



Wednesday, 16 September 2020

Adviser Services
13 18 36

Investor Name
Pudson Super Pty Ltd
Pudson Super Fund

Account Number
0910 3347 0723

FirstChoice Wholesale Investments

*CGT date
13/10/17*

Distribution tax details for financial year: 2019-2020

Part A - Summary of 2020 tax return items

Tax return	Amount (\$)	Tax return label
Interest income	0.00	10L
TFN amounts withheld (Interest)	0.00	10M
Non-primary production income	1,520.90	13U
Franked distributions from trusts	2,701.17	13C
Share of franking credits - franked dividends	973.08	13Q
TFN amounts withheld (Trust Distribution)	0.00	13R
Total current year capital gains	11,851.75	18H
Net capital gain	7,904.77	18A
Controlled Foreign Company (CFC) income	0.00	19K
Assessable foreign source income	4,554.66	20E
Other net foreign source income	4,554.66	20M
Australian franking credits from a New Zealand franking company	0.00	20F
Foreign Income Tax Offset	495.14	200
Rebates	63.53	24V

Part B - Capital gains tax information - additional information for item 18

	Amount (\$)
Capital gains - discount method (grossed-up amount)	11,840.92
Capital gains - other than discount method	10.83
Total current year capital gains	11,851.75

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Part C

Total - interest	Taxable income(\$)
Interest income	0.00

Total - components of distribution/ attribution	Cash distribution (\$)	Tax paid/ Franking credit (\$)	Attribution/ Taxable amount(\$)
Australian income			
Dividends - unfranked not CFI	173.08		173.08
Dividends - unfranked CFI	177.09		177.09

Interest	98.18		98.18
Interest exempt from non-resident withholding	488.89		488.89
Other income	583.66		583.66
Non-primary production income	1,520.90		1,520.90
Dividends - franked amount	1,728.09	973.08	2,701.17
Capital gains			
Discounted capital gain TAP	14.29		14.29
Discounted capital gain NTAP	5,906.17		5,906.17
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	10.83		10.83
Capital gain	5,931.29		5,931.29
CGT gross-up amount (AMIT)			5,920.46
Other capital gains distribution (AMIT)	5,920.46		
CGT concession amount (non-AMIT)	0.00		
Total current year/distributed capital gains	11,851.75		
Foreign income			
Other net foreign source income	4,059.52	495.14	4,554.66
Assessable foreign income	4,059.52	495.14	4,554.66
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
Total foreign income	4,059.52	495.14	4,554.66
	Cash distribution (\$)	Attribution/ Amount (\$)	
Other non-assessable amounts			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	0.00	0.00	
Other non-attributable amounts (AMIT)	1,269.52		
Tax free amounts (non-AMITs)	0.00		
Tax deferred amounts (non-AMITs)	0.00		
Gross cash distribution (Includes interest income)	20,429.78		
Other deductions from distribution			
Less: TFN amounts withheld	0.00		
Less: Non-resident withholding tax 12H	0.00		
Less: Other non-resident withholding	0.00		
Net cash distribution (Includes interest income)	20,429.78		

Part C - Component of distribution and interest by fund/option

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PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

Use this statement, together with the tax guide, to help you complete your tax return.

Subject to the terms and conditions and our privacy policy, Colonial First State takes reasonable steps to ensure that information about your accounts visible on this and other pages on the FirstNet site is accurate, but no liability is accepted for errors or omissions or for loss or damage suffered as a result of reliance on it.

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Wednesday, 16 September 2020

Adviser Services

13 18 36

Investor namePudson Super Pty Ltd
Pudson Super Fund**Account number**

10910 3347 0723

TRANSACTION HISTORY

For: FirstChoice Wholesale Investments

As at 14/09/2020 the **total account** value is: **\$307,670.05.**

Date	Description	Gross (\$)	Fees/charges (\$)	Amount (\$)	Status
30/06/2020	Distribution	14,163.60		14,163.60	Completed
19/06/2020	Application	3,000.00		3,000.00	Completed
05/06/2020	Application	3,000.00		3,000.00	Completed
01/06/2020	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
22/05/2020	Application	3,000.00		3,000.00	Completed
08/05/2020	Application	3,000.00		3,000.00	Completed
01/05/2020	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
24/04/2020	Application	3,000.00		3,000.00	Completed
14/04/2020	Application	3,000.00		3,000.00	Completed
01/04/2020	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
29/03/2020	Distribution	1,955.10		1,955.10	Completed
27/03/2020	Application	3,000.00		3,000.00	Completed
13/03/2020	Application	3,000.00		3,000.00	Completed
09/03/2020	Management Fee Rebate	44.96		44.96	Completed
02/03/2020	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
28/02/2020	Application	3,000.00		3,000.00	Completed
14/02/2020	Application	3,000.00		3,000.00	Completed
03/02/2020	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
31/01/2020	Application	3,000.00		3,000.00	Completed
17/01/2020	Application	3,000.00		3,000.00	Completed
03/01/2020	Application	2,500.00		2,500.00	Completed
02/01/2020	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
20/12/2019	Application	2,500.00		2,500.00	Completed
15/12/2019	Distribution	3,486.95		3,486.95	Completed
06/12/2019	Application	2,500.00		2,500.00	Completed
02/12/2019	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
29/11/2019	Application	5,000.00		5,000.00	Completed
22/11/2019	Application	2,500.00		2,500.00	Completed
08/11/2019	Application	2,500.00		2,500.00	Completed
01/11/2019	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
25/10/2019	Application	2,500.00		2,500.00	Completed
11/10/2019	Application	2,500.00		2,500.00	Completed
01/10/2019	Adviser Service Fee - Ongoing	-125.00		125.00	Completed
30/09/2019	Application	1,000.00		1,000.00	Completed
25/09/2019	Application	3,000.00		3,000.00	Completed
15/09/2019	Distribution	824.13		824.13	Completed

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9/16/2020

FirstNet

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13/09/2019	Application	2,200.00	2,200.00	Completed
09/09/2019	Management Fee Rebate	18.57	18.57	Completed
02/09/2019	Adviser Service Fee - Ongoing	-125.00	125.00	Completed
30/08/2019	Application	2,200.00	2,200.00	Completed
16/08/2019	Application	1,100.00	1,100.00	Completed
02/08/2019	Application	1,100.00	1,100.00	Completed
01/08/2019	Adviser Service Fee - Ongoing	-125.00	125.00	Completed
19/07/2019	Application	1,100.00	1,100.00	Completed
05/07/2019	Application	1,100.00	1,100.00	Completed
01/07/2019	Adviser Service Fee - Ongoing	-125.00	125.00	Completed

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Adviser fee 12 x 125 = \$1500

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Wednesday, 16 September 2020

Adviser Services

13 18 36

Investor namePudson Super Pty Ltd
Pudson Super Fund**Account number**

10910 3347 0723

TRANSACTION HISTORY

For: FirstChoice Wholesale Investments

As at 14/09/2020 the **total account** value is: **\$307,670.05.**

Date	Description	Gross (\$)	Fees/charges (\$)	Amount (\$)	Status
30/06/2020	Distribution	14,163.60		14,163.60	Completed
29/03/2020	Distribution	1,955.10		1,955.10	Completed
15/12/2019	Distribution	3,486.95		3,486.95	Completed
15/09/2019	Distribution	824.13		824.13	Completed
30/06/2019	Distribution	9,174.74		9,174.74	Completed
31/03/2019	Distribution	1,867.49		1,867.49	Completed
16/12/2018	Distribution	2,321.54		2,321.54	Completed
16/09/2018	Distribution	976.22		976.22	Completed
30/06/2018	Distribution	7,060.21		7,060.21	Completed
25/03/2018	Distribution	2,486.07		2,486.07	Completed
17/12/2017	Distribution	1,997.19		1,997.19	Completed

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Report period: 01 Jul 2019 - 30 Jun 2020
 Date prepared: 16 Sep 2020



Adviser: Thomas Graham
 Infocus Securities Australia Pty Ltd
 Adviser contact number: 07 55618800

Pudson Super Fund Portfolio Snapshot

Your details

As at date prepared

Address: 8127 MAGNOLIA GARDENS CT HOPE ISLAND QLD 4212 Mobile: 0498611589

Your portfolio balance

Your balance as at 01 Jul 2019

Your balance as at 30 Jun 2020



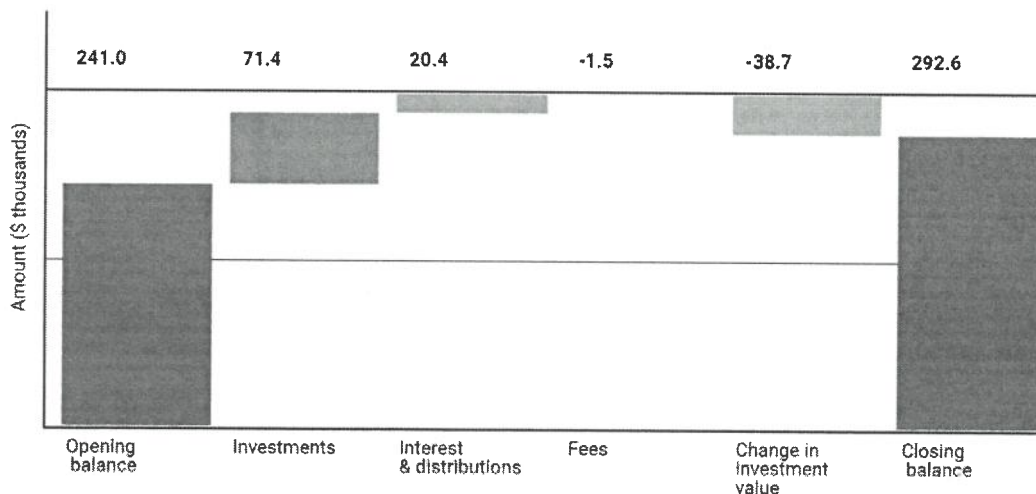
Your portfolio summary

Account name	Opening balance	Investments	Withdrawals (incl. taxes)	Adjustments	Fees	Insurance premiums	Market movement	Closing balance
FirstChoice Wholesale Investments (0910 3347 0723) <small>Start: 01 Jul 2019 End: 30 Jun 2020</small>	\$241,030.17	\$91,793.31	\$0.00	\$0.00	-\$1,500.00	\$0.00	-\$38,696.12	\$292,627.36
Funds total	\$241,030.17	\$91,793.31	\$0.00	\$0.00	-\$1,500.00	\$0.00	-\$38,696.12	\$292,627.36

Note:

- Fees do not include the ongoing management fee which is included in the unit price. Refer to the Product Disclosure Statement (PDS) for further details on fees.

Your portfolio summary chart



Notes:

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- Figures in this chart are shown to the nearest \$100. Figures rounded to \$0 are not shown.
- Transactions processed in the last 24 hours may not be shown.
- Insurance premiums are included in the chart as Withdrawals.
- Adjustment amounts (if applicable) are included in the Investment, Withdrawal or Interest & distributions sections of the chart.

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Your portfolio valuation

As at 30 Jun 2020

FirstChoice Wholesale Investments (0910 3347 0723)

Investments	Units	Unit price	Option value	%	Distributions
FirstChoice Wsale Fixed Interest	60,646.9544	\$0.9548	\$57,905.71	19.8%	\$3,687.41
FirstChoice Wsale MI High Grth	91,226.4593	\$0.9650	\$88,033.53	30.1%	\$4,034.10
Lazard WS Select Australian Equity	19,591.5295	\$1.0192	\$19,967.69	6.8%	\$610.38
Magellan Wsale Global Share	19,100.0095	\$2.2559	\$43,087.71	14.7%	\$6,647.62
MFS Wsale Global Equity	34,057.6440	\$1.1326	\$38,573.69	13.2%	\$2,466.12
Pendal WS Property Investment	34,870.7851	\$0.6429	\$22,418.43	7.7%	\$1,770.70
Schroder Wsale Aust Equity	19,030.5123	\$1.1897	\$22,640.60	7.7%	\$1,213.45
Account value			\$292,627.36	100%	
Portfolio value			\$292,627.36		

Notes: The distribution details shown are for the reporting period selected.

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Commonwealth Bank of Australia ABN 48 123 123 124, AFSL 234945 (the Bank) is the issuer, and Colonial First State is the administrator, of the FirstRate Saver, FirstRate Term Deposits and FirstRate Investment Deposits products. Colonial First State is a wholly owned subsidiary of the Bank. The Bank and its subsidiaries do not guarantee the performance of FirstChoice or the repayment of capital by FirstChoice. Investments in the funds are not deposits or other liabilities of the Bank or its subsidiaries and investment type products are subject to investment risk including loss of income and capital invested.

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Australian Securities &
Investments Commission

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

ABN 86 768 265 615

2020

PUDSON SUPER PTY LTD
GREGORY REABURN
8127 MAGNOLIA GARDENS CT
HOPE ISLAND QLD 4212

27 June 2019

PUDSON SUPER PTY LTD
ABN/ACN/ARBN 168 367 226
Account No. 22168367226

OVERDUE AMOUNT \$382.00

OVERDUE REMINDER

Our records indicate that we have not received payment for the above company's annual review fee and/or late payment fees.

As this payment is now overdue, please pay **immediately** to prevent further action. Failure to pay the annual review fee may result in ASIC initiated deregistration of the company.

If this account has been paid in full, thank you and please disregard this notice.

Outstanding transaction details are listed overleaf.

Paid 9/7/19

SLA is not the agent for this company.



ASIC
Australian Securities &
Investments Commission

PAYMENT SLIP

PUDSON SUPER PTY LTD

TOTAL DUE	\$382.00
Immediately	\$382.00

Payment options are listed on the back of this payment slip

Bill Code: 17301
Ref: 2291683672268

ACN 168 367 226 Account No. 22168367226



22168367226



*814 129 0002291683672268 13

PUDSON SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 280/001 TO 280/001 - ENTRIES: ALL

2-1

Printed: Tuesday 17 November, 2020 @ 09:08:22

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
280						
<u>Rent Received</u>						
280/001						
<u>2/88 Anzac Avenue, Newtown Q 4350</u>						
04/07/2019	040719	Bank Statement			120.00 2-1A	(120.00)
		Narration: HOLLAND NL GREG RENT				
05/07/2019	050719	Bank Statement			320.00 2-1B	(440.00)
		Narration: HOLLAND NL GREG RENT				
10/07/2019	100719	Bank Statement			320.00 2-1C	(760.00)
		Narration: HOLLAND NL GREG RENT				
19/07/2019	190719	Bank Statement		2.2	320.00	(1,080.00)
		Narration: HOLLAND NL GREG RENT				
23/07/2019	230719	Bank Statement		2.3	640.00	(1,720.00)
		Narration: HOLLAND NL GREG RENT				
06/08/2019	060819	Bank Statement		2.4	320.00	(2,040.00)
		Narration: HOLLAND NL GREG RENT				
16/08/2019	160819	Bank Statement		2.5	320.00	(2,360.00)
		Narration: HOLLAND NL GREG RENT				
21/08/2019	210819	Bank Statement		2.6	320.00	(2,680.00)
		Narration: HOLLAND NL GREG RENT				
30/08/2019	300819	Bank Statement		2.7	320.00	(3,000.00)
		Narration: HOLLAND NL GREG RENT				
03/09/2019	030919	Bank Statement		2.8	320.00	(3,320.00)
		Narration: HOLLAND NL GREG RENT				
17/09/2019	170919	Bank Statement		2.9	640.00	(3,960.00)
		Narration: HOLLAND NL GREG RENT				
02/10/2019	021019	Bank Statement		2.10	320.00	(4,280.00)
		Narration: HOLLAND NL GREG RENT				
11/10/2019	111019	Bank Statement		2.11	320.00	(4,600.00)
		Narration: HOLLAND NL GREG RENT				
15/10/2019	151019	Bank Statement		2.12	320.00	(4,920.00)
		Narration: HOLLAND NL GREG RENT				
29/10/2019	291019	Bank Statement		2.13	320.00	(5,240.00)
		Narration: HOLLAND NL GREG RENT				
12/11/2019	121119	Bank Statement		2.14	640.00	(5,880.00)
		Narration: HOLLAND NL GREG RENT				
26/11/2019	261119	Bank Statement		2.15	320.00	(6,200.00)
		Narration: HOLLAND NL GREG RENT				
10/12/2019	101219	Bank Statement		2.16	640.00	(6,840.00)
		Narration: HOLLAND NL GREG RENT				
24/12/2019	241219	Bank Statement		2.17	320.00	(7,160.00)
		Narration: HOLLAND NL GREG RENT				
07/01/2020	070120	Bank Statement		2.18	320.00	(7,480.00)
		Narration: HOLLAND NL GREG RENT				
17/01/2020	170120	Bank Statement		2.19	220.00	(7,700.00)
		Narration: HOLLAND NL GREG RENT				
23/01/2020	230120	Bank Statement		2.20	100.00	(7,800.00)
		Narration: HOLLAND NL GREG RENT				
04/02/2020	040220	Bank Statement		2.21	320.00	(8,120.00)
		Narration: HOLLAND NL GREG RENT				
07/02/2020	070220	Bank Statement		2.22	320.00	(8,440.00)
		Narration: HOLBORN TP Funds trns				
14/02/2020	140220	Bank Statement		2.23	320.00	(8,760.00)
		Narration: HOLLAND NL GREG RENT				
28/02/2020	280220	Bank Statement		2.24	320.00	(9,080.00)

