
TOTAL INCOME PAID	4.82

15.7



Macquarie Cash Management Account

enquiries 1800 806 310

account name R & L SUZIE SMSF PTY LTD ATF R & L
SUZIE SUPER FUND
account no. 966368987

We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$20,000 a day using online banking.
- Increase your limit to \$100,000 temporarily or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- If you have a complaint about our service, or you'd like more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your account or contact us.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

Download the Macquarie Mobile Banking app

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



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16.1

COMPARATIVE MARKET ANALYSIS

52 FALSO PLACE, DOOLANDELLA, QLD 4077

PREPARED BY DOMO LIVING REAL ESTATE, EMAIL: GCNARUI@GMAIL.COM

POSTED

116-2



r & I Suzie Property Pty Ltd
52 Falso Place
Doolandella, QLD, 4077

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Regards,

Ava Chen
Domo Living Real Estate
Email: gcnarui@gmail.com

Domo Living Real Estate
Email: gcnarui@gmail.com

52 FALSO PLACE, DOOLANDELLA, QLD 4077



Owner Details

Owner Name(s): R & L SUZIE PROPERTY PTY LTD
 Owner Address: 17 COSWAY ST, HILLCREST QLD 4118
 Phone(s): ^0416 786 416 (FARHAN) ^0428 530 477 (HALL)

Owner Type: Rental

Property Details

Property Type: Unit - Freehold [Unit]
 RPD: L29 SP299721
 Valuation Amount:
 Valuation Amount:
 Land Use: BUILDING UNITS (PRIMARY USE ONLY)
 Zoning
 Council: BCC-YEERONGPILLY
 Features:

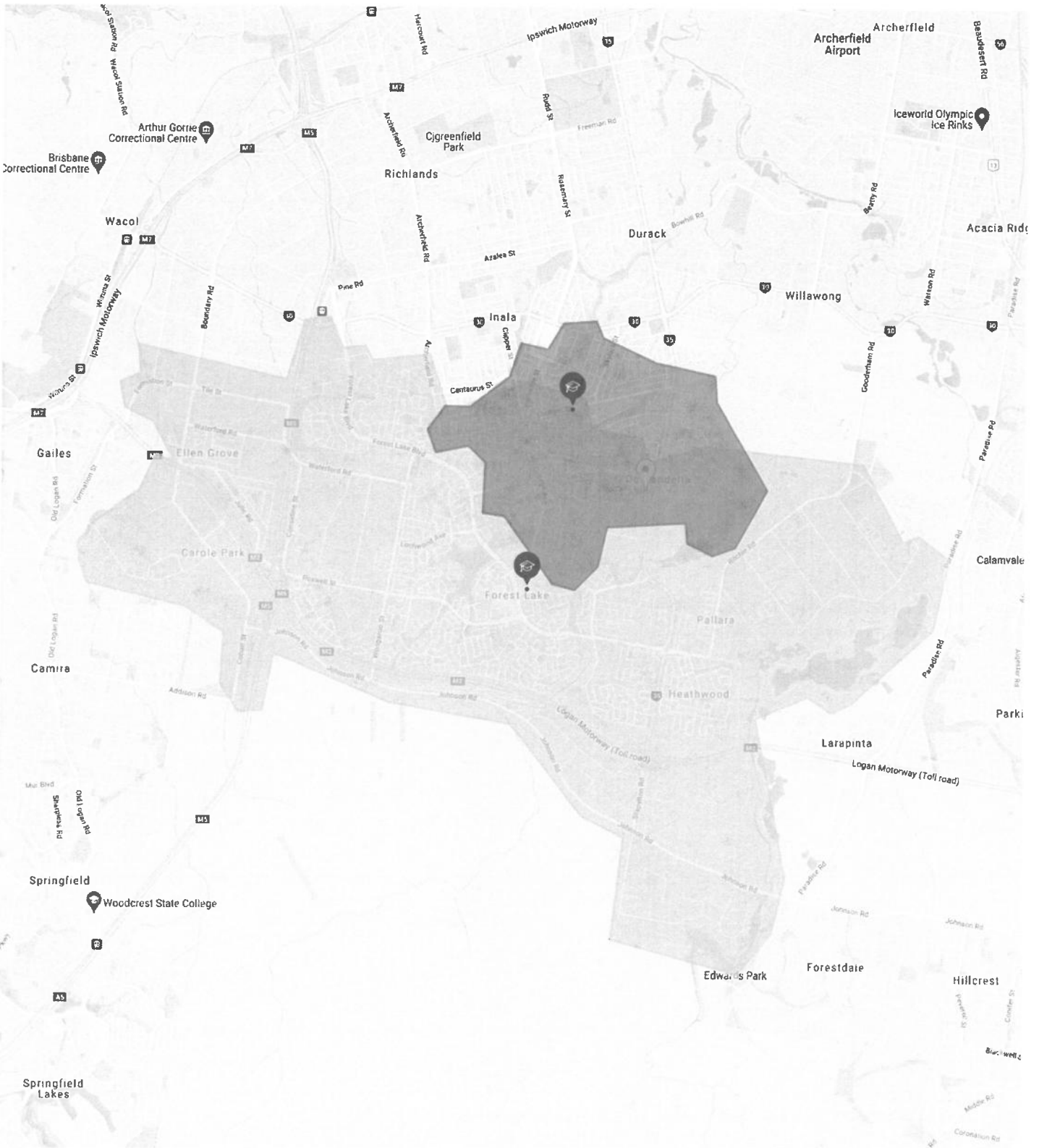
 3  2  1

Area: 159 m²
 Area \$/m²: \$2,264
 Water/Sewerage:
 Property ID: 1503368524 /
 UBD Ref: UBD Ref: 218 P15

