

Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022



Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Martyr, Anthony	13/03/1969	52	213,616.50	10,440.75	0.00	0.00	0.00	10,440.75
Martyr, Lisa	01/09/1969	51	10,976.95	0.00	0.00	0.00	0.00	0.00
All Members				10,440.75	0.00	0.00	0.00	10,440.75

*1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Martyr, Anthony	Concessional (5 year carry forward cap available)	10,440.75	73,787.59	63,346.84 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Martyr, Lisa	Concessional (5 year carry forward cap available)	0.00	102,500.00	102,500.00 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Martyr, Anthony							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	10,437.39	9,288.27	8,496.58	9,649.15	10,566.68	10,440.75	
Unused Concessional Contribution	0.00	0.00	16,503.42	15,350.85	14,433.32	17,059.25	
Cumulative Carry Forward Unused	N/A	N/A	0.00	16,503.42	31,854.27	46,287.59	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	41,503.42	56,854.27	73,787.59	63,346.84 Below Cap
Total Super Balance	0.00	185,075.29	183,685.04	180,412.03	178,802.96	213,616.50	
Martyr, Lisa							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	0.00	0.00	0.00	0.00	
Unused Concessional Contribution	0.00	0.00	25,000.00	25,000.00	25,000.00	27,500.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	25,000.00	50,000.00	75,000.00	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	50,000.00	75,000.00	102,500.00	102,500.00 Below Cap
Total Super Balance	0.00	10,940.53	10,435.37	9,910.90	9,461.78	10,976.95	

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Martyr, Anthony	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Martyr, Lisa	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Martyr, Anthony

Date	Transaction Description	Ledger Data			SuperStream Data						
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
03/08/2021	Direct Credit 011802 ABN98002348352 ET210803CTR065F 26F	Employer	1,341.99				Employer	T T M GROUP	1,341.99		
01/09/2021	Direct Credit 011802 ABN98002348352 ET210901CTR0655 33C	Employer	831.40				Employer	T T M GROUP	831.40		
01/10/2021	Direct Credit 011802 ABN98002348352 ET211001CTR065B 6AO	Employer	831.40				Employer	T T M GROUP	831.40		
03/11/2021	Direct Credit 011802 ABN98002348352 ET211103CTR0653 DCE	Employer	831.40				Employer	T T M GROUP	831.40		
14/12/2021	Direct Credit 011802 ABN98002348352 ET211214CTR065B 9EC	Employer	831.40				Employer	T T M GROUP	831.40		
10/01/2022	Direct Credit 011802 ABN98002348352	Employer	1,247.09				Employer	T T M GROUP	1,247.09		
02/02/2022	Direct Credit 011802 ABN98002348352 ET220202CTR0657 9D6	Employer	831.40				Employer	T T M GROUP	831.40		
02/03/2022	Direct Credit 011802	Employer	831.40				Employer	T T M GROUP	831.40		

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07/04/2022	ABN98002348352 ET220302CTR065D 4B8 Direct Credit 011802 ABN98002348352 ET220407CTR0653 D8O	Employer	882.73	Employer	T T M GROUP	882.73
04/05/2022	Direct Credit 011802 ABN98002348352 ET220504CTR065B 0D6	Employer	926.92	Employer	T T M GROUP	926.92
02/06/2022	Direct Credit 011802 ABN98002348352 ET220602CTR0650 D03	Employer	1,053.62	Employer	T T M GROUP	1,053.62
Total - Martyr, Anthony			10,440.75	0.00	0.00	10,440.75

Total for All Members			10,440.75	0.00	0.00	0.00
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Martyr Superannuation Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Interest Received (25000)					
<u>CBA ***7741 (CBA7741)</u>					
01/07/2021	Credit Interest			1.18	1.18 CR
01/08/2021	Credit Interest			1.23	2.41 CR
01/09/2021	Credit Interest			1.31	3.72 CR
01/10/2021	Credit Interest			1.30	5.02 CR
01/11/2021	Credit Interest			1.36	6.38 CR
01/12/2021	Credit Interest			1.34	7.72 CR
01/01/2022	Credit Interest			1.12	8.84 CR
01/02/2022	Credit Interest			1.01	9.85 CR
01/03/2022	Credit Interest			0.98	10.83 CR
01/04/2022	Credit Interest			1.10	11.93 CR
01/05/2022	Credit Interest			0.66	12.59 CR
01/06/2022	Credit Interest			0.73	13.32 CR
				13.32	13.32 CR
<u>Westpac ***6671 (WBC396671)</u>					
30/07/2021	Interest Paid			0.23	0.23 CR
31/08/2021	Interest Paid			0.24	0.47 CR
30/09/2021	Interest Paid			0.22	0.69 CR
29/10/2021	Interest Paid			0.21	0.90 CR
30/11/2021	Interest Paid			0.23	1.13 CR
31/12/2021	Interest Paid			0.22	1.35 CR
31/01/2022	Interest Paid			0.22	1.57 CR
28/02/2022	Interest Paid			0.20	1.77 CR
31/03/2022	Interest Paid			0.21	1.98 CR
29/04/2022	Interest Paid			0.20	2.18 CR
31/05/2022	Interest Paid			0.22	2.40 CR
30/06/2022	Interest Paid			0.20	2.60 CR
				2.60	2.60 CR

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Total Debits: 0.00
Total Credits: 15.92

Martyr Superannuation Fund
 Rental Summary
 first rented
 26/1 McKenzie Road, Mango Hill Q. 4509

	Inv Number	Gross Rent	Other Rental income	Advertising Fees	Agent Body Corp	Gardenin g	Rates	Letting fee	Stationery & petties	R & M	Capital	Net Rent	bankings
Flynn-Raheen P/L	Jul-21	1440.00		97.02				198.00	5.50			1139.48	1139.48
	Aug-21	1440.00		110.88					5.50			1323.62	1323.62
	Sep-21	1800.00		138.60					5.50	258.25		1397.65	1397.65
	Oct-21	1440.00		110.88					5.50			1323.62	1323.62
												0.00	0.00
												0.00	0.00
Mango Hill Management	Nov-21	1440.00		110.88					5.50			1323.62	1323.62
	Dec-21	1800.00		138.60					5.50			1655.90	1655.90
	Jan-22	1440.00		110.88					5.50			1323.62	1323.62
	Feb-22	1960.00		150.92				440.00	5.50	330.00		1033.58	1033.58
	Mar-22	1600.00		123.20					5.50			1471.30	1471.30
	Apr-22	1600.00		123.20					5.50			1471.30	1471.30
	May-22	2000.00		154.00					5.50		363.00	1477.50	1477.50
	Jun-22	1600.00		123.20					5.50			1471.30	1471.30
												1477.50	1477.50
												1471.30	1471.30
												0.00	0.00
												16412.49	16412.49
												16412.49	16412.49

Ratio Blinds outstanding

Flynn-Raheen Pty Ltd

Flynn-Raheen Pty Ltd

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25 Lysterfield Rise
UPPER COOMERA QLD 4209
AUSTRALIA

TAX INVOICE Owners Statement - June 2021

26/1 McKenzie road MANGO HILL 4509

Date	Reference	Description	Ex.GST	GST	Amount
02/06/2021	108978	Rent From 11/06/2021 To 17/06/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
09/06/2021	109013	Rent From 18/06/2021 To 24/06/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
16/06/2021	109040	Rent From 25/06/2021 To 01/07/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
23/06/2021	109071	Rent From 02/07/2021 To 08/07/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
30/06/2021	109096	Rent From 09/07/2021 To 15/07/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
17/06/2021	7008607	Admin Fee for May 2021 Unit 2/1 (UNIT 01 W)	(\$7.00)	(\$0.70)	(\$7.70)
01/07/2021	7008717	Commission - UNIT 01 W	(\$90.00)	(\$9.00)	(\$99.00)
01/07/2021	7008718	Management - UNIT 01 W	(\$36.00)	(\$3.60)	(\$39.60)
				(\$13.30)	\$1,653.70

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/07/2021	7008719	Administration Fee	(\$5.00)	(\$0.50)	(\$5.50)
01/07/2021	5831	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,648.20)
				(\$0.50)	(\$1,653.70)
Closing Balance					\$0.00

*o/s prior yr
68100*

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Flynn-Raheen Pty Ltd

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AUSTRALIA

TAX INVOICE Owners Statement - July 2021

26/1 McKenzie road MANGO HILL 4509

Date	Reference	Description	Ex.GST	GST	Amount
07/07/2021	109124	Rent From 16/07/2021 To 22/07/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
14/07/2021	109153	Rent From 23/07/2021 To 29/07/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
22/07/2021	109192	Rent From 30/07/2021 To 05/08/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
30/07/2021	109223	Rent From 06/08/2021 To 12/08/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
12/07/2021	7008781	1 /2 week relet fee unit 1/1 (UNIT 01 W)			
02/08/2021	7008842	Commission - UNIT 01 W	(\$180.00)	(\$18.00)	(\$198.00)
02/08/2021	7008843	Management - UNIT 01 W	(\$63.00)	(\$6.30)	(\$69.30)
			(\$25.20)	(\$2.52)	(\$27.72)
				(\$26.82)	\$1,144.98
Other Items					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
02/08/2021	7008844	Administration Fee	(\$5.00)	(\$0.50)	(\$5.50)
02/08/2021	5840	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,139.48)
				(\$0.50)	(\$1,144.98)
		Closing Balance			\$0.00

Flynn-Raheen Pty Ltd

Flynn-Raheen Pty Ltd

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25 Lysterfield Rise
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AUSTRALIA

TAX INVOICE Owners Statement - August 2021

26/1 McKenzie road MANGO HILL 4509

Date	Reference	Description	Ex.GST	GST	Amount
04/08/2021	109240	Rent From 13/08/2021 To 19/08/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
11/08/2021	109267	Rent From 20/08/2021 To 26/08/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
18/08/2021	109305	Rent From 27/08/2021 To 02/09/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
24/08/2021	109324	Rent From 03/09/2021 To 09/09/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
01/09/2021	7008965	Commission - UNIT 01 W	(\$72.00)	(\$7.20)	(\$79.20)
01/09/2021	7008966	Management - UNIT 01 W	(\$28.80)	(\$2.88)	(\$31.68)
				(\$10.08)	\$1,329.12
Other Items					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/09/2021	7008967	Administration Fee	(\$5.00)	(\$0.50)	(\$5.50)
01/09/2021	5848	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,323.62)
				(\$0.50)	(\$1,329.12)
Closing Balance					\$0.00

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Flynn-Raheen Pty Ltd

Flynn-Raheen Pty Ltd

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25 Lysterfield Rise
UPPER COOMERA QLD 4209
AUSTRALIA

TAX INVOICE Owners Statement - September 2021

26/1 McKenzie road MANGO HILL 4509

Date	Reference	Description	Ex.GST	GST	Amount
01/09/2021	109361	Rent From 10/09/2021 To 16/09/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
08/09/2021	109386	Rent From 17/09/2021 To 23/09/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
15/09/2021	109414	Rent From 24/09/2021 To 30/09/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
22/09/2021	109442	Rent From 01/10/2021 To 07/10/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
29/09/2021	109475	Rent From 08/10/2021 To 14/10/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
06/09/2021	5849	Annual subscription SAS unit 1/1	(\$117.27)	(\$11.73)	(\$129.00)
23/09/2021	7009033	Refer to invoice 39995S Northlakes Plumber (UNIT 01 W)	(\$117.50)	(\$11.75)	(\$129.25)
01/10/2021	7009088	Commission - UNIT 01 W	(\$90.00)	(\$9.00)	(\$99.00)
01/10/2021	7009089	Management - UNIT 01 W	(\$36.00)	(\$3.60)	(\$39.60)
				(\$36.08)	\$1,403.15
Other Items					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/10/2021	7009090	Administration Fee	(\$5.00)	(\$0.50)	(\$5.50)
01/10/2021	5861	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,397.65)
				(\$0.50)	(\$1,403.15)
Closing Balance					\$0.00

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Flynn-Raheen Pty Ltd

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AUSTRALIA

TAX INVOICE Owners Statement - October 2021

26/1 McKenzie road MANGO HILL 4509

Date	Reference	Description	Ex.GST	GST	Amount
06/10/2021	109497	Rent From 15/10/2021 To 21/10/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
13/10/2021	109526	Rent From 22/10/2021 To 28/10/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
21/10/2021	109558	Rent From 29/10/2021 To 04/11/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
27/10/2021	109580	Rent From 05/11/2021 To 11/11/2021 (01 W JOHNS)	\$360.00	\$0.00	\$360.00
01/11/2021	7009192	Commission - UNIT 01 W	(\$72.00)	(\$7.20)	(\$79.20)
01/11/2021	7009193	Management - UNIT 01 W	(\$28.80)	(\$2.88)	(\$31.68)
				(\$10.08)	\$1,329.12

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/11/2021	7009194	Administration Fee	(\$5.00)	(\$0.50)	(\$5.50)
01/11/2021	5870	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,323.62)
				(\$0.50)	(\$1,329.12)
		Closing Balance			\$0.00

Owner Statement

Tax Invoice

ATTN: TONY & LISA
A & L MARTYR PROPERTY PTY LTD
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account	KPW01
Statement number	1
Statement period	1 November 2021 - 1 December 2021
For property	Unit 1/1 McKenzie Rd, Mango Hill QLD 4509
Current Tenancy	Johnson Dusty Rent: \$360.00 Weekly Paid to: 09/12/21

Balance Brought Forward		\$0.00
Income		
		Credit
Johnson Dusty - RENT - 12/11/2021 to 09/12/2021		\$1,440.00
	Total income:	\$1,440.00
	Includes GST of:	\$0.00
Expenses		
		Debit
30/11/21 - Postage & handling, water meter readings, invoicing, bank fees, printing (30/11/2021) to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$5.50
01/12/21 - Commission & Management to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$110.88
	Total expenses:	\$116.38
	Includes GST of:	\$10.58
Payments to owner		
01/12/21		\$1,323.62
Total payments: Balance (\$0.00) + income (\$1,440.00) - expenses (\$116.38) - total held in trust (\$0.00) =		\$1,323.62