2-1A

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court

Hope Island

Qld 4212

Date: 06/07/2019

Receipt # 0033

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

- \$120 towards missed rent for week 21st April 2019

Paid \$120

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2-10

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court

Hope Island

Qld 4212

Date: 07/07/2019

Receipt # 0034

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

- 1 weeks rent @ \$320 per week from the 28th June to the 5th July 2019

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2-10

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court

Hope Island

Qld 4212

Date: 10/07/2019

Receipt # 0035

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

- 1 weeks rent @ \$320 per week from Friday the 5th July

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

PUDSON SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 280/001 TO 280/001 - ENTRIES: ALL

2-2

Printed: Tuesday 17 November, 2020 @ 09:08:22

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
Narration: HOLLAND NL GREG RENT						
16/03/2020	160320	Bank Statement		2.25	320.00	(9,400.00)
Narration: HOLLAND NL GREG RENT						
20/03/2020	200320	Bank Statement		2.35	320.00	(9,720.00)
Narration: HOLLAND NL GREG RENT						
27/03/2020	270320	Bank Statement		2.26	740.00	(10,460.00)
Narration: HOLLAND NL GREG RENT						
16/04/2020	160420	Bank Statement		2.27	320.00	(10,780.00)
Narration: HOLLAND NL GREG RENT						
24/04/2020	240420	Bank Statement		2.28	690.00	(11,470.00)
Narration: HOLLAND NL Nikki rent						
15/05/2020	150520	Bank Statement		2.29	320.00	(11,790.00)
Narration: HOLLAND NL GREG RENT						
22/05/2020	220520	Bank Statement		2.30	350.00	(12,140.00)
Narration: HOLLAND NL GREG RENT						
02/06/2020	020620	Bank Statement		2.31	350.00	(12,490.00)
Narration: HOLLAND NL GREG Rent extra						
03/06/2020	030620	Bank Statement		2.32	350.00	(12,840.00)
Narration: HOLLAND NL GREG RENT						
19/06/2020	190620	Bank Statement		2.33	640.00	(13,480.00)
Narration: HOLLAND NL GREG RENT						
24/06/2020	240620	Bank Statement		2.34	340.00	(13,820.00)
Narration: HOLLAND NL GREG RENT						

Total Debits:

Total Credits: **\$13,820.00**

Current Year Profit/(Loss): N/A

$$\$320 \times 52 = \$16640$$

$$- 13820$$

$$\underline{\underline{\$ 2820 \text{ owing}}}$$

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Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 19/07/2019

Receipt #0036

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week for Rent due Friday the 12th July

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2-3

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 23/07/2019

Receipt #0037

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

2 weeks rent @ \$320 per week from Friday Rent Due Date 19th 26th July

Paid \$640

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.4

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 06/08/2019

Receipt #0038

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Rent Due Date 2nd Aug

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.5

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 16/08/2019

Receipt #0039

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Due Date 9^h Aug

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.6

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 21/08/2019

Receipt #0040

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week for Friday Rent Due Date 16th Aug

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.7

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope
Island
Qld 4212

Date: 30/08/2019

Receipt #0041

Sold To:

Nicky Holland
2/88 Anzac Ave
Newtown
Qld 4350

1 weeks rent @ \$320 per week from Friday Rent Due 23rd Aug

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2-8

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 03/09/2019

Receipt #0042

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Rent Due the 30th Aug

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

29

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 17/09/2019

Receipt # 0043

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Rent Due the 6th & 13th Sept

Paid \$640

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.10

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 02/10/2019

Receipt #0044

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 20th Sept

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2-11

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 11/10/2019

Receipt #0045

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Rent due 27th Sept

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.12

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 15/10/2019

Receipt # 0046

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Rent Due 4th Oct

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.13

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 29/10/2019

Receipt # 0047

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the 11th Oct

Paid \$320

Thank you for your business!

Greg Reburn Ph 0498 611 589

2.14

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope
Island
Qld 4212

Date: 12/11/2019

Receipt #0048

Sold To:

Nicky Holland
2/88 Anzac Ave
Newtown
Qld 4350

1 weeks rent @ \$320 per week from Friday the 18th & 25th Oct

Paid \$640

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.15

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 26/11/2019

Receipt #0049

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the 1st Nov

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.16

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 10/12/2019

Receipt #0050

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 8th & 15th Nov

Paid \$640

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.17

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 24/12/2019

Receipt #0051

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Rent Due the 22nd Nov

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.18

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 07/01/2020

Receipt #0052

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Rent Due the 29th Nov

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.19

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 17/01/2020

Receipt #0053

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday Rent Due % the 6th Dec

Paid \$220

Thank you for your business!

Greg Reaburn Ph 0498 611 589

220

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 20/07/2019

Receipt #0054

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the 12th July

Paid \$100

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.21

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 04/02/2020

Receipt #0055

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 13th Dec

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.22

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 14/02/2020

Receipt #0056

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent due 20th Dec

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.23

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 28/02/2020

Receipt #0057

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent due 27th Dec

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.24

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 16/03/2020

Receipt #0058

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the 3rd Jan 2020

Paid \$320

Thank you for your business!

Greg Reburn Ph 0498 611 589

1.25

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 20/03/2020

Receipt #0059

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 10th Jan 2020

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.26

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 27/03/2020

Receipt # 0060

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 17th & 24th Jan 2020

Paid \$740

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.27

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 16/04/2020

Receipt #0061

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 31st Jan 2020

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.28

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope
Island
Qld 4212

Date: 24/04/2020

Receipt #0062

Sold To:

Nicky Holland
2/88 Anzac Ave
Newtown
Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 2nd & 14th Feb Plus Extra \$50.00

Paid \$690

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2-29

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 15/05/2020

Receipt #0063

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 21st Feb

Paid \$~~690~~ 320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.30

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 22/05/2020

Receipt #0064

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 28th Feb

Paid \$350

Thank you for your business!

Greg Reaburn Ph 0498 611 589

231

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 02/06/2020

Receipt # 0065

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 6th March

Paid \$350

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.32

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 03/06/2020

Receipt #0066

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 13th March

Paid \$~~640~~ 350

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2-33

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 19/06/2020

Receipt #0067

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 20th & 27th March

Paid \$640

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.34

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope

Island

Qld 4212

Date: 24/06/2020

Receipt #0068

Sold To:

Nicky Holland

2/88 Anzac Ave

Newtown

Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 3rd April

Paid \$640 340

Thank you for your business!

Greg Reaburn Ph 0498 611 589

2.35

Sales Receipt

Pudson Super Pty Ltd ATF Pudson Super Fund

ABN: 38 725 526 548

8127 Magnolia Gardens Court Hope
Island

Qld 4212

Date: 20/03/2020

Receipt # 0059

Sold To:

Nicky Holland
2/88 Anzac Ave
Newtown
Qld 4350

1 weeks rent @ \$320 per week from Friday the Rent Due 10th Jan 2020

Paid \$320

Thank you for your business!

Greg Reaburn Ph 0498 611 589

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1.1 Lessor

1 Name/trading name Pudson Super Pty Ltd ATF Pudon Super Fund

Address
8127 Magnolia Gardens Court Hope Island Postcode 4212

1.2 Phone Mobile Email
Gregory.Reedman@gmail.com

Item 2.1 Tenant/s

2 Tenant 1 Full name/s Nikeasha Lea Holland
Phone 0484 098 427 Email nikeasha@hotmail.com

Tenant 2 Full name/s
Phone Email

Tenant 3 Full name/s
Phone Email

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

Item 3.1 Agent If applicable. See clause 43

3 Full name/trading name Pudson Super Pty Ltd ATF Pudon Super Fund

Address
8127 Magnolia Gardens Court Hope Island Postcode 4212

3.2 Phone Mobile Email
Gregory.Reedman@gmail.com

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

4.1 Lessor
Email Yes No Facsimile Yes No

4.2 Tenant/s
Email Yes No Facsimile Yes No

4.3 Agent
Email Yes No Facsimile Yes No

Item 5.1 Address of the rental premises

5 Unit 2/88 Anzac Ave Newtown Postcode 4350

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

Fully furnished including cutlery, crockery, linen and towels.

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

6.2 Starting on 1/1/2020 **6.3** Ending on 30/6/2020

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



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$ 640.00 per [] week [x] fortnight [] month See clause 8(1)

Item 8 Rent must be paid on the Friday day of each fortnight

Item 9 Method of rent payment direct deposit

Details for direct credit

BSB no. 1 8 2 5 1 2 Bank/building society/credit union Maquarie Bank

Account no. 9 6 3 0 0 2 6 1 3 Account name Pudson Super Fund

Payment reference Rent - Anzac Ave

Item 10 Place of rent payment

Item 11 Rental bond amount \$ 0 See clause 13

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

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

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 Any other service stated in item 12.1

Item 14 How services must be paid for

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

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? 16.2 Has the tenant been given a copy of the relevant by-laws

Item 17 17.1 Pets approved 17.2 The types and number of pets that may be kept

Item 18 Nominated repairers

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

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

2 Terms of a general tenancy agreement

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

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

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

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report – s 65

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

Note – A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

6 Continuation of fixed term agreement – s 70

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

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

7 Costs apply to early ending of fixed term agreement

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

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

Division 3 Rent

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

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

Note – If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place –

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

9 Rent in advance – s 87

- The lessor may require the tenant to pay rent in advance only if the payment is not more than –
- (a) for a periodic agreement – 2 weeks rent; or
 - (b) for a fixed term agreement – 1 month rent.
- Note* – Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases – ss 91 and 93

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

11 Application to tribunal about excessive increase – s 92

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

12 Rent decreases – s 94

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

Division 4 Rental bond

13 Rental bond required – ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount –
 - (a) if a special term requires the bond to be paid at a stated time – at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments – by instalments; or
 - (c) otherwise – when the tenant signs this agreement.

Note – There is a maximum bond that may be required. See section 146 and the information statement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.
Example – The lessor may claim against the bond if the tenant does not leave the premises in the required condition at the end of the tenancy.
Note – For how to apply to the authority or a tribunal for the bond at the end of the tenancy, see the information statement and sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.

14 Increase in bond – s 154

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

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

Division 5 Outgoings

15 Outgoings – s 163

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.
Examples –
body corporate levies, council general rates, sewerage charges, environment levies, land tax
- (2) This clause does not apply if –
 - (a) the lessor is the State; and
 - (b) rent is not payable under the agreement; and
 - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges – ss 164 and 165

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

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

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

17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if –
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.

Note – A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.
- (2) However, the tenant does not have to pay an amount –
 - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.
Note – For details about water efficiency, see the information statement.
- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents about the incurring of the amount.
- (6) In this clause –

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

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation – s 181

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

Examples of possible legal impediments –

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

19 Vacant possession and quiet enjoyment – ss 182 and 183

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

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

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

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

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

Note – See the information statement for details.

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

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

22 Units and townhouses – s 69

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

23 Number of occupants allowed

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

24 Pets

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

Subdivision 2 Standard of premises

25 Lessor's obligations – s 185

- (1) At the start of the tenancy, the lessor must ensure –
- (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must –
- (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (d) keep any common area included in the premises clean.

Note – For details about the maintenance, see the information statement.

- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if –
- (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - (d) the non-standard items are not a risk to health or safety; and
 - (e) for fixtures – the fixtures were not attached to the premises by the lessor.
- (4) In this clause –

non-standard items means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

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

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

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

Subdivision 3 The dwelling

27 Fixtures or structural changes – ss 207–209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.

Note – Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.

- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

Examples of terms –

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

28 Supply of locks and keys – s 210

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

29 Changing locks – ss 211 and 212

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

Subdivision 4 Damage and repairs

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

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

31 Nominated repairer for emergency repairs – s 216

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

32 Notice of damage – s 217

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

33 Emergency repairs arranged by tenant – ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant

34 General – ss 238 and 240

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

35 State assisted lessors or employees of lessor – s 237

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

Division 8 When agreement ends

36 Ending of agreement – s 277

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

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

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

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

Note – See the information statement for details.

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

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

Examples of what may be fair wear and tear –

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

38 Keys

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

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

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

40 Exit condition report – s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.

Example of what might be as soon as practicable – when the tenant returns the keys to the premises to the lessor or the lessor's agent

Note – For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.

- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report –
 - (a) sign the copy; and
 - (b) if the lessor or agent does not agree with the report – show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or agent – make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

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

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

Division 9 Miscellaneous

42 Supply of goods and services – s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to a requirement about a service charge.
Note – See section 164 for what is a service charge.

43 Lessor's agent

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

44 Notices

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

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

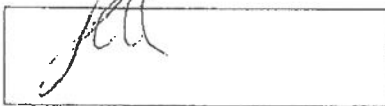
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. Do not send to the RTA – give this form to the tenant/s, keep a copy for your records.

Signature of lessor/agent

Name/trading name

Greg Reaburn

Signature



Date

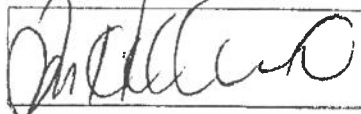
23/12/19

Signature of tenant 1

Print name

Nikeasha Lea Holland

Signature



Date

24/12/19

Signature of tenant 2

Print name

Signature

Date

Signature of tenant 3

Print name

Signature

Date

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1

1.1 Lessor

Name/trading name Pudson Super Pty Ltd ATF Pudon Super Fund

Address

8127 Magnolia Gardens Court Hope Island Postcode 4212

1.2 Phone

Mobile

Email

0498 611 589 Greg.reahurn@gmail.com

Item 2

2.1 Tenant/s

Tenant 1 Full name/s Nikeasha Lea Holland

Phone 0484 098 427 Email nikeasha@hotmail.com

Tenant 2 Full name/s

Phone Email

Tenant 3 Full name/s

Phone Email

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

Item 3

3.1 Agent If applicable. See clause 43

Full name/trading name Pudson Super Pty Ltd ATF Pudon Super Fund

Address

8127 Magnolia Gardens Court Hope Island

Postcode 4212

3.2 Phone

Mobile

Email

0498 611 589 Gregory.Reahurn@gmail.com

Item 4

Notices may be given to

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

4.1 Lessor

Email Yes No Facsimile Yes No

4.2 Tenant/s

Email Yes No Facsimile Yes No

4.3 Agent

Email Yes No Facsimile Yes No

Item 5

5.1 Address of the rental premises

Unit 2/88 Anzac Ave Newtown

Postcode 4350

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

Fully furnished including cutlery, crockery, linen and towels.

Item 6

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

6.2 Starting on 1/07/19 6.3 Ending on 31/12/19

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



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$ 640.00 per week fortnight month See clause 8(1)

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

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

Details for direct credit

BSB no. 1 8 2 5 1 2 Bank/building society/credit union Maquarie Bank

Account no. 9 6 3 0 0 2 6 1 3 Account name Pudson Super Fund

Payment reference Rent - Anzac Ave

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

Item 11 Rental bond amount \$ 0 See clause 13

Item 12.1 The services supplied to the premises for which the tenant must pay See clause 16
Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type See special terms (page 8)
Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17
 Yes No

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

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

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity
Gas
Phone
Any other service stated in item 12.1 See special terms (page 8)

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

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

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

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

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

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs Allswell Electrical Phone 0412 717 242
Plumbing repairs Neil Fearby Phone 0417 776 245
Other Phone

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

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

2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (*special terms*).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.
Note – Some breaches of this agreement may also be an offence under the Act, for example, if –
 - the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
 - the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report – s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days –
 - (a) the day the tenant is entitled to occupy the premises;
 - (b) the day the tenant is given the copy of the condition report.*Note* – A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

6 Continuation of fixed term agreement – s 70

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

7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if –
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.
Note – For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

Division 3 Rent

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

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid –
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by –
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement – in an approved way under section 83(4).
Note – If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place –

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

9 Rent in advance – s 87

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

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

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

10 Rent increases – ss 91 and 93

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

11 Application to tribunal about excessive increase – s 92

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

12 Rent decreases – s 94

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

Division 4 Rental bond

13 Rental bond required – ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount –
 - (a) if a special term requires the bond to be paid at a stated time – at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments – by instalments; or
 - (c) otherwise – when the tenant signs this agreement.

Note – There is a maximum bond that may be required. See section 146 and the information statement.

- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

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

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

14 Increase in bond – s 154

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

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

Division 5 Outgoings

15 Outgoings – s 163

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

Examples –

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

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

16 General service charges – ss 164 and 165

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

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

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

17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if –
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.

Note – A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.

- (2) However, the tenant does not have to pay an amount –
 - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

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

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

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

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation – s 181

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

Examples of possible legal impediments –

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

19 Vacant possession and quiet enjoyment – ss 182 and 183

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

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

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

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

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

Note – See the information statement for details.

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

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

22 Units and townhouses – s 69

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

23 Number of occupants allowed

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

24 Pets

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

Subdivision 2 Standard of premises

25 Lessor's obligations – s 185

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

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

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

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

Subdivision 3 The dwelling

27 Fixtures or structural changes – ss 207–209

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

Examples of terms –

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

28 Supply of locks and keys – s 210

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

29 Changing locks – ss 211 and 212

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

Subdivision 4 Damage and repairs

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

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

31 Nominated repairer for emergency repairs – s 216

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

32 Notice of damage – s 217

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

33 Emergency repairs arranged by tenant – ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant

34 General – ss 238 and 240

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

35 State assisted lessors or employees of lessor – s 237

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

Division 8 When agreement ends

36 Ending of agreement – s 277

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

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

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

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

Note – See the information statement for details.