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 360,000	08/11/2018	PHILIP USHER CONSTRUCTIONS PTY LTD	159 m ²	Normal Sale	No

School Catchment Areas



Serviceton South State School

Prep - 6

Co-ed



Forest Lake State High School

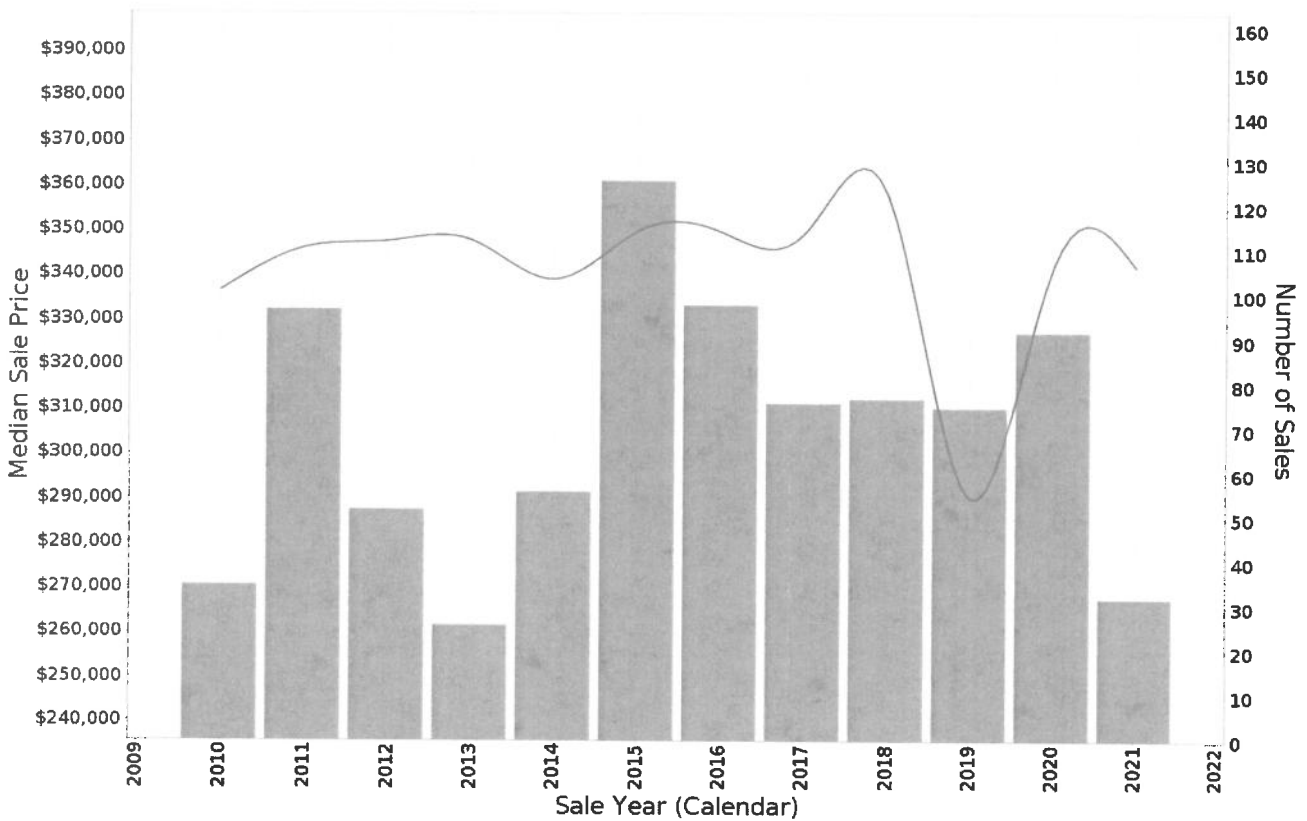
7 - 12

Co-ed



Sales & Growth Chart (Unit)