Owner Statement

Tax Invoice

ATTN: TONY & LISA
A & L MARTYR PROPERTY PTY LTD
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account	KPW01
Statement number	2
Statement period	1 December 2021 - 1 January 2022
Ownership	A & L Martyr Property Pty Ltd
For property	Unit 1/1 McKenzie Rd, Mango Hill QLD 4509
Current Tenancy	Johnson Dusty Rent: \$360.00 Weekly Paid to: 13/01/22

Balance Brought Forward		\$0.00
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Income		Credit
Johnson Dusty - RENT - 10/12/2021 to 13/01/2022		\$1,800.00
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	Total income:	\$1,800.00
	Includes GST of:	\$0.00
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Expenses		Debit
31/12/21 - Postage & handling, water meter readings, invoicing, bank fees, printing (31/12/2021) to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$5.50
01/01/22 - Commission & Management to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$138.60
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	Total expenses:	\$144.10
	Includes GST of:	\$13.10
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Payments to owner		
01/01/22		\$1,655.90
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Total payments: Balance (\$0.00) + income (\$1,800.00) - expenses (\$144.10) - total held in trust (\$0.00) =		\$1,655.90

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Owner Statement

Tax Invoice

ATTN: TONY & LISA
A & L MARTYR PROPERTY PTY LTD
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account	KPW01
Statement number	3
Statement period	1 January 2022 - 1 February 2022
Ownership	A & L Martyr Property Pty Ltd
For property	Unit 1/1 McKenzie Rd, Mango Hill QLD 4509
Current Tenancy	Johnson Dusty Rent: \$360.00 Weekly Paid to: 10/02/22

Balance Brought Forward \$0.00

Income	Credit
Johnson Dusty - RENT - 14/01/2022 to 10/02/2022	\$1,440.00

Total income:	\$1,440.00
Includes GST of:	\$0.00

Expenses	Debit
31/01/22 - Postage & handling, water meter readings, invoicing, bank fees, printing (31/01/2022) to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)	\$5.50

01/02/22 - Commission & Management to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)	\$110.88
Total expenses:	\$116.38
Includes GST of:	\$10.58

Payments to owner	
01/02/22	\$1,323.62

Total payments: Balance (\$0.00) + income (\$1,440.00) - expenses (\$116.38) - total held in trust (\$0.00) = \$1,323.62

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Owner Statement

Tax Invoice

ATTN: TONY & LISA
A & L MARTYR PROPERTY PTY LTD
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account	KPW01
Statement number	4
Statement period	1 February 2022 - 1 March 2022
Ownership	A & L Martyr Property Pty Ltd
For property	Unit 1/1 McKenzie Rd, Mango Hill QLD 4509
Current Tenancy	Wendy Bingham Rent: \$400.00 Weekly Paid to: 17/03/22

Balance Brought Forward		\$0.00
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Income		Credit
Johnson Dusty - RENT - 11/02/2022 to 17/02/2022		\$360.00
Wendy Bingham - RENT - 18/02/2022 to 17/03/2022		\$1,600.00
	Total Income:	\$1,960.00
	Includes GST of:	\$0.00
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Expenses		Debit
16/02/22 - 2 x Air-conditioner hydro-clean/service		\$165.00
17/02/22 - Letting Fee to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$440.00
28/02/22 - Postage & handling, water meter readings, invoicing, bank fees, printing (28/02/2022) to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$5.50
28/02/22 - Backyard Tidy & Pressure Clean		\$165.00
01/03/22 - Commission & Management to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$150.92
	Total expenses:	\$926.42
	Includes GST of:	\$84.22
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Payments to owner		
01/03/22		\$1,033.58
	Total payments: Balance (\$0.00) + income (\$1,960.00) - expenses (\$926.42) - total held in trust (\$0.00) =	\$1,033.58

3-11 Owner Statement

Tax Invoice

ATTN: TONY & LISA
A & L MARTYR PROPERTY PTY LTD
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account	KPW01
Statement number	5
Statement period	1 March 2022 - 1 April 2022
Ownership	A & L Martyr Property Pty Ltd
For property	Unit 1/1 McKenzie Rd, Mango Hill QLD 4509
Current Tenancy	Wendy Bingham Rent: \$400.00 Weekly Paid to: 14/04/22

Balance Brought Forward		\$0.00
<hr/>		
Income		Credit
Wendy Bingham - RENT - 18/03/2022 to 14/04/2022		\$1,600.00
	Total income:	\$1,600.00
	Includes GST of:	\$0.00
<hr/>		
Expenses		Debit
31/03/22 - Postage & handling, water meter readings, invoicing, bank fees, printing (31/03/2022) to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$5.50
01/04/22 - Commission & Management to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$123.20
	Total expenses:	\$128.70
	Includes GST of:	\$11.70
<hr/>		
Payments to owner		
01/04/22		\$1,471.30
	Total payments: Balance (\$0.00) + income (\$1,600.00) - expenses (\$128.70) - total held in trust (\$0.00) =	\$1,471.30

3-12

Owner Statement

Tax Invoice

Account	KPW01
Statement number	6
Statement period	1 April 2022 - 2 May 2022
Ownership	A & L Martyr Property Pty Ltd
For property	Unit 1/1 McKenzie Rd, Mango Hill QLD 4509
Current Tenancy	Wendy Bingham Rent: \$400.00 Weekly Paid to: 12/05/22

ATTN: TONY & LISA
A & L MARTYR PROPERTY PTY LTD
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Balance Brought Forward		\$0.00
<hr/>		
Income		Credit
<hr/>		
Wendy Bingham - RENT - 15/04/2022 to 12/05/2022		\$1,600.00
<hr/>		
	Total income:	\$1,600.00
	Includes GST of:	\$0.00
<hr/>		
Expenses		Debit
<hr/>		
30/04/22 - Postage & handling, water meter readings, invoicing, bank fees, printing (30/04/2022) to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$5.50
02/05/22 - Commission & Management to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$123.20
<hr/>		
	Total expenses:	\$128.70
	Includes GST of:	\$11.70
<hr/>		
Payments to owner		
<hr/>		
02/05/22		\$1,471.30
<hr/>		
Total payments: Balance (\$0.00) + income (\$1,600.00) - expenses (\$128.70) - total held in trust (\$0.00) =		\$1,471.30

3-13

Owner Statement

Tax Invoice

ATTN: TONY & LISA
A & L MARTYR PROPERTY PTY LTD
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account	KPW01
Statement number	7
Statement period	2 May 2022 - 1 June 2022
Ownership	A & L Martyr Property Pty Ltd
For property	Unit 1/1 McKenzie Rd, Mango Hill QLD 4509
Current Tenancy	Wendy Bingham Rent: \$400.00 Weekly Paid to: 16/06/22

Balance Brought Forward		\$0.00
<hr/>		
Income		Credit
<hr/>		
Wendy Bingham - RENT - 13/05/2022 to 16/06/2022		\$2,000.00
<hr/>		
	Total income:	\$2,000.00
	Includes GST of:	\$0.00
<hr/>		
Expenses		Debit
<hr/>		
31/05/22 - Postage & handling, water meter readings, invoicing, bank fees, printing (31/05/2022) to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$5.50
01/06/22 - New blinds to patio		\$363.00
01/06/22 - Commission & Management to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$154.00
<hr/>		
	Total expenses:	\$522.50
	Includes GST of:	\$47.50
<hr/>		
Payments to owner		
<hr/>		
01/06/22		\$1,477.50
<hr/>		
Total payments: Balance (\$0.00) + income (\$2,000.00) - expenses (\$522.50) - total held in trust (\$0.00) =		\$1,477.50

3-14

Owner Statement

Tax Invoice

ATTN: TONY & LISA
A & L MARTYR PROPERTY PTY LTD
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account	KPW01
Statement number	8
Statement period	1 June 2022 - 1 July 2022
Ownership	A & L Martyr Property Pty Ltd
For property	Unit 1/1 McKenzie Rd, Mango Hill QLD 4509
Current Tenancy	Wendy Bingham Rent: \$400.00 Weekly Paid to: 14/07/22

Balance Brought Forward		\$0.00
<hr/>		
Income		Credit
<hr/>		
Wendy Bingham - RENT - 17/06/2022 to 14/07/2022		\$1,600.00
<hr/>		
	Total income:	\$1,600.00
	Includes GST of:	\$0.00
<hr/>		
Expenses		Debit
<hr/>		
30/06/22 - Postage & handling, water meter readings, invoicing, bank fees, printing (30/06/2022) to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$5.50
01/07/22 - Commission & Management to Agent (KPW01 - Unit 1/1 McKenzie Rd, Mango Hill QLD 4509)		\$123.20
<hr/>		
	Total expenses:	\$128.70
	Includes GST of:	\$11.70
<hr/>		
Payments to owner		
<hr/>		
01/07/22		\$1,471.30
<hr/>		
Total payments: Balance (\$0.00) + income (\$1,600.00) - expenses (\$128.70) - total held in trust (\$0.00) =		\$1,471.30

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name **A & L MARTYR PROPERTY PTY LTD**

Address
C/- 1 /2 McKENZIE ROAD, MANGO HILL QLD Postcode **4509**

1.2 Phone Mobile Email
0407 582 400 **dan.betty@hotmail.com**

Item 2 2.1 Tenant/s

Tenant 1 Full name/s **DUSTY JOHNSON**
Phone Email

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 **FLYNN-RAHEEN PTY LTD**

Address
1 /2 McKENZIE ROAD, MANGO HILL QLD Postcode **4509**

3.2 Phone Mobile Email
0407 582 400 **dan.betty@hotmail.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
26/1 McKENZIE ROAD, MANGO HILL, QLD Postcode **4509**

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary
**A/C x 2,C/Fans x3, Euromaid D/washer, Oven, Cooktop ,Rangehood. G/Bins x 2, Electric Hot H2O, Clothes Line
R/Garage door, ,V/Blinds and Roller Blinds,Security screen door for balcony**

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

6.2 Starting on **03/07/21** 6.3 Ending on **02/01/22**

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



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

Strictly NO PARKING in designated NO PARKING areas. Owners request no smoking inside unit or on balcony.
 Tenants are not permitted to park in visitor parking areas, in front of unit or on common property.
 No plastic hooks to be adhered to walls. Tenants to pay for water usage. No loud music /noise after 10pm.
 No drinks or food permitted on carpeted areas and no ironing on carpeted areas. Carpets to be shampooed annually.
 Children under 13 are not permitted in pool area unless accompanied by parent or person over 18.
 No bikes, scooters, skate boards permitted in pool area. Strictly no glass bottles or alcohol permitted in pool area.
 Children must be supervise by parents or person over 18 when outside.
 Children must not ride bikes, scooters, skate board on roadways unless supervised by parents.
 Tenants permit manager access to back yard for maintenance.
 Reports of any appliance not working and tech is called finds no issue tenant will be charged for call.
 Unit to be professionally cleaned on vacating.
 If you need to break lease tenant to pay rent until another tenant is secured.
 Any damage to property by tenants is their responsibility to repair.
 If in the event you should lock your keys in your unit a small charge of \$5.00 is for the use of the master keys.
 After 5pm a charge of \$25.00 will be charged for the use of the master keys.

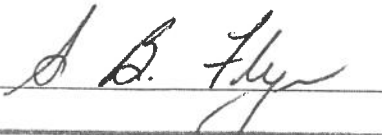
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

Signature of lessor/agent

Name/trading name

FLYNN-RAHEEN PTY LTD

Signature



Date 03/07/21

Signature of tenant 1

Print name

DUSTY JOHNSON

Signature



Date 03/07/21

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

3-17



Item 7 Rent \$ 360 per week fortnight month See clause 8(1)

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

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
EFT, Internet Banking, Deposit Slip

Details for direct credit

BSB no. 1 2 4 1 3 1 Bank/building society/credit union Bank of Queensland

Account no. 2 0 4 0 4 3 9 9 Account name Flynn-Raheen Pty Ltd

Payment reference Unit 1W Dusty

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

Item 11 Rental bond amount \$ 1440.00 See clause 13

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

Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type Pay TV, Internet/ Foxtel connection See special terms (page 8)
Phone Yes No

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

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

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

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

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

Item 15 Number of persons allowed to reside at the premises 5 See clause 23

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

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

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

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

Type Number Type Number

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

Electrical repairs Contact Manager Phone 0429 197 457
Plumbing repairs Contact Manager Phone 0429 197 457
Other Contact Manager Phone 0429 197 457

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name C/- Mango Hill Management Pty Ltd		
Address		
1/5 McKenzie Road		
Mango Hill	QLD	Postcode 4509

1.2 Phone Mobile Email

	0411161973	office@mangohillmanagement.com.au
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Item 2 2.1 Tenant/s

Tenant 1	Full name/s Wendy Bingham
Phone	Email
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 Mango Hill Management Pty Ltd		
Address		
1/5 McKenzie Road		
Mango Hill	QLD	Postcode 4509

3.2 Phone Mobile Email

	0411161973	office@mangohillmanagement.com.au
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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 1, 1 McKenzie Road		
Mango Hill	QLD	Postcode 4509

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

As per entry condition report

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

6.2 Starting on 18 / 2 / 2022 6.3 Ending on 17 / 8 / 2022

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



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



Item 7 Rent \$ 400.00 per week fortnight month See clause 8(1)

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

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
Automatic payment internet banking
Details for direct credit
BSB no. 064000 Bank/building society/credit union Commonwealth Bank
Account no. 16037775 Account name Mango Hill Management Trust
Payment reference UnitSurname

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

Item 11 Rental bond amount \$ 1600.00 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16
Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type See special terms (page 8)
Phone Yes No

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

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

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

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity Tenant to pay direct
Gas N/A
Phone Tenant to pay direct
Any other service stated in item 12.1 See special terms (page 8) Water consumption and state bulk water

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

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

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

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

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

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs See onsite manager Phone 0411161973
Plumbing repairs See onsite manager Phone 0411161973
Other See onsite manager Phone 0411161973

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.

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



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

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



- (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.