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

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

Examples of what may be fair wear and tear –

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

38 Keys

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

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

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

40 Exit condition report – s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.

Example of what might be as soon as practicable – when the tenant returns the keys to the premises to the lessor or the lessor's agent

Note – For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.

- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report –
 - (a) sign the copy; and
 - (b) if the lessor or agent does not agree with the report – show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or agent – make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

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

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.

Note – For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

Division 9 Miscellaneous

42 Supply of goods and services – s 171

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

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

43 Lessor's agent

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

44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.

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

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

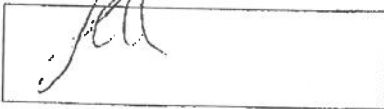
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. Do not send to the RTA – give this form to the tenant/s, keep a copy for your records.

Signature of lessor/agent

Name/trading name

Greg Reaburn

Signature



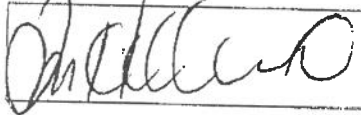
Date 26/7/19

Signature of tenant 1

Print name

Nikeasha Lea Holland

Signature



Date 26/7/19

Signature of tenant 2

Print name

Signature

Date

Signature of tenant 3

Print name

Signature

Date

Leeza Cox

From: Greg Reaburn <gregory.reaburn@gmail.com>
Sent: Tuesday, 17 November 2020 5:19 PM
To: Leeza Cox
Subject: Re: Pudson Super Fund - tax queries 2020
Attachments: 0033 - Sales Receipt - Nicky Holland.pdf; 0035 - Sales Receipt - Nicky Holland.pdf; 0034 - Sales Receipt - Nicky Holland.pdf; 0059- Sales Receipt - Nicky Holland-converted.docx; Body Corp - Nov 2019.pdf; Landlord Insurance.pdf; Meeting Minutes.pdf; Anzac Building insurance.pdf

- ✓ 1. Please provide a Property Comparative Market Analysis report for 30 June 2020 (market sale price appraisal)

Ok I will get this done.

2. There are a few rent invoices missing, 4/7/19 \$120 paid, 05/07/19 \$320 paid, 10/07/19 \$320 paid, 20/03/20 \$320 paid.

Just a query regarding the rent too please, the total rent for the year = $52 \times \$320 = \16640 , but the tenant has only paid $\$13820 = \2820 owing – is the tenant committed to paying the arrears or have you made an arrangement with her at all?

Missing invoices attached.

I do have an agreement with the tenant to catch up on rent arrears. She has agreed to pay, when she can, \$420 per week. During COVID (next year's tax) this was done very poorly. She is just catching up now.

3. The lease says the tenant is to pay for the electricity, is she going to be reimbursing for that?

I have agreed to pay electricity

4. Please send through the Body corporate invoice paid on 04/11/19 for \$410
Attached

- ✓ 5. Building insurance – is the property covered for insurance? If it is included in the body corporate fees, then please send through the certificate of insurance.

- ✓ 6. Last year you had Landlord insurance cover, did you have any for the 2020 financial year?

Looks like I paid it with my Credit Card. ✓

Certificate of Insurance attached ✓

7. Investment Strategy

The ATO are focusing on SMSF's management of their investment strategy.

Please follow the below link to read through the ATO's information for investment strategies.

<https://www.ato.gov.au/super/self-managed-super-funds/investing/your-investment-strategy/>

(if the link doesn't go through to the website, then you can cut and paste it into your browser).

After you have read through that information, can you please review your Fund's investment strategy carefully (copy attached). If you'd like to make any changes, please let me know and I will send you through an editable version.

Alternatively, if you believe the strategy continues to meet your requirements, then please sign and return the attached minute.

Tom is all over the investment strategy. Check that with him please
Meeting minutes signed and attached.

On Tue, Nov 17, 2020 at 1:51 PM Leeza Cox <Leeza@simmonsivingstone.com.au> wrote:

Hi Greg

How are you? Thanks for sending through your paperwork.

There just a few more things needed please:-

1. Please provide a Property Comparative Market Analysis report for 30 June 2020 (market sale price appraisal)

2. There are a few rent invoices missing, 4/7/19 \$120 paid, 05/07/19 \$320 paid, 10/07/19 \$320 paid, 20/03/20 \$320 paid.

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Alternatively, if you believe the strategy continues to meet your requirements, then please sign and return the attached minute.

Please let me know if you have any questions.

Kind Regards,

Leeza Cox | Accountant

leeza@simmonslivingstone.com.au

Our office will be closed from Friday 18th December 2020 and will reopen at 8.30am Monday 4th January 2021.



30/340 Hope Island Road, Hope Island QLD 4212.

PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700

simmonslivingstone.com.au

ABN 45 163 871 958

IMPORTANT NOTICE. The information in this email (and any attachments) is confidential. If you are not the intended recipient, you must not use or disseminate the information.

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3-1

The Trustees
Pudson Super Fund
8127 Magnolia Gardens
HOPE ISLAND QLD 4212

Tax Invoice
018539

Ref: REABGS1
11 November, 2019

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2019 including the following:- - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Calculations in relation to changes in market value of investments - Preparation of Member's Statements - Preparation of records in accordance with the auditor's requirements including payment of disbursement to SMSF Audits.	<p>Acc 2200 Audit 330 <hr/>2,300.00</p>
Please note that this invoice is now due.	2,300.00
	GST: \$ 230.00
	Amount Due: \$ 2,530.00

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: REABGS1
Invoice: 018539
11 November, 2019
Amount Due: \$ 2,530.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

SMSF AUDITS

PO BOX 2182
MILTON QLD 4064

ABN: 71 157 191 962

Ph: (07) 3367 2477
Fx: (07) 3367 3208

TAX INVOICE

Please note our new bank account details.

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

Invoice No: 177927
Date: 11/11/19
Our Ref: 177927

Description	Professional Services Rendered	Amount
Review and Audit of Financial Statements for Pudson Super Fund for the period ended 30 June 2019		

Inclusive of:

- Preparation of audit report
- Trustees letter
- Review for SIS Act compliance

WITH ALL DUE CARE & ATTENTION

OUR FEE DUE & PAYABLE	500.00
GST	50.00
O. & O.E.	

** \$220 discount fee will be applicable if total amount is paid within 14 days **

<i>The Amount Due includes GST</i>	Amount	\$ 550.00 - 220
------------------------------------	---------------	------------------------

PLEASE USE INVOICE NUMBER AS REFERENCE FOR DIRECT PAYMENTS
INVOICE 177927

PAYMENT TERMS: Payment within fourteen days
Cash/Cheque/Bankcard/Mastercard/Visa

Direct Cr facility: Commonwealth Bank, BSB - 064121 A/C No - 10306474

Cardholder's Name:

Cardholder's Signature:

Amount: \$ 561.00
(Incl. of 2% charge)

Card Number: _____ Expiry Date: ___ / ___

Credit Card Payments are accepted by Phone, Fax or Post

** \$110 discount fee will be applicable if total amount is paid within 14 days **

Invoices must be disputed within 14 days

330

**PUDSON SUPER FUND
DEPRECIATION SCHEDULE FOR THE REPORTING PERIOD 1 JULY 2019 TO 30 JUNE 2020**

Account	Description	Cost	Opening Written Down Value	Disposals	Additions	Total Value for Depreciation	Rate	Depreciation Prime Cost	Depreciation Diminishing Balance	Closing Written Down Value
	Fixtures and Fittings (at written down value)									
726/001	Carpet	2,510.00	1,445.96			1,445.96	20.00		289.19	1,156.77
	Plant and Equipment (at written down value)									
765/001	Hisense TV	535.00	306.57			306.57	20.00		61.31	245.26
765/002	Daikin 2.5kw Reverse Cycle Air Conditioner	2,505.50	1,767.17			1,767.17	20.00		353.43	1,413.74
765/003	Daikin 2.5kw Reverse Cycle Air Conditioner	2,505.50	1,767.17			1,767.17	20.00		353.43	1,413.74
765/004	Blinds	2,995.00	2,103.23			2,103.23	20.00		420.65	1,682.58
765/005	Cooktop	935.45	681.88			681.88	16.66		113.60	568.28
765/006	Vacuum	337.00	230.46			230.46	20.00		46.09	184.37
765/007	Lounge	549.00	414.49			414.49	15.00		62.17	352.32
765/008	Chaise	899.00	678.73			678.73	15.00		101.81	576.92
765/009	Coffee Table	399.00	298.73			298.73	15.00		44.81	253.92
765/010	2 x Queen beds & mattresses	1,496.00	1,081.74			1,081.74	16.66		180.22	901.52
765/011	Washing Machine	549.00	410.32			410.32	20.00		82.06	328.26
765/012	2 Single Beds & mattresses	896.00	436.88			436.88	37.50		163.83	273.05
765/013	Roller blinds	1,285.00	939.00			939.00	20.00		187.80	751.20
		18,396.45	12,562.33			12,562.33			2,460.40	10,101.93

F.1



5-1

Client Acceptance Form

Pudson Super Fund
8127 Magnolia Gardens
HOPE ISLAND QLD 4212

Tax Invoice
TAI-19635192

Ref: REABGS1
18 November 2019

This *Client Acceptance Form* is your invitation to participate in the Simmons Livingstone & Associates Audit Shield service.
Participation in the Audit Shield service is active the next business day upon receipt of payment.
Liability limited by a scheme approved under Professional Standards Legislation.
This document serves as a tax invoice/receipt upon payment.

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

15/12/19 [Signature]

Name of Entities / Individuals to be covered:
Pudson Super Fund

Payment
Fee for Audit Shield service participation: \$ 290.91
GST: \$ 29.09
Amount Due: \$ 320.00

Privacy Statement
By paying this invoice, and in the event of any claims, you authorise us to provide reasonable personal/private information about you and/or any related entity to support the claim.



----- For cheque payments, please detach beneath this line and forward it along with your cheque payment in the enclosed envelope -----



DEFT Reference Number: 404251196351928

<p>BPAY To pay via BPAY, use the following details: Billers Code: 253575 Billers Reference: 404251196351928</p> <p>Contact your participating financial institution to make a payment from your cheque or savings account.</p>	<p>Mail Post cheques to: GPO BOX 794, BRISBANE QLD 4001.</p> <p> Cheques must accompany this form and are payable to: Audit Shield - Simmons Livingstone & Associates Please note this GPO Box is for cheque payments only.</p>	<p>Total Due \$320.00</p>
---	---	--

Please ensure payment for this remittance advice is made from your Super Fund only.
+404251 196351928< 00032000<4+



ASIC
Australian Securities &
Investments Commission

page 1 of 2

6-1

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

ABN 86 768 265 615

PUDSON SUPER PTY LTD
GREGORY REABURN
8127 MAGNOLIA GARDENS CT
HOPE ISLAND QLD 4212

\$53 Annual fee
\$ 329
\$ 382
fnis

27 June 2019

PUDSON SUPER PTY LTD
ABN/ACN/ARBN 168 367 226
Account No. 22168367226

OVERDUE AMOUNT \$382.00

OVERDUE REMINDER

Our records indicate that we have not received payment for the above company's annual review fee and/or late payment fees.

As this payment is now overdue, please pay **immediately** to prevent further action. Failure to pay the annual review fee may result in ASIC initiated deregistration of the company.

If this account has been paid in full, thank you and please disregard this notice.

Outstanding transaction details are listed overleaf.

Paid 7/7/19



ASIC
Australian Securities &
Investments Commission

PAYMENT SLIP

PUDSON SUPER PTY LTD

ACN 168 367 226 Account No. 22168367226



22168367226

TOTAL DUE	\$382.00
Immediately	\$382.00

Payment options are listed on the back of this payment slip

Billers Code: 17301
Ref: 2291683672268



*814 129 0002291683672268 13

G.2

ASIC & Business Names

ORGANISATIONAL SEARCH ON PUDSON SUPER PTY LTD

Current Extract

This information was extracted from ASIC database on 17 November 2020 at 01:22PM

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

168 367 226	PUDSON SUPER PTY LTD	DOCUMENT NO.
	168 367 226	
ABN	Not available	
Registered in	NSW	
Date Registered	04-Mar-2014	
Review Date	04-Mar-2021	

Current Organisation Details

Name	PUDSON SUPER PTY LTD	2E0293602
Name Start	04-Mar-2014	
Status	REGISTERED	
Type	AUSTRALIAN PROPRIETARY COMPANY	
Class	LIMITED BY SHARES	
Subclass	SUPERANNUATION TRUSTEE PROPRIETARY COMPANY	
Disclosing Entity	NO	

Current Registered Office

Address	8127 MAGNOLIA GARDENS COURT, HOPE ISLAND, QLD, 4212 7E6465445
Start Date	30-Oct-2014

Current Principal Place of Business

Address	8127 MAGNOLIA GARDENS COURT, HOPE ISLAND, QLD, 4212 7E6465445
Start Date	23-Oct-2014

Current Director

Officer Name	GREGORY MAXWELL REABURN	7E6465445
ABN	Not available	
Birth Details	14-Apr-1960 COLLIE WA	
Address	8127 MAGNOLIA GARDENS COURT, HOPE ISLAND, QLD, 4212	
Appointment Date	04-Mar-2014	

Current Secretary

Officer Name GREGORY MAXWELL REABURN
 ABN Not available
 Birth Details 14-Apr-1960 COLLIE WA
 Address 8127 MAGNOLIA GARDENS COURT, HOPE ISLAND, QLD, 4212
 Appointment Date 04-Mar-2014

7E6465445 6-3

Current Issued Capital

Type Current 2E0293602
 Class ORD
 ORDINARY SHARES
 Number of Shares/Interests issued 1
 Total amount paid/taken to be paid \$1.00
 Total amount due and payable \$0.00

Note: For each class of shares issued by a proprietary company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Current Members

Class ORD 7E6465445
 No. Held 1
 Beneficially Owned YES Fully paid YES
 Name REABURN, GREGORY MAXWELL
 ABN Not available
 Address 8127 MAGNOLIA GARDENS COURT, HOPE ISLAND, QLD, 4212
 Joint Holding NO

Document Details

Received	Form Type	Processed	No. Pages	Effective	
23-Oct-2014	484	23-Oct-2014	2	23-Oct-2014	7E6465445
484	Change to Company Details				
484B	Change of Registered Address				
484C	Change of Principal Place of Business (Address)				
484A1	Change Officeholder Name or Address				
484A2	Change Member Name or Address				
04-Mar-2014	201	04-Mar-2014	3	04-Mar-2014	2E0293602
201C	Application For Registration as a Proprietary Company				

*** End of Extract ***

7-1

PUDSON SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 426/999 - ENTRIES: ALL

Printed: Friday 20 November, 2020 @ 07:37:17

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
425 <u>Rental Property Expenses</u>						
425/004 <u>Body Corporate</u>						
05/08/2019	050819	Bank Statement		410.00	7-2	410.00
		Narration: BPAY TO STRATAPAY-LEVY				
04/11/2019	041119	Bank Statement		410.00	7-5	820.00
		Narration: BPAY TO STRATAPAY-LEVY				
04/02/2020	040220	Bank Statement		432.50	7-3	1,252.50
		Narration: BPAY TO STRATAPAY-LEVY				
02/06/2020	020620	Bank Statement		432.50	7-4	1,685.00
		Narration: BPAY TO STRATAPAY-LEVY				
425/007 <u>Council rates</u>						
30/08/2019	300819	Bank Statement		314.84] 8-1	314.84
		Narration: BPAY TO TRC RATES				
30/08/2019	42507	Journal - Cash		673.32		988.16
		Narration: Allocate prepaid rates against invoice				
11/03/2020	110320	Bank Statement		988.15	8-2	1,976.31
		Narration: BPAY TO TRC RATES				
425/008 <u>Electricity</u>						
18/09/2019	180919	Bank Statement		432.36	9-1	432.36
		Narration: BPAY TO ERGON ENERGY QLD P/L				
27/11/2019	271119	Bank Statement		339.18	9-3	771.54
		Narration: BPAY TO ERGON ENERGY QLD P/L				
02/03/2020	020320	Bank Statement		512.74	9-5	1,284.28
		Narration: BPAY TO ERGON ENERGY QLD P/L				
425/009 <u>Insurance</u>						
03/01/2020	42509	Journal - Cash		286.15	10-8	286.15
		Narration: T/up Suncorp insurance paid by member				
425/017 <u>Repairs & Maintenance</u>						
10/07/2019	100719	Bank Statement		165.00	10-1	165.00
		Narration: TRANSACT FUNDS TFR TO NEIL FEARBY PLUMBI				
425/018 <u>Water</u>						
01/11/2019	011119	Bank Statement		382.49	11-1	382.49
		Narration: BPAY TO TRC RATES				
12/05/2020	120520	Bank Statement		374.88	11-3	757.37
		Narration: BPAY TO TRC RATES				

Total Debits: **\$6,154.11**

Total Credits:

Current Year Profit/(Loss): **N/A**

- Body Corporate Management
- Establishment
- Consulting



114 Campbell Street. TOOWOOMBA
 Postal: PO Box 1526
 TOOWOOMBA QLD 4350
 Phone: (07) 46393205
 Fax: (07) 46392891
 Email: admin@tbcm.net.au
 Website: http://www.tbcm.net.au

7.2

ABN 14 050 400 809
 (A division of Australian Strata Title Services Pty Ltd A.C.N. 050 400 809)

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

Gregory Reaburn as director
 of Pudson Super Pty Ltd
 8127 Magnolia Gardens Court
 HOPE ISLAND QLD 4212

Date of Notice	1 August 2019		
A/c No	2		
Lot No	2	Unit Number	2
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for						
Lodge Eighty- Eight CTS 10018						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/08/19 to 31/10/19	31/08/19	291.67	29.17	31/08/19	262.50
Sinking Fund	01/08/19 to 31/10/19	31/08/19	163.89	16.39	31/08/19	147.50
Totals			455.56	45.56		\$410.00

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.
Please make cheques payable to: StrataPay plus your StrataPay Reference Number

Teller stamp and initials		Amount Paid \$
		Date Paid / /

Payment Options

- Tel: 1300 552 311
Ref: 1531 5071 2
- www.stratamax.com.au
Ref: 1531 5071 2
- Tel: 1300 552 311
Ref: 1531 5071 2
- Biller Code: 74625
Ref: 1531 5071 2
- Billpay Code: 9216
Ref No: 1531 5071 283
- Make cheque payable to:
StrataPay 1531 5071 2
- BSB: 067-970
Account No: 1531 5071 2
(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
1531 5071 2
 Amount **\$410.00** Due Date **31 Aug 19**

Toowoomba BCM
 10018/02100002 Lot 2/2
 Gregory Reaburn as director
 of Pudson Super Pty Ltd
 8127 Magnolia Gardens Court
 HOPE ISLAND QLD 4212



*71 216 153150712 83

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1500 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 Management
- Establishment
- Consulting



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 TOOWOOMBA QLD 4350
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 Fax: (07) 46392891
 Email: admin@tbcm.net.au
 Website: http://www.tbcm.net.au

7-3

ABN 14 050 400 809
 (A division of Australian Strata Title Services Pty Ltd A.C.N. 050 400 809)

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

Gregory Reaburn as director
 of Pudson Super Pty Ltd
 8127 Magnolia Gardens Court
 HOPE ISLAND QLD 4212

Date of Notice	3 February 2020		
A/c No	2		
Lot No	2	Unit Number	2
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for						
Lodge Eighty- Eight CTS 10018						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/02/20 to 30/04/20	29/02/20	316.67	31.67	29/02/20	285.00
Sinking Fund	01/02/20 to 30/04/20	29/02/20	163.89	16.39	29/02/20	147.50
Totals			480.56	48.06		\$432.50

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.
Please make cheques payable to: StrataPay plus your StrataPay Reference Number

Teller stamp and initials		Amount Paid
		\$ / /

Payment Options

- Tel: 1300 552 311
Ref: 1531 5071 2
 - www.stratamax.com.au
Ref: 1531 5071 2
 - Tel: 1300 552 311
Ref: 1531 5071 2
 - Biller Code: 74625
Ref: 1531 5071 2
 - Billpay Code: 9216
Ref No: 1531 5071 283
 - Make cheque payable to:
StrataPay 1531 5071 2
 - BSB: 067-970
Account No: 1531 5071 2
(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
1531 5071 2
 Amount **\$432.50** Due Date **29 Feb 20**

Toowoomba BCM
 10018/02100002 Lot 2/2
 Gregory Reaburn as director
 of Pudson Super Pty Ltd
 8127 Magnolia Gardens Court
 HOPE ISLAND QLD 4212



*71 216 153150712 83

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- Body Corporate Management
- Establishment
- Consulting



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 Email: admin@tbcm.net.au
 Website: http://www.tbcm.net.au

7-4

ABN 14 050 400 809
 (A division of Australian Strata Title Services Pty Ltd A.C.N. 050 400 809)

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

Gregory Reaburn as director
 of Pudson Super Pty Ltd
 8127 Magnolia Gardens Court
 HOPE ISLAND QLD 4212

Date of Notice	1 May 2020		
A/c No	2		
Lot No	2	Unit Number	2
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for							
Lodge Eighty- Eight CTS 10018							
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount	
Admin Fund	01/05/20 to 31/07/20	31/05/20	316.67	31.67	31/05/20	285.00	
Sinking Fund	01/05/20 to 31/07/20	31/05/20	163.89	16.39	31/05/20	147.50	
Totals			480.56	48.06		\$432.50	

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.
Please make cheques payable to: StrataPay plus your StrataPay Reference Number

Teller stamp and initials		Amount Paid \$
		Date Paid / /

Payment Options

- Tel: 1300 552 311
Ref: 1531 5071 2
- www.stratamax.com.au
Ref: 1531 5071 2
- Tel: 1300 552 311
Ref: 1531 5071 2
- Biller Code: 74625
Ref: 1531 5071 2
- Billpay Code: 9216
Ref No: 1531 5071 283
- Make cheque payable to:
StrataPay 1531 5071 2
- BSB: 067-970
Account No: 1531 5071 2
(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/ldr 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
1531 5071 2

Amount	Due Date
\$432.50	31 May 20

Toowoomba BCM
 10018/0210002 Lot 2/2

Gregory Reaburn as director
 of Pudson Super Pty Ltd
 8127 Magnolia Gardens Court
 HOPE ISLAND QLD 4212

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- Body Corporate Management
- Establishment
- Consulting



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 Email: admin@tbcm.net.au
 Website: http://www.tbcm.net.au

7-5

ABN 14 050 400 809
 (A division of Australian Strata Title Services Pty Ltd A.C.N. 050 400 809)

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

Gregory Reaburn as director
 of Pudson Super Pty Ltd
 8127 Magnolia Gardens Court
 HOPE ISLAND QLD 4212

Date of Notice	1 November 2019		
A/c No	2		
Lot No	2	Unit Number	2
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for
Lodge Eighty- Eight CTS 10018

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/11/19 to 31/01/20	30/11/19	291.67	29.17	30/11/19	262.50
Sinking Fund	01/11/19 to 31/01/20	30/11/19	163.89	16.39	30/11/19	147.50
Totals			455.56	45.56		\$410.00

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.
Please make cheques payable to: StrataPay plus your StrataPay Reference Number

Teller stamp and initials		Amount Paid \$
		Date Paid / /

Payment Options

- Tel: 1300 552 311
Ref: 1531 5071 2
- www.stratamax.com.au
Ref: 1531 5071 2
- Tel: 1300 552 311
Ref: 1531 5071 2
- Biller Code: 74625
Ref: 1531 5071 2
- Billpay Code: 9216
Ref No: 1531 5071 283
- Make cheque payable to:
StrataPay 1531 5071 2
- BSB: 067-970
Account No: 1531 5071 2
(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
1531 5071 2
 Amount **\$410.00** Due Date **30 Nov 19**

Toowoomba BCM
 10018/02100002 Lot 2/2
 Gregory Reaburn as director
 of Pudson Super Pty Ltd
 8127 Magnolia Gardens Court
 HOPE ISLAND QLD 4212



*71 216 153150712 83

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.

8-1

RATE NOTICE

P 131 972 | F 1300 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 350



This information was prepared as at 26 JUL 2019



1 3126 - 7435 195445 041
PUDSON SUPER PTY LTD
AS TRUSTEE
8127 MAGNOLIA GARDENS COURT
HOPE ISLAND QLD 4212

REFERENCE NO: **195445**
ISSUE DATE: **02 AUG 2019**
DUE DATE: **03 SEP 2019**
AMOUNT DUE: **314.83**
VALUATION: **Averaged Value 59,167**

PROPERTY LOCATION: **2/88 Anzac Avenue, NEWTOWN QLD 4350**
PROPERTY DESCRIPTION: **L2/BUP5177:PAR DRAYTON**

SUMMARY OF CHARGES

Rates and Charges for the half-year ending 31 DEC 2019

Opening Balance as at 26 JUL 2019	673.32 CR
Rates and Charges (see over)	954.46
Discount (see over)	77.41 CR
State Emergency Management Levy (see over)	111.10

Total amount payable if received by 03 SEP 2019 314.83

Total amount payable if not received by the due date 392.24

FREQUENTLY ASKED QUESTIONS

I've recently purchased this property, why do I have to pay full rates?

Most likely, your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this, or contact your solicitor and/or agent.

Do I need to call to change my postal address?

You can update your postal address as well as other details and services here at: www.tr.qld.gov.au/requests or contact the customer service centre on 131 872.

I make regular payments - why do I have this much outstanding?

If you make regular payments, the amount on the notice may not reflect the most up to date balance. The best way to check your balance and payments is to register for online self-service at www.tr.qld.gov.au/payments

HOW TO PAY - for a full list of payment options please see over the page



Biller Code: 18366
Ref: 195445

BPAY this payment via Internet or phone banking.
BPAY View* - View and pay this bill using Internet banking.
BPAY View Registration No.: 195445

Registered to BPAY Pty Ltd ABN 69 079 137 518



Are you using the right Biller Code



Pay using your smartphone



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



Post Billpay

Pay in-store at Australia Post



*414 000195445



24/7 phone payment

Phone
1300 451 206

8.2

RATE NOTICE

P 131 872 | F 1300 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 360



This information was prepared as at 31 JAN 2020



1.3023 - 7111 195445 041

PUDSON SUPER PTY LTD
AS TRUSTEE
8127 MAGNOLIA GARDENS COURT
HOPE ISLAND QLD 4212

REFERENCE NO: **195445**
ISSUE DATE: **07 FEB 2020**
DUE DATE: **10 MAR 2020**
AMOUNT DUE: **988.15**
VALUATION: **Averaged Value 59,167**

PROPERTY LOCATION: **2/88 Anzac Avenue, NEWTOWN QLD 4350**
PROPERTY DESCRIPTION: **L2/BUP5177:PAR DRAYTON**

SUMMARY OF CHARGES

Rates and Charges for the half-year ending 30 JUN 2020

Rates and Charges (see over)	954.46
Discount (see over)	77.41 CR
State Emergency Management Levy (see over)	111.10

FREQUENTLY ASKED QUESTIONS

I've recently purchased this property, why do I have to pay full rates?

Most likely, your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this, or contact your solicitor and/or agent.

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If you make regular payments, the amount on the notice may not reflect the most up to date balance. The best way to check your balance and payments is to register for online self-service at www.tr.qld.gov.au/payments

Total amount payable if received by 10 MAR 2020 988.15

Total amount payable if not received by the due date 1,065.56

HOW TO PAY - for a full list of payment options please see over the page

Billers Code: 18366
Ref: 195445

BPAY™ this payment via internet or phone banking
BPAY View® — View and pay this bill using internet banking.
BPAY View Registration No.: **195445**

Registered to BPAY Pty Ltd ABN 69 079 137 518



Are you using the right Biller Code



Pay using your smartphone



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



Post Billpay

Pay in-store at Australia Post



24/7 phone payment
Phone
1300 451 206



*414 000195445



Electricity Account

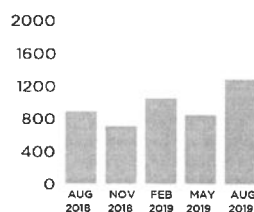
MR G REABURN
U 2, 88 ANZAC AVE
NEWTOWN QLD 4350

Account Summary

Previous Account	\$274.27
Payments	\$274.27CR
Opening Balance of this Account	\$0.00
Electricity Charges	\$417.85
Other Charges & Credits	\$14.51
Total New Charges	\$432.36
Total Amount Due	\$432.36

Compare Your Usage

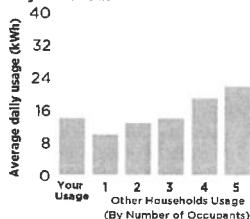
Total Usage (kWh)



Average daily cost (Inc. GST) \$4.70

Average daily usage (kWh)	
This bill	14.02
Same time last year	9.75

Compare your electricity usage with other households in your area.



Electricity tariff rates, including minimum charges, service fees and conditions of supply, are available at ergon.com.au or by phoning 13 10 46.

Find out how average electricity usage of other households is calculated and ways to save electricity at energymadeeasy.gov.au

Are you eligible for the Queensland Government electricity rebate?

Find out more at ergon.com.au/supportprograms



- Account enquiries and complaints 13 10 46 (7am-6:30pm Mon-Fri)
- Faults Ergon Energy 13 22 96 (24 hrs, 7 days)
- Life-threatening emergencies (24 hrs, 7 days) Triple Zero (000) or Ergon Energy 13 16 70
- ergon.com.au/contact

9-1

Account Details

Account Number	49740644
Issue Date	23/08/19
Billing Period (92 days)	21/05/19-21/08/19
Security Deposit Held	NIL
Next Meter Read (Approx)	20 Nov 19

Total Due \$432.36
Pay By 12 Sep 19

Important

From 1 July 2019, the notified tariffs for Queensland customers changed. Bill issued after 30 June 2019 will be calculated on a pro rata basis. For details on tariff rate changes visit ergon.com.au

Supply Details

National Metering Identifier (NMI)	3044785496
Premises Address	U 2, 88 ANZAC AVE NEWTOWN QLD 4350
Tariff Class Description	Standard Asset Customer - Small (< 100 MWh p.a.) - East

Account Breakdown

9-2

METER NUMBER	PREVIOUS READING	CURRENT READING	TARIFF COMPONENT	DAYS	CENTS PER DAY	KWH	CENTS PER KWH (EXC GST)	KW	CENTS PER KW (EXC GST)	GST	TOTAL (INC GST)
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New Charges

Electricity Charges

Tariff 11 - Residential Flat Rate (General Domestic) (22/05/19 - 30/06/19)											
42630	89801	90696	All Consumption			389.13	25.298			\$9.84	\$108.28
			Service Fee	40	88.948					\$3.56	\$39.14
Tariff 33 Controlled Supply (Economy) (22/05/19 - 30/06/19)											
21457	48944	49339	All Consumption			171.74	21.050			\$3.62	\$39.77
Tariff 11 - Residential Flat Rate (General Domestic) (01/07/19 - 21/08/19)											
42630	89801	90696	All Consumption			505.87	23.661			\$11.97	\$131.66
			Service Fee	52	90.345					\$4.70	\$51.68
Tariff 33 Controlled Supply (Economy) (01/07/19 - 21/08/19)											
21457	48944	49339	All Consumption			223.26	19.268			\$4.30	\$47.32
TOTAL										\$37.99	\$417.85

Other Charges & Credits

21/08/19	Meter Services Charge									\$1.33	\$14.51
TOTAL										\$1.33	\$14.51

Payments

29/05/19	Payment Received										\$274.27CR
TOTAL											\$274.27CR

Other Information

Concessions and Rebates 13 10 46

We offer an electricity rebate for customers on behalf of the Queensland Government, to assist with the cost of electricity. The rebate is available for eligible pensioners, seniors, health care card holders and asylum seekers. For information please contact us or visit ergon.com.au/supportprograms

Moving Premises 13 10 46

Call to arrange a final reading and/or a new application before you move. You are responsible for this account and electricity used until a final meter reading is obtained.

Privacy 13 10 46

Please let us know if you would prefer not to receive any direct marketing material from Ergon Energy. For further information about Ergon Energy's Privacy Policy, please refer to the Privacy & Security Statement at ergon.com.au.

Meter Reading 13 10 46

Safe and convenient access is required. If we have trouble accessing your meter, e.g. a locked gate or dog present, we can only forward an estimated account. If this happens call us to make arrangements for future meter readings.

Interpreter Service 1300 607 555

Servizi di interpretariato e traduzione
Dolmetscher- und Übersetzungsdienst
Mga serbisyo sa pagsasalin-wika
Tolk- en vertaal diensten
通訳・翻訳サービス

Ερμηνευτικές και Μεταφραστικές Υπηρεσίες
傳譯與翻譯服務

National Relay Service

TTY/voice calls 13 36 77
and Speak & Listen 1300 555 727.

Payment Options

 Online (Visa or Mastercard) ergon.com.au/bpoint Ref: 49740644	 Bill Code: 1552 Ref: 497406444 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	Account Number 49740644 Due \$432.36 Pay By 12 Sep 19
 Direct Debit Call 13 10 46 to organise.		
 Phone Pay (Visa or Mastercard) Call 1300 363 214 Ref: 49740644	Australia Post*468 49740644 1	If you are having difficulty paying this account, talk to us before the pay by date about payment options on 13 10 46.
 By Mail Post this slip with cheque/ Australia Post money order payable to 'Ergon Energy Retail' to PO Box 959, Parramatta NSW 2124.		
EFT Electronics Funds Transfer Call 13 10 46 to organise.	 Bill Code: 0468 Ref: 49740644	CBA 831 65328 49740644 4  *468 49740644 1
 In Person At any Post Office, or authorised agency.		