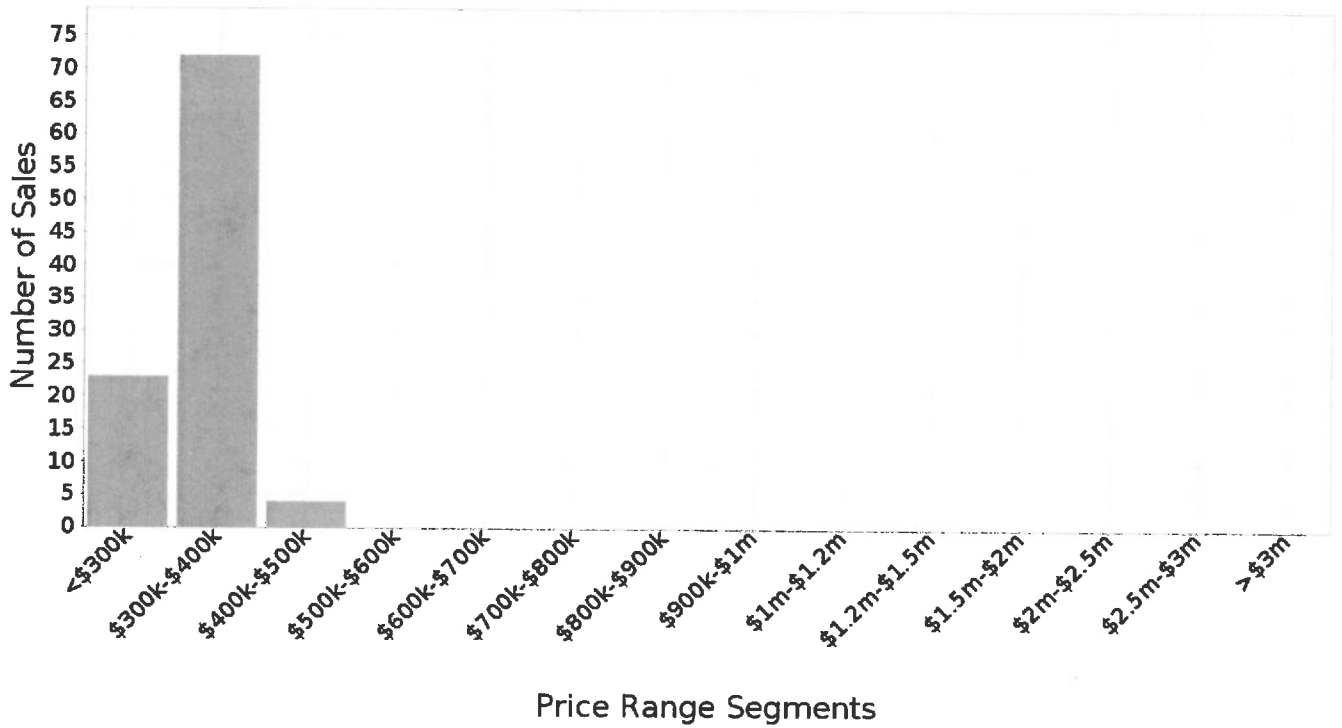
Year	No. of Sales	Average	Median	Growth	Low	High
2010	35	\$ 336,857	\$ 336,500		\$ 324,000	\$ 352,500
2011	97	\$ 347,598	\$ 346,000	2.8 %	\$ 335,000	\$ 430,000
2012	52	\$ 347,981	\$ 347,500	0.4 %	\$ 340,000	\$ 365,000
2013	26	\$ 339,981	\$ 347,750	0.1 %	\$ 289,000	\$ 360,000
2014	56	\$ 339,348	\$ 339,000	-2.5 %	\$ 300,000	\$ 380,000
2015	126	\$ 362,408	\$ 349,850	3.2 %	\$ 260,000	\$ 1,830,000
2016	98	\$ 332,612	\$ 349,700	-0.0 %	\$ 205,000	\$ 390,000
2017	76	\$ 307,139	\$ 349,350	-0.1 %	\$ 198,350	\$ 405,000
2018	77	\$ 315,538	\$ 358,000	2.5 %	\$ 198,384	\$ 450,000
2019	75	\$ 308,299	\$ 290,000	-19.0 %	\$ 199,900	\$ 415,000
2020	92	\$ 325,189	\$ 342,000	17.9 %	\$ 233,000	\$ 420,000
2021	32	\$ 324,234	\$ 342,000		\$ 245,000	\$ 460,000