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Martyr Superannuation Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
11/11/2021	Transfer To Simmons Livingstone NetBank MARTAC1 Invoice 028836		220.00	4-2	220.00 DR
11/11/2021	Transfer To Simmons Livingstone NetBank MARTAC1 Invoice 029312		220.00	4-3	440.00 DR
16/06/2022	Transfer To Simmons Livingstone NetBank ATO Review Ref MARTAS1		2,090.00	4-4	2,530.00 DR
			2,530.00		2,530.00 DR

Total Debits: 2,530.00

Total Credits: 0.00

42



Simmons Livingstone & Associates

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

Mr & Mrs A Martyr
A & L Martyr Superannuation Pty Ltd
25 Lysterfield Rise
UPPER COOMERA QLD 4209

Tax Invoice
028836

Ref: MARTAC1
5 October, 2021

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

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MARTAC1 Invoice: 028836 5 October, 2021
		Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number:	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>
Cardholder	Signature	Expiry/.....



Simmons Livingstone & Associates

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

43

A & L Martyr Property Pty Ltd
25 Lysterfield Rise
UPPER COOMERA QLD 4209

Tax Invoice
029312

Ref: MARTAC2
25 October, 2021

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

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MARTAC2 Invoice: 029312 25 October, 2021
		Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number:	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature	Expiry/.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		

5.1

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

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

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 26 April 2022

Recipient: Martyr Super Fund

Address: C/- PO Box 806 OXENFORD QLD 4210

Description of Services

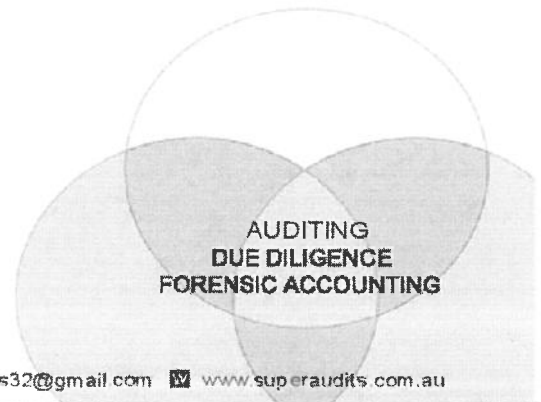
Statutory audit of the Martyr Super Fund for the financial year ending 30 June 2021.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

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



b-1

Martyr Superannuation Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
23/11/2021	ASIC NetBank BPAY 17301 2296083841850 ASIC2021 AnnualRev		56.00	b-2	56.00 DR
15/12/2021	ASIC NetBank BPAY 17301 2296087651081 ASIC2021 AnnualRev		276.00	b-4	332.00 DR
			332.00		332.00 DR

Total Debits: 332.00

Total Credits: 0.00

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

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

b-2

A & L MARTYR SUPERANNUATION PTY LTD
ACN/ARBN: 608 384 185
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 23 Sep 2021
Account Number 22 608384185

Summary

Balance outstanding
New charges \$56.00
TOTAL DUE \$56.00

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

Please Pay

Pay now \$0.00
By 23 Nov 2021 \$56.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$83. If you are over one month late, this fee increased to \$344.

Date	Reference	Description	Amount
23/09/2021	3X8152565480P PA	2021 Annual Review	56.00

Payment Slip

A & L MARTYR SUPERANNUATION PTY LTD

ACN/ARBN: 608 384 185
Account Number 22 608384185
Amount Payable \$56.00

Payment Options



*814 129 0002296083841850 85



Billpay Code: 8929
Ref: 2296 0838 4185 085



Billers Code: 17301
Reference: 2296083841850



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



by phone 13 18 16 pay by Mastercard or VISA



Internet postbillpay.com.au by Mastercard or VISA

Telephone & Internet Banking - BPAY *

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



Mail

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



22 608384185

**ASIC**

Australian Securities & Investments Commission

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Forms Manager

Registered Agents

Company: A & L MARTYR SUPERANNUATION PTY LTD ACN 608 384 185

Company details

Date company registered 23-09-2015
 Company next review date 23-09-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

'SIMMONS LIVINGSTONE & ASSOCIATES' UNIT , 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209

Officeholders

MARTYR, ANTHONY

Born 13-03-1969 at MELBOURNE VIC

25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209

Office(s) held: Director, appointed 23-09-2015

MARTYR, LISA

Born 01-09-1969 at SYDNEY NSW

25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209

Office(s) held: Director, appointed 23-09-2015
Secretary, appointed 23-09-2015**Company share structure**

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

Members

MARTYR , ANTHONY 25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209

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

MARTYR , LISA 25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209

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

Document history

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

Received	Number	Form Description	Status
01-02-2017	2E7830511	484 CHANGE TO COMPANY DETAILS	Processed and imaged
15-09-2016	2E4597670	484 CHANGE TO COMPANY DETAILS	Processed and imaged
15-09-2016	2E4596445	484 CHANGE TO COMPANY DETAILS	Processed and imaged

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

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

6-4

A & L MARTYR PROPERTY PTY LTD
ACN/ARBN: 608 765 108
C/- SIMMONS LIVINGSTONE & ASSOCIATES
PO BOX 806
OXENFORD, QLD, 4210

Invoice Statement

Issue Date 15 Oct 2021
Account Number 22 608765108

Summary

Balance outstanding
New charges \$276.00
TOTAL DUE \$276.00

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

Please Pay

Pay now \$0.00
By 15 Dec 2021 \$276.00

If you have already paid, please ignore this invoice statement

- * Late fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows,
 - bring your company/scheme details up to date within 28 days of the date of issue of the annual statement, or
 - you do not pay your review fee within 2 months of the annual review date
- * if you are up to one month late, you must pay \$83. If you are over one month late, this fee increased to \$344.

Date	Reference	Description	Amount
15/10/2021	3X8312801480B PA	2021 Annual Review	276.00

Payment Slip

A & L MARTYR PROPERTY PTY LTD

ACN/ARBN: 608 765 108
Account Number 22 608765108
Amount Payable \$276.00

Payment Options



*814 129 0002296087651081 73



Billpay Code: 8929
Ref: 2296 0876 5108 173



Bill Code: 17301
Reference: 2296087651081



22 608765108

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

by phone 13 18 16 pay by Mastercard or VISA

Internet postbillpay.com.au by Mastercard or VISA

Telephone & Internet Banking - BPAY *

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



Mail

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



Company: A & L MARTYR PROPERTY PTY LTD ACN 608 765 108

Company details

Date company registered 15-10-2015
 Company next review date 15-10-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

'SIMMONS LIVINGSTONE & ASSOCIATES' UNIT , 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209

Officeholders

MARTYR, ANTHONY
 Born 13-03-1969 at MELBOURNE VIC
 25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209
 Office(s) held: Director, appointed 15-10-2015

MARTYR, LISA
 Born 01-09-1969 at SYDNEY NSW
 25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209
 Office(s) held: Director, appointed 15-10-2015
 Secretary, appointed 15-10-2015

Company share structure

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

Members

MARTYR , ANTHONY		25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

MARTYR , LISA		25 LYSTERFIELD RISE , UPPER COOMERA QLD 4209		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

Document history

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

Received	Number	Form Description	Status
17-02-2017	2E8842625	484 CHANGE TO COMPANY DETAILS	Processed and imaged
15-09-2016	2E4597671	484 CHANGE TO COMPANY DETAILS	Processed and imaged
15-09-2016	2E4596447	484 CHANGE TO COMPANY DETAILS	Processed and imaged

Martyr Superannuation Fund Depreciation Schedule

For The Period 01 July 2021 - 30 June 2022



Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation ¹	Method	Rate	Depreciation			
				Disposals/ Decrease	Additions/ Increase				Calculated Depreciation ²	Posted Depreciation ³	Closing Written Down Value	
Plant and Equipment (at written down value) - Unitted												
Blinds	01/06/2022				363.00	29.84	Diminishing Value	20.00 %	5.97	5.97		357.03
Security Screen	06/12/2017	429.00	186.18			429.00	Capital Works	2.50 %	10.73	10.73		175.45
Smoke Alarms	03/11/2019	845.00	412.22			412.22	Diminishing Value	10.00 %	41.22	41.22		371.00
		1,274.00	598.40		363.00	871.06				57.92		903.48
		1,274.00	598.40		363.00	871.06				57.92		903.48

¹ Amounts have been pro rated based on number of days in the year

² Depreciation calculated as per depreciation method

³ Depreciation amounts posted to the ledger

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MARTYR SUPERANNUATION FUND
Summary of Quantity Surveyor Report
26/1 McKenzie Road, Mango Hill

- Plant & Equipment

Year	Claim	Closing WDV	16543 Total Cost
2016	2454	14089	
2017	3581	10508	
2018	2552	7956	
2019	2006	5950	
2020	1577	4373	
2021	1462	2911	
2022	1092	1819	
2023	681	1138	
2024	428	710	
2025	267	443	
2026	168	275	
2027	106	169	
2028	66	103	
2029	43	60	
2030	26	34	
2031	15	19	
2032	10	9	
2033	5	4	
2034	3	1	
2035	1	0	

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Diminishing value method summary

Date	Effective Life	Pooled Plant	Division 40	Division 43	Total
18-May-16 to 30-Jun-16	1,291	1,163	2,454	734	3,188
1-Jul-16 to 30-Jun-17	1,692	1,889	3,581	5,969	9,550
1-Jul-17 to 30-Jun-18	1,372	1,180	2,552	5,969	8,521
1-Jul-18 to 30-Jun-19	939	1,067	2,006	5,969	7,975
1-Jul-19 to 30-Jun-20	601	976	1,577	5,969	7,546
1-Jul-20 to 30-Jun-21	205	1,257	1,462	5,969	7,431
1-Jul-21 to 30-Jun-22	0	1,092	1,092	5,969	7,061
1-Jul-22 to 30-Jun-23	0	681	681	5,969	6,650
1-Jul-23 to 30-Jun-24	0	428	428	5,969	6,397
1-Jul-24 to 30-Jun-25	0	267	267	5,969	6,236
1-Jul-25 to 30-Jun-26	0	168	168	5,969	6,137
1-Jul-26 to 30-Jun-27	0	106	106	5,969	6,075
1-Jul-27 to 30-Jun-28	0	66	66	5,969	6,035
1-Jul-28 to 30-Jun-29	0	43	43	5,969	6,012
1-Jul-29 to 30-Jun-30	0	26	26	5,969	5,995
1-Jul-30 to 30-Jun-31	0	15	15	5,969	5,984
1-Jul-31 to 30-Jun-32	0	10	10	5,969	5,979
1-Jul-32 to 30-Jun-33	0	5	5	5,969	5,974
1-Jul-33 to 30-Jun-34	0	3	3	5,969	5,972
1-Jul-34 to 30-Jun-35	0	1	1	5,969	5,970
1-Jul-35 to 30-Jun-36	0	0	0	5,969	5,969
1-Jul-36 to 30-Jun-37	0	0	0	5,969	5,969
1-Jul-37 to 30-Jun-38	0	0	0	5,969	5,969
1-Jul-38 to 30-Jun-39	0	0	0	5,969	5,969
1-Jul-39 to 30-Jun-40	0	0	0	5,969	5,969
1-Jul-40 to 30-Jun-41	0	0	0	5,969	5,969
1-Jul-41 to 30-Jun-42	0	0	0	5,969	5,969
1-Jul-42 to 30-Jun-43	0	0	0	5,969	5,969
1-Jul-43 to 30-Jun-44	0	0	0	5,969	5,969
1-Jul-44 to 30-Jun-45	0	0	0	5,969	5,969
1-Jul-45 to 30-Jun-46	0	0	0	5,969	5,969
1-Jul-46 to 30-Jun-47	0	0	0	5,969	5,969
1-Jul-47 to 30-Jun-48	0	0	0	5,969	5,969
1-Jul-48 to 30-Jun-49	0	0	0	5,969	5,969
1-Jul-49 to 30-Jun-50	0	0	0	5,969	5,969
1-Jul-50 to 30-Jun-51	0	0	0	5,969	5,969
1-Jul-51 to 30-Jun-52	0	0	0	5,969	5,969
1-Jul-52 to 30-Jun-53	0	0	0	5,969	5,969
1-Jul-53 to 30-Jun-54	0	0	0	5,969	5,969
1-Jul-54 to 30-Jun-55	0	0	0	5,969	5,969
1-Jul-55 to 30-Jun-56	0	0	0	5,214	5,214
Total	6,100	10,443	16,543	238,739	255,282



OnePath Life Limited
ABN 33 009 657 176 AFSL 238341
onepath.com.au

ONECARE POLICY SCHEDULE

DATE

1 November 2021

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YOUR POLICY SUMMARY

Policy number: 1007367775
Policy owner(s):
A & L Martyr Superannuation Pty Ltd
Fund name:
ATF Martyr Superannuation Fund
Policy start date: 11 December
2020
Policy anniversary date: 11 December
Linked policy number: 1007367763

	First name	Surname	Date of birth	Gender
Life/lives insured:	Anthony	Martyr	13 March 1969	Male
Annual premium*:				\$4,799.82
Reduction(s) - Multi Cover:				\$237.66
Annual premium after reduction(s)*:				\$4,562.16
Includes:				
Policy Fee(s)*:				\$46.70

*Includes stamp duty if applicable.

You should keep this Policy Schedule in a secure place, along with your other insurance policy documents, as they will be required when you make a claim. If you lose the Policy Schedule, Policy Terms or any of your other insurance documents you can contact us for a replacement copy. We may charge a fee to cover our costs in issuing a replacement. The amounts insured under this policy are subject to the Policy Schedule, Policy Terms and any other notice issued by us to you. OnePath Life Limited (ABN 33 009 657 176, AFSL 238341) ('OnePath Life') is the issuer of the product.