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Electricity Account

MR G REABURN
U 2, 88 ANZAC AVE
NEWTOWN QLD 4350

- Account enquiries and complaints 13 10 46 (7am-6:30pm Mon-Fri)
- Faults Ergon Energy 13 22 96 (24 hrs, 7 days)
- Life-threatening emergencies (24 hrs, 7 days) Triple Zero (000) or Ergon Energy 13 16 70
- ergon.com.au/contact

9.3

Account Details

Account Number	49740644
Issue Date	22/11/19
Billing Period (91 days)	21/08/19-20/11/19
Security Deposit Held	NIL
Next Meter Read (Approx)	20 Feb 20

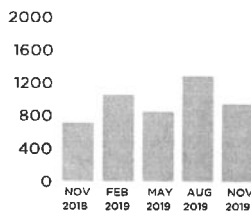
Account Summary

Previous Account	\$432.36
Payments	\$432.36CR
Opening Balance of this Account	\$0.00
Electricity Charges	\$324.39
Other Charges & Credits	\$14.79
Total New Charges	\$339.18
Total Amount Due	\$339.18

Total Due \$339.18
Pay By 12 Dec 19

Compare Your Usage

Total Usage (kWh)

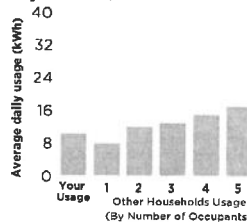


Average daily cost (Inc. GST) **\$3.73**

Average daily usage (kWh)

This bill	10.32
Same time last year	7.79

Compare your electricity usage with other households in your area.



Electricity tariff rates, including minimum charges, service fees and conditions of supply, are available at ergon.com.au or by phoning 13 10 46.

Find out how average electricity usage of other households is calculated and ways to save electricity at energymadeeasy.gov.au

Are you eligible for the Queensland Government electricity rebate?

Find out more at ergon.com.au/supportprograms



Supply Details

National Metering Identifier (NMI)
3044785496

Premises Address
U 2, 88 ANZAC AVE
NEWTOWN QLD 4350

Tariff Class Description
Standard Asset Customer - Small (< 100 MWh p.a.) - East

Account Breakdown

9.4

METER NUMBER	PREVIOUS READING	CURRENT READING	TARIFF COMPONENT	DAYS	CENTS PER DAY	KWH	CENTS PER KWH (EXC GST)	KW	CENTS PER KW (EXC GST)	GST	TOTAL (INC GST)
--------------	------------------	-----------------	------------------	------	---------------	-----	-------------------------	----	------------------------	-----	-----------------

New Charges

Electricity Charges

Tariff 11 - Residential Flat Rate (General Domestic) (22/08/19 - 20/11/19)											
42630	90696	91419	All Consumption			723	23.661			\$17.11	\$188.18
			Service Fee	91	90.345					\$8.22	\$90.43
Tariff 33 Controlled Supply (Economy) (22/08/19 - 20/11/19)											
21457	49339	49555	All Consumption			216	19.268			\$4.16	\$45.78
TOTAL										\$29.49	\$324.39

Other Charges & Credits

20/11/19	Meter Services Charge									\$1.35	\$14.79
TOTAL										\$1.35	\$14.79

Payments

18/09/19	Payment Received										\$432.36CR
TOTAL											\$432.36CR

Other Information

Concessions and Rebates 13 10 46

We offer an electricity rebate for customers on behalf of the Queensland Government, to assist with the cost of electricity. The rebate is available for eligible pensioners, seniors, health care card holders and asylum seekers. For information please contact us or visit ergon.com.au/supportprograms

Moving Premises 13 10 46

Call to arrange a final reading and/or a new application before you move. You are responsible for this account and electricity used until a final meter reading is obtained.

Privacy 13 10 46

Please let us know if you would prefer not to receive any direct marketing material from Ergon Energy. For further information about Ergon Energy's Privacy Policy, please refer to the Privacy & Security Statement at ergon.com.au

Meter Reading 13 10 46

Safe and convenient access is required. If we have trouble accessing your meter, e.g. a locked gate or dog present, we can only forward an estimated account. If this happens call us to make arrangements for future meter readings.

Interpreter Service 1300 607 555

Servizi di interpretariato e traduzione
Dolmetscher- und Übersetzungsdienst
Mga serbisyo sa pagsasalit-wika
Tolk- en vertaal diensten
通訳・翻訳サービス

Ερμηνευτικές και Μεταφραστικές Υπηρεσίες
傳譯與翻譯服務

National Relay Service

TTY/voice calls 13 36 77
and Speak & Listen 1300 555 727.

Payment Options



Online (Visa or Mastercard)
ergon.com.au/bpoint Ref: 49740644



Direct Debit
Call 13 10 46 to organise.



Phone Pay (Visa or Mastercard)
Call 1300 363 214 Ref: 49740644



By Mail Post this slip with cheque/
Australia Post money order payable to
'Ergon Energy Retail' to
PO Box 959, Parramatta NSW 2124.



EFT Electronics Funds Transfer
Call 13 10 46 to organise.



In Person
At any Post Office, or authorised agency.



Biller Code: 1552
Ref: 497406444

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

Australia Post*468 49740644 1



Biller Code: 0468
Ref: 49740644

Account Number 49740644
Due \$339.18
Pay By 12 Dec 19

If you are having difficulty paying this account, talk to us before the pay by date about payment options on 13 10 46.

CBA 831 65328 49740644 4



*468 49740644 1

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Electricity Account

MR G REABURN
U 2, 88 ANZAC AVE
NEWTOWN QLD 4350

- Account enquiries and complaints 13 10 46 (7:15am-5:45pm Mon-Fri)
- Faults Ergon Energy 13 22 96 (24 hrs, 7 days) **9-5**
- Life-threatening emergencies (24 hrs, 7 days) Triple Zero (000) or Ergon Energy 13 16 70
- ergon.com.au/contact

Account Details

Account Number	49740644
Issue Date	25/02/20
Billing Period (93 days)	20/11/19-21/02/20
Security Deposit Held	NIL
Next Meter Read (Approx)	21 May 20

Account Summary

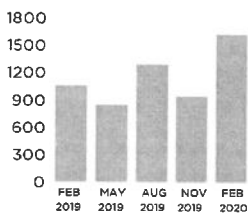
Previous Account	\$339.18
Payments	\$339.18CR
Opening Balance of this Account	\$0.00
Electricity Charges	\$497.62
Other Charges & Credits	\$15.12
Total New Charges	\$512.74
Total Amount Due	\$512.74

Total Due \$512.74

Pay By 16 Mar 20

Compare Your Usage

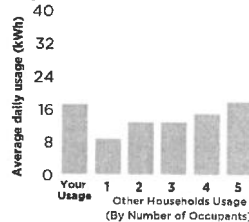
Total Usage (kWh)



Average daily cost (Inc. GST) \$5.51

Average daily usage (kWh)	
This bill	17.35
Same time last year	11.50

Compare your electricity usage with other households in your area.



Electricity tariff rates, including minimum charges, service fees and conditions of supply, are available at ergon.com.au or by phoning 13 10 46.

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Supply Details

National Metering Identifier (NMI)
3044785496

Premises Address
U 2, 88 ANZAC AVE
NEWTOWN QLD 4350

Tariff Class Description
Standard Asset Customer - Small (< 100 MWh p.a.) - East

Account Breakdown

9-6

METER NUMBER	PREVIOUS READING	CURRENT READING	TARIFF COMPONENT	DAYS	CENTS PER DAY	KWH	CENTS PER KWH (EXC GST)	KW	CENTS PER KW (EXC GST)	GST	TOTAL (INC GST)
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New Charges

Electricity Charges

Tariff 11 - Residential Flat Rate (General Domestic) (21/11/19 - 21/02/20)											
42630	91419	92725	All Consumption			1306	23.661			\$30.90	\$339.91
			Service Fee	93	90,345					\$8.40	\$92.42
Tariff 33 Controlled Supply (Economy) (21/11/19 - 21/02/20)											
21457	49555	49863	All Consumption			308	19.268			\$5.94	\$65.29
TOTAL										\$45.24	\$497.62

Other Charges & Credits

21/02/20	Meter Services Charge									\$1.39	\$15.12
TOTAL										\$1.39	\$15.12

Payments

27/11/19	Payment Received										\$339.18CR
TOTAL											\$339.18CR

Other Information

Concessions and Rebates 13 10 46

We offer an electricity rebate for customers on behalf of the Queensland Government, to assist with the cost of electricity. The rebate is available for eligible pensioners, seniors, health care card holders and asylum seekers. For information please contact us or visit ergon.com.au/supportprograms

Moving Premises 13 10 46

Call to arrange a final reading and/or a new application before you move. You are responsible for this account and electricity used until a final meter reading is obtained.

Privacy 13 10 46

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Meter Reading 13 10 46

Safe and convenient access is required. If we have trouble accessing your meter, e.g. a locked gate or dog present, we can only forward an estimated account. If this happens call us to make arrangements for future meter readings.

Interpreter Service 1300 607 555

Servizi di interpretariato e traduzione
 Dolmetscher- und Übersetzungsdienst
 Mga serbisyo sa pagsasalit-wika
 Tolk- en vertaal diensten
 通訳・翻訳サービス
 Ερμηνευτικές και Μεταφραστικές Υπηρεσίες
 粵譯與翻譯服務

National Relay Service

TTY/voice calls 13 36 77
 and Speak & Listen 1300 555 727.

Payment Options

 Online (Visa or Mastercard) ergon.com.au/bpoint Ref: 49740644	 Billers Code: 1552 Ref: 49740644 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	Account Number 49740644 Due \$512.74 Pay By 16 Mar 20
 Direct Debit Call 13 10 46 to organise.	Australia Post*468 49740644 1	If you are having difficulty paying this account, talk to us before the pay by date about payment options on 13 10 46.
 Phone Pay (Visa or Mastercard) Call 1300 363 214 Ref: 49740644	 Billers Code: 0468 Ref: 49740644	
 By Mail Post this slip with cheque/ Australia Post money order payable to 'Ergon Energy Retail' to PO Box 959, Parramatta NSW 2124.	EFT Electronics Funds Transfer Call 13 10 46 to organise.	CBA 831 65328 49740644 4  *468 49740644 1
 In Person At any Post Office, or authorised agency.		

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<065328>

<000000497406444>

Neil Fearby Plumbing Pty Ltd 10-1

37 Gordon Avenue
Newtown QLD 4350
Australia
Phone: 0417 776 245
neilfearby@hotmail.com
QBCC 79292
ABN: 46 128 705 359

Invoice: IV00000000040

Tax Invoice

Invoice date: 09/07/2019

Bill to:
greg reaburn
2/88 anzac ave
toowoomba
qld 4350

Due:
23/07/2019

Purchase Order:
blocked drain

DESCRIPTION	TAX TYPE	AMOUNT (inc GST)
job at 2/88 anzac ave toowoomba to clear blocked floor waste in upstairs bathroom remove hair blockage	GST	165.00
	GST:	\$15.00
	Total (inc GST):	\$165.00
	Amount Paid:	\$0.00
	AMOUNT DUE:	\$165.00

Notes

This is a payment claim made under the Building & Construction Industry Payments Act 2004 (Qld).

Please include name and invoice number with payment.

How to Pay Due 23/07/2019

Bank Deposit via EFT

Bank: Westpac
Name: Neil Fearby Plumbing Pty Ltd
BSB: 034221
AC#: 418828
Ref#: IV00000000040

Mail

Cheques payable to:
Neil Fearby Plumbing Pty Ltd
Mail to:
37 Gordon Avenue
Newtown QLD 4350



10.2

Level 12, King George Central
145 Ann Street Brisbane QLD 4000

Phone: 07 3135 7900
Email: info_qld@chu.com.au

TOOWOOMBA BODY CORPORATE MANAGEMENT
PO BOX 1526
TOOWOOMBA QLD 4350

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	866715Q
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	09/11/2020 to 09/11/2021 at 4:00pm
The Insured	BODY CORPORATE FOR BODY CORPORATE FOR LODGE EIGHTY-EIGHT CTS 10018
Situation	88 ANZAC AVENUE NEWTOWN QLD 4350

Policies Selected

Policy 1 – Insured Property
Building: \$1,744,497
Common Area Contents: \$0
Loss of Rent & Temporary Accommodation (total payable): \$261,674

Policy 2 – Liability to Others
Sum Insured: \$10,000,000

Policy 3 – Voluntary Workers
Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation
Not Available

Policy 5 – Fidelity Guarantee
Sum Insured: \$100,000

Policy 6 – Office Bearers' Legal Liability
Not Selected

Policy 7 – Machinery Breakdown
Not Selected

Policy 8 – Catastrophe Insurance
Sum Insured: \$523,349
Extended Cover - Loss of Rent & Temporary Accommodation: \$78,502
Escalation in Cost of Temporary Accommodation: \$26,167

10.3



Cost of Removal, Storage and Evacuation: \$26,167

Policy 9 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 10 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

17/11/2020

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Enquiries: 13 11 55
Claims: 13 25 24 (24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance

SUNCORP 

10.4

Policy number: HPI036235323
The insured: Greg Reaburn

Certificate of Insurance



Cover Details - Landlord

Insured address:	Unit 2, 88 ANZAC AVE, NEWTOWN QLD 4350
Type of cover:	Landlord Contents
Period of insurance:	From 16 December 2020 until 11.59pm 16 December 2020
Sum insured:	Landlord Contents Legal Liability
	\$34,800 \$20 million

Your Discounts

Your premium includes our 15% Multiple Policy Discount

Excess Details

You may be able to reduce your premium if you choose a higher standard excess.

Landlord Contents Standard Excess:	\$600
Theft or burglary by tenants or their guests excess:	\$500
Malicious acts or vandalism by tenants or their guests excess:	\$500
Loss of rent - tenant default excess:	\$500
Earthquake and tsunami excess:	\$300
Unoccupied excess:	\$1,000

Optional Covers

As you have requested, the following options indicated with a ✓ have been added to your policy. Options indicated with a ✗ have not been selected. Contact us to make any changes.

Landlord Contents options:

Accidental damage at the home	✓
Motor burnout	✗

Home Details

You have told us the following about you and the insured address:

- It is a townhouse
- The weekly rent is \$300
- There is no business activity operated from this property

You have told us the following about the construction of the insured address:

- Was originally built between 1980 and 1989
- The external walls are constructed primarily of double brick and the roof is constructed primarily of tiles
- The insured address is not currently undergoing construction, reconstruction, renovation or being relocated
- The insured address is in a good condition and well maintained. There are no leaks in the roof, no evidence of white ant damage and the fences & outbuildings are in good condition. Refer to the Product Disclosure Statement for the definition of 'good condition'

You have told us the following about the security of the insured address:

- All accessible windows (less than three metres above the ground or any solid structure) have key locks or security grilles
- All external hinged doors have key operated deadlocks and all sliding/French doors have patio bolts
- The insured address does NOT have an alarm system
- The insured address does NOT have additional door or building security

Insurance and criminal history

You have told us that in the past 3 years:

- You or anyone to be insured under this policy has NOT had an insurer decline or cancel a policy, impose specific conditions on a policy, or refuse a claim
- You or anyone to be insured under this policy has had NO insurance claims or losses relating to home or contents insurance (excluding any claims made on this policy)
- You or anyone to be insured under this policy has NOT committed any criminal acts in relation to Fraud, Theft or Burglary, Drugs, Arson, Criminal, Malicious and/or Wilful damage

(If any of the above information is incorrect, please contact us.)

Your Duty of Disclosure

Before you enter into an insurance contract, 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. You have this duty until we agree to insure you.

Before you extend, vary or reinstate an insurance contract you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms. You do not need to tell us anything that:

- reduces the risk we insure you for; or
- is common knowledge; or
- we know or should know as an insurer; or
- we waive your duty to tell us about.

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.

Other Important Information

The Product Disclosure Statement (PDS) is an important legal document that contains details of your insurance if you purchase this product from us. Before you decide to buy this product from us, please read this PDS carefully. If you purchase this product, your policy comprises of this PDS and your certificate of insurance which shows the details particular to you.

For complaints concerning Suncorp products or services, you can phone us on 1300 264 053; write to us at: Suncorp Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on idr@suncorp.com.au. You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as Suncorp (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

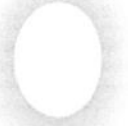
SUNCORP 

If Undelivered please return to:
PO Box 621
Archerfield BC QLD 4108

10.7

Mr Greg Reaburn
8127 Magnolia Gardens Ct
HOPE ISLAND 4212

**This is about your Landlord Insurance
Policy Number HPI036235323**



10 January 2020

Dear Mr Reaburn,

This is about your Landlord Insurance

Receipt

Policy Number	Amount	Payment Type	Receipt Number	Date Received
HPI036235323	\$286.15	Renewal Receipt	R004841943	03/01/2020

Please call us on 13 11 55 if we can help you with any other insurance matters.

Yours sincerely,
The Suncorp Team

Enquiries: 13 11 55
Claims: 13 25 24 (24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance

SUNCORP 

10-9

PUDSON SUPER PTY LTD ATF PUDSON
SUPER FUND
UNIT 2
88 ANZAC AVE
NEWTOWN QLD 4350

Policy number:	HPI045999794
The insured:	Pudson Super PTY LTD Atf Pudson Super Fund
Due date:	11.59pm on 2 December 2020
Amount payable:	\$359.18
Payment reference number:	045999794

Landlord Insurance Account

Your new policy

Issue date: 18 November 2020

Dear Policy Holder,

Thank you for insuring your Landlord Contents with Suncorp Insurance.

Please find enclosed your Certificate of Insurance, a copy of our Product Disclosure Statement (PDS) and Supplementary Product Disclosure Statement (SPDS) (if any). These documents form part of your contract of insurance with us and should be read carefully to understand what your policy covers including the conditions, limits and exclusions that apply.

Your enclosed Certificate of Insurance is a record of the information you provided us during your application and as it is also part of your contract of insurance it is very important that it is accurate. Please review this information and the Duty of Disclosure section at the end of your Certificate of Insurance carefully. If any of the details shown are incorrect or there is other information you need to tell us, please call us on 13 11 55.

Please pay the amount payable by the due date to ensure you're covered. Our payment options are listed on the reverse side of this letter.

If you have any questions about your insurance, please call us on 13 11 55 or visit your local Suncorp Bank branch.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

Regards,

The Suncorp Team

MY SUNCORP

Manage parts of your car or home insurance
online in your own time.

To find out more about
My Suncorp, visit
suncorp.com.au/mysuncorp

SAVE ON YOUR INSURANCE

There's a range of ways you can save on your
premiums as a Suncorp Insurance Customer.

To find out more, visit
suncorp.com.au/insurance

10.10

Landlord Contents insurance account for policy HPI045999794

This document will be a tax invoice for GST when you have made your payment. It is to enable you to claim input tax credits if they apply to your business.

Your discounts

Nil

Suncorp Insurance offers a Multiple Policy Discount (MPD) when you have 3 or more eligible products. If you believe you may qualify for the MPD and it is not listed above, please contact us.

Period of insurance: **18 November 2020 to 11.59pm 18 November 2021**
 Transaction effective date: **18 November 2020**
 Transaction type: **New policy**

	Base Premium	GST	Stamp Duty	Total Amount
Insured address:	Unit 2, 88 ANZAC AVE, NEWTOWN QLD 4350			
Landlord Contents	\$ 299.56	\$ 29.96	\$ 29.66	\$ 359.18
TOTALS	\$ 299.56	\$ 29.96	\$ 29.66	\$ 359.18
Total amount payable:				\$ 359.18



Billers Code: 655829
Ref: 045999794

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



Phone: To pay via our automated credit card payment system call **1300 125 323**.
 Mastercard, VISA or AMEX
 Reference Number: **045999794**



In person: Visit any Suncorp Bank branch to pay by cash, card or cheque



Internet: To pay by Mastercard, VISA or American Express visit:
suncorp.com.au/insurance
 Reference Number: **045999794**



Mail: Send this payment slip with your cheque made payable to:
 Suncorp Insurance,
 GPO Box 1453, Brisbane, QLD 4001



Direct Debit: Call 13 11 55 to arrange

Payment slip

Policy number

HPI045999794

Reference number

045999794

Amount payable

\$359.18

WATER RATE NOTICE

P 131 872 | F 1800 448 882 | info@tr.qld.gov.au | www.tr.qld.gov.au
PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 360



11.1

This information was prepared as at 4 OCT 2019



1.2430 - 10459 195445 041

PUDSON SUPER PTY LTD
AS TRUSTEE
8127 MAGNOLIA GARDENS COURT
HOPE ISLAND QLD 4212

REFERENCE NO: 195445
ISSUE DATE: 11 OCT 2019
DUE DATE: 12 NOV 2019
AMOUNT DUE: 382.49

PROPERTY LOCATION: 2/88 Anzac Avenue, NEWTOWN QLD 4350

PROPERTY DESCRIPTION: L2/BUP5177:PAR DRAYTON

SUMMARY OF CHARGES

Water Access Charge for period ending 31/12/2019	
Opening Balance as at the 4 OCT 2019	0.01 CR
Water Access Charge (See Over)	325.10
Water Consumption Charge (See Water Advice)	99.90
Discount on Water Charges @ 10%	42.50 CR

FREQUENTLY ASKED QUESTIONS

What are my current water restrictions?

Visit www.tr.qld.gov.au/water to check the current water restrictions in your area.

I make regular payments - why do I have this much outstanding?

If you make regular payments, the amount on the notice may not reflect the most up-to-date balance. The best way to check your balance and payments is to register for online self-service at www.tr.qld.gov.au/payments

I've recently purchased this property, why do I have to pay full rates?

Most likely, your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this, or contact your solicitor and/or agent.

What period does this water consumption charge cover?

Where applicable a detailed water advice is included. This provides a breakdown of when your meter was read and the period these charges cover.

Total amount payable if received by 12 NOV 2019 382.49

Total amount payable if not received by the due date 424.99

HOW TO PAY - for a full list of payment options please see over the page



Billers Code: 18366
Ref: 195445

BPAY* this payment via internet or phone banking.
BPAY View* - View and pay this bill using internet banking.
BPAY View Registration No.: 195445

Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY VIEW

Are you using the right biller code and reference number?



Pay using your smartphone



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



Post Billpay

Pay in-store at Australia Post

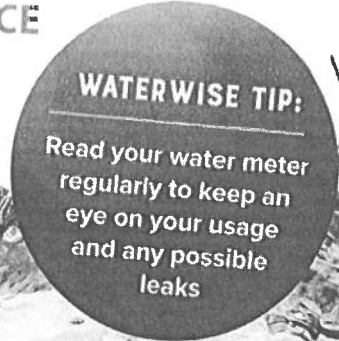


*414 000195445



24/7 phone payment

phone 1300 451 206



LOCATION: 2/88 Anzac Avenue, NEWTOWN QLD 4350

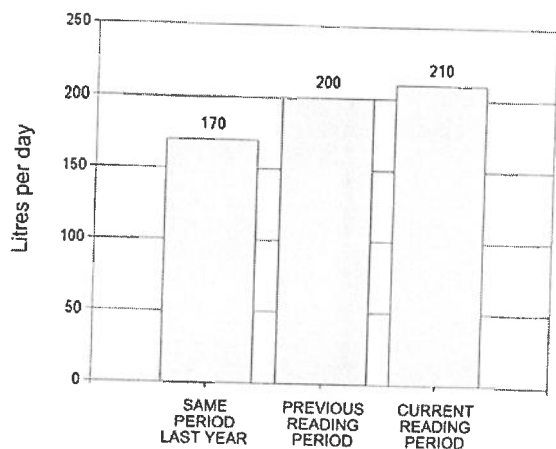
TIER LIMIT: 1st Tier - Up To 600 KLS
2nd Tier - Above 600 KLS

PROPERTY DESCRIPTION: L2/BUP5177:PAR DRAYTON

Meter	Meter Size	-----Readings-----		Consumption (Kilolitres)
		Start	End	
96D000144	RES SHARED 30MM 5 DI	10-Jan-19 6,403	17-Jul-19 6,639	236
Total Consumption ----->				236
	39	KLS 1st Tier Consumption @ \$2.54/KL		99.90
	0	KLS 2nd Tier Consumption @ \$4.11/KL		0.00
16.67% Share	39	KLS Total		99.90



YOUR AVERAGE DAILY USAGE



WATER RATE NOTICE

P 131 872 | F 1800 448 382 | info@tr.qld.gov.au | www.tr.qld.gov.au
PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 758 305 060



11-3

This information was prepared as at 6 APR 2020



1.2332 - 10191 195445
PUDSON SUPER PTY LTD
AS TRUSTEE
8127 MAGNOLIA GARDENS COURT
HOPE ISLAND QLD 4212

REFERENCE NO: 195445
ISSUE DATE: 9 APR 2020
DUE DATE: 12 MAY 2020
AMOUNT DUE: 374.88

PROPERTY LOCATION: 2/88 Anzac Avenue, NEWTOWN QLD 4350
PROPERTY DESCRIPTION: L2/BUP5177:PAR DRAYTON

SUMMARY OF CHARGES

Water Access Charge for period ending 30/06/2020	
Water Access Charge (See Over)	325.10
Water Consumption Charge (See Water Advice)	91.43
Discount on Water Charges @ 10%	41.65 CR



1.2.205 - 1/2

FREQUENTLY ASKED QUESTIONS

What are my current water restrictions?

Visit www.tr.qld.gov.au/water to check the current water restrictions in your area.

I make regular payments - why do I have this much outstanding?

If you make regular payments, the amount on the notice may not reflect the most up-to-date balance. The best way to check your balance and payments is to register for online self-service at www.tr.qld.gov.au/payments

I've recently purchased this property, why do I have to pay full rates?

Most likely, your solicitor has allowed for the rates in your settlement. Please check your settlement statement to confirm this, or contact your solicitor and/or agent.

What period does this water consumption charge cover?

Where applicable a detailed water advice is included. This provides a breakdown of when your meter was read and the period these charges cover.

Total amount payable if received by 12 MAY 2020	374.88
Total amount payable if not received by the due date	416.53

HOW TO PAY - for a full list of payment options please see over the page

BPAY Biller Code: 18366
Ref: 195445

BPAY® this payment via internet or phone banking
BPAY View® - View and pay this bill using internet banking
BPAY View Registration No: 195445

Registered to BPAY Pty Ltd ABN 69 079 137 618



Are you using the right biller code and reference number?



Pay using your smartphone



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



Post Billpay

Pay in-store at Australia Post



*414 000195445



24/7 phone payment phone 1300 451 205



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 1459
Brisbane, QLD 4001



PUDSON SUPER PTY LTD
MAGNOLIA GARDENS NORTH
8127 MAGNOLIA GARDENS COURT
HOPE ISLAND QLD 4212

Level 16A
345 Queen St
Brisbane, QLD 4000

account balance **\$3,013.75**
as at 31 Dec 19

account name PUDSON SUPER PTY LTD ATF
PUDSON SUPER FUND
account no. 963002613

transaction	description	debits	credits	balance
30.06.19	OPENING BALANCE			6,252.39
04.07.19	Deposit HOLLAND NL GREG RENT		120.00	6,372.39
05.07.19	Deposit HOLLAND NL GREG RENT		320.00	6,692.39
09.07.19	BPAY BPAY TO ASIC	382.00		6,310.39
10.07.19	Deposit HOLLAND NL GREG RENT		320.00	6,630.39
10.07.19	Funds transfer TRANSACT FUNDS TFR TO NEIL FEARBY PLUMBI	165.00		6,465.39
19.07.19	Deposit HOLLAND NL GREG RENT		320.00	6,785.39
23.07.19	Deposit HOLLAND NL GREG RENT		640.00	7,425.39
31.07.19	Interest MACQUARIE CMA INTEREST PAID*		1.24	7,426.63
05.08.19	BPAY BPAY TO STRATAPAY-LEVY	410.00		7,016.63
06.08.19	Deposit HOLLAND NL GREG RENT		320.00	7,336.63
16.08.19	Deposit HOLLAND NL GREG RENT		320.00	7,656.63

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. 963002613

deposits using BPay
From another bank



Billers code: 667022
Ref: 963 002 613

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name PUDSON SUPER PTY LTD ATF
PUDSON SUPER FUND
account no. 963002613

transaction	description	debits	credits	balance
21.08.19	Deposit		320.00	7,976.63
30.08.19	Interest		1.79	7,978.42
30.08.19	Deposit		320.00	8,298.42
30.08.19	BPAY	314.84		7,983.58
03.09.19	Deposit		320.00	8,303.58
17.09.19	Deposit		640.00	8,943.58
18.09.19	BPAY	432.36		8,511.22
30.09.19	Interest		2.25	8,513.47
02.10.19	Deposit		320.00	8,833.47
11.10.19	Deposit		320.00	9,153.47
15.10.19	Deposit		320.00	9,473.47
29.10.19	Deposit		320.00	9,793.47
31.10.19	Interest		2.07	9,795.54
01.11.19	BPAY	382.49		9,413.05
04.11.19	BPAY	410.00		9,003.05
12.11.19	Deposit		640.00	9,643.05
19.11.19	Deposit		277.92	9,920.97
26.11.19	Deposit		320.00	10,240.97
27.11.19	BPAY	339.18		9,901.79
29.11.19	Interest		1.89	9,903.68
29.11.19	BPAY	5,000.00		4,903.68
10.12.19	Deposit		640.00	5,543.68
18.12.19	Funds transfer	2,530.00		3,013.68
18.12.19	BPAY	320.00		2,693.68
24.12.19	Deposit		320.00	3,013.68
31.12.19	Interest		0.07	3,013.75

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name PUDSON SUPER PTY LTD ATF
PUDSON SUPER FUND
account no. 963002613

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 31 DEC 19	10,685.87	7,447.23	3,013.75

* Stepped interest rates as at 31 December 2019: balances \$0.00 to \$4,999.99 earned 0.00%; balances \$5,000.00 and above earned 0.55%



enquiries 1800 806 310

Macquarie Cash Management Account

account name PUDSON SUPER PTY LTD ATF
PUDSON SUPER FUND
account no. 963002613

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



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



PUDSON SUPER PTY LTD
MAGNOLIA GARDENS NORTH
8127 MAGNOLIA GARDENS COURT
HOPE ISLAND QLD 4212

1 Shelley Street
Sydney, NSW 2000

account balance **\$6,933.81**
as at 30 Jun 20

account name PUDSON SUPER PTY LTD ATF
PUDSON SUPER FUND
account no. 963002613

transaction	description	debits	credits	balance
31.12.19	OPENING BALANCE			3,013.75
07.01.20	Deposit HOLLAND NL GREG RENT		320.00	3,333.75
17.01.20	Deposit HOLLAND NL GREG RENT		220.00	3,553.75
23.01.20	Deposit HOLLAND NL GREG RENT		100.00	3,653.75
04.02.20	Deposit HOLLAND NL GREG RENT		320.00	3,973.75
04.02.20	BPAY BPAY TO STRATAPAY-LEVY	432.50		3,541.25
07.02.20	Deposit HOLBORN TP Funds trns		320.00	3,861.25
14.02.20	Deposit HOLLAND NL GREG RENT		320.00	4,181.25
28.02.20	Deposit HOLLAND NL GREG RENT		320.00	4,501.25
02.03.20	BPAY BPAY TO ERGON ENERGY QLD P/L	512.74		3,988.51
11.03.20	BPAY BPAY TO TRC RATES	988.15		3,000.36
16.03.20	Deposit HOLLAND NL GREG RENT		320.00	3,320.36

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. 963002613

deposits using BPay
From another bank



Billers code: 667022
Ref: 963 002 613

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name PUDSON SUPER PTY LTD ATF
PUDSON SUPER FUND
account no. 963002613

	transaction	description	debits	credits	balance
20.03.20	Deposit	HOLLAND NL GREG RENT		320.00	3,640.36
27.03.20	Deposit	HOLLAND NL GREG RENT		740.00	4,380.36
31.03.20	Interest	MACQUARIE CMA INTEREST PAID*		0.04	4,380.40
16.04.20	Deposit	HOLLAND NL GREG RENT		320.00	4,700.40
24.04.20	Deposit	HOLLAND NL Nikki rent		690.00	5,390.40
30.04.20	Interest	MACQUARIE CMA INTEREST PAID*		0.25	5,390.65
12.05.20	BPAY	BPAY TO TRC RATES	374.88		5,015.77
15.05.20	Deposit	HOLLAND NL GREG RENT		320.00	5,335.77
22.05.20	Deposit	HOLLAND NL GREG RENT		350.00	5,685.77
29.05.20	Interest	MACQUARIE CMA INTEREST PAID*		0.26	5,686.03
02.06.20	Deposit	HOLLAND NL GREG Rent extra		350.00	6,036.03
02.06.20	BPAY	BPAY TO STRATAPAY-LEVY	432.50		5,603.53
03.06.20	Deposit	HOLLAND NL GREG RENT		350.00	5,953.53
19.06.20	Deposit	HOLLAND NL GREG RENT		640.00	6,593.53
24.06.20	Deposit	HOLLAND NL GREG RENT		340.00	6,933.53
30.06.20	Interest	MACQUARIE CMA INTEREST PAID*		0.28	6,933.81

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name PUDSON SUPER PTY LTD ATF
PUDSON SUPER FUND
account no. 963002613

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 20	2,740.77	6,660.83	6,933.81

* Stepped interest rates for the period 1 January to 5 March: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.55% pa (65 days); 6 March to 23 March: balances \$0.00 to \$4,999.99
earned 0.00% balances \$5,000.00 and above earned 0.30% pa (18 days); 24 March to 30 June: balances
\$0.00 to \$4,999.99 earned 0.05% balances \$5,000.00 and above earned 0.05% pa (99 days)

annual interest summary 2019/2020

INTEREST PAID	10.14
TOTAL INCOME PAID	10.14

Macquarie Cash Management Account

enquiries 1800 806 310

account name PUDSON SUPER PTY LTD ATF
PUDSON SUPER FUND
account no. 963002613

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.
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Comparative Market Analysis



2/88 Anzac Avenue Newtown QLD 4350

Prepared on 19th November 2020

Rob McGregor
York Services Pty Ltd

346 Ruthven Street
TOOWOOMBA CITY QLD 4350

m: 0427928493

rob@yorkrealty.com.au



The Proprietor
2/88 Anzac Avenue
Newtown QLD 4350

6th August 2020

Dear Reader,
Thank you for the opportunity to appraise your property.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Rob McGregor
York Realty Toowoomba

Robert McGregor
York Services Pty Ltd
346 Ruthven Street

TOOWOOMBA CITY QLD 4350
m: 0427928493

Your Property

2/88 Anzac Avenue Newtown QLD 4350

3  1  1  65m²  106m² 



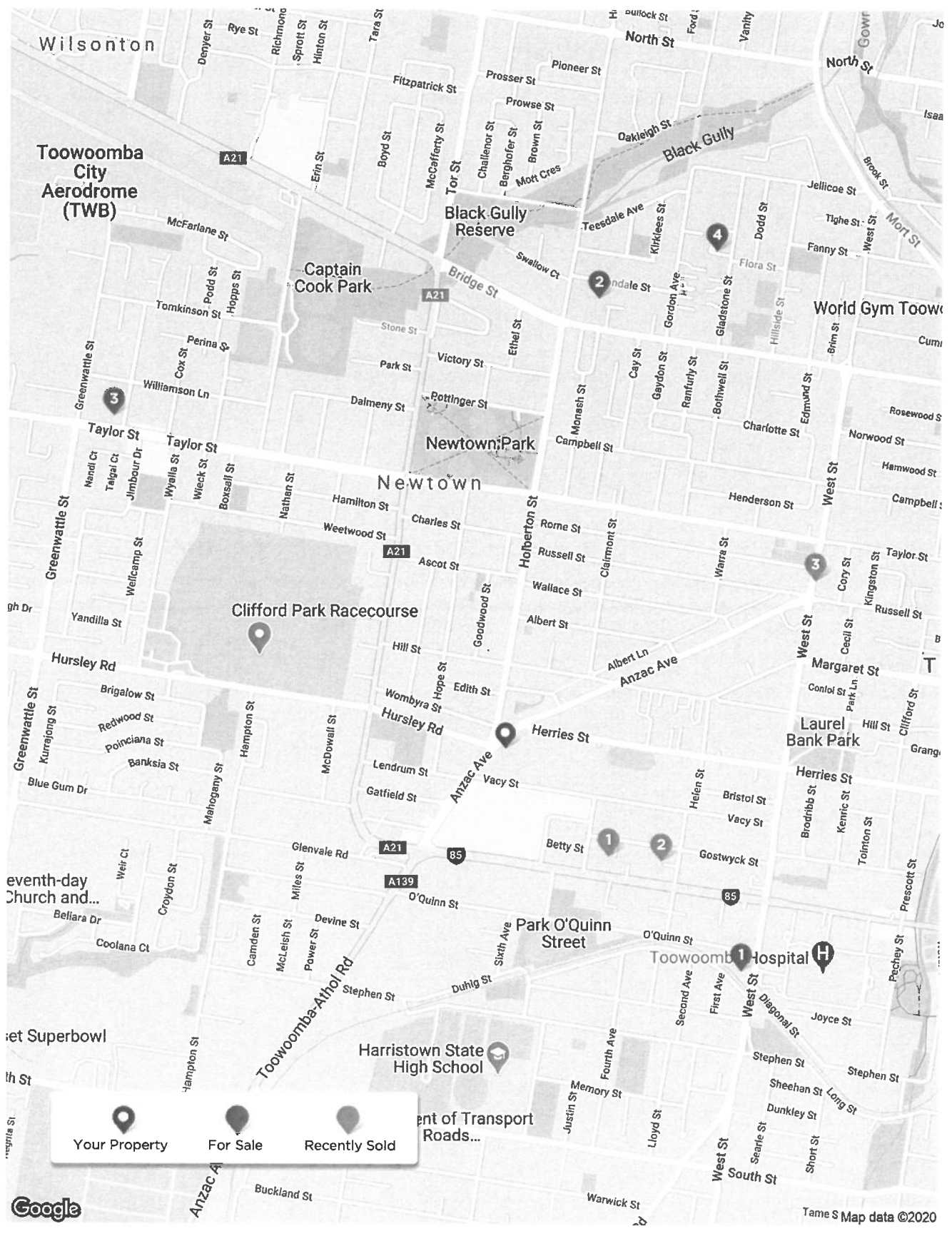
Your Property History

- 23 Jun, 2016** - Sold for \$188,000
- 22 Apr, 2016** - Listed for sale at \$209,000
- 26 Feb, 2009** - Sold for \$190,000
- 7 Dec, 2006** - Listed for rent at \$220 / week
- 10 Nov, 2006** - Listed for sale at \$212,000
- 18 Apr, 2002** - Sold for \$98,000

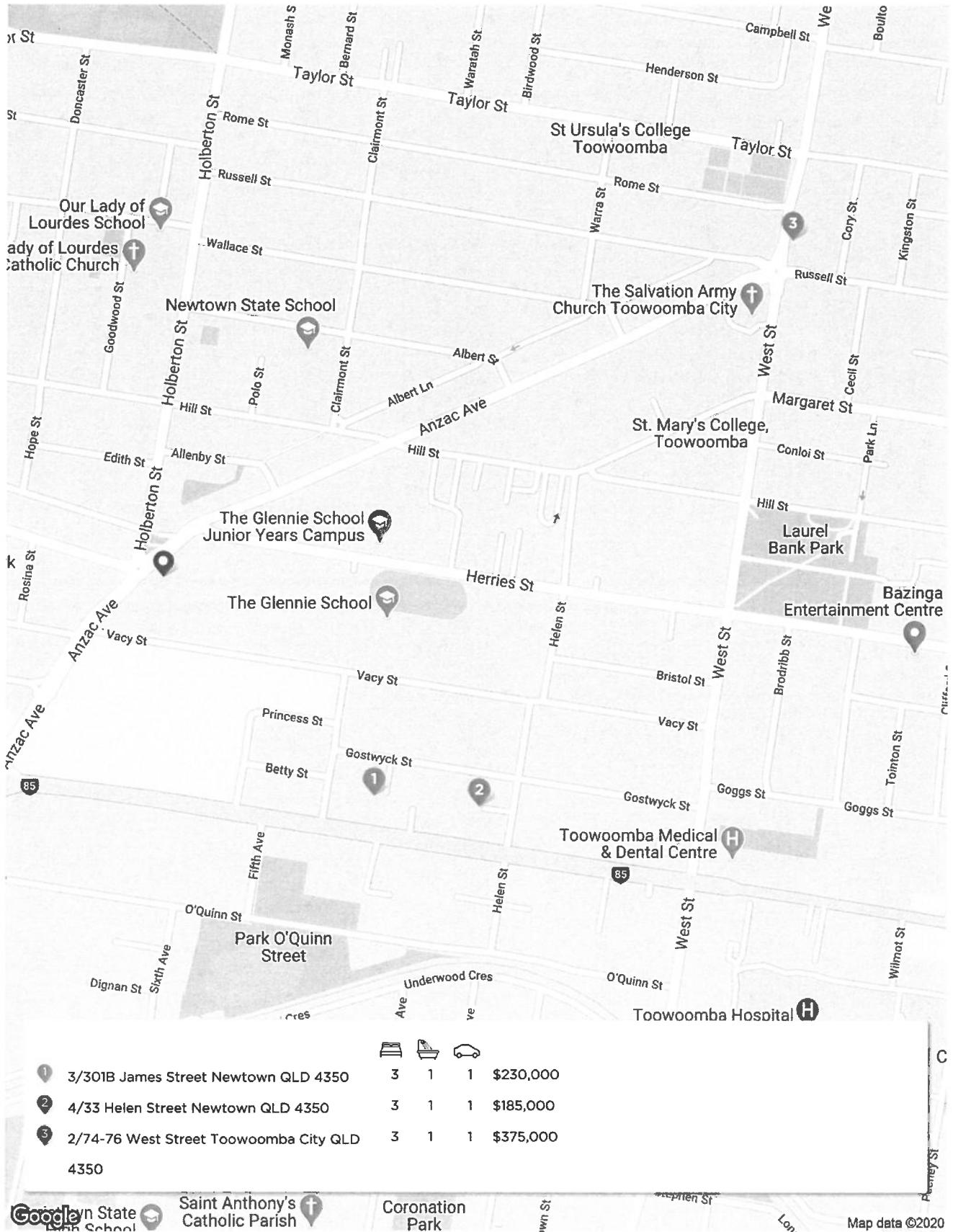
Introducing Robert McGregor

Born and raised in a large family in Moree, NSW, Rob's strong family values have helped build his love of helping others. He has called Toowoomba home now for around 12 years, where he plans to build a great future. Rob prides himself on the high level of customer service he offers, and the rapport he has continuously been capable of maintaining with his clients. Whether you are looking for your Dream home or looking to Sell your home, he and the York Team will be there every step of the way to assist

Comparables Map: Sales & Listings



Comparables Map: Sales



Comparable Sales

1 3/301B James Street Newtown QLD 4350



3 1 1 232m² 103m²
 Year Built 2005 DOM 543
 Sold Date 23-Oct-20 Distance 0.54km
 First Listing \$239,000
 Last Listing \$235,000

Sold Price ^{RS} **\$230,000**

2 4/33 Helen Street Newtown QLD 4350



3 1 1 55m² 92m²
 Year Built 1997 DOM -
 Sold Date 23-Jun-20 Distance 0.69km
 First Listing -
 Last Listing -

Sold Price **\$185,000**

3 2/74-76 West Street Toowoomba City QLD 4350

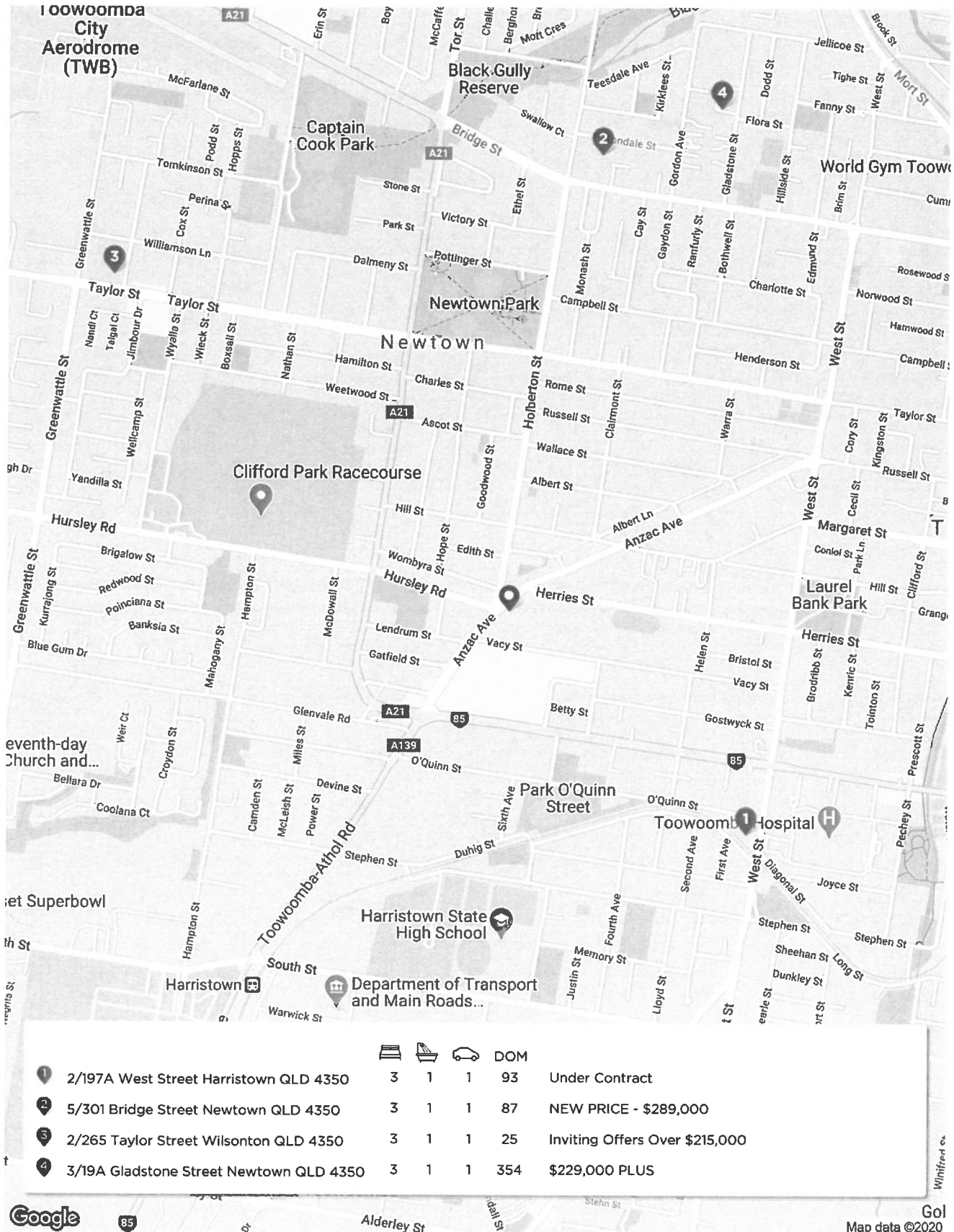


3 1 1 81m² 122m²
 Year Built 1913 DOM 354
 Sold Date 29-Jun-20 Distance 1.25km
 First Listing \$380,000 - \$420,000
 Last Listing Over \$380,000

Sold Price **\$375,000**

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

Comparables Map: Listings








					DOM	
1	2/197A West Street Harristown QLD 4350	3	1	1	93	Under Contract
2	5/301 Bridge Street Newtown QLD 4350	3	1	1	87	NEW PRICE - \$289,000
3	2/265 Taylor Street Wilsonton QLD 4350	3	1	1	25	Inviting Offers Over \$215,000
4	3/19A Gladstone Street Newtown QLD 4350	3	1	1	354	\$229,000 PLUS

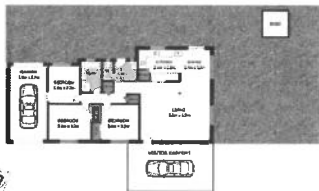
Comparable Listings






1 2/197A West Street Harristown QLD 4350



 3  1  1  97m²  -
 Year Built - DOM 93 days
 Listing Date 19-Aug-20 Distance 1.17km
 Listing Price Under Contract

2 5/301 Bridge Street Newtown QLD 4350







 3  1  1  121m²  -
 Year Built - DOM 87 days
 Listing Date 25-Aug-20 Distance 1.63km
 Listing Price NEW PRICE - \$289,000








3 2/265 Taylor Street Wilsonton QLD 4350



 3  1  1  185m²  -
 Year Built - DOM 25 days
 Listing Date 26-Oct-20 Distance 1.82km
 Listing Price Inviting Offers Over \$215,000

4 3/19A Gladstone Street Newtown QLD 4350

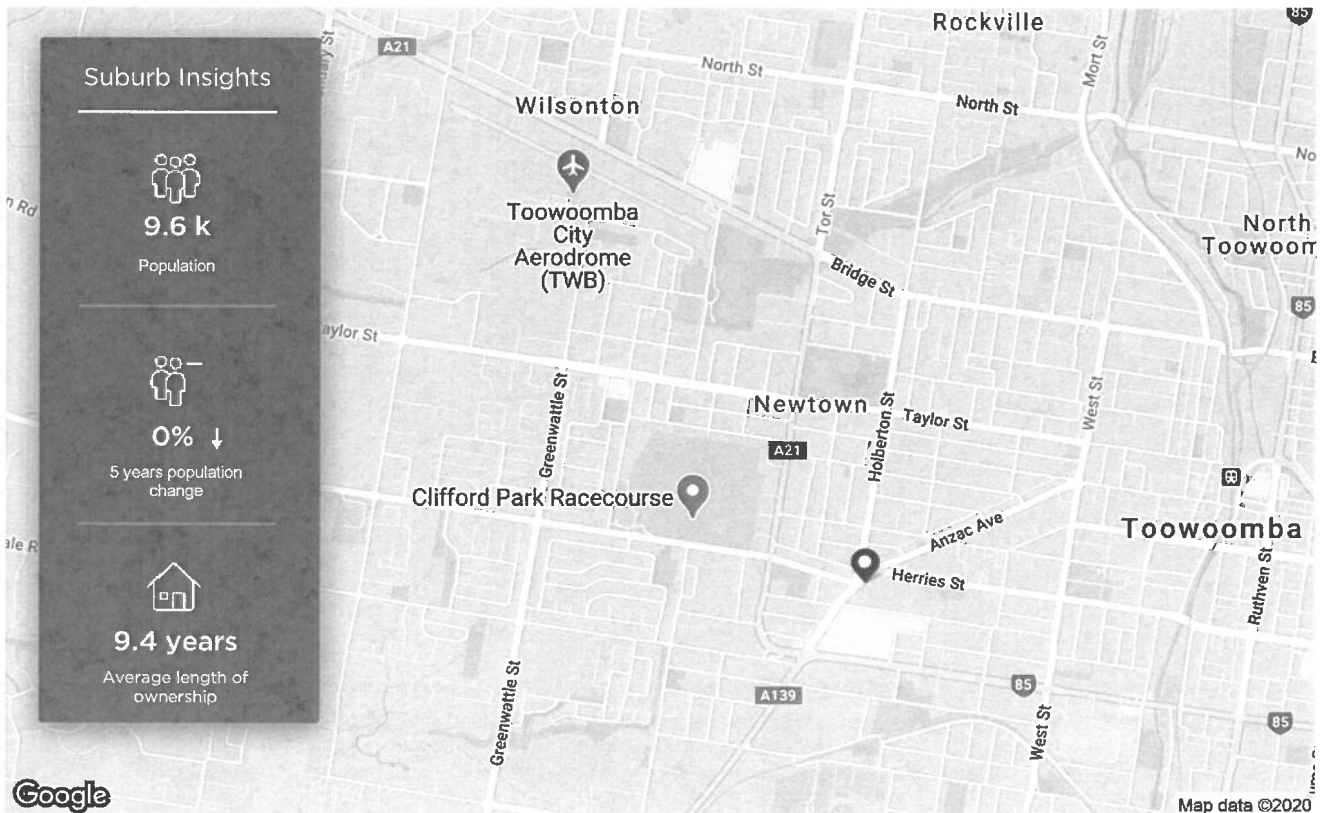


 3  1  1  85m²  113m²
 Year Built 1995 DOM 354 days
 Listing Date 02-Dec-19 Distance 1.92km
 Listing Price \$229,000 PLUS