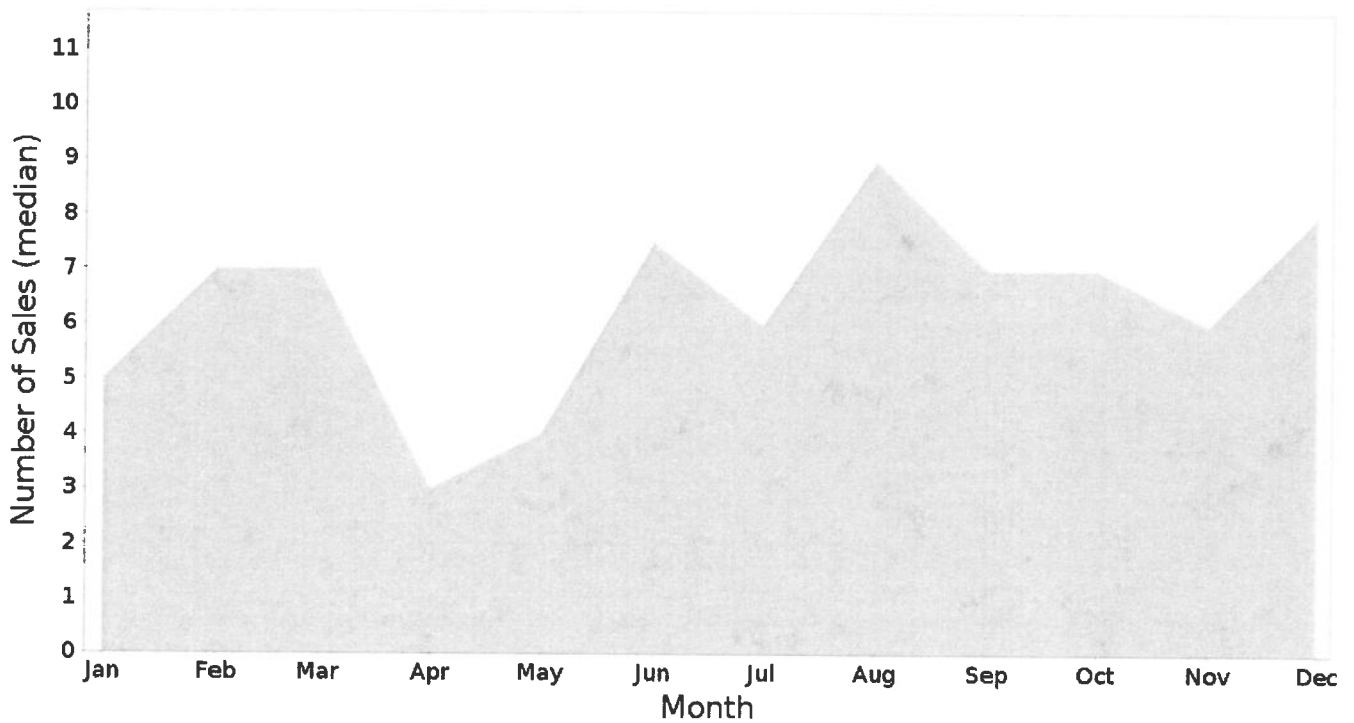
Prepared on 08/08/2021 by Onsite Manager, 07 3868 4047 at The Onsite Manager. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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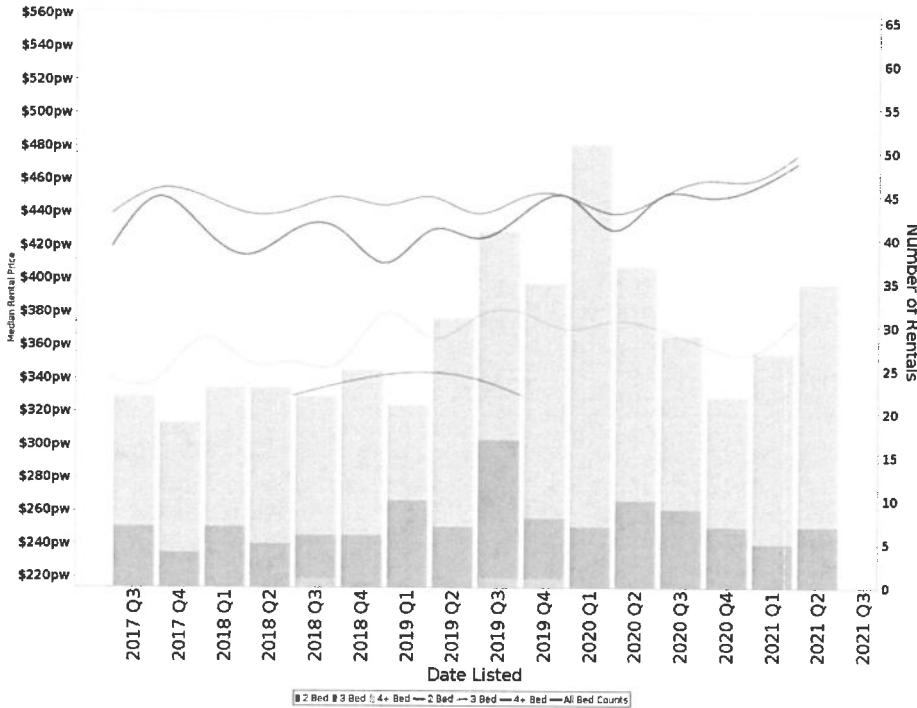
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.0%

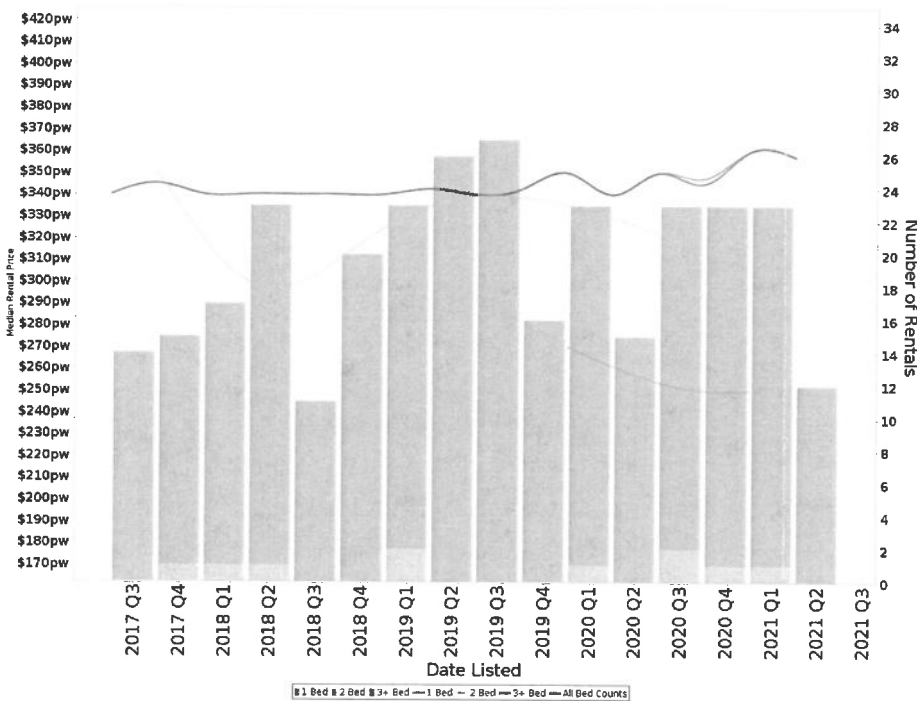
Current Median Price: \$511,500
Previous Median Price: \$482,500
Based on 132 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$511,500
Current Median Rent: \$430
Based on 87 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+18.3%