ONECARE POLICY SCHEDULE

DATE

1 November 2021

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Policy Number

1007367775

Life Insured: Anthony Martyr

LIFE COVER WITH OPTIONAL TPD COVER

Cover type	Amount insured	Annual premium	Indexation	Cover start date	Cover expiry date
Life Cover	\$942,859	\$2,365.25	Yes	11 December 2020	10 December 2099
Life Cover	\$19,327	\$48.49	Yes	11 December 2020	10 December 2099
SuperLink SIS TPD	\$962,186	\$2,148.42	Yes	11 December 2020	10 December 2034

Options

Benefit payment type: Lump sum
Premium type: Stepped premium
Occupation category: P
TPD definition: SuperLink SIS Any
Smoker†: No

Optional extras

Premium Waiver Disability Option: No
Business Guarantee Option: No
Double TPD Option: No

This Policy is linked to policy number 1007367763 under a Superlink arrangement. Therefore the sum insured in this policy will be reduced by the amount of benefits paid out under any linked policy. Please read your Policy Terms for full details of how Superlink arrangements operate.

† Last recorded details. If any of this information has changed, you can let us know by contacting Customer Services on 133 667.

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A & L Martyr Superannuation Pty Ltd
ATF Martyr Superannuation Fund
25 Lysterfield Rise
Upper Coomera QLD 4209

OnePath

1 November 2021

POLICY OWNER(S)

A & L Martyr Superannuation Pty Ltd

POLICY NUMBER

1007367775

LINKED POLICY

1007367763

It's time to review your life insurance.

Thank you for continuing to trust us to protect what matters through your OneCare held through super policy.

As your life changes, so should your insurance. This Annual Review Pack includes important information about any changes to your policy, cover and premium, and what you can do to make sure it suits your needs best.

WHAT'S CHANGED WITH YOUR PREMIUM

One or more of your covers has **indexation** applied to the amount you're insured for. This acts as 'inflation protection' for your cover (see page 4).

Your cover is on a stepped premium, which means it's increased due to age. There may be other changes that apply as well (see page 3).

YOUR COVER SNAPSHOT

Here is a view of some of your cover. For a detailed look, please see the attached Policy Schedule.

	Anthony	Life Cover	\$962,186
	you are now insured for	Total & Permanent Disability Cover	\$962,186

What's included in this Review Pack

- ✓ A quick summary of your cover
- ✓ A detailed overview of your cover in the Policy Schedule
- ✓ Information about your premium and any changes to your premium, policy or cover
- ✓ Things you need to know when reviewing your cover
- ✓ How to make a claim.

Your annual premium is \$4,562.16

This includes an annual reduction of \$237.66

Payment method Annual Direct Debit

We will automatically deduct \$4,562.16 from your nominated account on 11 December 2021.

If you don't need to make changes, you don't need to do anything. Because you pay your premium annually, you are saving 6% compared with monthly payments.

 Call us: 133 667

 Email us: customer.risk@onepath.com.au

 Your Financial Adviser: Tom Graham
Phone: 0755618800

What you need to do next



You're in control of your insurance cover

Your OnePath Life policy is flexible, and you may wish to consider making changes to your policy to ensure it is right for you. You're in control and can make choices that affect your premium, such as:

- ✓ Changing your cover levels
- ✓ Linking multiple insurance policies with us
- ✓ Changing your premium payment frequency
- ✓ Adding or removing any extra cost options
- ✓ Turning indexation on or off

To learn more about reviewing your cover, visit onepathclarity.com.au/go/review

Do you need to change your cover?

Read your Policy Schedule carefully and talk to your adviser so you can ensure your cover suits your circumstances. Here are **some** things that you might want to consider during your review:

- Have you expanded your family?
- Do you need to update your beneficiaries?
- Has your health improved – can you apply to review any loadings or medical exclusions?
- Have you increased or decreased your debts?
- Have key people left or joined the business?
- Have you entered into any new agreements with other owners or parties in your business?

Your premiums

How your premium is calculated

There are many factors that can affect how your premium is calculated. These can include (but are not limited to):

- ✓ The amount and type of cover
- ✓ Higher risk occupations or hobbies
- ✓ Your smoking status
- ✓ Your health
- ✓ Your age and gender
- ✓ Whether you've chosen to pay stepped or level premiums
- ✓ Whether you've selected indexation
- ✓ How many lives you cover in your policy
- ✓ How frequently you pay your premium
- ✓ Where you live

Read more about how life insurance premiums are calculated at onepathclarity.com.au/go/premiums

Premium Reductions

Your premium amount includes reductions that we've applied to your policy. Reductions include things like **premium discounts**, as well as **certain factors** we use to calculate your premium. These factors reduce your overall premium because you have a lower insurance risk than someone whose circumstances are more risky.

Examples of discounts can include multiple cover and multiple life discounts, amongst others. Examples of factors that can reduce premiums can include large sums insured, smoker status and age factors, amongst others.

These discounts and factors generally operate in different ways:

- ✓ Some discounts stay in place for the life of the policy, unless you make a change that removes the reason for the discount
- ✓ Other discounts are for a limited time only, and automatically reduce every year until their time period ends
- ✓ Claims experience for a favourable risk factor can increase. This results in it no longer being favourable, which means we may need to change your premium. We can change how we rate risk factors by letting you know the effect of the change at least 30 days before it takes effect.

Please refer to your Policy contract, and the Product Disclosure Statement, for details of discounts and factors that can be applied to your policy including those that are guaranteed, and those that we can change.

Stepped and level premiums

Your cover is on a stepped premium

The difference between stepped and level premiums can be a major factor in how your premium is calculated.

With stepped premiums, the cost of your cover is recalculated each year based on your age at your policy anniversary. As you get older, your health and personal risks generally increase, as does the likelihood that you may claim. This generally means your premium will increase each year as you age.

With level premiums, the cost of your cover is based on your age when any cover started. Your premium is generally averaged out over a number of years, so you avoid increases in your premium due to age. Your cover is more expensive than stepped premiums at the start of your policy, but generally gets cheaper than stepped premiums through the life of your policy.

Please note that level premiums are not guaranteed, and life insurers have increased level premiums in the past (and may do so again in the future). It's important to remember that age is only one factor in calculating premiums. Others, such as claims trends and interest rates, can also have an impact.

You can also choose a combination of stepped and level premiums on the same policy.

If you want to read more about stepped and level premiums, and why level premiums may go up, head to onepathclarity.com.au/go/differentpremiums



If any of your circumstances regarding these factors changes, or if you have questions about any of them, please contact your financial adviser Tom Graham on 0755618800 or call us at 133 667 for help.



Call us: 133 667



Email us: customer.risk@onepath.com.au



Your Financial Adviser: Tom Graham
Phone: 0755618800

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Your premiums

Indexation

Indexation applies to one or more of your covers, which means your sum insured has been increased to keep up with the cost of living. As your sum insured increases, so does your premium.

Think of indexation as a kind of "inflation protection" that helps to maintain the value of your cover over time, as living costs increase.

This indexation rate is 5% for your lump sum cover.

If you want to accept indexation on your cover, you don't need to do anything.

If you've changed your mind, you can decline to accept indexation on some or all of your covers (either for this year or permanently), and keep your amount insured at the same level; but it may not give you the same value in the future as it does today.

Please speak to your financial adviser Tom Graham on 0755618800, or call us on 133 667 to make any changes or ask any questions.

To learn what indexation might mean for you in the future, head to onepathclarity.com.au/go/indexation

Cover	With Indexation		Without Indexation	
	Amount Insured	Annual Premium	Amount Insured	Annual Premium
Anthony Martyr				
Life Cover	\$942,859	\$2,365.25	\$897,961	\$2,253.78
Life Cover	\$19,327	\$48.49	\$18,407	\$46.20
SuperLink SIS TFD	\$962,186	\$2,148.42	\$916,368	\$2,047.17

Go further with OnePath Life

Being a OnePath Life customer means you get more than just the cover offered by your life insurance.



Get the clarity you deserve

You deserve to know exactly how your insurance works. Head to OnePath Clarity to learn about types of cover, maximising the value of your cover, how your premium is calculated and how to make a claim.

Visit onepathclarity.com.au for more information



Earn Qantas Points on your premiums



Your communication options

You have elected to receive your important policy correspondence in the post.

You can change this preference over to email at anytime by calling us on 133 667.

We may still need to send you emails from time to time (general notifications or messages, for example), but your important policy documents will always be sent according to your preference.

*You must be a Qantas Frequent Flyer member and correctly register your Qantas Frequent Flyer membership details with OnePath Life Limited (OnePath Life) to earn Qantas Points on eligible insurance policies. Eligible insurance policies are OneCare, OneCare Super, SmartCare and World of Protection. A joining fee usually applies. However, OnePath Life has arranged for this to be waived for new customers who join at qantas.com/onepathjoin. This complimentary join offer may be withdrawn at any time. Membership and points are subject to Qantas Frequent Flyer program terms and conditions available at qantas.com/terms. The maximum number of points you can earn on eligible policies is capped at 20,000 points per year, per policy. Qantas Points accrue in accordance with and subject to the 'OnePath and Qantas Frequent Flyer Rewards terms and conditions' available at onepath.com.au/qff-terms-conditions. Qantas does not endorse, is not responsible for and does not provide any advice, opinion or recommendation about this product or the information provided by OnePath Life in this communication.

Important things to remember

Have you had any medical events, injuries or illness?

It can sometimes be easy to forget what you're covered for, and you may be able to claim against something that's happened to you since you took your policy out.

Please consider if anything has happened to you, and call us at 1300 555 250 if you wish to make a claim. Our Life Insurance specialists will advise you on what's claimable on your policy, as well as guide you and make sure you're taken care of from the first step in the claims process to the last.

To learn more about the claims process and what it means for you and your beneficiaries, please visit onepathclarity.com.au/go/claimsprocess



We're in the business of paying claims

It's our job to be there for you when you need to make a claim, to provide you with complete support when it matters most.

It's why we pay over 9 of every 10 claims¹ we get – because we're in the business of paying claims.

Visit onepathclarity.com.au to learn more about the claims process, read claims stories and see why some claims aren't paid.

Have confidence in your cover

Your OneCare held through super is a Guaranteed Renewable policy. This means that as long as you keep paying your premiums, your coverage continues, and your policy terms and conditions **cannot** be reduced or cancelled – even if your health declines or your personal risks increase. For example, if you're diagnosed with diabetes or even choose to start base jumping two days after you take out your policy, you're guaranteed to have the same cover, for the same price. In fact, you don't even have to tell us about these changes.

To find out more, visit onepathclarity.com.au/go/advantage

¹2018 OnePath Claims, ASIC Claims Comparison 2019



Are you in difficulty?

Life insurance is all about long-term certainty, but sometimes that certainty comes under immediate pressure.

As your life insurer, we take very seriously our responsibility to ensure you are supported if you are experiencing financial hardship.

Your product is flexible, and there are various ways that we can support you to make sure you can stay protected as you navigate through the difficulties you might be experiencing.

Visit onepathclarity.com.au/go/support to see some options you can consider to reduce the costs of your cover, and give you valuable breathing space.

To discuss lowering your premium, or for anything else to do with your cover, please speak to your financial adviser, Tom Graham at 0755618800, or call us on 133 667. We're here to support you.

Considering your need for cover at all?

If you are thinking about cancelling your cover, it's important to consider the risks to you and your beneficiaries if life takes an unexpected turn for the worse – specifically, that you'll have no cover in place should a claimable event occur.

Also, if you are considering replacing your cover with another policy with us or another insurer, you may not be able to get cover at all or have access to the same terms, or you may have to pay a higher premium if your health has changed. The same may apply if you cancel your cover and at a later time apply again for cover.

We're here for you

If you have any questions about your cover or you wish to change something, please call your financial adviser, Tom Graham on 0755618800, or call us at 133 667. Thank you for your trust – we're here to protect you.

Sincerely,

Customer Service Team

OnePath Life

Important Information

OnePath Life Limited ABN 33 009 657 176, AFSL 248341 (OnePath Life) is the issuer of OneCare. This includes OneCare External Master Trust and OneCare SMSF. OnePath Custodians Pty Limited ABN 12 608 508 496, AFSL 238 346 (OnePath Custodians) is the issuer of OneCare Super. OnePath Custodians is not a related body corporate of OnePath Life.

This information is of a general nature and does not take into account your personal needs and financial circumstances. You should consider the appropriateness of the information, having regard to your objectives, financial situation and needs.

You should read the OneCare Product Disclosure Statement and policy terms (PDS) available online at onepath.com.au or by calling 133 667 before deciding whether to acquire, or to continue to hold, this product.