DOM = Days on market

Newtown

Demographic



The size of Newtown is approximately 5.5 square kilometres. It has 16 parks covering nearly 7.3% of total area. The population of Newtown in 2011 was 9,564 people. By 2016 the population was 9,587 showing a population growth of 0.2% in the area during that time. The predominant age group in Newtown is 20-29 years. Households in Newtown are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Newtown work in a trades occupation. In 2011, 55.1% of the homes in Newtown were owner-occupied compared with 52.3% in 2016. Currently the median sales price of houses in the area is \$308,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.3	Owns Outright	24.9	0-15.6K	3.8	0-9	12.2
Couples with Children	32.3	Purchaser	27.4	15.6-33.8K	20.3	10-19	13.5
Single Parents	25.4	Renting	44.4	33.8-52K	20.1	20-29	16.7
Other	2.9	Other	0.5	52-78K	19.0	30-39	12.4
		Not Stated	2.9	78-130K	19.5	40-49	11.2
				130-182K	5.9	50-59	12.5
				182K+	2.5	60-69	10.3
						70-79	6.5
						80-89	3.8
						90-99	0.8

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	The Glennie School	0.32km	Combined	-	Non-Government	0-12
	Newtown State School 24 Albert Street Newtown QLD 4350	0.42km	Primary	Mixed	Government	0-6
	Clifford Park Special School 19 Rob Street Newtown QLD 4350	0.76km	Special	Mixed	Government	7-12
	St Mary's College 129 West Street Newtown QLD 4350	1.02km	Combined	-	Non-Government	5-12
	St Anthony's School 5-9 Memory Street Harristown QLD 4350	1.11km	Primary	Mixed	Non-Government	0-6



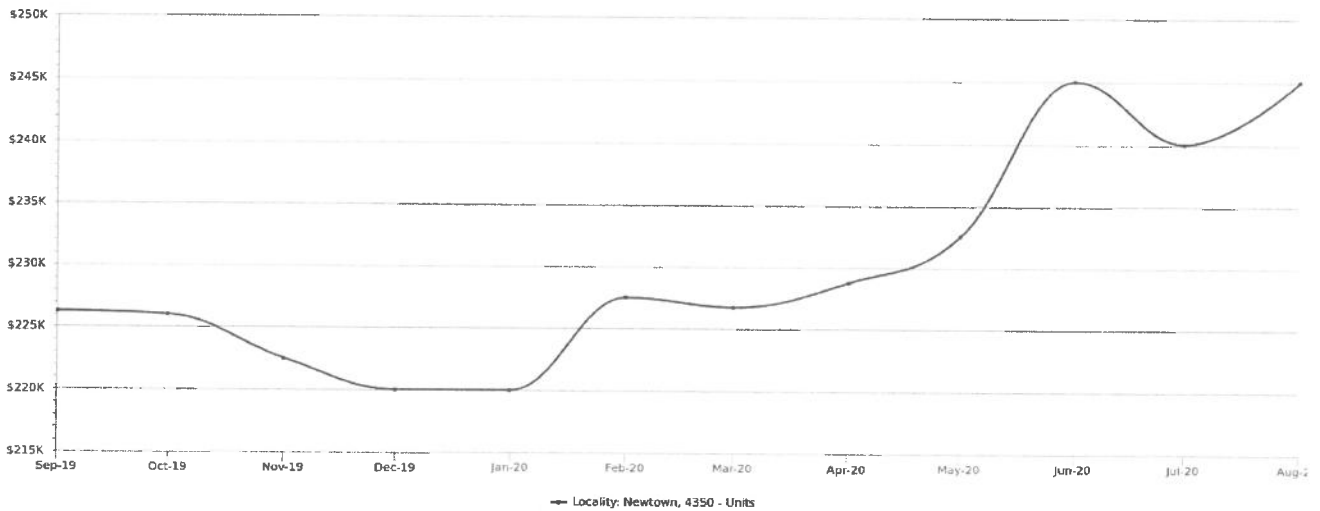
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

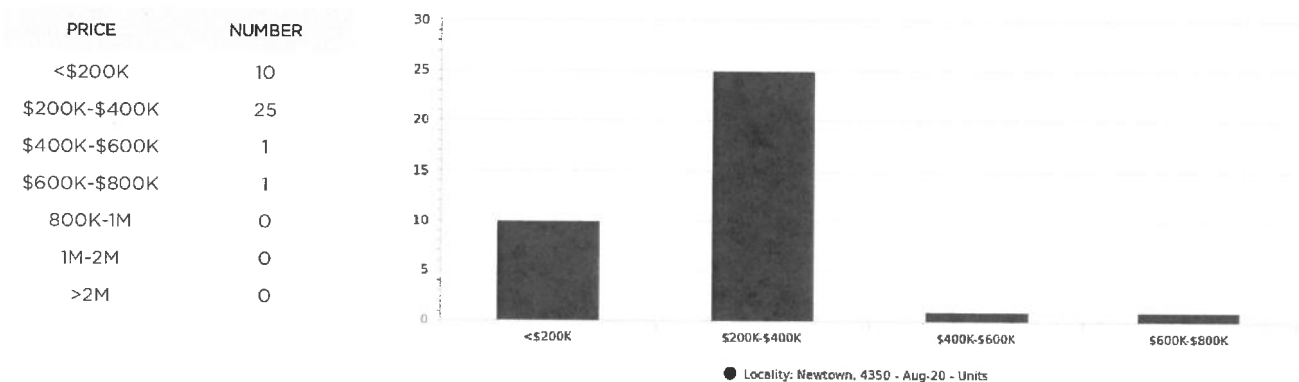
Median Sale Price - 12 months (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2020	2	\$245,000	2.1% ▲	76	38	\$280
Jul 2020	5	\$240,000	-2.0% ▼	79	38	\$280
Jun 2020	2	\$245,000	5.4% ▲	78	38	\$280
May 2020	1	\$232,500	1.6% ▲	86	39	\$280
Apr 2020	1	\$228,750	0.9% ▲	83	45	\$280
Mar 2020	2	\$226,750	-0.3% ▼	83	42	\$275
Feb 2020	6	\$227,500	3.4% ▲	80	39	\$280
Jan 2020	1	\$220,000	0.0%	79	40	\$280
Dec 2019	3	\$220,000	-1.1% ▼	80	42	\$275
Nov 2019	8	\$222,500	-1.5% ▼	80	43	\$275
Oct 2019	2	\$226,000	-0.1% ▼	86	38	\$275
Sep 2019	4	\$226,250	1.0% ▲	76	42	\$275

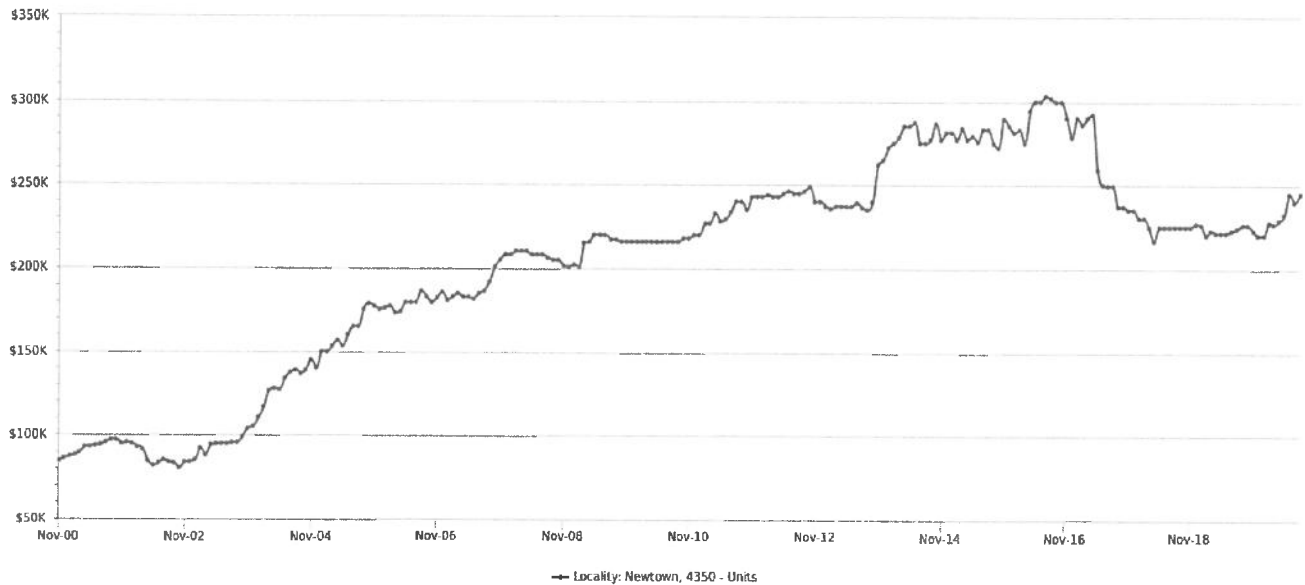
Sales by Price - 12 months (Unit)



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated using a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	37	\$245,000	9.4% ▲	76	84	\$290
2019	44	\$224,000	-0.4% ▼	79	96	\$275
2018	35	\$225,000	-9.8% ▼	67	114	\$270
2017	46	\$249,500	-17.2% ▼	81	118	\$265
2016	64	\$301,500	6.5% ▲	78	101	\$265
2015	74	\$283,125	3.0% ▲	55	91	\$270
2014	101	\$275,000	16.3% ▲	38	89	\$270
2013	65	\$236,500	-3.5% ▼	31	93	\$270
2012	64	\$245,000	2.1% ▲	63	89	\$255
2011	41	\$240,000	11.1% ▲	23	71	\$240
2010	73	\$216,000	-0.7% ▼	30	58	\$230
2009	87	\$217,500	5.3% ▲	45	62	\$210
2008	60	\$206,500	10.7% ▲	55	62	\$185
2007	65	\$186,500	0.1% ▲	34	61	\$207
2006	54	\$186,250	12.9% ▲	43	43	\$172
2005	64	\$165,000	18.7% ▲	33	35	-
2004	63	\$139,000	45.9% ▲	12	36	-
2003	74	\$95,250	14.1% ▲	-	11	-
2002	47	\$83,500	-12.6% ▼	-	-	-
2001	38	\$95,500	15.1% ▲	-	-	-

Summary

2/88 Anzac Avenue Newtown QLD 4350



Appraisal price range
\$200,000 - \$220,000

Notes from your agent

Median \$210,000

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14-1

Activity statement 001

Date generated	16/09/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

12 results found - from 16 September 2018 to 16 September 2020 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 Sep 2020	17 May 2021	Original Activity Statement for the period ending 30 Jun 20		\$0.00	\$0.00
16 Sep 2020	18 May 2020	Original Activity Statement for the period ending 30 Jun 19		\$0.00	\$0.00
23 Jul 2019	15 May 2019	Original Activity Statement for the period ending 30 Jun 18		\$0.00	\$0.00
1 Apr 2019	1 Apr 2019	General interest charge			\$0.00
5 Mar 2019	4 Mar 2019	Payment		\$361.00	\$0.00
3 Mar 2019	28 Feb 2019	Original Activity Statement for the period ending 31 Dec 18 - PAYG Instalments	\$361.00		\$361.00 DR
4 Nov 2018	29 Oct 2018	Original Activity Statement for the period ending 30 Sep 18 - PAYG Instalments	\$361.00		\$0.00
27 Oct 2018	27 Oct 2018	General interest charge			\$361.00 CR
17 Oct 2018	16 Oct 2018	Payment		\$632.00	\$361.00 CR
4 Oct 2018	3 Oct 2018	Payment		\$361.00	\$271.00 DR
29 Sep 2018	29 Sep 2018	General interest charge			\$632.00 DR
29 Sep 2018	25 Aug 2018	General interest charge			\$632.00 DR



142

Income tax 551

Date generated	16/09/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 16 September 2018 to 16 September 2020 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
14 Nov 2019	19 Nov 2019	EFT refund for Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$277.92		\$0.00
14 Nov 2019	14 Nov 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$277.92	\$277.92 CR
25 Feb 2019	28 Feb 2019	EFT refund for Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$121.88		\$0.00
25 Feb 2019	25 Feb 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18		\$121.88	\$121.88 CR

PUDSON SUPER FUND
Trial Balance at 30/06/2020

Printed: Wednesday 16 September, 2020 @ 10:07:18

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	238	Distributions Received			
(16,245.31)	238/001	Colonial First State Portfolio 091 033470723			
(11,449.56)	247	Increase in Market Value of Investments			
	250	Interest Received			
(108.44)	250/003	Cash at Bank - Macquarie 182512 963002613			
	280	Rent Received			
(16,558.18)	280/001	2/88 Anzac Avenue, Newtown Q 4350			
2,498.05	301	Accountancy Fees			
259.00	304	ATO Supervisory Levy			
361.95	307	Auditor's Remuneration			
10.00	315	Bank Charges			
	334	Depreciation			
361.49	334/001	Carpet			
76.64	334/002	Hisense TV			
441.79	334/003	Daikin 2.5kw Reverse Cycle Air Conditioner			
441.79	334/004	Daikin 2.5kw Reverse Cycle Air Conditioner			
525.81	334/005	Blinds			
136.31	334/006	Cooktop			
57.61	334/007	Vacuum			
73.14	334/008	Lounge			
119.78	334/009	Chaise			
52.72	334/010	Coffee Table			
216.24	334/011	2 x Queen beds & mattresses			
102.58	334/012	Washing Machine			
262.12	334/013	2 Single Beds & mattresses			
234.75	334/014	Roller blinds			
	375	Investment Expenses			
1,500.00	375/006	Colonial First State Portfolio 091 033470723			
	425	Rental Property Expenses			
1,685.56	425/004	Body Corporate			
2,046.28	425/007	Council rates			
1,266.52	425/008	Electricity			
268.37	425/009	Insurance			
2,578.60	425/017	Repairs & Maintenance			
708.90	425/018	Water			
2,090.40	485	Income Tax Expense			
25,985.09	490	Profit/Loss Allocation Account			
	502	Reaburn, Gregory Maxwell (Accumulation)			
(446,211.93)	502/001	Opening Balance - Preserved/Taxable			472,197.02
(23,605.02)	502/002	Opening Balance - Preserved/Tax Free			23,605.02
(253.09)	502/004	Opening Balance - Unrestricted Non Preserved/Tax Free			253.09
(28,075.49)	502/031	Share of Profit/(Loss) - Preserved/Taxable			
2,090.40	502/053	Income Tax - Preserved/Taxable			
6,252.39	606	Cash at Bank - Macquarie 182512		6,252.39	

14/4/60.
Age @ 1/7/19
= 59.
60 on 14/4/20.

PUDSON SUPER FUND
Trial Balance at 30/06/2020

Printed: Wednesday 16 September, 2020 @ 10:07:18

Last Year	Account	Account Name	Units	Debits \$	Credits \$
		963002613			
673.32	680	Sundry Debtors		673.32	
	726	Fixtures and Fittings (at written down value)			
1,445.96	726/001	Carpet	1.0000	1,445.96	
	747	Managed Investments (Australian)			
241,030.17	747/001	Colonial First State Portfolio 091 033470723	1.0000	241,030.17	
	765	Plant and Equipment (at written down value)			
306.57	765/001	Hisense TV	1.0000	306.57	
1,767.17	765/002	Daikin 2.5kw Reverse Cycle Air Conditioner	1.0000	1,767.17	
1,767.17	765/003	Daikin 2.5kw Reverse Cycle Air Conditioner	1.0000	1,767.17	
2,103.23	765/004	Blinds	1.0000	2,103.23	
681.88	765/005	Cooktop	1.0000	681.88	
230.46	765/006	Vacuum	1.0000	230.46	
414.49	765/007	Lounge	1.0000	414.49	
678.73	765/008	Chaise	1.0000	678.73	
298.73	765/009	Coffee Table	1.0000	298.73	
1,081.74	765/010	2 x Queen beds & mattresses	2.0000	1,081.74	
410.32	765/011	Washing Machine	1.0000	410.32	
436.88	765/012	2 Single Beds & mattresses	2.0000	436.88	
939.00	765/013	Roller blinds	1.0000	939.00	
	772	Real Estate Properties (Australian)			
235,000.00	772/001	2/88 Anzac Avenue, Newtown Q 4350	1.0000	235,000.00	
	850	Income Tax Payable			
(2,090.40)	850/001	Income Tax Payable		536.92	
1,451.69	850/002	Imputed Credits			
453.63	850/003	Foreign and Other Tax Credits			
722.00	850/004	Tax Instalments Paid			
0.00				496,055.13	496,055.13

Current Year Profit/(Loss): \$0.00