Current Median Price: \$342,000
Previous Median Price: \$289,000
Based on 160 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$342,000
Current Median Rent: \$340
Based on 69 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 10 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$2 and the highest for rent price is \$390 with a median rental price of \$362. Days listed ranges from 1 to 32 days with the average currently at 16 days for these selected properties.

PANDA ST, DOOLANDELLA 4077

 3  2  2



Property Type: Unit

Area:

RPD:

Features:

Current Rent Price: **\$365 3 Br 2 bath Air Con Unit**
 First Rent Price: **\$365 3 Br 2 bath Air Con Unit**
 Month Listed: **July 2021* (Rented)**
 Days on Market: **1 Day**

19 PANDA ST, DOOLANDELLA 4077

 3  2  2



Property Type: Unit

Area:

RPD:

Features:

Current Rent Price: **\$365 3 Br 2 bath Air Con Unit**
 First Rent Price: **\$365 3 Br 2 bath Air Con Unit**
 Month Listed: **July 2021**
 Days on Market: **8 Days**

16/9 CROMWELL CRT, DOOLANDELLA 4077

 3  2  2



Property Type: Unit

Area:

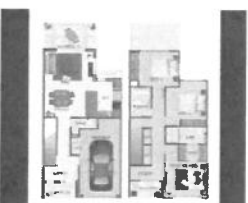
RPD:

Features:

Current Rent Price: **\$370 per week**
 First Rent Price: **\$370 per week**
 Month Listed: **July 2021**
 Days on Market: **15 Days**

6/30 FALSO PL, DOOLANDELLA 4077

UBD Ref: Brisbane - 218 P15  3  2  1



Property Type: Unit

Area: 138 m²

RPD: L6 SP290560

Features:

Current Rent Price: **\$370 per week**
 First Rent Price: **\$370 per week**
 Month Listed: **July 2021**
 Days on Market: **20 Days**



34/9 CROMWELL CRT, DOOLANDELLA 4077

UBD Ref: Brisbane - 218 P16  3  2  1



Property Type: Unit

Area: 151 m²

RPD: L34 SP282296

Features:

Current Rent Price: **\$390.00 per week**
 First Rent Price: **\$390.00 per week**
 Month Listed: **July 2021* (Rented)**
 Days on Market: **13 Days**

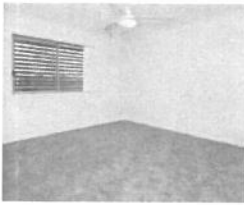


Prepared on 08/08/2021 by Onsite Manager, 07 3868 4047 at The Onsite Manager. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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32/52 FALSO PL, DOOLANDELLA 4077

 3  2  2



Property Type: Unit
Area: 165 m²
RPD: L32 SP299721

Current Rent Price: **\$375 per week**
First Rent Price: **\$365 per week**
Month Listed: **July 2021**
Days on Market: **32 Days**

Features:



83 CROSSACRES STREET, DOOLANDELLA 4077

 3  2  1



Property Type: Unit
Area: 1.03 ha
RPD: L9-24 SP268464 & L1-8,25-36 SP268480

Current Rent Price: **\$360**
First Rent Price: **\$360**
Month Listed: **July 2021* (Rented)**
Days on Market: **20 Days**

Features:



8/30 FALSO PL, DOOLANDELLA 4077

UBD Ref: Brisbane - 218 P15  3  2  1



Property Type: Unit
Area: 151 m²
RPD: L8 SP290560

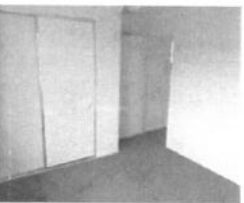
Current Rent Price: **\$360**
First Rent Price: **\$360**
Month Listed: **July 2021* (Rented)**
Days on Market: **21 Days**

Features:



8/15 GRANDLY ST, DOOLANDELLA 4077

UBD Ref: Brisbane - 218 M14  3  2  1



Property Type: Unit
Area: 142 m²
RPD: L8 SP268480

Current Rent Price: **\$360**
First Rent Price: **\$360**
Month Listed: **June 2021* (Rented)**
Days on Market: **18 Days**

Features:



9/967 BLUNDER RD, DOOLANDELLA 4077

 3  2  2



Property Type: Unit
Area:
RPD:

Current Rent Price: **\$335 p.w.**
First Rent Price: **\$335 p.w.**
Month Listed: **June 2021* (Rented)**
Days on Market: **13 Days**

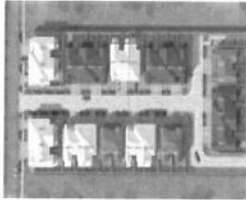
Features:

Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$275,000 and the highest for sale price is \$440,000 with a median sale price of \$312,620. Days listed ranges from 29 to 335 days with the average currently at 131 days for these selected properties.