MIAE-016220-2020



Call us: 133 667



Email us: customer.risk@onepath.com.au



Your Financial Adviser: Tom Graham
Phone: 0755618800

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Martyr Superannuation Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$	
Property Expenses - Council Rates (41960)						
<u>26/1 McKenzie Road, Mango Hill Q 4509 (26/1McKenzie)</u>						
17/08/2021	MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC July 2021		469.70	9-2	469.70 DR	
24/11/2021	MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC Rates Nov21		469.70	9-3	939.40 DR	
16/02/2022	MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC Rates Jan 22		469.70	9-4	1,409.10 DR	
05/06/2022	MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC Rates Apr22		469.70	9-5	1,878.80 DR	
			1,878.80		1,878.80 DR	
Property Expenses - Interest on Loans (42010)						
<u>26/1 McKenzie Road, Mango Hill Q 4509 (26/1McKenzie)</u>						
20/07/2021	Interest		794.56	} 15	794.56 DR	
20/08/2021	Interest		845.48		1,640.04 DR	
20/09/2021	Interest		841.82		2,481.86 DR	
20/10/2021	Interest		811.11		3,292.97 DR	
22/11/2021	Interest		888.17		4,181.14 DR	
20/12/2021	Interest		750.46		4,931.60 DR	
20/01/2022	Interest		826.80		5,758.40 DR	
21/02/2022	Interest		849.61		6,608.01 DR	
21/03/2022	Interest		740.12		7,348.13 DR	
20/04/2022	Interest		789.00		8,137.13 DR	
20/05/2022	Interest		789.05		8,926.18 DR	
20/06/2022	Interest		846.84		9,773.02 DR	
			9,773.02		9,773.02 DR	
Property Expenses - Repairs Maintenance (42060)						
<u>26/1 McKenzie Road, Mango Hill Q 4509 (26/1McKenzie)</u>						
30/06/2022	T/up agent statement		129.00	9-3	129.00 DR	
30/06/2022	T/up agent statement		129.25	9-4	258.25 DR	
30/06/2022	T/up agent statement		165.00	} 3-10	423.25 DR	
30/06/2022	T/up agent statement		165.00		588.25 DR	
			588.25	588.25 DR		
Property Expenses - Stationery, Phone and Postage (42090)						
<u>26/1 McKenzie Road, Mango Hill Q 4509 (26/1McKenzie)</u>						
30/06/2022	T/up agent statement		66.00		66.00 DR	
			66.00	66.00 DR		
Property Expenses - Strata Levy Fees (42100)						
<u>26/1 McKenzie Road, Mango Hill Q 4509 (26/1McKenzie)</u>						
01/07/2021	DEFT PAYMENTS NetBank BPAY 96503 2244261481000000264 QBS BodyCorpJuly21		625.00	10-1	625.00 DR	
01/10/2021	DEFT PAYMENTS NetBank BPAY 96503 2244261481000000264 QBS BodyCrp Oct21		625.00	10-2	1,250.00 DR	
04/01/2022	DEFT PAYMENTS NetBank BPAY 96503 2244261481000000264 Body Corp Jan 2022		625.00	10-3	1,875.00 DR	
01/04/2022	DEFT PAYMENTS NetBank BPAY 96503		981.00	10-4	2,856.00 DR	

9-2

**Martyr Superannuation Fund
General Ledger**



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
	22442614810000000264 BodyCorp April2022				
			2,856.00		2,856.00 DR
Property Expenses - Water Rates (42150)					
<u>26/1 McKenzie Road, Mango Hill Q 4509 (26/1McKenzie)</u>					
20/08/2021	UNITYWATER NetBank BPAY 130393 0998141550 WtrSewr July 2021		359.83	11-1	359.83 DR
24/11/2021	UNITYWATER NetBank BPAY 130393 0998141550 WaterSewerageOct21		393.75		753.58 DR
28/02/2022	UNITYWATER NetBank BPAY 130393 0998141550 Unitywater Jan 22		386.73	11-2	1,140.31 DR
02/06/2022	UNITYWATER NetBank BPAY 130393 0998141550 Unitywater May22		350.75	11-4	1,491.06 DR
			1,491.06		1,491.06 DR

Total Debits: 16,653.13

Total Credits: 0.00



Smoke Alarm Solutions®
PROTECTING AUSTRALIANS

9.3

Tax Invoice

A & L Martyr Property
c/- Kinsella Place
1/2 McKenzie Road
Mango Hill QLD 4509
Australia

Invoice No: **A21240696**
 Invoice Date: **3/09/2021**
 Due Date: **3/10/2021**
 Amount Due: **\$129.00**

Property Address: 1/1 McKenzie Road, Mango Hill, QLD 4509

IMPORTANT: SMOKE ALARM SUBSCRIPTION EXPIRING
 The smoke alarm subscription is due to expire on 3/10/2021. To ensure property remains compliant, payment is required prior to this date.


DESCRIPTION	COST
Ultimate – Subscription Fee Period 4/10/2021 until 3/10/2022	\$129.00

GST	\$11.73
Total Amount	\$129.00

PAYMENTS
 Payments can be made via direct deposit

Please use **A21240696** in your reference so that we can reconcile your payment promptly.

Smoke Alarm Solutions
 NAB – BSB 084456
 Account 107119737





Kinsella Place
2 McKenzie Rd
Mango Hill, QLD 4509

Work Order #: 1/1 McKenzie Rd Mango Hill

9-4
10/8 Oxley Street
North Lakes QLD 4509
07 3491 8489
works@northlakesplumbingqld.com.au
ABN: 79 122 232 759

Tax Invoice

Tax Invoice # 39995S
22nd September 2021

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Removal of perished and leaking flush cone rubber at rear of ensuite toilet cistern. powder room	1	\$20.00	\$20.00
Supply and installation of odour eliminating device into bathroom floor waste drain to prevent smell rising from drain. This device will allow any water spilt on bathroom floor to run down drain but will prevent odour from rising into the room.	1	\$45.00	\$45.00
Labour - Discounted for multiple attendance	0.5	\$105.00	\$52.50
SUBTOTAL:			\$117.50
GST:			\$11.75
TOTAL:			\$129.25
PAID:			\$0.00
BALANCE DUE:			\$129.25

COMMENTS:

The technician has carried out the above work to my satisfaction.

Customer Signature

PAID

How to Pay

We accept payment by: Credit Card (2% Surcharge), Bank Deposit, Cash

EFT North Lakes Plumbing
BSB: 034 059
A/C: 336 583

Tax Invoice #39995S
\$129.25 due by 30th October 2021

Cheque 10/8 Oxley Street,
North Lakes QLD
4509

Online payment Visit this link to pay your invoice online: <https://sm8.link/e2oo7g4>

Thank you for your business, have a great day!

Rate notice

Moreton Bay
Regional Council



Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



06705-U04

A & L Martyr Property Pty Ltd Tte
25 Lysterfield Rise
UPPER COOMERA QLD 4209

Property Details

Unit 1 1 McKenzie Road MANGO HILL QLD 4509
Lot 26 SP 277473
Rateable Valuation \$38,000

Property number

666268

Total Payable

\$469.70

Period of rating

1 July - 30 September 2021

Date of issue

14 July 2021

Due date for payment

18 August 2021

Council Rates & Charges

General Rate - Category U5N (minimum)	327.75
Regional Infrastructure and Environment Charge	22.50
Garbage Charge - Domestic	62.00
State Government Charges	
Emergency Management Levy - Group 2A	57.45
TOTAL PAYABLE	\$469.70

End of Quarter Processing Deadlines

Please note that due to processing deadlines, payments made after 28 June 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

Council has received a payment of \$14,442,388 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2021/22 financial year.

BPAY: Use your Phone or Internet banking

PHONE: Call 07 3480 6349

ONLINE: Go to www.moretonbay.qld.gov.au/pay

AUSTRALIA POST: Pay over the counter at any post office

MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510

IN PERSON: Pay at any Customer Service Centre

DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: Interest at the rate of 8% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.

PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.

RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2471 500666268006662685



Billers Code: 339457
Ref: 50 0666 2680 0666 2685

Location: Unit 1 1 McKenzie Road MANGO HILL QLD 4509
Customer Ref: 50 0666 2680 0666 2685

Property number

666268

Total Payable

\$469.70

Period of rating

1 July - 30 September 2021

Date of issue

14 July 2021

Due date for payment

18 August 2021



Rate notice

Moreton Bay
Regional Council



9-3

Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



02224-U04

A & L Martyr Property Pty Ltd Tte
25 Lysterfield Rise
UPPER COOMERA QLD 4209

Property Details

Unit 1 1 McKenzie Road MANGO HILL QLD 4509
Lot 26 SP 277473
Rateable Valuation \$38,000

Property number

666268

Total Payable

\$469.70

Period of rating

1 October - 31 December 2021

Date of issue

7 October 2021

Due date for payment

24 November 2021

Council Rates & Charges

General Rate - Category U5N (minimum)	327.75
Regional Infrastructure and Environment Charge	22.50
Garbage Charge - Domestic	62.00
State Government Charges	
Emergency Management Levy - Group 2A	57.45
TOTAL PAYABLE	\$469.70

End of Quarter Processing Deadlines

Please note that due to processing deadlines, payments made after 29 September 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

Council has received a payment of \$14,442,388 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2021/22 financial year.

BPAY: Use your Phone or Internet banking

PHONE: Call 07 3480 6349

ONLINE: Go to www.moretonbay.qld.gov.au/pay

AUSTRALIA POST: Pay over the counter at any post office

MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510

IN PERSON: Pay at any Customer Service Centre

DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: Interest at the rate of 8% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

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PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.

RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP

Property number

666268

Total Payable

\$469.70

Period of rating

1 October - 31 December 2021

Date of issue

7 October 2021

Due date for payment

24 November 2021



*2471 500666268006662685



Billers Code: 339457
Ref: 50 0666 2680 0666 2685

Location: Unit 1 1 McKenzie Road MANGO HILL QLD 4509
Customer Ref: 50 0666 2680 0666 2685

Rate notice

Moreton Bay
Regional Council



Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



03038-U04

A & L Martyr Property Pty Ltd Tte
25 Lysterfield Rise
UPPER COOMERA QLD 4209

Property Details

Unit 1 1 McKenzie Road MANGO HILL QLD 4509
Lot 26 SP 277473
Rateable Valuation \$38,000

Property number

666268

Total Payable

\$469.70

Period of rating

1 January - 31 March 2022

Date of issue

10 January 2022

Due date for payment

16 February 2022

Council Rates & Charges

General Rate - Category U5N (minimum)	327.75
Regional Infrastructure and Environment Charge	22.50
Garbage Charge - Domestic	62.00
State Government Charges	
Emergency Management Levy - Group 2A	57.45
TOTAL PAYABLE	\$469.70

End of Quarter Processing Deadlines

Please note that due to processing deadlines, payments made after 31 December 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

Council has received a payment of \$14,442,388 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2021/22 financial year.

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PAYMENT REMITTANCE SLIP



*2471 500666268006662685



Bill Code: 339457
Ref: 50 0666 2680 0666 2685

Location: Unit 1 1 McKenzie Road MANGO HILL QLD 4509
Customer Ref: 50 0666 2680 0666 2685

Property number

666268

Total Payable

\$469.70

Period of rating

1 January - 31 March 2022

Date of issue

10 January 2022

Due date for payment

16 February 2022

Rate notice

Moreton Bay
Regional Council



Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: 1300 522 192

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



03644-U04

A & L Martyr Property Pty Ltd Tte
25 Lysterfield Rise
UPPER COOMERA QLD 4209

Property Details

Unit 1 1 McKenzie Road MANGO HILL QLD 4509
Lot 26 SP 277473
Rateable Valuation \$38,000

Property number

666268

Total Payable

\$469.70

Period of rating

1 April - 30 June 2022

Date of issue

6 April 2022

Due date for payment

6 June 2022

Council Rates & Charges

General Rate - Category U5N (minimum)	327.75
Regional Infrastructure and Environment Charge	22.50
Garbage Charge - Domestic	62.00
State Government Charges	
Emergency Management Levy - Group 2A	57.45
TOTAL PAYABLE	\$469.70

End of Quarter Processing Deadlines

Please note that due to processing deadlines, payments made after 30 March 2022 may not have been processed before the printing of this notice and may appear as an overdue balance.

Council has received a payment of \$14,442,388 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2021/22 financial year

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PHONE: Call 07 3480 6349

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PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.

RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2471 500666268006662685



Billers Code: 339457
Ref: 50 0666 2680 0666 2685

Location: Unit 1 1 McKenzie Road MANGO HILL QLD 4509
Customer Ref: 50 0666 2680 0666 2685

Property number

666268

Total Payable

\$469.70

Period of rating

1 April - 30 June 2022

Date of issue

6 April 2022

Due date for payment

6 June 2022



Body Corporate for

KINSELLA PLACE CTS 48465

10-1

ABN 84 972 702 192

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

A & L Martyr Property Pty Ltd
t-mart@spin.net.au

Date of Notice	18 May 2021		
A/c No	26		
Lot No	26	Unit No	1
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/07/21 to 30/09/21	01/07/2021	413.50	0.00		413.50
Sink. Fund - General	01/07/21 to 30/09/21	01/07/2021	211.50	0.00		211.50
Totals			625.00	0.00		625.00

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to The body corporate for, KINSELLA PLACE CTS 48465

LEVY ENQUIRIES

Should you wish to receive Levy notices & correspondence via email
 please send request to Email: levies@qbsmanagement.com.au
 Tel: 07 5519 9000

Amount Paid
\$
Date Paid
/ /



DEFT
PAYMENT SYSTEMS

QBS Strata Management

DEFT Reference Number: 224426148 1000 0000 264



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



Billers Code: 96503
 Ref: 224426148 1000 0000 264



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

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

Account	Body Corporate for Kinsella Place CTS 48465
Lot No.	26
Owner	A&L MARTYR PROPERTY PTY LTD

*Payments by phone or internet from your cheque or savings account require
 registration. Please complete a Customer Initiated Direct Debit registration
 form available at www.deft.com.au or call 1800 672 162



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

All cheques must be made payable to:
**Body Corporate For Kinsella Place
 CTS 48465**

POST In person, pay by cash, cheque or EFTPOS at
billpay any Post Office in Australia.

Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



*442 224426148 10000000264

TOTAL AMOUNT DUE
 DUE DATE 01/07/21

\$625.00

+224426148 10000000264<

000062500< 4+

KINSELLA PLACE CTS 48465

10.2

ABN 84 972 702 192

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

A & L Martyr Property Pty Ltd
t-mart@spin.net.au

Date of Notice	17 August 2021		
A/c No	26		
Lot No	26	Unit No	1
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/10/21 to 31/12/21	01/10/2021	456.50	0.00		456.50
Sink. Fund - General	01/10/21 to 31/12/21	01/10/2021	168.50	0.00		168.50
Totals			625.00	0.00		625.00

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to The body corporate for, KINSELLA PLACE CTS 48465

	LEVY ENQUIRIES	Amount Paid
	Should you wish to receive Levy notices & correspondence via email please send request to Email: levies@qbsmanagement.com.au	\$
	Tel: 07 5519 9000	Date Paid
		/ /



DEFT
PAYMENT SYSTEMS

QBS STRATA MANAGEMENT PTY LTD

DEFT Reference Number: 224426148 1000 0000 264



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



Billers Code: 96503
Ref: 224426148 1000 0000 264



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

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

Account	Body Corporate for Kinsella Place CTS 48465
Lot No.	26
Owner	A&L MARTYR PROPERTY PTY LTD

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162



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

All cheques must be made payable to:
**Body Corporate For Kinsella Place
CTS 48465**

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

**TOTAL AMOUNT DUE
DUE DATE 01/10/21**

\$625.00



*442 224426148 10000000264

+224426148 10000000264<

000062500< 4+

Body Corporate for

KINSELLA PLACE CTS 48465

10.3

ABN 84 972 702 192

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

A & L Martyr Property Pty Ltd
t-mart@spin.net.au

Date of Notice	15 November 2021		
A/c No	26		
Lot No	26	Unit No	1
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/01/22 to 31/03/22	01/01/2022	456.50	0.00		456.50
Sink. Fund - General	01/01/22 to 31/03/22	01/01/2022	168.50	0.00		168.50
Totals			625.00	0.00		625.00

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to The body corporate for, KINSELLA PLACE CTS 48465

<p>CHANGES TO CASH PAYMENTS VIA DEFT From early 2022 DEFT will no longer be accepting cash payments at Australia Post, You can continue to visit Australia Post outlets to make DEFT payments via eftpos or cheque. QBS Strata Management - Tel: 07 5519 9000</p>	Amount Paid
	Cheque Paid
	/ /



DEFT
PAYMENT SYSTEMS

QBS STRATA MANAGEMENT PTY LTD

DEFT Reference Number: 224426148 1000 0000 264



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



Billers Code: 96503
 Ref: 224426148 1000 0000 264



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

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

Account	Body Corporate for Kinsella Place CTS 48465
Lot No.	26
Owner	A&L MARTYR PROPERTY PTY LTD

*Payments by phone or internet from your cheque or savings account require
 registration. Please complete a Customer Initiated Direct Debit registration
 form available at www.deft.com.au or call 1800 872 162



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

All cheques must be made payable to:
**Body Corporate For Kinsella Place
 CTS 48465**



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

Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



*442 224426148 10000000264

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

\$625.00

+224426148 10000000264<

000062500< 4+

Body Corporate for

KINSELLA PLACE CTS 48465

10.4

ABN 84 972 702 192

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

A & L Martyr Property Pty Ltd
t-mart@spin.net.au

Date of Notice	18 February 2022		
A/c No	26		
Lot No	26	Unit No	1
Contrib Ent.	1		
Interest Ent.	1		

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund - General	01/04/22 to 30/06/22	01/04/2022	435.00	0.00		435.00
Sink. Fund - General	01/04/22 to 30/06/22	01/04/2022	190.00	0.00		190.00
Insurance	01/04/22 to 31/03/23	01/04/2022	356.00	0.00		356.00
Totals			981.00	0.00		981.00

Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below
Please make your cheque payable to The body corporate for, KINSELLA PLACE CTS 48465

CHANGES TO CASH PAYMENTS VIA DEFT
 From 2022 when using an Aus. Post outlet DEFT payments by eftpos & cheque are available, they will no longer accept cash.
 QBS Strata Management: levies@qbsmanagement.com.au

Amount Paid
\$
Date Paid
/ /



QBS STRATA MANAGEMENT PTY LTD

DEFT Reference Number: 224426148 1000 0000 264



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



Billor Code: 96503
 Ref: 224426148 1000 0000 264



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

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

Account	Body Corporate for Kinsella Place CTS 48465
Lot No.	26
Owner	A&L MARTYR PROPERTY PTY LTD

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



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

All cheques must be made payable to:
**Body Corporate For Kinsella Place
 CTS 48465**



Pay in-store at Australia Post by cheque or EFTPOS



*496 224426148 10000000264

TOTAL AMOUNT DUE
DUE DATE 01/04/22

\$981.00

+224426148 10000000264<

000098100< 4+



Unitywater

Serving you today,
investing in tomorrow.

001427 000

A & L Martyr Property Pty Ltd as TTE
25 Lysterfield Rise
UPPER COOMERA QLD 4209

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	99814155
Payment reference	0998 1415 50
Property	Unit 1/1 McKenzie Rd, MANGO HILL, QLD

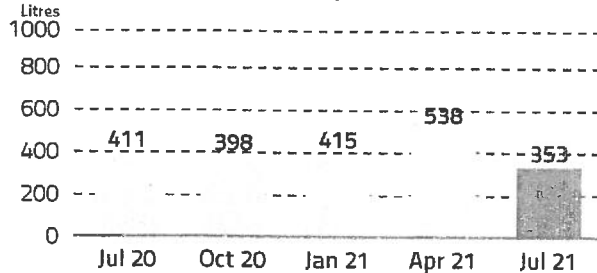
Bill number	7121847034
Billing period	15 Apr 2021 85 days to 8 Jul 2021
Issue date	21 Jul 2021
Approximate date of next meter reading	12 Oct 2021

Your account activity

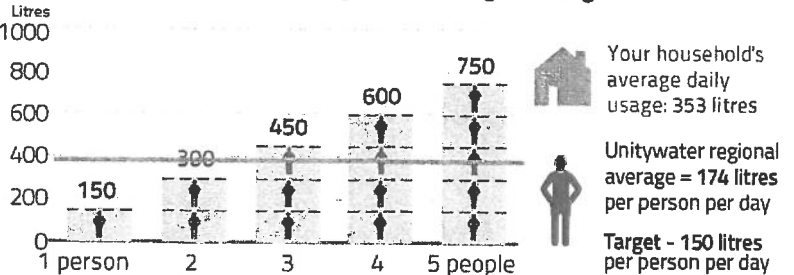
Your last bill \$468.90	-	Payments/ adjustments \$468.90	=	Balance \$0.00	+	New charges \$359.83	=	Total due \$359.83
								Due date 20 Aug 2021

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

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Locking in prices to keep bills low

See how far your money goes

Read the information with your bill to find out more about your 2021-22 pricing

Easy ways to pay For other payment options - see over

B PAY
 BPAY®
 Biller Code: 130393
 Ref: 0998 1415 50
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
 © Registered to BPAY Pty Ltd ABN 69 079 137 518

DIRECT DEBIT
 Direct Debit
 Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
 Find out more at unitywater.com/smoothpay



Unitywater

Serving you today,
investing in tomorrow.

000075 000

A & L Martyr Property Pty Ltd as TTE
25 Lysterfield Rise
UPPER COOMERA QLD 4209



11-2

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	99814155
Payment reference	0998 1415 50
Property	Unit 1/1 McKenzie Rd, MANGO HILL, QLD

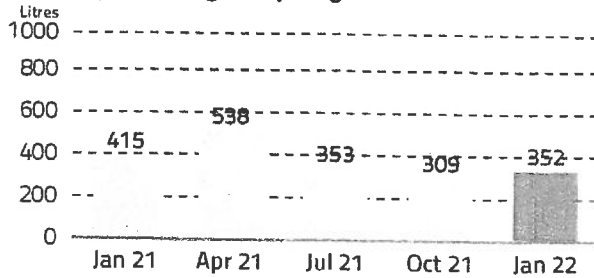
Bill number	7122547248
Billing period	14 Oct 2021 91 days to 12 Jan 2022
Issue date	27 Jan 2022
Approximate date of next meter reading	11 Apr 2022

Your account activity

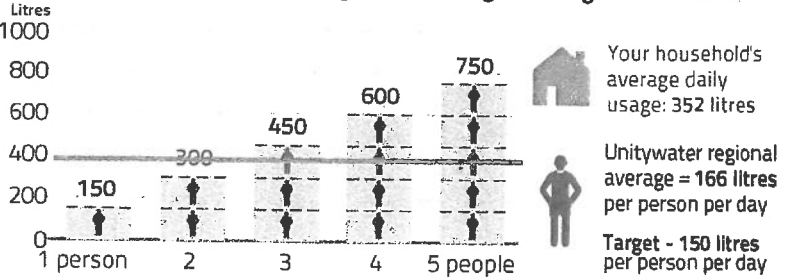
Your last bill \$393.75	-	Payments/ adjustments \$393.75	=	Balance \$0.00	+	New charges \$386.73	=	Total due \$386.73
								Due date 28 Feb 2022

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

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



We're crystal clear about our sustainability goals.

We're joining other water utilities worldwide in the Race to Zero, a global movement to reduce carbon emissions to zero.

[Find out more](#)

unitywater.com/sustainability

Easy ways to pay For other payment options - see over



BPAY®
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Ref: 0998 1415 50

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Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

11-3

Your account details

1300 086 489
Account enquiries 8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1705848W	13 Oct 21	450	12 Jan 22	482	32	91	351.6
Total water usage					32	91	351.6
Total sewerage usage (waste and greywater) = 90% of water usage					28.80	91	316.5

Activity since last bill

Last bill	\$393.75
Payments / adjustments	
24 Nov 2021 CBA BPAY BPAY 24/11/2021	-\$393.75
Account balance	\$0.00

Water and Sewerage Charges

Lot 26 Plan SP277473 Installation ID 223164287522

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	14 Oct 21 to 12 Jan 22	0.3516	91	\$3.231	\$103.39

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	14 Oct 21 to 12 Jan 22	0.3516	91	\$0.667	\$21.34
Sewerage up to 740 L/day	14 Oct 21 to 12 Jan 22	0.3165	91	\$0.667	\$19.21

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	14 Oct 21 to 12 Jan 22	1	91	\$0.891	\$81.08
Sewerage Access	14 Oct 21 to 12 Jan 22	1	91	\$1.777	\$161.71

Water subtotal	\$205.81
Sewerage subtotal	\$180.92

New water and sewerage charges \$386.73

Total Due = ① + ② \$386.73

Important information

Payment assistance
If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details
Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners
If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments
Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts
Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency
For water efficiency tips, visit unitywater.com/water-tips

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

Privacy policy
We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls
+ 61 7 5431 8333
unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options

Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 1415 50

Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Manlybah Drive QLD 4550

POST billpay In person, by phone or online
Billpay Code: 4028
Ref: 0998 1415 50
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



Account number	99814155
Payment reference	0998 1415 50
Total due	\$386.73
Due date	28 Feb 2022



Unitywater

Serving you today,
investing in tomorrow.

001240 000

A & L Martyr Property Pty Ltd as TTE
25 Lysterfield Rise
UPPER COOMERA QLD 4209



11-4
WATER AND SEWERAGE
YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri
unitywater.com
ABN 89 791 717 472

Account number	99814155
Payment reference	0998 1415 50
Property	Unit 1/1 McKenzie Rd, MANGO HILL, QLD

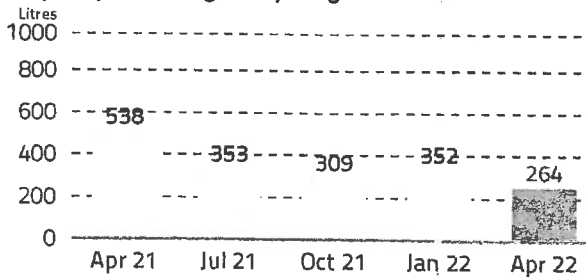
Bill number	7122910735
Billing period	13 Jan 2022 91 days to 13 Apr 2022
Issue date	4 May 2022
Approximate date of next meter reading	11 Jul 2022

Your account activity

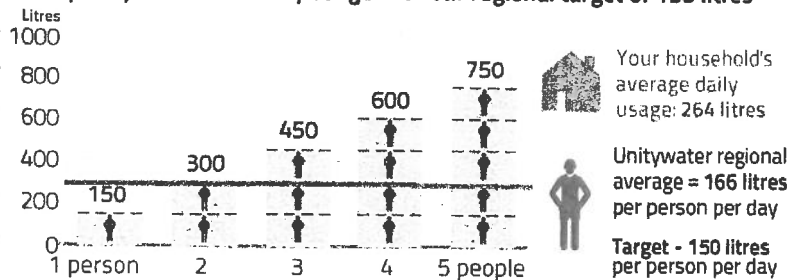
Your last bill \$386.73	-	Payments/ adjustments \$386.73	=	Balance \$0.00	+	New charges \$350.75	=	Total due \$350.75
								Due date 3 Jun 2022

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

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



We're crystal clear about our sustainability goals.

We're joining other water utilities worldwide in the Race to Zero, a global movement to reduce carbon emissions to zero.

Find out more

unitywater.com/sustainability

Easy ways to pay For other payment options - see over



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Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

12-1

Commonwealth Bank

Commonwealth Bank of Australia
ABN 48 123 123 124 AFSL and
Australian credit licence 234945

Your Statement

Statement 23 (Page 1 of 2)

Account Number 06 7167 18557741

Statement Period 1 May 2021 - 31 Jul 2021

Closing Balance \$14,505.21 CR

Enquiries 13 2221



041

MARTYR SUPERANNUATION FUND
PO BOX 806
OXENFORD QLD 4210

Accelerator Cash Account

Name: A & L MARTYR SUPERANNUATION PTY LTD ATF
MARTYR SUPERANNUATION FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date Transaction

Date Transaction	Debit	Credit	Balance
01 May 2021 OPENING BALANCE			\$16,358.00 CR
01 May Credit Interest		1.36	\$16,359.36 CR
05 May Direct Credit 011802 ABN98002348352 ET210505CTR06592BA		789.83	\$17,149.19 CR
17 May TAX OFFICE PAYMENTS NetBank BPAY 75556 002009692339101121	259.00		\$16,890.19 CR
17 May Transfer To Simmons Livingstone NetBank MARTAS1 Invoice 025972	2,420.00		\$14,470.19 CR
24 May UNITYWATER NetBank BPAY 130393 0998141550 WaterSwrge May21	468.90		\$14,001.29 CR
31 May MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC rates Jun2021	453.25		\$13,548.04 CR
01 Jun Credit Interest		1.33	\$13,549.37 CR
02 Jun Direct Credit 011802 ABN98002348352 ET210602CTR065F916		789.83	\$14,339.20 CR
30 Jun Direct Credit 011802 ABN98002348352 ET210630CTR0657D27		789.83	\$15,129.03 CR
01 Jul CREDIT INTEREST EARNED on this account to June 30, 2021 is \$48.18			
01 Jul Credit Interest		1.18	\$15,130.21 CR
01 Jul DEFT PAYMENTS NetBank BPAY 96503 2244261481000000264 QBS BodyCorpJuly21	625.00		\$14,505.21 CR
31 Jul 2021 CLOSING BALANCE			\$14,505.21 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$16,358.00 CR		\$4,226.15		\$2,373.36		\$14,505.21 CR

13756.28521.1.1.ZZ.258R.3.03.03.SL.R3.5933.L212.O.V06.00.33



Statement 24 (Page 1 of 2)