27/30 FALSO PL, DOOLANDELLA 4077

Distance from Property: 46m  3  2  1



Property Type: Unit
Area: 151 m²
RPD: L27 SP290560

Features:

Current List Price: **UNDER CONTRACT (Under Offer)**
First List Price: Offers above \$320,000
Date Listed: 10/07/2021 Days Listed: 29 Days
Listed Price Change:



76/31 PANDA ST, DOOLANDELLA 4077

 3  2  2



Property Type: Unit
Area: 160 m²
RPD:

Features:

Current List Price: **\$319,000 (Under Offer)**
First List Price: For Sale By Tender
Date Listed: 31/05/2021 Days Listed: 69 Days
Listed Price Change: -0.3%

76/31 PANDA ST, DOOLANDELLA 4077

 3  3  1



Property Type: Unit
Area: 160 m² (134 m²)
RPD:

Features:

Current List Price: **\$319,000**
First List Price: For Sale By Tender
Date Listed: 29/05/2021 Days Listed: 71 Days
Listed Price Change: -0.3%

30/30 FALSO PL, DOOLANDELLA 4077

Distance from Property: 57m  3  2  2



Property Type: Unit
Area: 137 m²
RPD: L30 SP290560

Features:

Current List Price: **Offers above \$320,000 (Under Offer)**
First List Price: Offers above \$310,000
Date Listed: 25/05/2021 Days Listed: 75 Days
Listed Price Change:



26/30 FALSO PL, DOOLANDELLA 4077

Distance from Property: 45m  3  2  2



Property Type: Unit
Area: 150 m²
RPD: L26 SP290560

Features:

Current List Price: **Contact Agent**
First List Price: offer above \$380,000
Date Listed: 15/05/2021 Days Listed: 85 Days
Listed Price Change:



Prepared on 08/08/2021 by Onsite Manager, 07 3868 4047 at The Onsite Manager. © Property Data Solutions Pty Ltd 2021 (pricfinder.com.au)

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16.12

60/31 PANDA ST, DOOLANDELLA 4077

 3  2  1



Property Type:Unit
Area: 138 m²
RPD:

Features:

Current List Price:**\$325,000**
First List Price:\$325,000
Date Listed: 07/05/2021 Days Listed: **93 Days**
Listed Price Change:

12 LUTHER JAMES CL, DOOLANDELLA 4077

Distance from Property: 565m  3  2  2



Property Type:Unit
Area: 1.01 ha
RPD: L32 SP264874

Features:

Current List Price:**From \$445,000**
First List Price:Contact Agent
Date Listed: 05/03/2021 Days Listed: **156 Days**
Listed Price Change:



ID:21068674/131 ROCKFIELD RD,...

Distance from Property: 616m  3  2  2



Property Type:Unit
Area: 1.91 ha
RPD: L1-28,71-76 SP277684 & L29-70,77

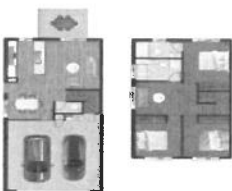
Features:

Current List Price:**Be Quick at \$280000**
First List Price:\$275,000
Date Listed: 09/11/2020 Days Listed: **272 Days**
Listed Price Change:



8 KOKUSO PL, DOOLANDELLA 4077

 3  2  2



Property Type:Unit
Area:
RPD:

Features:

Current List Price:**\$351,000 (Under Offer)**
First List Price:From \$351,000
Date Listed: 08/09/2020 Days Listed: **335 Days**
Listed Price Change:

DOOLANDELLA 4077

 3  2  2



Property Type:Unit
Area: 845 m²
RPD:

Features:

Current List Price:**\$390,000**
First List Price:\$370,000
Date Listed: Days Listed: **1000+ Days**
Listed Price Change:

52 FALSO PLACE, DOOLANDELLA, QLD 4077



Appraisal Price

This market analysis has been prepared on 08/08/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$370,000 to \$410,000



Median \$390,000



17-1



0020090-78-0000001-0000001

Mrs L R Poole
17 Cosway Street
Hillcrest QLD 4118

Account Number	400044088
Account Name/s	R & L Suzie Smsf Pty Ltd lor & Atf R & L Suzie Super Fund

Statement Period	
Issued Date	2 Jan 2021
Start Date	1 Jul 2020
End Date	31 Dec 2020

Statement Details	
Statement Number	1-00005
Page Number	1 of 2
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	20 Jan 2021

Loan Account Limit:	\$156,477.31	Available Redraw:	\$82,210.66	Current Interest Rate:	5.64% p.a.
---------------------	--------------	-------------------	-------------	------------------------	------------