Account Number 06 7167 18557741

Statement Period 1 Aug 2021 - 31 Oct 2021

Closing Balance \$16,059.31 CR

Enquiries 13 2221



041

MARTYR SUPERANNUATION FUND
 PO BOX 806
 OXFENFORD QLD 4210

Accelerator Cash Account

Name: A & L MARTYR SUPERANNUATION PTY LTD ATF
 MARTYR SUPERANNUATION FUND

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Date	Transaction	Debit	Credit	Balance
01 Aug 2021	OPENING BALANCE			\$14,505.21 CR
01 Aug	Credit Interest		1.23	\$14,506.44 CR
03 Aug	Direct Credit 011802 ABN98002348352 ET210803CTR065F26F		1,341.99	\$15,848.43 CR
17 Aug	MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC July 2021	469.70		\$15,378.73 CR
20 Aug	UNITYWATER NetBank BPAY 130393 0998141550 WtrSewr July 2021	359.83		\$15,018.90 CR
01 Sep	Credit Interest		1.31	\$15,020.21 CR
01 Sep	Direct Credit 011802 ABN98002348352 ET210901CTR065533C		831.40	\$15,851.61 CR
01 Oct	Credit Interest		1.30	\$15,852.91 CR
01 Oct	DEFT PAYMENTS NetBank BPAY 96503 2244261481000000264 QBS BodyCrp Oct21	625.00		\$15,227.91 CR
01 Oct	Direct Credit 011802 ABN98002348352 ET211001CTR065B6A0		831.40	\$16,059.31 CR
31 Oct 2021	CLOSING BALANCE			\$16,059.31 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$14,505.21 CR		\$1,454.53		\$3,008.63		\$16,059.31 CR

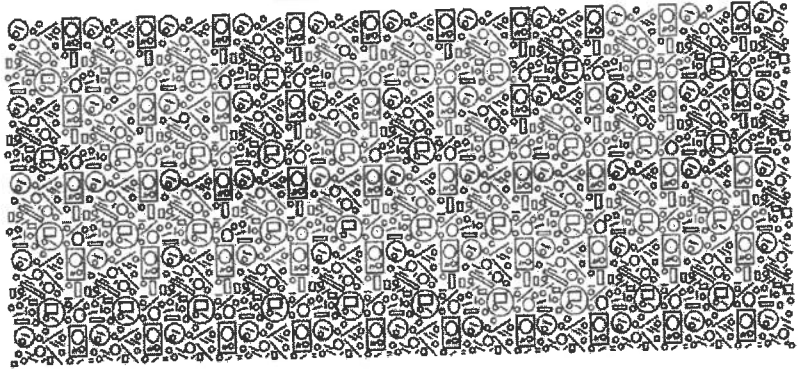
Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
31 Oct	\$0.00 and over	0.10%

*# 11702.40315.1.1 ZZ258R3 0303 SL.R3.S937.D304.O.V06.00.34

Account Number

06 7167 18557741



Note. Interest rates are effective as at the date shown but are subject to change.

Important Information:

We try to get things right the first time – but if we don't, we'll do what we can to fix it.

You can fix most problems simply by contacting us.

Write to: CBA Group Customer Relations, Reply Paid 41, Sydney NSW 2001

Tell us online: commbank.com.au/support/compliments-and-complaints.html

Call: 1800 805 605 (free call)

You can also contact the Australian Financial Complaints Authority, AFCA, an independent external dispute resolution body approved by ASIC - time limits may apply, visit AFCA, afca.org.au, website for more information.

Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: info@afca.org.au

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST



Account Number 06 7167 18557741

Statement Period 1 Nov 2021 - 31 Jan 2022

Closing Balance \$12,150.41 CR

Enquiries 13 2221



041

MARTYR SUPERANNUATION FUND
 PO BOX 806
 OXFENFORD QLD 4210

Accelerator Cash Account

Name: A & L MARTYR SUPERANNUATION PTY LTD ATF
 MARTYR SUPERANNUATION FUND

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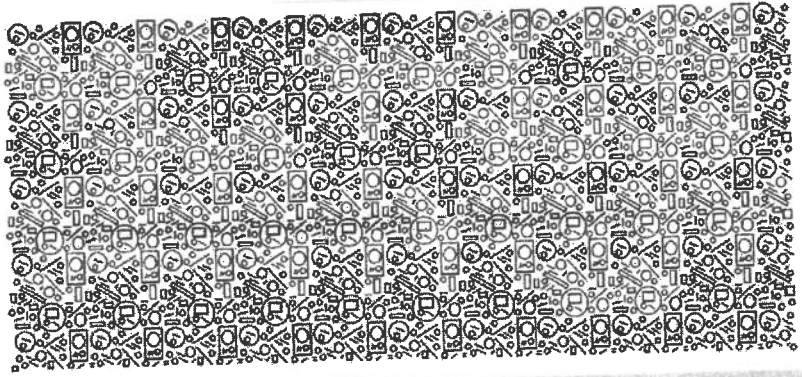
Date	Transaction	Debit	Credit	Balance
01 Nov 2021	OPENING BALANCE			\$16,059.31 CR
01 Nov	Credit Interest		1.36	\$16,060.67 CR
03 Nov	Direct Credit 011802 ABN98002348352 ET211103CTR0653DCE		831.40	\$16,892.07 CR
11 Nov	Transfer To Simmons Livingstone NetBank MARTAC1 Invoice 029312	220.00		\$16,672.07 CR
11 Nov	Transfer To Simmons Livingstone NetBank MARTAC1 Invoice 028836	220.00		\$16,452.07 CR
23 Nov	ASIC NetBank BPAY 17301 2296083841850 ASIC2021 AnnualRev	56.00		\$16,396.07 CR
24 Nov	UNITYWATER NetBank BPAY 130393 0998141550 WaterSewerageOct21	393.75		\$16,002.32 CR
24 Nov	MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC Rates Nov21	469.70		\$15,532.62 CR
01 Dec	Credit Interest		1.34	\$15,533.96 CR
14 Dec	Direct Credit 011802 ABN98002348352 ET211214CTR065B9EC		831.40	\$16,365.36 CR
14 Dec	Direct Debit 219313 OnePath Life Ltd 1007367775/1tl6v	4,562.16		\$11,803.20 CR
15 Dec	ASIC NetBank BPAY 17301 2296087651081 ASIC2021 AnnualRev	276.00		\$11,527.20 CR
01 Jan	Credit Interest		1.12	\$11,528.32 CR
04 Jan	DEFT PAYMENTS NetBank BPAY 96503 22442614810000000264 Body Corp Jan 2022	625.00		\$10,903.32 CR

13924.30090.1.1 ZZ258R3 0303 SL.R3.S935.D031.O.V06.00.35



Account Number

06 7167 18557741



Date	Transaction	Debit	Credit	Balance			
10 Jan	Direct Credit 011802 ABN98002348352 ET220110CTR06509B3		1,247.09	\$12,150.41 CR			
31 Jan	2022 CLOSING BALANCE			\$12,150.41 CR			
	Opening balance	-	Total debits	+	Total credits	=	Closing balance
	\$16,059.31 CR		\$6,822.61		\$2,913.71		\$12,150.41 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
31 Jan	\$0.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.

Important Information:

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 Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001
 Email: info@afca.org.au
 Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST



041

MARTYR SUPERANNUATION FUND
 PO BOX 806
 OXFENFORD QLD 4210

Account Number 06 7167 18557741

Statement Period 1 Feb 2022 - 30 Apr 2022

Closing Balance \$7,861.60 CR

Enquiries 13 2221

Accelerator Cash Account

Name: A & L MARTYR SUPERANNUATION PTY LTD ATF
 MARTYR SUPERANNUATION FUND

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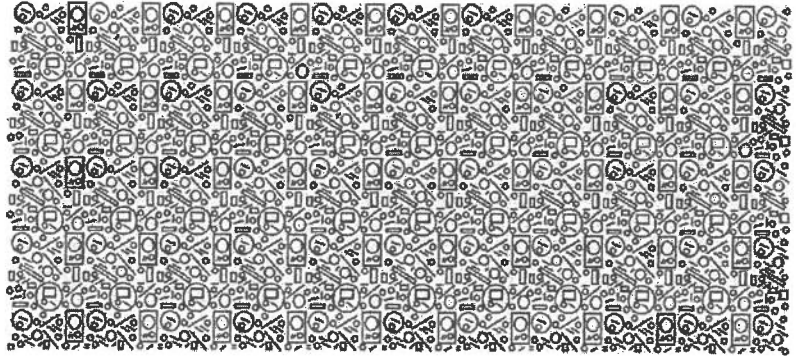
Date	Transaction	Debit	Credit	Balance
01 Feb 2022	OPENING BALANCE			\$12,150.41 CR
01 Feb	Credit Interest		1.01	\$12,151.42 CR
02 Feb	Direct Credit 011802 ABN98002348352 ET220202CTR06579D6		831.40	\$12,982.82 CR
16 Feb	MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC Rates Jan 22	469.70		\$12,513.12 CR
28 Feb	UNITYWATER NetBank BPAY 130393 0998141550 Unitywater Jan 22	386.73		\$12,126.39 CR
01 Mar	Credit Interest		0.98	\$12,127.37 CR
02 Mar	Direct Credit 011802 ABN98002348352 ET220302CTR065D4B8		831.40	\$12,958.77 CR
01 Apr	Credit Interest		1.10	\$12,959.87 CR
01 Apr	DEFT PAYMENTS NetBank BPAY 96503 22442614810000000264 BodyCorp April2022	981.00		\$11,978.87 CR
03 Apr	Transfer to other Bank NetBank InvestPropDeposit	5,000.00		\$6,978.87 CR
07 Apr	Direct Credit 011802 ABN98002348352 ET220407CTR0653D8C		882.73	\$7,861.60 CR
30 Apr 2022	CLOSING BALANCE			\$7,861.60 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$12,150.41 CR		\$6,837.43		\$2,548.62		\$7,861.60 CR

1041631912.1.1.44208K3 0303SLK3IS934.D1720.0.V06.00.35

Account Number

06 7167 18557741



Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
30 Apr	\$0.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.

Important Information:

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Email: info@afca.org.au

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041

MARTYR SUPERANNUATION FUND
 PO BOX 806
 OXFENFORD QLD 4210

Account Number 06 7167 18557741

Statement Period 1 May 2022 - 31 Jul 2022

Closing Balance \$12,110.30 CR

Enquiries 13 2221

Accelerator Cash Account

Name: A & L MARTYR SUPERANNUATION PTY LTD ATF
 MARTYR SUPERANNUATION FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

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Date	Transaction	Debit	Credit	Balance
01 May 2022	OPENING BALANCE			\$7,861.60 CR
01 May	Credit Interest		0.66	\$7,862.26 CR
04 May	Direct Credit 011802 ABN98002348352 ET220504CTR065B0D6		926.92	\$8,789.18 CR
13 May	TAX OFFICE PAYMENTS NetBank BPAY 75556 002009692339101121 ATO Payment 20 21	259.00		\$8,530.18 CR
01 Jun	Credit Interest		0.73	\$8,530.91 CR
02 Jun	UNITYWATER NetBank BPAY 130393 0998141550 Unitywater May22	350.75		\$8,180.16 CR
02 Jun	Direct Credit 011802 ABN98002348352 ET220602CTR0650D03		1,053.62	\$9,233.78 CR
05 Jun	MBRC RATES NetBank BPAY 339457 500666268006662685 MBRC Rates Apr22	469.70		\$8,764.08 CR
16 Jun	Transfer To Simmons Livingstone NetBank ATO Review Ref MARTAS1	2,420.00		\$6,344.08 CR
16 Jun	Direct Credit 080260 BANK OF QLD INVESTPROPREFUND		5,000.00	\$11,344.08 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2022 is \$13.32			
01 Jul	DEFT PAYMENTS NetBank BPAY 96503 22442614810000000264 QBS AdmnSink Funds	625.00		\$10,719.08 CR
01 Jul	Credit Interest		0.83	\$10,719.91 CR

10020 35052 1 1 77258K3 U303 SL K3 S930 DJT L U V06 00 35



Statement Period
30 April 2021 - 30 July 2021

13-1

Westpac DIY Super Working Account

AA L MARTYR SUPERANNUATION PTY L
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account Name
A & L MARTYR SUPERANNUATION PTY LTD ATF MARTYR SUPERANNUATION FUND

Customer ID
3053 9611 A & L MARTYR SUPERANNUATION ..

BSB
034-239 Account Number
396 671

Opening Balance	+ \$29,799.32
Total Credits	+ \$2,978.02
Total Debits	- \$5,055.00
Closing Balance	+ \$27,722.34

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/04/21	STATEMENT OPENING BALANCE			29,799.32
20/05/21	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		28,114.32
31/05/21	Interest Paid		0.24	28,114.56
01/06/21	Deposit Flynn-Raheen Pty Kinsella Place		1,329.12	29,443.68
21/06/21	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		27,758.68
30/06/21	Interest Paid		0.23	27,758.91
01/07/21	Deposit Flynn-Raheen Pty Kinsella Place		1,648.20	29,407.11
20/07/21	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		27,722.11
30/07/21	Interest Paid		0.23	27,722.34
30/07/21	CLOSING BALANCE			27,722.34



Statement Period
30 July 2021 - 29 October 2021

13-2

Westpac DIY Super Working Account

041
A & L MARTYR SUPERANNUATION PTY L
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account Name
A & L MARTYR SUPERANNUATION PTY
LTD ATF MARTYR SUPERANNUATION
FUND

Customer ID
3053 9611 A & L MARTYR
SUPERANNUATION ..

BSB
034-239 Account Number
396 671

Opening Balance + \$27,722.34
Total Credits + \$3,861.42
Total Debits - \$5,055.00
Closing Balance + \$26,528.76

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/07/21	STATEMENT OPENING BALANCE			27,722.34
02/08/21	Deposit Flynn-Raheen Pty Kinsella Place			
20/08/21	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo		1,139.48	28,861.82
31/08/21	Interest Paid	1,685.00		27,176.82
01/09/21	Deposit Flynn-Raheen Pty Kinsella Place		0.24	27,177.06
20/09/21	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo		1,323.62	28,500.68
30/09/21	Interest Paid	1,685.00		26,815.68
01/10/21	Deposit Flynn-Raheen Pty Kinsella Place		0.22	26,815.90
20/10/21	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo		1,397.65	28,213.55
29/10/21	Interest Paid	1,685.00		26,528.55
			0.21	26,528.76

**TRANSACTIONS**

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/10/21	CLOSING BALANCE			26,528.76

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MORE INFORMATION

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9293 9270 from overseas.