Date	Transaction Particulars	Debits	Credits	Balance
01 JUL	BALANCE BROUGHT FORWARD			105,051.07 DR
20 JUL	Direct Debit Payment Direct Debit Payment		623.36	104,427.71 DR
20 JUL	Regular Interest Charge Original amount of \$487.17 received an offset benefit of \$0.00.	487.16		104,914.87 DR
20 AUG	Direct Debit Payment Direct Debit Payment		623.36	104,291.51 DR
20 AUG	Regular Interest Charge Original amount of \$502.56 received an offset benefit of \$0.00.	502.55		104,794.06 DR
31 AUG	Direct Credit Payment MOLLER - 37032217 - R & L SUZIE SUPE		20,000.00	84,794.06 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400044088
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd
 ABN 56606554321 Australian Credit Licence Number 494807
 Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
 Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
 Website: www.mezy.com.au

0029078/00000001/00000001

Statement Period		Statement Details	
Issued Date	2 Jan 2021	Statement Number	1-00005
Start Date	1 Jul 2020	Page Number	2 of 2
End Date	31 Dec 2020	Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
	BALANCE BROUGHT FORWARD			84,794.06 DR
20 SEP	Regular Interest Charge Original amount of \$430.90 received an offset benefit of \$0.00.	430.89		85,224.95 DR
21 SEP	Direct Debit Payment Direct Debit Payment		623.36	84,601.59 DR
20 OCT	Direct Debit Payment Direct Debit Payment		623.36	83,978.23 DR
20 OCT	Regular Interest Charge Original amount of \$392.27 received an offset benefit of \$0.00.	392.27		84,370.50 DR
20 NOV	Direct Debit Payment Direct Debit Payment		623.36	83,747.14 DR
20 NOV	Regular Interest Charge Original amount of \$404.14 received an offset benefit of \$0.00.	404.14		84,151.28 DR
23 NOV	Direct Credit Payment ORIGIN MMS MOLLER - LOAN REPAY MOLLER - R & L SUZIE SUPE		10,000.00	74,151.28 DR
20 DEC	Regular Interest Charge Original amount of \$343.73 received an offset benefit of \$0.00.	343.73		74,495.01 DR
21 DEC	Direct Debit Payment Direct Debit Payment		623.36	73,871.65 DR
21 DEC	Annual Transaction Facility Fee (Schd)	395.00		74,266.65 DR
	TOTALS AT END OF PERIOD	2,955.74	33,740.16	74,266.65 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400044088
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

RECEIVED
4 AUG 2021

BY: MONMSI

1950001-03-0000812-0002133 041
THE SECRETARY
30/340 Hope Island Road
Hope Island QLD 4212

Account Number	400044088
Account Name/s	R & L Suzie Smsf Pty Ltd lor & Atf R & L Suzie Super Fund

Statement Period	
Issued Date	4 Jul 2021
Start Date	1 Jan 2021
End Date	30 Jun 2021

Statement Details	
Statement Number	1-00006
Page Number	1 of 2
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	20 Jul 2021

Loan Account Limit:	\$155,302.07	Available Redraw:	\$82,706.08	Current Interest Rate:	5.64% p.a.
---------------------	--------------	-------------------	-------------	------------------------	------------

Date	Transaction Particulars	Debits	Credits	Balance
01 JAN	BALANCE BROUGHT FORWARD			74,266.65 DR
20 JAN	Direct Debit Payment Direct Debit Payment		623.36	73,643.29 DR
20 JAN	Regular Interest Charge Original amount of \$355.78 received an offset benefit of \$0.00.	355.78		73,999.07 DR
20 FEB	Regular Interest Charge Original amount of \$354.46 received an offset benefit of \$0.00.	354.46		74,353.53 DR
22 FEB	Direct Debit Payment Direct Debit Payment		623.36	73,730.17 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400044088
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.



Statement Period		Statement Details	
Issued Date	4 Jul 2021	Statement Number	1-00006
Start Date	1 Jan 2021	Page Number	2 of 2
End Date	30 Jun 2021	Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
	BALANCE BROUGHT FORWARD			73,730.17 DR
20 MAR	Regular Interest Charge Original amount of \$319.19 received an offset benefit of \$0.00.	319.19		74,049.36 DR
22 MAR	Direct Debit Payment Direct Debit Payment		623.36	73,426.00 DR
20 APR	Direct Debit Payment Direct Debit Payment		623.36	72,802.64 DR
20 APR	Regular Interest Charge Original amount of \$351.91 received an offset benefit of \$0.00.	351.91		73,154.55 DR
20 MAY	Direct Debit Payment Direct Debit Payment		623.36	72,531.19 DR
20 MAY	Regular Interest Charge Original amount of \$339.11 received an offset benefit of \$0.00.	339.11		72,870.30 DR
20 JUN	Regular Interest Charge Original amount of \$349.06 received an offset benefit of \$0.00.	349.05		73,219.35 DR
21 JUN	Direct Debit Payment Direct Debit Payment		623.36	72,595.99 DR
	TOTALS AT END OF PERIOD	2,069.50	3,740.16	72,595.99 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400044088
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.



PAYG Instalments report 2021

Tax Agent 24659936

Last Updated 11/09/2021

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
504559136	THE TRUSTEE FOR R & L SUZIE SUPER FUND	770.00	770.00	770.00	599.00	2,909.00

Total No of Clients: 1

POSTED



18.2

Activity statement 004

Date generated	16/09/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

12 results found - from 16 September 2019 to 16 September 2021 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
14 Jul 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$599.00		\$0.00
2 Jul 2021	1 Jul 2021	Payment received		\$599.00	\$599.00 CR
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$770.00		\$0.00
1 Apr 2021	31 Mar 2021	Payment received		\$770.00	\$770.00 CR
25 Feb 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$770.00		\$0.00
9 Feb 2021	8 Feb 2021	Payment received		\$770.00	\$770.00 CR
27 Oct 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$770.00		\$0.00
26 Oct 2020	23 Oct 2020	Payment received		\$770.00	\$770.00 CR
27 Jul 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20 - PAYG Instalments	\$809.00		\$0.00
30 Jun 2020	29 Jun 2020	Payment received		\$809.00	\$809.00 CR
30 Apr 2020	28 Apr 2020	Original Activity Statement for the period ending 31 Mar 20 - PAYG Instalments	\$809.00		\$0.00
22 Apr 2020	21 Apr 2020	Payment received		\$809.00	\$809.00 CR

R & L SUZIE SUPER FUND
Trial Balance at 30/06/2021
 Printed: Tuesday 15 June, 2021 @ 12:25:01

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(14,494.13)	242/001	Moller, Rodney Edward			
(18,734.44)	242/002	Moller, Lynette Robyn			
	250	Interest Received			
(186.94)	250/001	Cash at Bank - Macquarie 182512 966368987			
	280	Rent Received			
(18,076.48)	280/001	Unit 29 City Edge, 52 Falso Place, Doolandella			
	285	Transfers In - Preserved/Taxable			
(2,802.95)	285/002	Moller, Lynette Robyn			
2,825.70	301	Accountancy Fees			
518.00	304	ATO Supervisory Levy			
500.00	306	Amortisation of formation costs			
364.30	307	Auditor's Remuneration			
40,915.41	330	Decrease in Market Value of Investments			
	334	Depreciation			
3,774.38	334/002	Plant & Equipment per QSR			
	375	Investment Expenses			
1,500.00	375/001	Infocus			
220.00	375/002	Unit 29 City Edge, 52 Falso Place, Doolandella			
320.00	380	Insurance			
320.00	381	Filing fees - ASIC			
	425	Rental Property Expenses			
395.00	425/003	Bank charges			
3,411.34	425/004	Body corporate			
77.00	425/006	Cleaning & pest control			
1,627.60	425/007	Council rates			
528.00	425/008	Gardening			
349.00	425/009	Insurance			
385.00	425/011	Letting fees			
6,583.59	425/012	Interest			
1,509.22	425/013	Property Agent fees			
440.00	425/015	Repairs & Maintenance			
158.40	425/017	Stationery & printing			
1,219.96	425/019	Water			
2,911.20	485	Income Tax Expense			
(16,558.16)	490	Profit/Loss Allocation Account			
	501	Moller, Rodney Edward (Accumulation)			
(155,555.58)	501/001	Opening Balance - Preserved/Taxable			142,288.58
(50.00)	501/002	Opening Balance - Preserved/Tax Free			50.00
(14,494.13)	501/011	Employer Contributions - Concessional			
26,701.28	501/031	Share of Profit/(Loss) - Preserved/Taxable			
2,174.11	501/051	Contributions Tax - Preserved			
(1,114.26)	501/053	Income Tax - Preserved/Taxable			
	502	Moller, Lynette Robyn (Accumulation)			

19/8/60
 Agy @ 1/7/20
 = 59.
 60 on 19/8/20

7/10/64
 Agy @ 1/7/20
 = 55.

R & L SUZIE SUPER FUND
Trial Balance at 30/06/2021
Printed: Tuesday 15 June, 2021 @ 12:25:01

Last Year	Account	Account Name	Units	Debits \$	Credits \$
(130,647.91)	502/001	Opening Balance - Preserved/Taxable			127,356.75
(18,734.44)	502/011	Employer Contributions - Concessional			
(2,802.95)	502/021	Transfers In - Preserved/Taxable			
22,977.20	502/031	Share of Profit/(Loss) - Preserved/Taxable			
2,810.20	502/051	Contributions Tax - Preserved			
(958.85)	502/053	Income Tax - Preserved/Taxable			
40,832.08	604	Cash at Bank - Macquarie 182512- 966368987		40,832.08	
1,500.00	640	Formation Expenses		1,500.00	
1,219.60	681	Rent Debtor		1,219.60	
	765	Plant and Equipment (at written down value)			
11,487.92	765/001	Plant & Equipment per QSR	1.0000	11,487.92	
	772	Real Estate Properties (Australian)			
321,000.00	772/001	Unit 29 City Edge, 52 Falso Place, Doolandella	1.0000	321,000.00	
(105,051.07)	810	Loan - Ezy Mortgage 400044088			105,051.07
	850	Income Tax Payable			
(2,911.20)	850/001	Income Tax Payable			1,293.20
1,618.00	850/004	Tax Instalments Paid			
0.00				<u>376,039.60</u>	<u>376,039.60</u>

Current Year Profit/(Loss): \$0.00