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Statement Period
29 October 2021 - 31 January 2022

13-4

Westpac DIY Super Working Account

041
A A L MARTYR SUPERANNUATION PTY L
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account Name
A & L MARTYR SUPERANNUATION PTY LTD ATF MARTYR SUPERANNUATION FUND

Customer ID
3053 9611 A & L MARTYR SUPERANNUATION ..

BSB
034-239 Account Number
396 671

Opening Balance + \$26,528.76
Total Credits + \$4,303.81
Total Debits - \$5,055.00
Closing Balance + \$25,777.57

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/10/21	STATEMENT OPENING BALANCE			26,528.76
01/11/21	Deposit Flynn-Raheen Pty Kinsella Place		1,323.62	27,852.38
22/11/21	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		26,167.38
30/11/21	Interest Paid		0.23	26,167.61
01/12/21	Deposit Remitter Unit 1/1 Mckenzie		1,323.62	27,491.23
20/12/21	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		25,806.23
31/12/21	Interest Paid		0.22	25,806.45
04/01/22	Deposit Remitter Unit 1/1 Mckenzie		1,655.90	27,462.35
20/01/22	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		25,777.35
31/01/22	Interest Paid		0.22	25,777.57

SU05354 / M012347 / 032 / CNKCNCPW



TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/01/22	CLOSING BALANCE			25,777.57

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Statement Period
31 January 2022 - 29 April 2022

13-6

Westpac DIY Super Working Account

041
A A L MARTYR SUPERANNUATION PTY L
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

Account Name
A & L MARTYR SUPERANNUATION PTY
LTD ATF MARTYR SUPERANNUATION
FUND

Customer ID
3053 9611 A & L MARTYR
SUPERANNUATION ..

BSB
034-239 Account Number
396 671

Opening Balance + \$25,777.57
Total Credits + \$3,829.11
Total Debits - \$5,055.00
Closing Balance + \$24,551.68

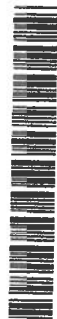
INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/01/22	STATEMENT OPENING BALANCE			25,777.57
01/02/22	Deposit Remitter Unit 1/1 Mckenzie		1,323.62	27,101.19
21/02/22	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		25,416.19
28/02/22	Interest Paid		0.20	25,416.39
01/03/22	Deposit Remitter Unit 1/1 Mckenzie		1,033.58	26,449.97
21/03/22	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		24,764.97
31/03/22	Interest Paid		0.21	24,765.18
01/04/22	Deposit Remitter Unit 1/1 Mckenzie		1,471.30	26,236.48
20/04/22	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		24,551.48
29/04/22	Interest Paid		0.20	24,551.68





13-7

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/04/22	CLOSING BALANCE			24,551.68

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53017915 / M10080-45 / 120 / CN1410CPW



Statement Period
29 April 2022 - 29 July 2022

138

Westpac DIY Super Working Account



AA L MARTYR SUPERANNUATION PTY L
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

041

Account Name
A & L MARTYR SUPERANNUATION PTY LTD ATF MARTYR SUPERANNUATION FUND

Customer ID
3053 9611 A & L MARTYR SUPERANNUATION ..

BSB
034-239 Account Number
396 671

Opening Balance	+ \$24,551.68
Total Credits	+ \$4,421.81
Total Debits	- \$5,055.00
Closing Balance	+ \$23,918.49

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

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

TRANSACTIONS

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/04/22	STATEMENT OPENING BALANCE			24,551.68
02/05/22	Deposit Remitter Unit 1/1 Mckenzie		1,471.30	26,022.98
20/05/22	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		24,337.98
31/05/22	Interest Paid		0.22	24,338.20
01/06/22	Deposit Remitter Unit 1/1 Mckenzie		1,477.50	25,815.70
20/06/22	Periodical Payment To Smsf Invest Prop Invstmnt Prop Lo	1,685.00		24,130.70
30/06/22	Interest Paid		0.20	24,130.90
01/07/22	Deposit Remitter Unit 1/1 Mckenzie		1,471.30	25,602.20

A & L Martyr Property Pty Ltd
Tony & Lisa Martyr
25 Lysterfield Rise
Upper Coomera
QLD 4209

To whom it may concern,

RE: U1-1 McKenzie Road, Mango Hill, Qld 4509 – MARKET APPRAISAL – 30/06/2022

UNIT DESCRIPTION

Lot 1 is a high-set townhouse consisting of the following:

Halfway Entry

- Security Screen Door
- Timber Front Door

Living/Dining

- Ceiling Fans
- Roller blinds
- Security Screens to Windows & Sliding Door
- Split System Air-conditioner
- Kitchen
- Cupboards/Benches all Built-in
- Stone bench tops
- Stainless Steel Appliances
- Wall Oven
- Range Hood
- Dishwasher
- Venetian Blinds
- Security Screen to Window

Laundry

- Single Laundry Sink

Bedrooms x 3

- Master includes split system air-conditioner
- Built-in Wardrobes
- Floors – Carpet
- Ceiling Fans
- Roller blinds

Bathrooms

- Master & 2nd Bedroom – Ensuite with Toilet, Shower & Vanity
- Main Bathroom has Shower, Bath and Vanity
- Venetian blinds
- Downstairs – Toilet

Management: Unit 1, 5 McKenzie Road, Mango Hill Q 4509

Ph: 0411161973 E: office@mangohillmanagement.com.au

Garage

Single Lockup Garage with Remote Garage Door Opener

Patio/Courtyard

Concrete Patio Area

Small landscaped backyard

COMPLEX FEATURES

Swimming Pool

Car wash Bay

Onsite Management

RECENT SALES EVIDENCE

20/1 McKenzie Rd, Mango Hill – Sold 15/06/22 \$473,000 – 3 bed townhouse, single garage + Carport

218/1 Bass Ct, North Lakes – Sold 06/06/22 \$427,000 – 3 bed townhouse, single garage

39/3 Brushwood Ct, Mango Hill – Sold 25/05/22 \$460,000 – 3 bed townhouse, single garage

Current comparable properties as of 30th June 2022 on the market for sale:

26/1 Archer Close, North Lakes - \$415,000 – 3 bed townhouse, single garage, comparable size

103/1 Bass Ct, North Lakes - \$400,000 – 3 bed townhouse, single garage, comparable size

SUMMARY

Given the recent sales and the length of time comparable properties had been on the market and their listed prices, we would suggest a market appraisal of unit 1/1 McKenzie Road, Mango Hill between \$435,000 - \$450,000. *Median \$442,500*

Although many factors will determine the end result, such as the time of year, supply and demand in the local area and the general economy.

Although every care has been taken in arriving at this range, we stress that this is an opinion of a reasonable price only and is not to be taken as a sworn valuation. We are not licensed valuers. The final result is subject to market trends and the actual response of potential buyers.

Regards

Glenn Warren LREA

The Province

Mango Hill Management Pty Ltd

Director

Management: Unit 1, 5 McKenzie Road, Mango Hill Q 4509

Ph: 0411161973 E: office@mangohillmanagement.com.au



SMSF Investment Property Loan

Statement Period

15.1

17 May 2021 - 17 November 2021



AA L MARTYR SUPERANNUATION PTY L
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

041

Account No.

034-239 39-6874

YOUR ACCOUNT SUMMARY

Opening Balance	- \$196,603.36
Total Credits	+ \$10,110.00
Total Debits	- \$5,002.30
Closing Balance ¹	- \$191,495.66

YOUR ACCOUNT STATUS as at 17 NOV 2021

Limit	\$222,461.00
Funds Available ¹	\$0.00

YOUR ACCOUNT DETAILS

Account Name
A & L MARTYR SUPERANNUATION PTY LTD
MARTYR SUPERANNUATION FUND

YOUR CUSTOMER DETAILS

Your Name
A & L MARTYR SUPERANNUATION ..

Your Customer Number
3053 9611

YOUR LOAN SUMMARY

Repayment Type ²

Loan Expiry Date ³ Principal and Interest
16 May 2040

TRANSACTIONS

034-239 39-6874

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
17/05/21	Statement Opening Balance			-196,603.36
20/05/21	Periodical Payment From Super Working Invstmnt Prop Lo			-194,918.36
20/05/21	Interest	828.96	1,685.00	-195,747.32
21/06/21	Periodical Payment From Super Working Invstmnt Prop Lo			-194,062.32
21/06/21	Interest	880.37	1,685.00	-194,942.69
20/07/21	Periodical Payment From Super Working Invstmnt Prop Lo			-193,257.69
20/07/21	Interest	794.56	1,685.00	-194,052.25



15.2

TRANSACTIONS

034-239 39-6874

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DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
20/08/21	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-192,367.25
20/08/21	Interest	845.48		-193,212.73
20/09/21	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-191,527.73
20/09/21	Interest	841.82		-192,369.55
20/10/21	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-190,684.55
20/10/21	Interest	811.11		-191,495.66
17/11/21	Closing Balance			-191,495.66

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INTEREST RATES SUMMARY

Annual Percentage Rate (per annum) on Debit Balances

Effective Date	Annual Rate
17 Mar 2020	5.13 %

MORE INFORMATION

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SMSF Investment Property Loan

041
 A A L MARTYR SUPERANNUATION PTY L
 25 LYSTERFIELD RISE
 UPPER COOMERA QLD 4209

Statement Period

17 November 2021 - 17 May 2022

15-3

Account No.

034-239 39-6874

YOUR ACCOUNT SUMMARY

Opening Balance - \$191,495.66
 Total Credits + \$10,110.00
 Total Debits - \$4,844.16
 Closing Balance ¹ - \$186,229.82

YOUR ACCOUNT STATUS as at 17 MAY 2022

Limit \$217,888.00
 Funds Available ¹ \$0.00

YOUR ACCOUNT DETAILS

Account Name
 A & L MARTYR SUPERANNUATION PTY LTD
 MARTYR SUPERANNUATION FUND

YOUR CUSTOMER DETAILS

Your Name A & L MARTYR SUPERANNUATION ..
Your Customer Number 3053 9611

YOUR LOAN SUMMARY

Repayment Type ² Principal and Interest
 Loan Expiry Date ³ 16 May 2040

TRANSACTIONS

		034-239 39-6874		
DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
17/11/21	Statement Opening Balance			-191,495.66
22/11/21	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-189,810.66
22/11/21	Interest	888.17		-190,698.83
20/12/21	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-189,013.83
20/12/21	Interest	750.46		-189,764.29
20/01/22	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-188,079.29
20/01/22	Interest	826.80		-188,906.09
21/02/22	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-187,221.09
21/02/22	Interest	849.61		-188,070.70



**TRANSACTIONS**

034-239 39-6874

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
21/03/22	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-186,385.70
21/03/22	Interest	740.12		-187,125.82
20/04/22	Periodical Payment From Super Working Invstmnt Prop Lo		1,685.00	-185,440.82
20/04/22	Interest	789.00		-186,229.82
17/05/22	Closing Balance			-186,229.82

CONVENIENCE AT YOUR FINGERTIPS

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

INTEREST RATES SUMMARY**Annual Percentage Rate (per annum) on Debit Balances**

Effective Date	Annual Rate
17 Mar 2020	5.13 %
17 May 2022	5.38 %

MORE INFORMATION

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

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

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

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

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

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

Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 132 032 or write to us at Westpac Customer Solutions, Reply Paid 5265, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you



SMSF Investment Property Loan

Statement Period

17 May 2022 - 17 November 2022

15-5

AA L MARTYR SUPERANNUATION PTY L
25 LYSTERFIELD RISE
UPPER COOMERA QLD 4209

041

Account No.

034-239 39-6874

CURRENT RATE

~~8.33~~%
8.38

APPROX \$180K

h4b7nn \$459.88

YOUR ACCOUNT SUMMARY

Opening Balance	- \$186,229.82
Total Credits	+ \$10,110.00
Total Debits	- \$5,704.36
Closing Balance ¹	- \$181,824.18

YOUR ACCOUNT STATUS as at 17 NOV 2022

Limit	\$213,985.00
Funds Available ¹	\$0.00

YOUR ACCOUNT DETAILS

Account Name
A & L MARTYR SUPERANNUATION PTY LTD
MARTYR SUPERANNUATION FUND

YOUR CUSTOMER DETAILS

Your Name	Your Customer Number
A & L MARTYR SUPERANNUATION ..	3053 9611

YOUR LOAN SUMMARY

Repayment Type ²	Principal and Interest
Loan Expiry Date ³	16 May 2040

TRANSACTIONS

034-239 39-6874

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
17/05/22	Statement Opening Balance			-186,229.82
20/05/22	Periodical Payment From Super Working Invstmnt Prop Lo			-184,544.82
20/05/22	Interest	789.05	1,685.00	-185,333.87
20/06/22	Periodical Payment From Super Working Invstmnt Prop Lo			-183,648.87
20/06/22	Interest	846.84	1,685.00	-184,495.71
20/07/22	Periodical Payment From Super Working Invstmnt Prop Lo			-182,810.71
20/07/22	Interest	889.11	1,685.00	-183,699.82
22/08/22	Periodical Payment From Super Working Invstmnt Prop Lo			-182,014.82
22/08/22	Interest	1,069.68	1,685.00	-183,084.50



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY

Client THE TRUSTEE FOR MARTYR SUPERANNUATION FUND

ABN 46 949 749 645

TFN 969 233 910

16-1

Activity statement 004

Date generated	13 February 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from 13 February 2021 to 13 February 2023 sorted by processed date ordered newest to oldest



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Income tax 002

Date generated	13 February 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 13 February 2021 to 13 February 2023 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 May 2022	13 May 2022	Payment received		\$259.00	\$0.00
9 May 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$259.00		\$259.00 DR
18 May 2021	17 May 2021	Payment received		\$259.00	\$0.00
9 Apr 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR