



# WALDEMAR & HELEN LEIBRANDT

Bank Movement Summary  
For the year ended 30 June 2018

Bank Account: NAB 56 606 5460

Date	Description	Amount	Account	OPENING BALANCE	Closing Balance
30/06/2017	Opening Balance \$106.43	0.00		106.43	106.43
	No transactions			106.43	106.43
	Closing Balance \$106.43			106.43	106.43
				106.43	106.43
				106.43	106.43
				106.43	106.43
				106.43	106.43

**TOTAL** Closing balance per bank \$106.43 106.43  
Closing Balance 106.43  
Closing balance per statement 106.43



User ID PCHNNSK

29 Jan 2019 14:25:34 (EDST)

<b>Current client</b> W & H SUPERANNUATION FUND	<b>TFN</b> 802654003	<b>ABN</b> 53675952974
<b>Represented by</b> SYDNEY TAX PRACTICE		
<b>Account name</b> W & H SUPERANNUATION FUND	<b>Number</b> 802654003/00551	<b>Description</b> Income Tax Account

Itemised account - by Tax Office processed date

Transactions processed by the Tax Office during the period:

From 1 July 2017 To 29 January 2019

Process date	Effective date	Transaction description	Debit amount	Credit amount	Balance
01 Jul 2017		OPENING BALANCE			\$0.00
20 Feb 2018	02 Jul 2018	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 16 to 30 Jun 17	\$2,358.70		\$2,358.70
07 Mar 2018	06 Mar 2018	Payment received		\$2,358.70	\$0.00
07 Mar 2018	06 Mar 2018	Payment received		\$0.30	\$0.30 CR
29 Jan 2019	29 Jan 2019	CLOSING BALANCE	\$0.00		\$0.30 CR



User ID PCHNNSk

Current client  
W & H SUPERANNUATION FUND  
Represented by  
SYDNEY TAX PRACTICE

TFN  
802654003

ABN  
53675952974

Client account list

• IERROR: No transactions have been processed on this account for this period.

Select an option from the drop down list to change your view of the account list.

All accounts ▼

Number	Name	Description	Balance
802654003/00551	W & H SUPERANNUATION FUND	Income Tax Account	\$0.30 CR
53675952974	W & H SUPERANNUATION FUND	Integrated client account	\$0.00
802654003	W & H SUPERANNUATION FUND	Superannuation contribution surcharge payer account	\$0.00
802654003	W & H SUPERANNUATION FUND	SMSF levy account pre-2008 financial year	\$0.00
<b>Total</b>			<b>\$0.30 CR</b>

Note that the total is not necessarily the total amount owed.  
At present, not all accounts can be viewed online and are not included in the total. There are limitations on the information displayed above.



# Statement of Account

## INVESTMENT CASH ACCOUNT

 009  
 W & H SUPERANNUATION FUND  
 40 CUTLER ROAD  
 LANSVALE NSW 2166

**Customer Enquiries** 133 700  
 (24 hours, seven days)  
**BSB Number** 112-879  
**Account Number** 493790804  
**Statement Period** 01/07/2017 to 30/12/2017  
**Statement No.** 8(page 1 of 4)

W & H SUPERANNUATION FUND

### Account Summary

<b>Opening Balance</b>		<b>Total Credits</b>		<b>Total Debits</b>		<b>Closing Balance</b>
454.86	+	10,550.86	-	10,999.00	=	6.72

### Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
01 JUL	OPENING BALANCE			454.86
17 JUL	MCADAMTURNBULLRE TRANSFER 23 SIMS C		1,716.21	2,171.07
20 JUL	INTERNET WITHDRAWAL 20JUL 15:24 Transfer	2,000.00		171.07
25 JUL	INTERNET WITHDRAWAL 24JUL 22:55 Transfer	170.00		1.07
31 JUL	CREDIT INTEREST		0.09	1.16
01 AUG	MCADAMTURNBULLRE TRANSFER 23 SIMS C		1,484.87	1,486.03
02 AUG	INTERNET WITHDRAWAL 02AUG 12:02 Transfer	1,450.00		36.03
31 AUG	CREDIT INTEREST		0.01	36.04
01 SEP	MCADAMTURNBULLRE TRANSFER 23 SIMS C		900.61	936.65
15 SEP	MCADAMTURNBULLRE TRANSFER 23 SIMS C		526.11	1,462.76
29 SEP	MCADAMTURNBULLRE TRANSFER 23 SIMS C		1,559.87	3,022.63
30 SEP	INTERNET WITHDRAWAL 30SEP 15:03 transfer	3,000.00		22.63
30 SEP	CREDIT INTEREST		0.25	22.88
16 OCT	MCADAMTURNBULLRE TRANSFER 23 SIMS C		501.11	523.99
21 OCT	INTERNET WITHDRAWAL 21OCT 11:49 transfer	520.00		3.99
31 OCT	CREDIT INTEREST		0.02	4.01
01 NOV	MCADAMTURNBULLRE TRANSFER 23 SIMS C		984.87	988.88
	<b>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</b>			988.88

Account Number 493790804  
Statement Period 01/07/2017 to 30/12/2017  
Statement No. 8(page 2 of 4)

**Transaction Details continued**

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			988.88
02 NOV	INTERNET WITHDRAWAL 02NOV 12:24 transfer	985.00		3.88
16 NOV	MCADAMTURNBULLRE TRANSFER 23 SIMS C		560.25	564.13
18 NOV	INTERNET WITHDRAWAL 18NOV 11:57 TO S211696636702	500.00		64.13
30 NOV	CREDIT INTEREST		0.02	64.15
01 DEC	MCADAMTURNBULLRE TRANSFER 23 SIMS C		870.31	934.46
06 DEC	INTERNET WITHDRAWAL 06DEC 10:16 transfer	934.00		0.46
18 DEC	MCADAMTURNBULLRE TRANSFER 23 SIMS C		1,446.14	1,446.60
27 DEC	INTERNET WITHDRAWAL 27DEC 20:37 transfer	1,440.00		6.60
30 DEC	CREDIT INTEREST		0.12	6.72
30 DEC	<i>CLOSING BALANCE</i>			6.72

**Interest Details**

	Credit Interest	Debit Interest
Year to Date	\$0.51	\$0.00
Previous Year	\$1.56	\$0.00

**Information**

- Please check all entries on this statement and inform the Bank promptly of any error or unauthorised transaction.
- If your card is lost or stolen, please call us immediately on 1800 028 208.
- This statement should be retained for taxation purposes.
- When enquiring about the "termination value" of your account, you can visit your nearest branch or call 1300 658 120 and say "existing account".
- To contact us to make suggestions, compliments or find out more about our products and services, please call the customer enquiries number on this statement. This service may also be used to address and resolve complaints.

Account Number 493790804  
 Statement Period 01/07/2017 to 30/12/2017  
 Statement No. 8(page 3 of 4)

**Summary of Transaction Fees 01/07/2017 TO 31/07/2017**

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	2	2	0	0.00	0.00
EFTPOS	0	0	0	0.60	0.00
Cheque	0	0	0	1.00	0.00
Over The Counter	0	0	0	2.50	0.00
St.George/BankSA/BankMelbourne ATM	0	0	0	0.60	0.00
Bank@Post	0	0	0	2.50	0.00
Agency	0	0	0	0.60	0.00
Direct Debits	0	0	0	0.20	0.00
Overseas Cash Withdrawal	0	0	0	5.00	0.00
VISA Debit	0	0	0	0.00	0.00
St.George/BankSA/BankMelb ATM Mini Trans. History	0	0	0	0.20	0.00
Periodical Payments	0	0	0	4.00	0.00
Account Service Fee					0.00
<b>SUB TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>
<b>TOTALS</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>

**Summary of Transaction Fees 01/08/2017 TO 31/08/2017 - No transactions carried out**

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

**Summary of Transaction Fees 01/09/2017 TO 30/09/2017 - No transactions carried out**

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

**Summary of Transaction Fees 01/10/2017 TO 31/10/2017 - No transactions carried out**

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

**Summary of Transaction Fees 01/11/2017 TO 30/11/2017 - No transactions carried out**

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

**Summary of Transaction Fees 01/12/2017 TO 31/12/2017 - No transactions carried out**

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

**Account Number** 493790804  
**Statement Period** 01/07/2017 to 30/12/2017  
**Statement No.** 8(page 4 of 4)

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions JUN - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions JUL - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions AUG - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions SEP - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions OCT - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions NOV - NIL**





# Statement of Account

## INVESTMENT CASH ACCOUNT

 009  
 W & H SUPERANNUATION FUND  
 40 CUTLER ROAD  
 LANSVALE NSW 2166

**Customer Enquiries** 133 700  
 (24 hours, seven days)  
**BSB Number** 112-879  
**Account Number** 493790804  
**Statement Period** 31/12/2017 to 30/06/2018  
**Statement No.** 9(page 1 of 4)

W & H SUPERANNUATION FUND

### Account Summary

Opening Balance	Total Credits	Total Debits	Closing Balance
6.72	11,342.70	10,748.37	601.05

### Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
31 DEC	OPENING BALANCE			6.72
02 JAN	MCADAM TURNBULL TRANSFER 23 SIMS C		526.11	532.83
06 JAN	INTERNET WITHDRAWAL 06JAN 11:45 t	530.00		2.83
16 JAN	MCADAM TURNBULL TRANSFER 23 SIMS C		281.11	283.94
31 JAN	CREDIT INTEREST		0.04	283.98
07 FEB	INTERNET WITHDRAWAL 07FEB 11:16 transfer	283.00		0.98
16 FEB	MCADAMTURNBULLRE TRANSFER 23 SIMS C		962.59	963.57
17 FEB	INTERNET WITHDRAWAL 17FEB 11:48 transfer	960.00		3.57
28 FEB	CREDIT INTEREST		0.01	3.58
01 MAR	MCADAMTURNBULLRE TRANSFER 23 SIMS C		1,097.99	1,101.57
05 MAR	INTERNET WITHDRAWAL 05MAR 17:49 transfer	1,100.00		1.57
16 MAR	MCADAMTURNBULLRE TRANSFER 23 Sims C		885.81	887.38
20 MAR	INTERNET WITHDRAWAL 20MAR 11:56 transfer	885.00		2.38
31 MAR	CREDIT INTEREST		0.05	2.43
03 APR	MCADAMTURNBULLRE TRANSFER 23 Sims C		1,492.10	1,494.53
04 APR	INTERNET WITHDRAWAL 04APR 10:41 transfer	1,494.00		0.53
	<b>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</b>			0.53

Account Number 493790804  
Statement Period 31/12/2017 to 30/06/2018  
Statement No. 9(page 2 of 4)

**Transaction Details continued**

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			0.53
16 APR	MCADAMTURNBULLRE TRANSFER 23 Sims C		31.11	31.64
30 APR	CREDIT INTEREST		0.01	31.65
01 MAY	MCADAMTURNBULLRE TRANSFER 23 Sims C		1,403.47	1,435.12
02 MAY	INTERNET WITHDRAWAL 02MAY 14:35 transfer	1,435.00		0.12
16 MAY	MCADAMTURNBULLRE TRANSFER 23 Sims C		1,486.10	1,486.22
18 MAY	INTERNET WITHDRAWAL 18MAY 14:50 transfer	1,486.00		0.22
31 MAY	CREDIT INTEREST		0.03	0.25
01 JUN	MCADAMTURNBULLRE TRANSFER 23 Sims C		526.11	526.36
18 JUN	INTERNET WITHDRAWAL 18JUN 14:18 transfer	526.36		0.00
18 JUN	MCADAMTURNBULLRE TRANSFER 23 Sims C		2,049.01	2,049.01
20 JUN	INTERNET WITHDRAWAL 20JUN 14:37 transfer	2,049.01		0.00
29 JUN	MCADAMTURNBULLRE TRANSFER 23 Sims C		600.96	600.96
30 JUN	CREDIT INTEREST		0.09	601.05
30 JUN	<i>CLOSING BALANCE</i>			601.05

**Interest Details**

	Credit Interest	Debit Interest
Year to Date	\$0.74	\$0.00
Previous Year	\$1.56	\$0.00

**Information**

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Account Number 493790804  
 Statement Period 31/12/2017 to 30/06/2018  
 Statement No. 9(page 3 of 4)

**Summary of Transaction Fees 01/01/2018 TO 31/01/2018**

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	1	1	0	0.00	0.00
EFTPOS	0	0	0	0.60	0.00
Cheque	0	0	0	1.00	0.00
Over The Counter	0	0	0	2.50	0.00
St.George/BankSA/BankMelbourne ATM	0	0	0	0.00	0.00
Bank@Post	0	0	0	2.50	0.00
Agency	0	0	0	0.60	0.00
Direct Debits	0	0	0	0.20	0.00
Overseas Cash Withdrawal	0	0	0	5.00	0.00
VISA Debit	0	0	0	0.00	0.00
St.George/BankSA/BankMelb ATM Mini Trans. History	0	0	0	0.20	0.00
Periodical Payments	0	0	0	4.00	0.00
Account Service Fee					0.00
<b>SUB TOTAL</b>	<b>1</b>	<b>1</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>
<b>TOTALS</b>	<b>1</b>	<b>1</b>	<b>0</b>		<b>0.00</b>

**Summary of Transaction Fees 01/02/2018 TO 28/02/2018 - No transactions carried out**

<b>SUB TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>

**Summary of Transaction Fees 01/03/2018 TO 31/03/2018 - No transactions carried out**

<b>SUB TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>

**Summary of Transaction Fees 01/04/2018 TO 30/04/2018 - No transactions carried out**

<b>SUB TOTAL</b>	<b>1</b>	<b>1</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>

**Summary of Transaction Fees 01/05/2018 TO 31/05/2018 - No transactions carried out**

<b>SUB TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>

**Summary of Transaction Fees 01/06/2018 TO 30/06/2018 - No transactions carried out**

<b>SUB TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>

<b>Account Number</b>	493790804
<b>Statement Period</b>	31/12/2017 to 30/06/2018
<b>Statement No.</b>	9(page 4 of 4)

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions DEC - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions JAN - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions FEB - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions MAR - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions APR - NIL**

**Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions MAY - NIL**



### Cash Management Account

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



009/012837



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSVALE NSW 2166

### Account Balance Summary

Opening balance	\$106.43	Cr
Total credits	\$0.00	
Total debits	\$0.00	
<b>Closing balance</b>	<b>\$106.43</b>	<b>Cr</b>

Statement starts 1 July 2017  
Statement ends 31 July 2017

### Outlet Details

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

### Account Details

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

### Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jul 2017	Brought forward			106.43 Cr

### Summary of Government Charges

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

### Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

212/78/01/N012837/S020563/041125





**Cash Management Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

009/011999



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSVALE NSW 2166

**Account Balance Summary**

Opening balance	\$106.43	Cr
Total credits	\$0.00	
Total debits	\$0.00	
<b>Closing balance</b>	<b>\$106.43</b>	<b>Cr</b>

**Statement starts 1 August 2017**  
**Statement ends 31 August 2017**

**Outlet Details**

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

**Account Details**

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
1 Aug 2017	Brought forward			106.43 Cr

**Summary of Government Charges**

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

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### Cash Management Account

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009/009254



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSVALE NSW 2166

### Account Balance Summary

Opening balance	\$106.43	Cr
Total credits	\$0.00	
Total debits	\$0.00	
<b>Closing balance</b>	<b>\$106.43</b>	<b>Cr</b>

Statement starts 1 September 2017  
Statement ends 29 September 2017

### Outlet Details

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

### Account Details

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

### Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Sep 2017	Brought forward			106.43 Cr

### Summary of Government Charges

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
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272/78/03/N009254/S013778/027555





### Cash Management Account

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009/002684



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSVALE NSW 2166

### Account Balance Summary

Opening balance	\$106.43 Cr
Total credits	\$0.00
Total debits	\$0.00
<b>Closing balance</b>	<b>\$106.43 Cr</b>

Statement starts 1 November 2017  
Statement ends 30 November 2017

### Outlet Details

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

### Account Details

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

### Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Nov 2017	Brought forward			106.43 Cr

### Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

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334/78/02/M/002684/S004345/1008689





**Cash Management Account**

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009/014534



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSDALE NSW 2166

**Account Balance Summary**

Opening balance	\$106.43	Cr
Total credits	\$0.00	
Total debits	\$0.00	
<b>Closing balance</b>	<b>\$106.43</b>	<b>Cr</b>

**Statement starts 1 December 2017**  
**Statement ends 29 December 2017**

**Outlet Details**

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

**Account Details**

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
1 Dec 2017	Brought forward			106.43 Cr

**Summary of Government Charges**

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

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363778/03/M014534/5024288/1048575





SIMS

**Cash Management Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



009/002427



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSVALE NSW 2166

**Account Balance Summary**

Opening balance	\$106.43	Cr
Total credits	\$0.00	
Total debits	\$0.00	
<b>Closing balance</b>	<b>\$106.43</b>	<b>Cr</b>

**Statement starts 30 December 2017**

**Statement ends 31 January 2018**

**Outlet Details**

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

**Account Details**

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
30 Dec 2017	Brought forward			106.43 Cr

**Summary of Government Charges**

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

**Explanatory Notes**

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

031/78/02/M/002427/5003702/1007403







### Cash Management Account

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

009/002711



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSVALE NSW 2166

### Account Balance Summary

Opening balance	\$106.43 Cr
Total credits	\$0.00
Total debits	\$0.00
<b>Closing balance</b>	<b>\$106.43 Cr</b>

**Statement starts 1 February 2018**  
**Statement ends 28 February 2018**

### Outlet Details

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

### Account Details

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

### Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Feb 2018	Brought forward			106.43 Cr

### Summary of Government Charges

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

### Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

059/78/02/M002711/5004165/1008329





### Cash Management Account

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



009/007371



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANNSVALE NSW 2166

### Account Balance Summary

Opening balance	\$106.43	Cr
Total credits	\$0.00	
Total debits	\$0.00	
<b>Closing balance</b>	<b>\$106.43</b>	<b>Cr</b>

Statement starts 1 March 2018  
Statement ends 29 March 2018

### Outlet Details

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

### Account Details

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

### Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Mar 2018	Brought forward			106.43 Cr

### Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

### Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

088/78/03/AN007371/S011404/1022807





### Cash Management Account

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

009/002813



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSDALE NSW 2166

### Account Balance Summary

Opening balance	\$106.43	Cr
Total credits	\$0.00	
Total debits	\$0.00	
<b>Closing balance</b>	<b>\$106.43</b>	<b>Cr</b>

Statement starts 30 March 2018

Statement ends 30 April 2018

### Outlet Details

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

### Account Details

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

### Transaction Details

Date	Particulars	Debits	Credits	Balance
30 Mar 2018	Brought forward			106.43 Cr

### Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

### Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately. We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us. For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.





**Cash Management Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



009/002841



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANNSVALE NSW 2166

**Account Balance Summary**

Opening balance	\$106.43 Cr
Total credits	\$0.00
Total debits	\$0.00
<b>Closing balance</b>	<b>\$106.43 Cr</b>

**Statement starts 1 May 2018**  
**Statement ends 31 May 2018**

**Outlet Details**

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

**Account Details**

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
1 May 2018	Brought forward			106.43 Cr

**Interest Charges**

From 1 July to date	Last year to 30 June
\$0.00	\$0.00
\$0.00	\$0.00

Debits Duty has been  
7/2005. Any amount shown  
or before 30/06/2005.  
fees or government  
& Charges" booklet.

**Explanatory Notes**

Please check all entries and report any apparent error or possible unauthorised transaction immediately.  
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.  
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.







### Cash Management Account

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.



009/012089



W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSDALE NSW 2166

### Account Balance Summary

Opening balance	\$106.43 Cr
Total credits	\$0.00
Total debits	\$0.00
<b>Closing balance</b>	<b>\$106.43 Cr</b>

Statement starts 1 June 2018  
Statement ends 29 June 2018

### Outlet Details

Chester Hill  
Shop 14-16, Chester Square  
Chester Hill NSW 2162

### Account Details

W & H SUPERANNUATION FUND  
BSB number 082-141  
Account number 56-606-5460

### Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jun 2018	Brought forward			106.43 Cr

### Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed, on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

### Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

180778/03/N012089/5020048/10-0095



# Domain

Home > Property Profile

Full address (eg. 1/100 Bow St, Pyrmont)



1/3 Sims Court, Rockville QLD 4350

Unit

3 beds | 
 2 baths | 
 2 Parking

Is this your home? Track its value

Looking to sell? Get a free appraisal

## Estimate range



Estimate from APM based on high availability of comparable data in this area

MEDIAN RENTAL FIGURES FOR SUBURB

Unknown  
RENT PER WEEK

Unknown  
RENTAL YIELD



Get a home loan the smart way. Online.

Get started >

## Property history

Powered by APM

ALL SOLD RENTED

RENTED APR 2017 (price unknown) PER WEEK

Listed by McAdam and Turnbull Realty  
49 days listed

RENTED AUG 2015 \$280 PER WEEK

Listed by McAdam and Turnbull Realty  
70 days listed

RENTED APR 2013 \$290 PER WEEK

Domain

Home > Property Profile

Full address (eg. 1/100 Bow St, Pyrmont)



2/3 Sims Court, Rockville QLD 4350

Unit

3 beds | 2 baths | 2 Parking

Is this your home? Track its value

Looking to sell? Get a free appraisal

Estimate range

High Confidence



Estimate from APM based on high availability of comparable data in this area

MEDIAN RENTAL FIGURES FOR SUBURB

Unknown RENT PER WEEK

Unknown RENTAL YIELD



Get a home loan the smart way. Online.

Get started >

Property history

Powered by APM

ALL SOLD RENTED

RENTED JAN 2019 \$285 PER WEEK

Listed by McAdam and Turnbull Realty 56 days listed

RENTED DEC 2017 \$280 PER WEEK

Listed by McAdam and Turnbull Realty 21 days listed

RENTED JUL 2016 \$275 PER WEEK

# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamtumbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

Waldemar Charles Leibrandt Helena Therese Therese Under  
 Instrument 707409618  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

1 Jun 2018

Statement to

30 Jun 2018

Statement number

150

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Werne, Tamara Joy; \$285.00 per week; Paid to: 19 Jul 2018			
	Rent 8 Jun 2018 to 19 Jul 2018		\$1,710.00	\$1,710.00
15 Jun	1966248 * Brendan Coonan Plumbing Inv 16092 1/3 Sims Court shower leaking	\$101.20		\$1,608.80
	1966317 * TNA Lawn Care Inv 7473 3 Sims Ct	\$25.00		\$1,583.80
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Colas QLD Pty Ltd; \$1,216.67 per month; Paid to: 28 Jul 2018			
	Rent 29 Jun 2018 to 28 Jul 2018		\$1,216.67	\$2,800.47
22 Jun	104492239 Invoice #213334, (WMR281117)1600 - (WMR130618) 1632=32KL @ \$2.34/KL		\$74.85	\$2,875.32
16 Jun	1967135 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$93.66		\$2,781.64
	1967136 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$87.78		\$2,693.86
	1967137 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund. ST GEORGE BANK LTD. 112-879 493790804)	\$2,049.01		\$644.85
29 Jun	1968432 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$600.96
	1968433 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund. ST GEORGE BANK LTD. 112-879 493790804)	\$600.96		\$0.00
	Totals at end of period	\$3,001.52	\$3,001.52	\$0.00

Total expenses on this tax invoice includes GST of \$20.49

Total expenses on attached tax invoices includes GST of \$11.47

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamtumbull.com.au

\* indicates taxable supply

Page 1 of 1

# TAX INVOICE



**BRENDAN COONAN**  
plumbing & gas

*Reliability is Everything.*

QBCC Licence : 1236154 Plumbing Licence : 15714

EMAIL : brendan@coonanplumbing.com.au  
BRENDAN'S MOBILE : 0418 793 898  
OFFICE PHONE : 07 4636 5641  
ADDRESS : PO BOX 4676  
EAST TOOWOOMBA QLD 4350

TAX INVOICE TO
McADAM & TURNBULL REALTY 186 MARGARET STREET TOOWOOMBA QLD 4350

ABN	DATE	TAX INVOICE NO.
97 158 923 454	13/03/2018	16092

JOB ADDRESS
1/3 SIMS COURT ROCKVILLE

CONTACT/NOTES	CLIENT PHONE NO.

ORDER OR REF NO.			
OUR REF	JOB COMPLETED	TERMS	DUE DATE
JP	09.03.18	7 DAYS	20/03/2018

QTY	JOB/ITEM DESCRIPTION	AMOUNT
	1/3 SIMS COURT, ROCKVILLE	
	RESEAT & SERVICE SHOWER TAPS.	
1	(PAIR) TAP SEALS & RESEATING	12 00
1	LABOUR @ \$80/HR + GST	80.00

APPROVED

14/6

PAID

GST	\$9.20
<b>Total Due</b>	<b>\$101.20</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$101.20</b>

*Thankyou for your business*

Bank Account : Westpac : Brendan Coonan Plumbing & Gasfitting Pty Ltd, BSB 034-242, A/c No 330059 - Please quote Tax Invoice Number.

Please pay on Invoice by due date, Statements are not generally issued - Thank you.

*Please Note: Overdue payments may incur interest and penalties.  
All goods remain the property of Brendan Coonan Plumbing until paid for in full.  
This claim is made under the Building & Construction Industry Payments Act - 2004*

Brendan Coonan Plumbing & Gasfitting Pty Ltd  
PO Box 4676  
TOOWOOMBA EAST QLD 4350

McADAM & TURNBULL REALTY  
186 MARGARET STREET  
TOOWOOMBA QLD 4350

Payment Methods: Cash, Cheque, Money Order  
Please make payable to "Brendan Coonan Plumbing & Gasfitting Pty Ltd"  
Direct Deposit : Brendan Coonan Plumbing & Gasfitting Pty Ltd-BSB: 034-242 - A/C: 330059  
Credit Card: By phone (4636 5641) Office Hours Monday to Thursday

Tax Invoice#	16092
Balance Due	\$101.20



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
12/06/2018	7473

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

Waldemar Charles Leibrandt Helena Therese Therese Under  
 Instrument 707409618  
 40 Cutler Road  
 Lansvale NSW 2166

Account	W&HSUPER
Statement from	1 May 2018
Statement to	1 Jun 2018
Statement number	149

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Wernie, Tamara Joy, \$285.00 per week; Paid to: 7 Jun 2018			
	Rent 11 May 2018 to 7 Jun 2018			
10 May	1963562 * Smoke Alarm Solutions Inv SI00056498 1/3 Sims Ct Annual Service Subscription	\$69.00	\$1,140.00	\$1,140.00
				\$1,071.00
16 May	1963726 * TNA Lawn Care Inv 7369 3 Sims Ct	\$25.00		\$1,046.00
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Colas QLD Pty Ltd; \$1,216.67 per month; Paid to: 28 Jun 2018			
	Rent 29 May 2018 to 28 Jun 2018			
10 May	1963563 * Smoke Alarm Solutions Inv SI00056499 2/3 Sims Ct Annual Service Subscription	\$69.00	\$1,216.67	\$2,262.67
				\$2,193.67
16 May	1964532 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$93.68		\$2,099.99
	1964533 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$2,056.10
	1964534 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$1,486.10		\$570.00
1 Jun	1966017 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$526.11
	1966018 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$526.11		\$0.00
	Totals at end of period	\$2,356.67	\$2,356.67	\$0.00

Total expenses on this tax invoice includes GST of \$16.50  
 Total expenses on attached tax invoices includes GST of \$14.81

2/3 Sims Crt - Tenant has renewed the lease for 5months - \$280.00 per week starting on 15/06/2018

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

\* indicates taxable supply





**Smoke Alarm Solutions**  
PROTECTING AUSTRALIANS

# Tax Invoice

The Owner,  
c/-McAdam & Turnbull Realty  
186 Margaret Street  
Toowoomba QLD 4350  
Australia

Invoice No:

SI00056498

Invoice Date:

25/04/2018

Date Due:

25/05/2018

**Property Address: 1/3 Sims Court, Toowoomba, QLD 4350**

**IMPORTANT: SMOKE ALARM ANNUAL SERVICING EXPIRY**  
The Annual Smoke Alarm Service is due for renewal and should be paid by 24/05/2018

SUBSCRIPTION FEE - Diamond	1	\$69.00
Period 25 May 2018 until 24 May 2019		

Sub Total \$62.73

GST \$6.27

**Total Amount \$69.00**

**Amount Due \$69.00**

**APPROVED**  
*ll 3/5*

**PAID**

**Payments**

Please make cheques payable to Smoke Alarm Solutions Pty Limited or pay by direct deposit to Smoke Alarm Solutions, NAB, BSB 084456 Account No. 107017956. Please show SI00056498 in your reference so that we can reconcile your payment promptly.

Payment must be made within 30 days of receipt of invoice.

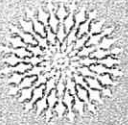
Smoke Alarm Solutions Pty Limited ABN 07 604 793 688

**HEAD OFFICE**

89 Navigator Place, Hendra, QLD 4011  
PO Box 1691, TOOWOOMBA, QLD 4012

F: 1300 852 301  
E: [Info@smokealarmsolutions.com.au](mailto:Info@smokealarmsolutions.com.au)  
W: [smokealarmsolutions.com.au](http://smokealarmsolutions.com.au)

**1300 852 301**  
[smokealarmsolutions.com.au](http://smokealarmsolutions.com.au)



**Smoke Alarm Solutions**  
PROTECTING AUSTRALIANS

# Tax Invoice

The Owner,  
c/-McAdam & Turnbull Realty  
186 Margaret Street  
Toowoomba QLD 4350  
Australia

Invoice No:

SI00056499

Invoice Date:

25/04/2018

Date Due:

25/05/2018

**Property Address: 2/3 Sims Court, Rockville, QLD 4350**

**IMPORTANT: SMOKE ALARM ANNUAL SERVICING EXPIRY**  
The Annual Smoke Alarm Service is due for renewal and should be paid by 24/05/2018

SUBSCRIPTION FEE - Diamond Period 25 May 2018 until 24 May 2019	1	\$69.00
--	---	---------

Sub Total	\$62.73
GST	\$6.27
<b>Total Amount</b>	<b>\$69.00</b>
<b>Amount Due</b>	<b>\$69.00</b>

**APPROVED**  
22 3/5

**PAID**

**Payments**

Please make cheques payable to Smoke Alarm Solutions Pty Limited or pay by direct deposit to Smoke Alarm Solutions, NAB, BSB 084456 Account No. 107017956. Please show SI00056499 in your reference so that we can reconcile your payment promptly.

Payment must be made within 30 days of receipt of invoice.

Smoke Alarm Solutions Pty Limited ABN 97 604 793 688

**HEAD OFFICE**

39 Navigator Place, Hendra, QLD 4011  
PO Box 1691, TOOMBULA, QLD 4012

F: 1300 852 301  
E: info@smokealarmsolutions.com.au  
W: smokealarmsolutions.com.au

**1300 852 301**  
smokealarmsolutions.com.au



**Lawn Care**

Reliable Friendly Service

• LAWN MOWING  
• HEDGING

• RUBBISH REMOVAL  
• LANDSCAPING

• GARDEN MAINTENANCE  
• GUTTER CLEANING

**0429 881 644**

## Tax Invoice

<b>Tax Invoice To</b>
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
14/05/2018	7369

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:

BSB: 014 312

A/C No: 2629 78412

A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

# McAdam & Turnbull Realty

186 Margaret Street,  
Trincombee QLD 4350  
Ph: 07 4639 2222  
Fax: 07 4632 0037  
Email: admin@mcadamturnbull.com.au

28/05/2018

Waldemar Charles Leibbrandt Hel  
40 Cutler Road  
Lansvale NSW 2166

## Routine Condition Report

2/3 Sims Court  
Rockville QLD 4350

Tenant: Colas QLD Pty Ltd

Lease Expiry: 14/06/2018

Inspection completed on: 28/05/2018

By: Cath Clark

## Comments

Tenant care is good. There are no reported maintenance issues, however I would like to see the bushes trimmed in general at the property, especially in the rear yard. I have requested the tenants make their beds for the next visit. The shower shelf in the ensuite is broken, similar to that in Unit 1.

## Summary

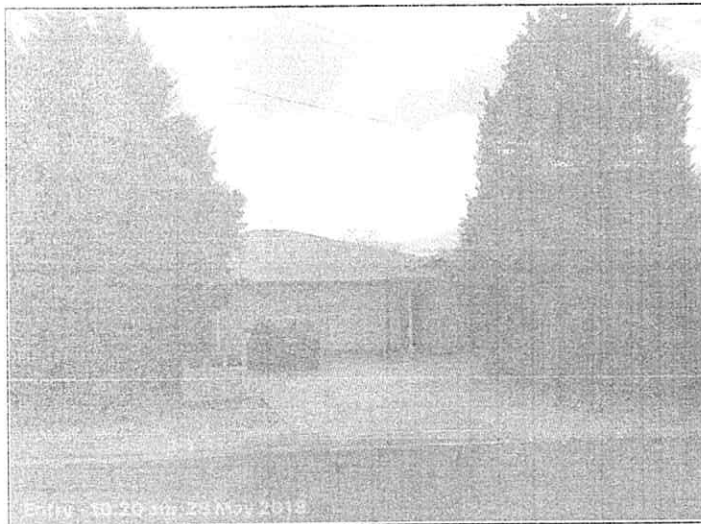
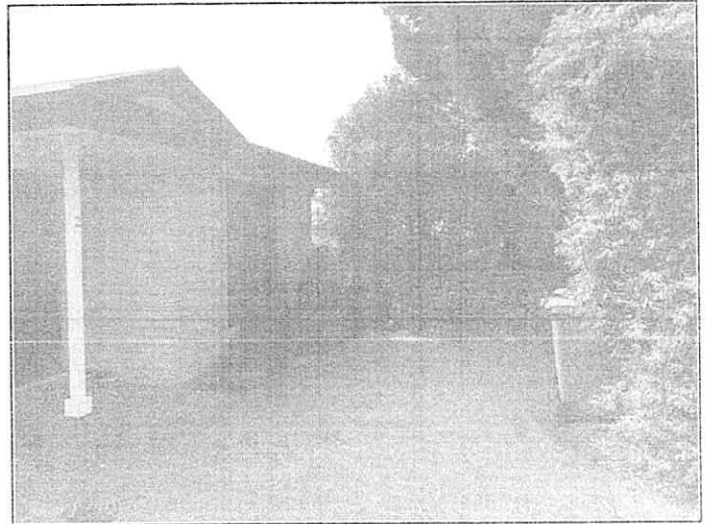
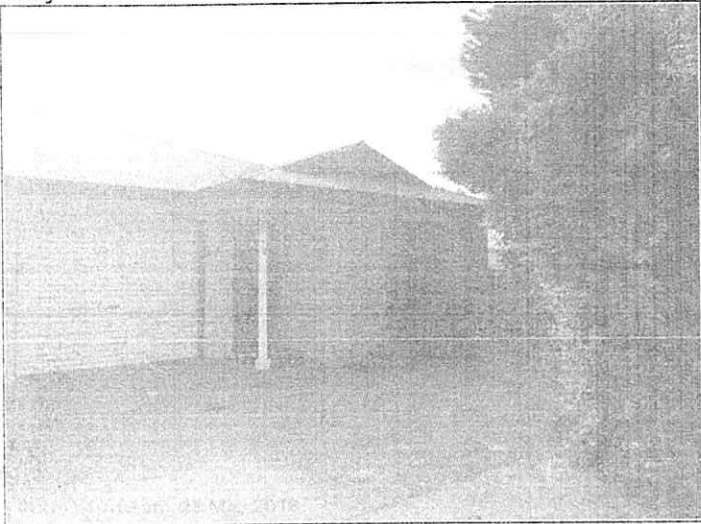
Entry	
Lounge Room	Tenant care is good. There are no reported maintenance issues.
Dining Room	N/A
Kitchen/Meals	Tenant care is good. There are no reported maintenance issues.
Family Room	N/A
Bedroom 1	Tenant care is good. There are no reported maintenance issues.
Ensuite	Tenant care is good. There are no reported maintenance issues.
Bedroom 2	Tenant care is good. There are no reported maintenance issues.
Bedroom 3	Tenant care is good. There are no reported maintenance issues.
Bedroom 4	N/A
Bathroom	Tenant care is good. There are no reported maintenance issues.
Laundry	Tenant care is good. There are no reported maintenance issues.
General	Tenant care is good. There are no reported maintenance issues.

# McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph: 07 4639 2222  
Fax 07 4632 0037  
Email admin@mcadamturnbull.com.au

## Details

### Entry



## McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph 07 4639 2222  
Fax 07 4632 0037  
Email admin@mcadamturnbull.com.au

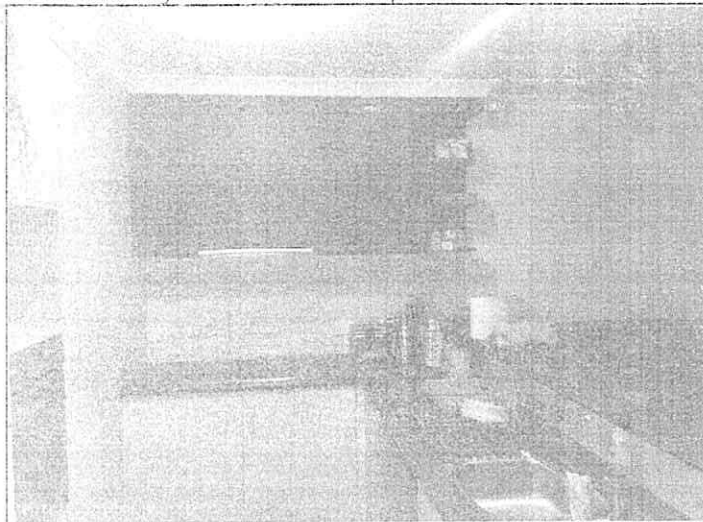
### Lounge Room

Tenant care is good. There are no reported maintenance issues.



### Kitchen/Meals

Tenant care is good. There are no reported maintenance issues.

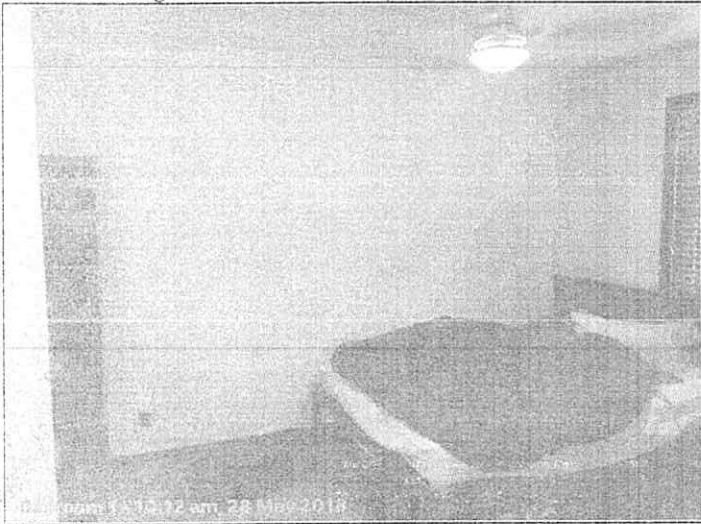


# McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph 07 4639 2222  
Fax 07 4632 0037  
Email admin@mcadamturnbull.com.au

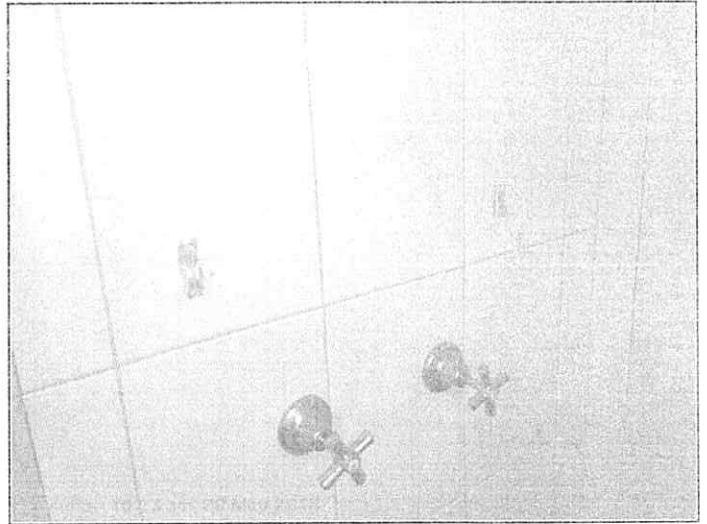
## Bedroom 1

Tenant care is good. There are no reported maintenance issues.



## Ensuite

Tenant care is good. There are no reported maintenance issues.

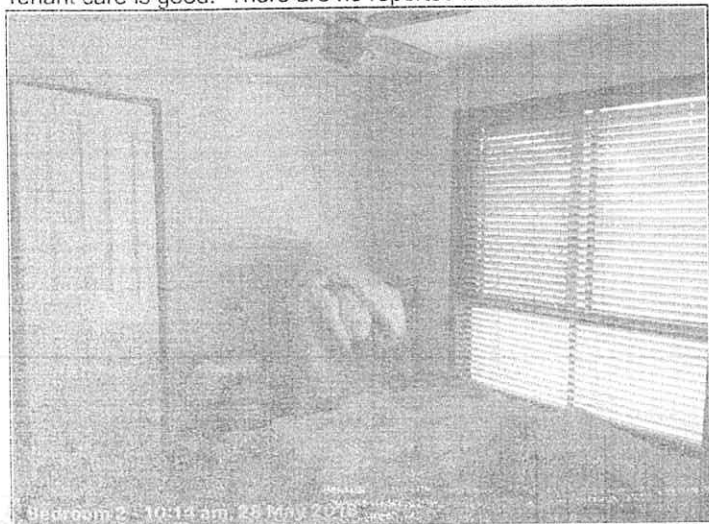


## McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph 07 4639 2222  
Fax 07 4632 0037  
Email admin@mcadamturnbull.com.au

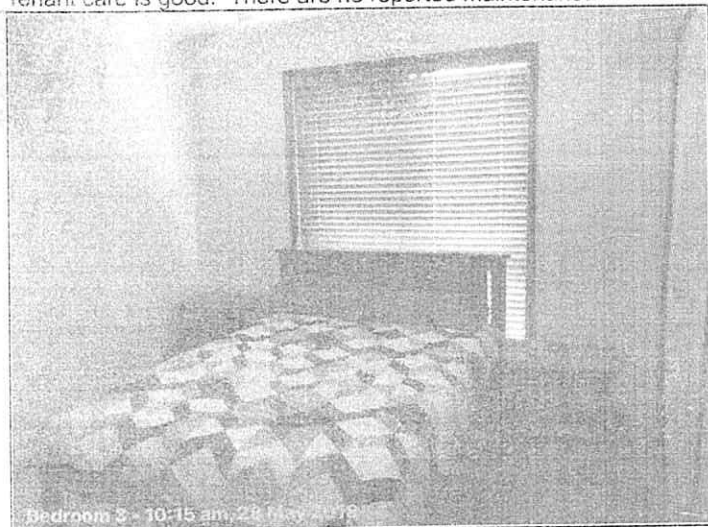
### Bedroom 2

Tenant care is good. There are no reported maintenance issues.



### Bedroom 3

Tenant care is good. There are no reported maintenance issues.



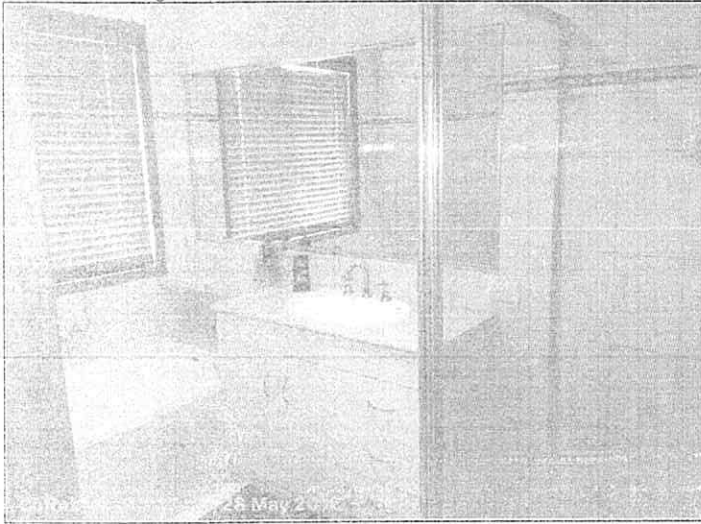


# McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph 07 4639 2222  
Fax 07 4632 0037  
Email admin@mcadamturnbull.com.au

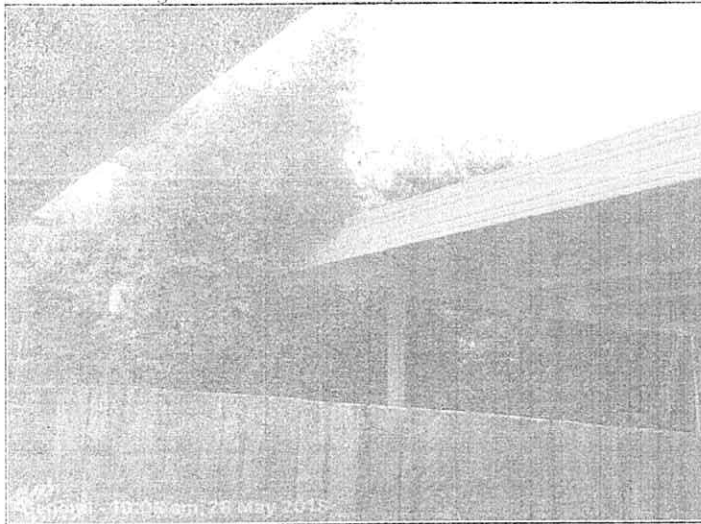
## Bathroom

Tenant care is good. There are no reported maintenance issues.



## General

Tenant care is good. There are no reported maintenance issues.



# McAdam & Turnbull Realty

186 Margaret Street,  
Innwoomba Old 4350  
Ph: 07 4639 2222  
Fax: 07 4632 0037  
Email: admin@mcadamturnbull.com.au

28/05/2018

Waldemar Charles Leibrandt Hel  
40 Cutler Road  
Lansvale NSW 2166

## Routine Condition Report

1/3 Sims Court  
Rockville QLD 4350

Tenant: Werne, Tamara Joy

Lease Expiry: 04/04/2019  
Inspection completed on: 28/05/2018  
By: Cath Clark

## Comments

Tenant care is good. The tenant would like a pest control completed as they have found a lot of redbacks recently. I recommend we have a tree trim, including the removal of the suckers in the front garden before they become trees. The mailbox is in serious need of attention as the rear flaps are coming out. I will arrange a quote to rectify. May I find a different maintenance man to refix the ensuite shower shelf and towel rail?

## Summary

Entry	Front bushes and trees in need of a trim and suckers/saplings removed from front garden bed.
Lounge Room	Tenant care is good. There are no reported maintenance issues.
Dining Room	N/A
Kitchen/Meals	Tenant care is good. There are no reported maintenance issues.
Family Room	N/A
Bedroom 1	Tenant care is good. There are no reported maintenance issues.
Ensuite	Tenant care is good. The shower shelf failed to hold, ditto to the towel rail. Would you like me to arrange another maintenance man to investigate an alternate fix?
Bedroom 2	Tenant care is good. There are no reported maintenance issues.
Bedroom 3	Tenant care is good. There are no reported maintenance issues.
Bedroom 4	N/A
Bathroom	Tenant care is good. There are no reported maintenance issues.
Laundry	N/A
General	Tenant reports bad spiders on rear area. May I arrange a pest control for both units? The mailbox needs work. I will arrange a quote to rectify.

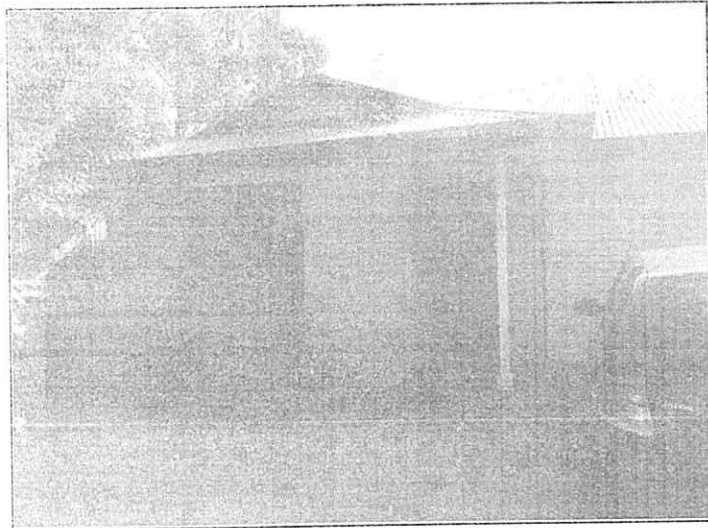
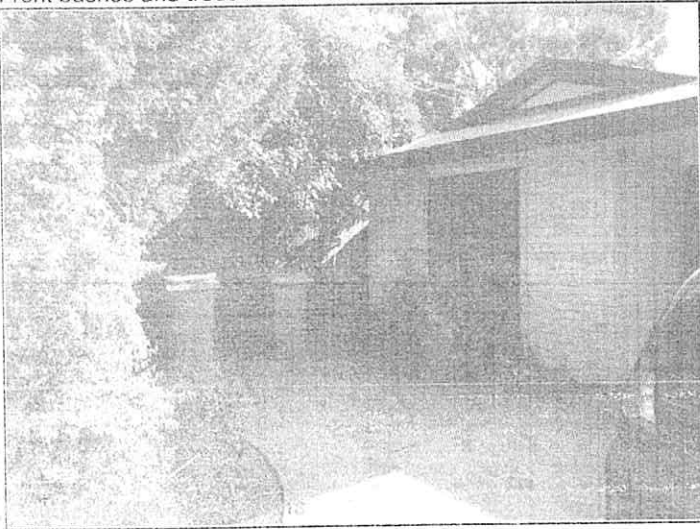
# McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph 07 4639 2222  
Fax 07 4632 0037  
Email [admin@mcadamturnbull.com.au](mailto:admin@mcadamturnbull.com.au)

## Details

### Entry

Front bushes and trees in need of a trim and suckers/saplings removed from front garden bed.



# McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph: 07 4639 2222  
Fax: 07 4632 0037  
Email: admin@mcadamturnbull.com.au

## Lounge Room

Tenant care is good. There are no reported maintenance issues.



## Kitchen/Meals

Tenant care is good. There are no reported maintenance issues.

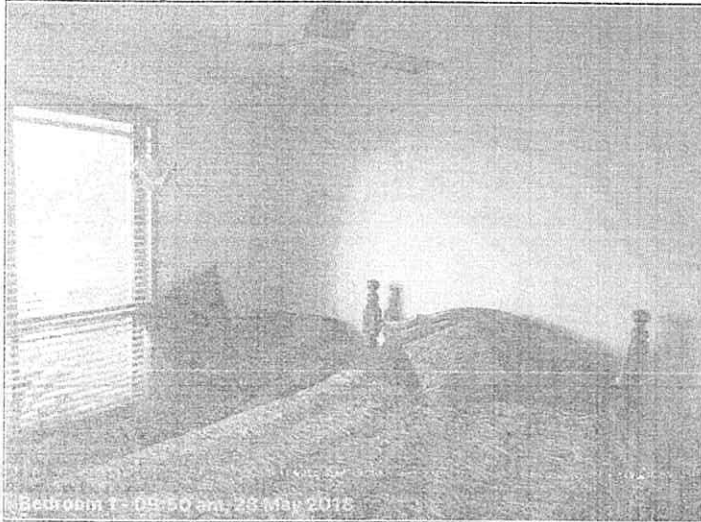


# McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph 07 4639 2222  
Fax 07 4632 0037  
Email admin@mcadamtumbull.com.au

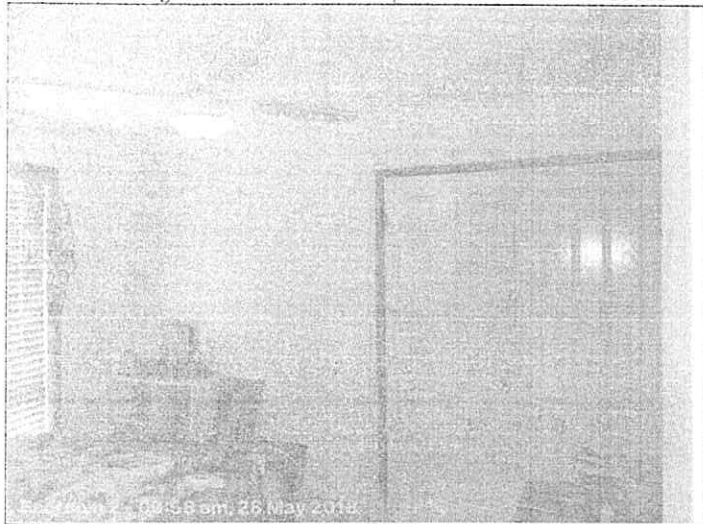
## Bedroom 1

Tenant care is good. There are no reported maintenance issues.



## Bedroom 2

Tenant care is good. There are no reported maintenance issues.

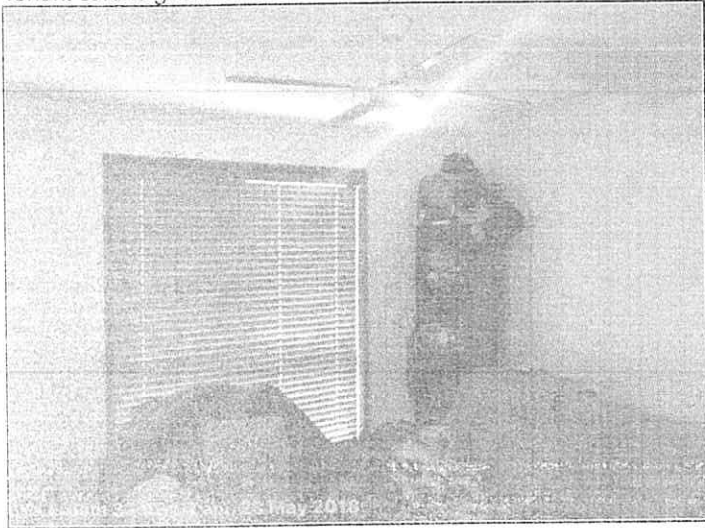


## McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph 07 4639 2222  
Fax 07 4632 0037  
Email [admin@mcadamturnbull.com.au](mailto:admin@mcadamturnbull.com.au)

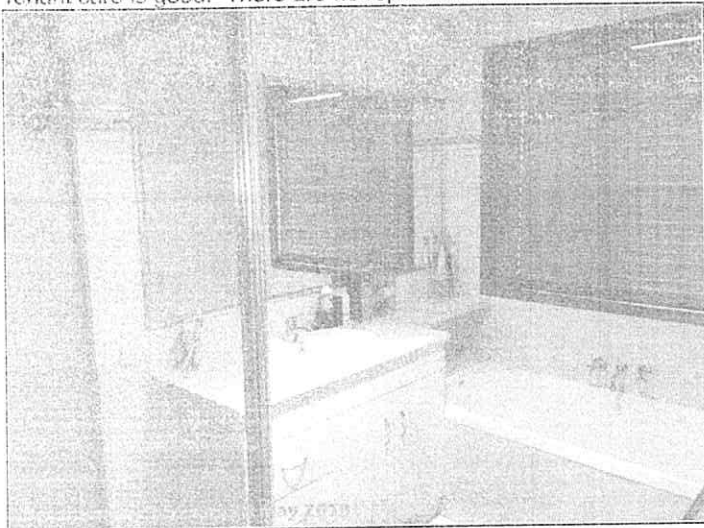
### Bedroom 3

Tenant care is good. There are no reported maintenance issues.



### Bathroom

Tenant care is good. There are no reported maintenance issues.

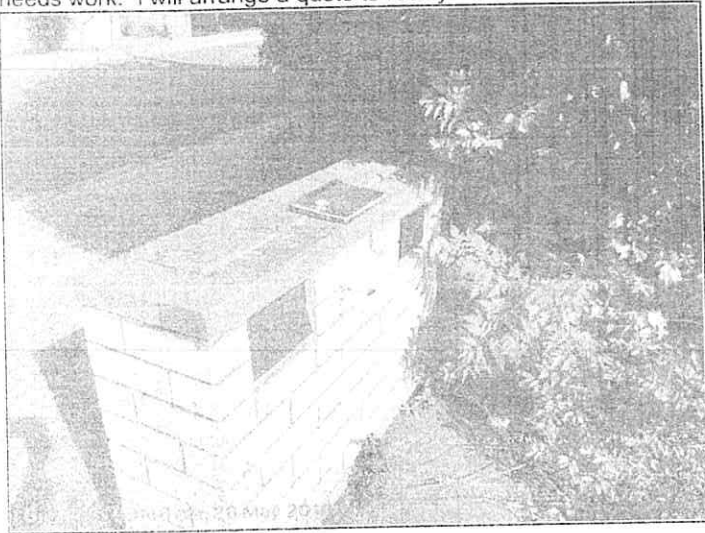


## McAdam & Turnbull Realty

186 Margaret Street,  
Toowoomba Qld 4350  
Ph: 07 4639 2222  
Fax: 07 4632 0037  
Email: [admin@mcadamturnbull.com.au](mailto:admin@mcadamturnbull.com.au)

### General

Tenant reports bad spiders on rear area. May I arrange a pest control for both units? The mailbox needs work. I will arrange a quote to rectify.



# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

Tax Invoice  
 ABN: 84-084-404-562

Account name(s)

Waldemar Charles Leibrandt Helena Therese Therese Under  
 Instrument 707409618  
 40 Culler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

1 Apr 2018

Statement to

1 May 2018

Statement number

148

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Werne, Tamara Joy, \$285.00 per week; Paid to: 10 May 2018			
	Rent 13 Apr 2018 to 10 May 2018		\$1,140.00	\$1,140.00
13 Apr	1961076 * TNA Lawn Care Inv 7218 3 Sims Ct	\$25.00		\$1,115.00
26 Apr	1962060 * TNA Lawn Care Inv 7283 3 Sims Ct	\$25.00		\$1,090.00
27 Apr	1962085 Toowoomba Regional Council Water Rates Ref 255223 3 Sims Court	\$613.63		\$476.37
	1962101 * Henson & Son Inv 373988 1/3 Sims Ct repair shower rail	\$77.00		\$399.37
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Colas QLD Pty Ltd, \$1,216.67 per month; Paid to: 28 May 2018			
	Rent 29 Apr 2018 to 28 May 2018		\$1,216.67	\$1,616.04
16 Apr	1961943 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$1,572.15
	1961944 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$31.11		\$1,541.04
1 May	1963338 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$93.68		\$1,447.36
	1963339 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$1,403.47
	1963340 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$1,403.47		\$0.00
	Totals at end of period	\$2,356.67	\$2,356.67	\$0.00

Total expenses on this tax invoice includes GST of \$16.50

Total expenses on attached tax invoices includes GST of \$11.54

Toowoomba Regional Council has issued Water Rates this past week.

Please send us your water advice notice which is the 2nd page behind your rates notice, containing the meter readings so we may pass on any applicable charges to the tenant.

This does not apply if you already have your rates sent directly to us from the Council.

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

\* indicates taxable supply

Page 1 of 1





**TNA**  
Lawn Care

Reliable    Friendly    Service

- LAWN MOWING
- HEDGING
- RUBBISH REMOVAL
- LANDSCAPING
- GARDEN MAINTENANCE
- GUTTER CLEANING

**0429 881 644**

## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
9/04/2018	7218

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

PAID



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
23/04/2018	7283

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

# WATER RATE NOTICE

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



This information was prepared as at 13 April 2018



7.2019-4483 255223 042  
**WALDEMAR CHARLES LEIBRANDT AND OTHERS.**  
 AS TRUSTEE  
 C/- MC ADAM & TURNBULL  
 186 MARGARET STREET  
 TOOWOOMBA CITY QLD 4350

REFERENCE NO: 255223  
 ISSUE DATE: 20 APR 2018  
 DUE DATE: 22 MAY 2018  
 AMOUNT DUE: 613.63

PROPERTY LOCATION: 3 Sims Court, ROCKVILLE QLD 4350  
 PROPERTY DESCRIPTION: L61/SP162817:PAR DRAYTON

DESCRIPTION:	BASIS:	HALF YEAR CHARGE:	AMOUNT:
Water Access Charge for period ending 30 JUN 2018			
Water Access Charge 20MM	Units	1 300.000000	300.00
Water Consumption Charge			381.81
Discount @ 10% on above Charges			68.18 CR


# PAID

DUE DATE: 22 MAY 2018  
 AMOUNT DUE: 613.63

DISCOUNT WILL BE ALLOWED IF RECEIVED BY:

AMOUNT PAYABLE IF NOT RECEIVED BY THE DUE DATE

681.81



**Bill Code: 18366**  
**Ref: 255223**

BPAY® this payment via internet or phone banking  
 BPAY View™ - View and pay this bill using internet banking.  
 BPAY View Registration No.: 255223





**Post Billpay**

Pay in-store at Australia Post



\*414 000255223



Pay using your smartphone

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



ORIGINAL COPY

373988

TAX INVOICE/STATEMENT

O/NO \_\_\_\_\_

DATE

9/13/18

TO

McArdan - TURNWELL  
Realty

A.B.N.

(Of Recipient)

FROM

Henson & Son

Maintenance Service

0418 788 126 / 07 4687 7635

ABN 46 280 297 194

23 Long St, Toowoomba Q 4350

A.B.N./GST No.

(Of Supplier)

QTY	DESCRIPTION	EACH	GST	TOTAL
1/3	SMS			
	RE AFUE Towel Rack to ENQUIRE			
	- Report sent RE Soap Holder ISSUES.			\$ 70
	WIM Roberts <i>John</i>			

APPROVED  
13/4 *ll*

PAID

SUB TOTAL

GST

TOTAL INCLUSIVE OF GST

\$ 70  
\$ 7  
\$ 77

# McAdam & Turnbull Realty

186 Margaret Street,  
 Townsomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

Waldemar Charles Leibrandt Helena Therese Therese Under  
 Instrument 707409618  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

1 Mar 2018

Statement to

1 Apr 2018

Statement number

147

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Werne, Tamara Joy, \$285.00 per week; Paid to: 12 Apr 2018			
	Rent 9 Mar 2018 to 12 Apr 2018		\$1,425.00	\$1,425.00
15 Mar	104486644 Invoice #212842, (WMR24052017)878-(WMR28112017)930=52kl		\$121.65	\$1,546.65
12 Mar	1958642 * TNA Lawn Care Inv 7073 3 Sims Ct	\$25.00		\$1,521.65
22 Mar	1959642 * TNA Lawn Care Inv 7146 3 Sims Ct	\$25.00		\$1,496.65
28 Mar	1959716 * Henson & Son Inv 374464 1/3 Sims Court fit new shower shelf	\$132.00		\$1,364.65
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Colas QLD Pty Ltd; \$1,216.67 per month; Paid to: 28 Apr 2018			
	Rent 29 Mar 2018 to 28 Apr 2018		\$1,216.67	\$2,581.32
16 Mar	1959550 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$65.84		\$2,515.48
	1959551 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$885.81		\$1,629.67
1 Apr	1960899 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$93.68		\$1,535.99
	1960900 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$1,492.10
	1960901 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$1,492.10		\$0.00
	Totals at end of period	\$2,763.32	\$2,763.32	\$0.00
	Total expenses on this tax invoice includes GST of \$18.50			
	Total expenses on attached tax invoices includes GST of \$16.54			

1/3 Sims Crt - Lease Renewal 06/04/2018 - 04/04/2019 @ \$285 per week.

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

\* indicates taxable supply

Page 1 of 1



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
7/03/2018	7073

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
Balance Due	\$25.00
Tax	\$2.27



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
19/03/2018	7146

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:

BSB: 014 312

A/C No: 2629 78412

A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

ORIGINAL COPY

TAX INVOICE/STATEMENT

37446

O/NO \_\_\_\_\_

DATE

15/3/18

TO

McAdam - Turnbull  
Realty

FROM

Henson & Son  
Maintenance Service

0418 788 126 / 07 4687 7635

ABN 46 280 297 194

23 Long St, Toowoomba Q 4350

A.B.N.

(Of Recipient)

A.B.N./GST No.

(Of Supplier)

QTY	DESCRIPTION	EACH	GST	TOTAL
1/3	Sims			
	Supply. For new Glass shelf + chrome ends - to shower.			\$120
	WIA BANK			
	John			

APPROVED  
22/3/18

PAID

SUB TOTAL

\$120

GST

\$12

TOTAL INCLUSIVE OF GST

\$132



# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

Waldemar Charles Leibrandt Helena Therese Therese Under  
 Instrument 707409618  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

1 Feb 2018

Statement to

1 Mar 2018

Statement number

146

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$501.11
	<b>1/3 Sims Court, Rockville</b>			
	Werne, Tamara Joy, \$285.00 per week; Paid to: 8 Mar 2018			
	Rent 9 Feb 2018 to 8 Mar 2018		\$1,140.00	\$1,641.11
12 Feb	1956263 * TNA Lawn Care Inv 6920 3 Sims Ct	\$25.00		\$1,616.11
14 Feb	1956284 Toowoomba Regional Council General Rates Ref 255223 3 Sims Ct	\$1,688.73		-\$72.62
23 Feb	1957281 * TNA Lawn Care Inv 7000 3 Sims Ct	\$25.00		-\$97.62
	<b>2/3 Sims Court, Rockville</b>			
	Colas QLD Pty Ltd; \$1,216.67 per month; Paid to: 28 Mar 2018			
	Rent 29 Jan 2018 to 28 Mar 2018		\$2,433.34	\$2,335.72
16 Feb	1957155 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$93.68		\$2,242.04
	1957156 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$87.78		\$2,154.26
	1957157 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$962.59		\$1,191.67
1 Mar	1958507 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$93.68		\$1,097.99
	1958508 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$1,097.99		\$0.00
	Totals at end of period	\$4,074.45	\$4,074.45	\$0.00

Total expenses on this tax invoice includes GST of \$25.02

Total expenses on attached tax invoices includes GST of \$4.54

McAdam and Turnbull Realty is changing banks from ANZ to Westpac. This may effect the timing of your disbursements, depending on who you bank with. If you have any questions, please contact our office.

Your contact: Cath Clark

Phone: 0746392222

C.Clark@mcadamturnbull.com.au

\* indicates taxable supply



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
5/02/2018	6920

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

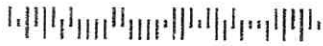
<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

**RATE NOTICE**

P 131 872 | F 1800 448 382 | info@tr.qld.gov.au | www.tr.qld.gov.au  
 PO Box 3021 Toowoomba QLD 4350 | Toowoomba Regional Council | ABN 99 788 305 360



This information was prepared as at 02 FEB 2018



8.2053 - 4565 255223 042

WALDEMAR CHARLES LEIBRANDT AND OTHERS.  
 AS TRUSTEE  
 C/- MC ADAM & TURNBULL  
 186 MARGARET STREET  
 TOOWOOMBA CITY QLD 4350

REFERENCE NO: 255223  
 ISSUE DATE: 09 FEB 2018  
 DUE DATE: 13 MAR 2018  
 AMOUNT DUE: 1,688.73  
 HALF YEAR ENDING: 30 JUN 2018  
 VALUATION: Averaged Value 102,333

PROPERTY LOCATION: 3 Sims Court, ROCKVILLE QLD 4350

PROPERTY DESCRIPTION: L61/SP162817:PAR DRAYTON

DESCRIPTION:	BASIS:	RATE / CHARGE:		AMOUNT:
General Rate - Category 1.1	Minimum	102,333	0.008505	496.50
Sewerage Charge	Units	4	467.880000	935.76
Discount @ 10% on above Rates and Charges				143.23 CR
Environmental Levy	Units	1	62.000000	31.00
Natural Resource Management Levy	Units	1	16.000000	8.00
Park and Bushland Levy	Units	1	16.000000	8.00
Domestic Waste/Recycling Service	Units	2	247.600000	247.60
Emergency Management Levy 2 (A)	Units	1	210.200000	105.10

**PAID**

DUE DATE: 13 MAR 2018  
 AMOUNT DUE: 1,688.73  
 AMOUNT PAYABLE IF NOT RECEIVED BY THE DUE DATE: 1,831.96

DISCOUNT WILL BE ALLOWED IF RECEIVED BY

**BPAY**  
 Biller Code: 18366  
 Ref: 255223  
 BPAY - Use payment via Internet or phone banking  
 BPAY View - View and pay this bill using internet banking  
 BPAY View Registration No.: 255223

**Post Billpay**  
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 WWW.TR.QLD.GOV.AU





## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
21/02/2018	7000

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email [admin@mcadamturnbull.com.au](mailto:admin@mcadamturnbull.com.au)

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

Waldemar Charles Leibrandt Helena Therese Therese Under  
 Instrument 707409618  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

2 Jan 2018

Statement to

1 Feb 2018

Statement number

145

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Werne, Tamara Joy; \$285.00 per week; Paid to: 8 Feb 2018			
	Rent 12 Jan 2018 to 8 Feb 2018			
11 Jan	1953851 * TNA Lawn Care Inv 6779 3 Sims Ct		\$1,140.00	\$1,140.00
19 Jan	1954866 * TNA Lawn Care Inv 6832 3 Sims Ct	\$25.00		\$1,115.00
		\$25.00		\$1,090.00
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Colas QLD Pty Ltd; \$1,216.67 per month; Paid to: 14 Jan 2018 (\$560.00 Part Payment)			
15 Jan	1953928 * Peter Rasmussen Electrical Inv 14150 2/3 Sims Ct repair dishwasher	\$220.00		\$870.00
	1954764 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$826.11
	1954765 Payment (Waldemar Charles Leibrandt Helena Therese Therese U	\$281.11		\$545.00
	(W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)			
1 Feb	1956116 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$501.11
	Totals at end of period (\$501.11 withheld for General Rates Due 03/03 JS)	\$638.89	\$1,140.00	\$501.11

Total expenses on this tax invoice includes GST of \$7.98  
 Total expenses on attached tax invoices includes GST of \$24.54

Your contact: Cath Clark

Phone: 0746392222

[CClark@mcadamturnbull.com.au](mailto:CClark@mcadamturnbull.com.au)

\* indicates taxable supply



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
5/01/2018	6779

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:

BSB: 014 312

A/C No: 2629 78412

A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
Balance Due	\$25.00
Tax	\$2.27

# Peter Rasmussen Electrical

A.B.N. 70 428 024 125

**ELECTRICAL CONTRACTOR**  
 DOMESTIC — COMMERCIAL — INDUSTRIAL  
 LICENCE NUMBER 37356

331 ALDERLEY STREET, TOOWOOMBA QLD 4350

PHONE: (07) 4635 8710 MOBILE: 0412 413 143

pre331@ozemail.com.au

Date: ..... 28/12/17 .....

TO: *McADAMS TURNBULL REALTY*  
 .....  
*136 MARGARET ST*  
 .....  
*TOOWOOMBA*  
 .....

No. 14150

## TAX INVOICE

QUANTITY	DESCRIPTION	TOTAL
	<i>2/3 Simms COURT</i>	
<i>19/12/17.</i>	<i>DISHWASHER NOT WORKING DUE TO A              FAULTY PRESSURE SWITCH ALSO FOUND              HEATING ELEMENT OPEN CIRCUIT.              REPLACE BOTH PARTS &amp; TEST RUN              DISHWASHER.</i>	
	<i>LABOUR + MATERIALS              AS QUOTED.</i>	<i>\$200.00</i>

**APPROVED**  
*15/1/18*

**PAID**

I certify that the electrical installation work listed above has been tested in accordance with the prescribed procedures and that such work complies with the requirements of the Electricity Act & Regulation 2002 and has been connected to supply.

Signature: ..... *P. Rasmussen* .....

**Direct Deposit:**

Account Name: Peter Rasmussen Electrical  
 BSB: 484 - 799 (Suncorp)  
 Account #: 04 23 80 994

We accept:



GST: \$20.00

TOTAL including GST: \$220.00



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
17/01/2018	6832

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAYED

Payment of this Account can be paid direct to the following ANZ Bank Account:

BSB: 014 312  
A/C No: 2629 78412  
A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
Balance Due	\$25.00
Tax	\$2.27



# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

Tax Invoice  
 ABN: 84-084-404-562

Account name(s)

Waldemar Charles Leibrandt Helena Therese Therese Under  
 Instrument 707409618  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

1 Dec 2017

Statement to

2 Jan 2018

Statement number

144

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>1/3 Sims Court, Rockville</b>			
	Werne, Tamara Joy, \$285.00 per week; Paid to: 11 Jan 2018			
	Rent 15 Dec 2017 to 11 Jan 2018		\$1,140.00	\$1,140.00
14 Dec	1951590 * TNA Lawn Care Inv 6682 3 Sims Ct	\$25.00		\$1,115.00
15 Dec	1951608 * Brendan Coonan Plumbing Inv 15290 1/3 Sims Ct leaking taps	\$333.30		\$781.70
	1951623 * Peter Rasmussen Electrical Inv 14143 1/3 Sims Ct no hot water	\$309.10		\$472.60
	<b>2/3 Sims Court, Rockville</b>			
	Hinz, Jason, Chien, Yu-Ching; \$280.00 per week; Paid to: 27 Nov 2017; Vacated: 27 Nov 2017			
9 Dec	104481155 Invoice #212843, (WMR2405217)1500-(WMR28112017) 1600=100kl		\$234.00	\$706.60
	Colas QLD Pty Ltd; \$1,216.67 per month; Paid to: 14 Jan 2018 (\$560.00 Part Payment)			
	Rent 15 Dec 2017 to 14 Jan 2018 (Part Payment \$560.00)		\$1,776.67	\$2,483.27
18 Dec	1951637 * Let Fee (2/3SIMSC - 2/3 Sims Court, Rockville, QLD)	\$308.00		\$2,175.27
	1952464 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$115.24		\$2,060.03
	1952465 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$2,016.14
	1952466 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$1,446.14		\$570.00
2 Jan	1953725 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$526.11
	1953726 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$526.11		\$0.00
	Totals at end of period	\$3,150.67	\$3,150.67	\$0.00
	Total expenses on this tax invoice includes GST of \$46.46			
	Total expenses on attached tax invoices includes GST of \$60.67			

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

\* indicates taxable supply

Page 1 of 1



Reliable

Friendly

Service

- LAWN MOWING
- HEDGING

- RUBBISH REMOVAL
- LANDSCAPING

- GARDEN MAINTENANCE
- GUTTER CLEANING

0429 881 644

## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
13/12/2017	6682

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:

BSB: 014 312

A/C No: 2629 78412

A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
Balance Due	\$25.00
Tax	\$2.27

# TAX INVOICE



**BRENDAN COONAN**

plumbing & gas

*Reliability is Everything.*

QBCC Licence : 1236154 Plumbing Licence : 15714

EMAIL : [brendan@coonanplumbing.com.au](mailto:brendan@coonanplumbing.com.au)

BRENDAN'S MOBILE : 0418 793 898

OFFICE PHONE : 07 4636 5641

ADDRESS : PO BOX 4676

EAST TOOWOOMBA QLD 4350

TAX INVOICE TO
McADAM & TURNBULL REALTY 186 MARGARET STREET TOOWOOMBA QLD 4350

ABN	DATE	TAX INVOICE NO.
97 158 923 454	7/12/2017	15290
JOB ADDRESS		
1/3 SIMS COURT ROCKVILLE		

CONTACT/NOTES	CLIENT PHONE NO.

ORDER OR REF NO.			
72628			
OUR REF	JOB COMPLETED	TERMS	DUE DATE
BC	06.12.17	7 DAYS	14/12/2017

QTY	JOB/ITEM DESCRIPTION	AMOUNT
	1/3 SIMS COURT, ROCKVILLE	
	RESEAT & SERVICE ENSUITE VANITY TAPS, REPLACE RUSTED FLEXI CONNECTORS UNDER ENSUITE BASIN. REPLACE FAULTY KITCHEN FLICKMIXER.	
2	FLEXI CONNECTORS	35.00
1	KITCHEN FLICKMIXER	135.00
1	(PAIR) TAP SEALS & RESEATING	12.00
1.5	LABOUR @ \$80/HR + GST	120.00

**APPROVED**  
14/2

**PAID**

*Thankyou for your business*

GST	\$30.30
Total Due	\$333.30
Payments/Credits	\$0.00
Balance Due	\$333.30

Bank Account : Westpac : Brendan Coonan Plumbing & Gasfitting Pty Ltd, BSB 034-242, A/c No 330059 - Please quote Tax Invoice Number.

Please pay on Invoice by due date, Statements are not generally issued - Thank you.

*Please Note: Overdue payments may incur interest and penalties.  
All goods remain the property of Brendan Coonan Plumbing until paid for in full.  
This claim is made under the Building & Construction Industry Payments Act - 2004*

Brendan Coonan Plumbing & Gasfitting Pty Ltd  
PO Box 4676  
TOOWOOMBA EAST QLD 4350

McADAM & TURNBULL REALTY  
186 MARGARET STREET  
TOOWOOMBA QLD 4350

Payment Methods: Cash, Cheque, Money Order  
Please make payable to "Brendan Coonan Plumbing & Gasfitting Pty Ltd"  
Direct Deposit : Brendan Coonan Plumbing & Gasfitting Pty Ltd-BSB: 034-242 - A/C: 330059  
Credit Card: By phone (4636 5641) Office Hours

Tax Invoice #	15290
Balance Due	\$333.30

PLEASE SEND A REMITTANCE OR QUOTE OUR TAX INVOICE NUMBER AS A REFERENCE OR YOUR PAYMENT MAY NOT BE ABLE TO BE APPLIED TO YOUR ACCOUNT - THANK YOU

# Peter Rasmussen Electrical

A.B.N. 70 428 024 125

## ELECTRICAL CONTRACTOR

DOMESTIC — COMMERCIAL — INDUSTRIAL

LICENCE NUMBER 37356

331 ALDERLEY STREET, TOOWOOMBA QLD 4350

PHONE: (07) 4635 8710 MOBILE: 0412 413 143

pre331@ozemail.com.au

TO: *M<sup>r</sup> ADAM TURNBULL REALTY*  
*186 MARGARET ST*  
*TOOWOOMBA*


Date: *7/12/12*

No. 14143

### TAX INVOICE

QUANTITY	DESCRIPTION	TOTAL
	<i>1/3 SIMS COURT</i>	
	<b>APPROVED</b> <i>14/12</i>	
<i>4/12/12</i>	<i>TEENANT REPORTED NO HOT WATER. FOUND BLOW UP WHEN REMOVING COVER. REPLACE 3.6KW ELEMENT &amp; FOUR WIRE THERMOSTAT. CUT OFF DAMAGED CABLES &amp; RE-TERMINATE. POWER UP &amp; TEST. REPLACE BROKEN DOUBLE POWER POINT IN KITCHEN. REPLACE 32AMP OVEN &amp; HOB MECH'S &amp; FIT NEW 2 GANG PLATE.</i>	<i>\$120.00</i>
	<i>1x 3.6KW ELEMENT</i>	<i>\$43.00</i>
	<i>1x FOUR WIRE THERMOSTAT</i>	<i>\$43.00</i>
	<i>1x HOB 32A MECH</i>	<i>\$30.00</i>
	<i>1x OVEN 32A MECH</i>	<i>\$30.00</i>
	<i>1x 2 GANG PLATE</i>	<i>\$5.00</i>
	<i>1x DOUBLE POWER POINT</i>	<i>\$10.00</i>
		<b>PAID</b>
I certify that the electrical installation work listed above has been tested in accordance with the prescribed procedures and that such work complies with the requirements of the Electricity Act & Regulation 2002 and has been connected to supply.		
Signature: <i>P. Rasmussen</i>		<i>\$281.00</i>

Direct Deposit:  
 Account Name: Peter Rasmussen Electrical  
 BSB: 484 - 799 (Suncorp)  
 Account #: 04 23 80 994

We accept:  
**VISA** 

GST: *\$28.10*

TOTAL including GST: *\$309.10*

# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

Waldemar Charles Leibrandt Helena Therese Therese Under  
 Instrument 707409618  
 40 Cutler Road  
 Lansvale NSW 2166

Account	W&HSUPER
Statement from	1 Nov 2017
Statement to	1 Dec 2017
Statement number	143

2017	Details	Debit	Credit	Balance
	Balance brought forward			\$550.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Werne, Tamara Joy; \$285.00 per week; Paid to: 14 Dec 2017			
	Rent 17 Nov 2017 to 14 Dec 2017		\$1,140.00	\$1,690.00
2 Nov	1948902 Toowoomba Regional Council Water Rates Ref 255223 3 Sims Ct	\$465.86		\$1,224.14
6 Nov	1948950 * TNA Lawn Care Inv 6469 3 Sims Ct	\$25.00		\$1,199.14
16 Nov	1949059 * TNA Lawn Care Inv 3 Sims Ct	\$25.00		\$1,174.14
30 Nov	1950153 * TNA Lawn Care Inv 6603 3 Sims Ct	\$25.00		\$1,149.14
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Hinz, Jason, Chien, Yu-Ching; \$280.00 per week; Paid to: 27 Nov 2017, Vacated: 27 Nov 2017			
	Rent 18 Nov 2017 to 27 Nov 2017		\$400.00	\$1,549.14
16 Nov	1949897 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$1,505.25
	1949898 Payment (W & H Superannuation Fund) (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$560.25		\$945.00
1 Dec	1951363 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$30.80		\$914.20
	1951364 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$870.31
	1951365 Payment (Waldemar Charles Leibrandt Helena Therese Therese U (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$870.31		\$0.00
	Totals at end of period	\$2,090.00	\$2,090.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.78			
	Total expenses on attached tax invoices includes GST of \$6.81			

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

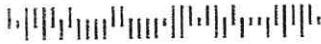
\* indicates taxable supply

# WATER RATE NOTICE

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



This information was prepared as at 20 October 2017



7.2274 - 0016 255223 042  
 WALDEMAR CHARLES LEIBRANDT AND OTHERS.  
 AS TRUSTEE  
 C/- MC ADAM & TURNBULL  
 186 MARGARET STREET  
 TOOWOOMBA CITY QLD 4350

REFERENCE NO: 255223  
 ISSUE DATE: 27 OCT 2017  
 DUE DATE: 28 NOV 2017  
 AMOUNT DUE: 465.86

PROPERTY LOCATION: 3 Sims Court, ROCKVILLE QLD 4350  
 PROPERTY DESCRIPTION: L61/SP162817:PAR DRAYTON

DESCRIPTION:	BASIS:	HALF YEAR CHARGE:	AMOUNT:
Water Access Charge for period ending 31 DEC 2017			
Water Access Charge 20MM	Units	1 300.000000	300.00
Water Consumption Charge			217.62
Discount @ 10% on above Charges			51.76 CR

PAID

DUE DATE: 28 NOV 2017  
 AMOUNT DUE: 465.86

DISCOUNT WILL BE ALLOWED IF RECEIVED BY

AMOUNT PAYABLE IF NOT RECEIVED BY THE DUE DATE 517.62

**BPAY**  
 Biller Code: 18366  
 Ref: 255223

BPAY® this payment via internet or phone banking.  
 BPAY View® - View and pay this bill using internet banking.  
 BPAY View Registration No.: 255223



**Post Billpay**  
 Pay in-store at Australia Post



\*414 000255223



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## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
1/11/2017	6469

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

PAID



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
15/11/2017	6542

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

PAID





Reliable    Friendly    Service  
 • LAWN MOWING    • RUBBISH REMOVAL    • GARDEN MAINTENANCE  
 • HEDGING    • LANDSCAPING    • GUTTER CLEANING

**0429 881 644**

## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
29/11/2017	6603

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

**PAID**

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
Balance Due	\$25.00
Tax	\$2.27

# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

W & H Superannuation Fund  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

29 Sep 2017

Statement to

1 Nov 2017

Statement number

142

2017	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Werne, Tamara Joy; \$285.00 per week; Paid to: 16 Nov 2017			
	Rent 20 Oct 2017 to 16 Nov 2017		\$1,140.00	\$1,140.00
13 Oct	1946471 * TNA Lawn Care Inv 6354 3 Sims Ct	\$25.00		\$1,115.00
24 Oct	1947450 * TNA Lawn Care Inv 6422 3 Sims Ct	\$25.00		\$1,090.00
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Hinz, Jason; Chien, Yu-Ching; \$280.00 per week; Paid to: 17 Nov 2017			
	Rent 21 Oct 2017 to 17 Nov 2017		\$1,120.00	\$2,210.00
16 Oct	1947332 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$2,166.11
	1947333 Payment (W & H Superannuation Fund)	\$501.11		\$1,665.00
	(W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)			
1 Nov	1948760 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$86.24		\$1,578.76
	1948761 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$1,534.87
	1948762 Payment (W & H Superannuation Fund)	\$984.87		\$550.00
	(W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)			
	Totals at end of period (\$550.00 withheld for Water Rates Due 28/11 JS)	\$1,710.00	\$2,260.00	\$550.00
	Total expenses on this tax invoice includes GST of \$15.82			
	Total expenses on attached tax invoices includes GST of \$4.54			

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

\* indicates taxable supply

Page 1 of 1



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
4/10/2017	6354

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
Balance Due	\$25.00
Tax	\$2.27



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
20/10/2017	6422

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:

BSB: 014 312

A/C No: 2629 78412

A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27

# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

W & H Superannuation Fund  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

1 Sep 2017

Statement to

29 Sep 2017

Statement number

141

2017

Details

Debit

Credit

Balance

Balance brought forward

\$0.00

**1/3 Sims Court, Rockville**

Werne, Tamara Joy; \$285.00 per week; Paid to: 19 Oct 2017  
 Rent 22 Sep 2017 to 19 Oct 2017

\$1,140.00

\$1,140.00

**2/3 Sims Court, Rockville**

Hinz, Jason; Chien, Yu-Ching; \$280.00 per week; Paid to: 20 Oct 2017  
 Rent 23 Sep 2017 to 20 Oct 2017

\$1,120.00

\$2,260.00

14 Sep

1944862

\* Management Fee (1/3 Sims Court, Rockville, QLD 4350)

\$43.89

\$2,216.11

1944863

Payment (W & H Superannuation Fund)

\$526.11

\$1,690.00

(W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)

29 Sep

1946225

\* Management Fee (2/3 Sims Court, Rockville, QLD 4350)

\$86.24

\$1,603.76

1946226

\* Management Fee (1/3 Sims Court, Rockville, QLD 4350)

\$43.89

\$1,559.87

1946227

Payment (W & H Superannuation Fund)

\$1,559.87

\$0.00

(W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)

Totals at end of period

\$2,260.00

\$2,260.00

\$0.00

Total expenses on this tax invoice includes GST of \$15.82

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

\* indicates taxable supply

# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

W & H Superannuation Fund  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

1 Aug 2017

Statement to

1 Sep 2017

Statement number

140

2017	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Werne, Tamara Joy; \$285.00 per week; Paid to: 21 Sep 2017			
	Rent 11 Aug 2017 to 21 Sep 2017		\$1,710.00	\$1,710.00
2 Aug	104473962 Invoice #212369, (WMR07042017)866-(WMR24052017) 878=12kl		\$27.25	\$1,737.25
15 Aug	1941561 * TNA Lawn Care Inv 6196 3 Sims Ct	\$25.00		\$1,712.25
22 Aug	1942500 Toowoomba Regional Council General Rates Ref 255223 3 Sims Ct	\$1,688.73		\$23.52
31 Aug	1942571 * TNA Lawn Care Inv 6260 3 Sims Ct	\$25.00		-\$1.48
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Hinz, Jason; Chien , Yu-Ching; \$280.00 per week; Paid to: 22 Sep 2017			
	Rent 26 Aug 2017 to 22 Sep 2017		\$1,120.00	\$1,118.52
16 Aug	1942378 * Management Fee (1/3 Sims Court, Rockville , QLD 4350)	\$43.89		\$1,074.63
1 Sep	1943832 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$86.24		\$988.39
	1943833 * Management Fee (1/3 Sims Court, Rockville , QLD 4350)	\$87.78		\$900.61
	1943834 Payment (W & H Superannuation Fund) (W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)	\$900.61		\$0.00
	Totals at end of period	\$2,857.25	\$2,857.25	\$0.00
	Total expenses on this tax invoice includes GST of \$19.81			
	Total expenses on attached tax invoices includes GST of \$4.54			

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

\* indicates taxable supply

Page 1 of 1

**RATE NOTICE**

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



This information was prepared as at 28 JUL 2017



8.513 - 1190 255223 042  
**WALDEMAR CHARLES LEIBRANDT AND OTHERS.**  
 AS TRUSTEE  
 C/- MC ADAM & TURNBULL  
 186 MARGARET STREET  
 TOOWOOMBA CITY QLD 4350

REFERENCE NO: 255223  
 ISSUE DATE: 04 AUG 2017  
 DUE DATE: 05 SEP 2017  
 AMOUNT DUE: 1,688.73  
 HALF YEAR ENDING: 31 DEC 2017  
 VALUATION: Averaged Value 102,333

PROPERTY LOCATION: 3 Sims Court, ROCKVILLE QLD 4350  
 PROPERTY DESCRIPTION: L61/SP162817:PAR DRAYTON

DESCRIPTION:	BASIS:	RATE / CHARGE:		AMOUNT:
General Rate - Category 1.1	Minimum	102,333	0.008505	496.50
Sewerage Charge	Units	4	467.880000	935.76
Discount @ 10% on above Rates and Charges				143.23 CR
Environmental Levy	Units	1	62.000000	31.00
Natural Resource Management Levy	Units	1	16.000000	8.00
Park and Bushland Levy	Units	1	16.000000	8.00
Domestic Waste/Recycling Service	Units	2	247.600000	247.60
Emergency Management Levy 2 (A)	Units	1	210.200000	105.10

PAID

DUE DATE: 05 SEP 2017  
 AMOUNT DUE: 1,688.73  
 AMOUNT PAYABLE IF NOT RECEIVED BY THE DUE DATE: 1,831.96

DISCOUNT WILL BE ALLOWED IF RECEIVED BY

**BPAY** Biller Code: 18366  
 Ref: 255223

BPAY® this payment via Internet or phone banking.  
 BPAY View® - View and pay this bill using internet banking.  
 BPAY View Registration No.: 255223



**Post Billpay**  
 Pay in-store at Australia Post



**GO GREEN**  
 WANT YOUR RATES NOTICES EMAILED RATHER THAN POSTED?  
 Go to [www.tr.qld.gov.au/registrars](http://www.tr.qld.gov.au/registrars) then register. It's that simple!



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
8/08/2017	6196

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00
			PAID	

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27





## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
30/08/2017	6260

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27



# McAdam & Turnbull Realty

186 Margaret Street, Toowoomba Qld 4350  
Telephone: 07 4639 2222 - Facsimile: 07 4632 0037  
Email: admin@mcadamturnbull.com.au

21<sup>st</sup> August 2017

Mr & Mrs W. Leibrandt  
40 Cutler Road  
LANSVALE, NSW 2166

Dear Mr & Mrs Leibrandt,

Please find below particulars relating to the market sales appraisal for your property located at 3 Sims Crt, ROCKVILLE Qld 4350.

This CMA is in part constructed by completing a radius search of properties surrounding the target with information available from information providers such as RPData and realestate.com. The radius used in this search was less than 5000 meters. There is very limited data regarding sales of comparable property – therefore reliance has been heavily placed on the rental return for each property and the expected percentage that should be realized as a result.

The current rental return:

Unit 1:           \$285 per week  
Unit 2:           \$280 per week

This gives a gross return of \$565.00 per week or an annual return of \$29 380. Capitalized at the following rates will give an estimated average value for the property:

- 5.75%           \$510 956.22
- 6.0%            \$489 666.66
- 6.25%           \$470 080.00

In coming to the appraisal amount we have in addition to the above considered the condition, age, and location of the property, and also the prevailing market conditions.

It is therefore our opinion that this property has a realistic current market sales potential of approximately **\$490 000 - \$510 000**.

Thank you for the opportunity to provide you with this market appraisal. Should there be any questions regarding this appraisal please do not hesitate to contact the office on 4639 2222.

Kind regards,

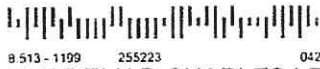
Lachlan Evans  
Principal

# RATE NOTICE

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



This information was prepared as at 28 JUL 2017



8 513 - 1199 255223 042  
**WALDEMAR CHARLES LEIBRANDT AND OTHERS.**  
 AS TRUSTEE  
 C/- MC ADAM & TURNBULL  
 186 MARGARET STREET  
 TOOWOOMBA CITY QLD 4350

REFERENCE NO: 255223  
 ISSUE DATE: 04 AUG 2017  
 DUE DATE: 05 SEP 2017  
 AMOUNT DUE: 1,688.73  
 HALF YEAR ENDING: 31 DEC 2017  
 VALUATION: Averaged Value 102,333

PROPERTY LOCATION: 3 Sims Court, ROCKVILLE QLD 4350

PROPERTY DESCRIPTION: L61/SP162817:PAR DRAYTON

DESCRIPTION:	BASIS:	RATE / CHARGE:		AMOUNT:
General Rate - Category 1.1	Minimum	102,333	0.008505	496.50
Sewerage Charge	Units	4	467.880000	935.76
Discount @ 10% on above Rates and Charges				143.23 CR
Environmental Levy	Units	1	62.000000	31.00
Natural Resource Management Levy	Units	1	16.000000	8.00
Park and Bushland Levy	Units	1	16.000000	8.00
Domestic Waste/Recycling Service	Units	2	247.600000	247.60
Emergency Management Levy 2 (A)	Units	1	210.200000	105.10


PAID

DUE DATE: 05 SEP 2017  
 AMOUNT DUE: 1,688.73

DISCOUNT WILL BE ALLOWED IF RECEIVED BY:

AMOUNT PAYABLE IF NOT RECEIVED BY THE DUE DATE

1,831.96



**Bill Code: 18366**  
**Ref: 255223**

BPAY® this payment via Internet or phone banking.  
 BPAY View® - View and pay this bill using internet banking.  
 BPAY View Registration No.: 255223



Pay in-store at Australia Post





**GO GREEN**  
 WANT YOUR RATES  
 NOTICES EMAILED RATHER  
 THAN POSTED?  
 Go to  
[www.tr.qld.gov.au/registrars](http://www.tr.qld.gov.au/registrars)  
 then register  
 It's that simple!



# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

**Tax Invoice**  
 ABN: 84-084-404-562

Account name(s)

W & H Superannuation Fund  
 40 Cutler Road  
 Lansvale NSW 2166

Account

W&HSUPER

Statement from

30 Jun 2017

Statement to

1 Aug 2017

Statement number

139

2017	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/3 Sims Court, Rockville</u></b>			
	Werne, Tamara Joy; \$285.00 per week; Paid to: 10 Aug 2017			
	Rent 14 Jul 2017 to 10 Aug 2017		\$1,140.00	\$1,140.00
21 Jul	1939863 * TNA Lawn Care Inv 6121 3 Sims Ct	\$25.00		\$1,115.00
31 Jul	1939989 * TNA Lawn Care Inv 6038 3 Sims Ct	\$25.00		\$1,090.00
1 Aug	1940036 * TNA Lawn Care Inv 5415 3 Sims Ct	\$25.00		\$1,065.00
	<b><u>2/3 Sims Court, Rockville</u></b>			
	Hinz, Jason; Chien, Yu-Ching; \$280.00 per week; Paid to: 25 Aug 2017			
	Rent 1 Jul 2017 to 25 Aug 2017		\$2,220.00	\$3,285.00
3 Jul	104471884 invoice #212365, (WMR04112016)1423-(WMR24052017) 1500=77kl WATER		\$174.80	\$3,459.80
17 Jul	1939744 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$84.70		\$3,375.10
	1939745 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$3,331.21
	1939746 Payment (W & H Superannuation Fund)	\$1,716.21		\$1,615.00
	(W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)			
1 Aug	1941217 * Management Fee (2/3 Sims Court, Rockville, QLD 4350)	\$86.24		\$1,528.76
	1941218 * Management Fee (1/3 Sims Court, Rockville, QLD 4350)	\$43.89		\$1,484.87
	1941219 Payment (W & H Superannuation Fund)	\$1,484.87		\$0.00
	(W & H Superannuation Fund, ST GEORGE BANK LTD, 112-879 493790804)			
	Totals at end of period	\$3,534.80	\$3,534.80	\$0.00
	Total expenses on this tax invoice includes GST of \$23.52			
	Total expenses on attached tax invoices includes GST of \$6.81			

2/3 Sims Crt - Lease Renewal 29/07/2017 - Periodic @ \$280 per week.

Your contact: Cath Clark

Phone: 0746392222

CClark@mcadamturnbull.com.au

\* indicates taxable supply

Page 1 of 1



**TNA**  
Lawn Care

Reliable    Friendly    Service

- LAWN MOWING
- RUBBISH REMOVAL
- GARDEN MAINTENANCE
- HEDGING
- LANDSCAPING
- GUTTER CLEANING

**0429 881 644**

## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
19/07/2017	6121

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$25.00
Tax	\$2.27



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
19/06/2017	6038

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:  
 BSB: 014 312  
 A/C No: 2629 78412  
 A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
Balance Due	\$25.00
Tax	\$2.27



## Tax Invoice

Tax Invoice To
McAdam & Turnbull Realty 186 Margaret Street TOOWOOMBA QLD 4350

Date	Tax Invoice #
23/01/2017	5415

Company Business Number
11 283 827 886

P.O. No.	Terms
U 1 & 2 3 Sims Court	

Description	Qty	Rate	TAX AMT	Amount
Mowing, Weedeating & clean down pathways @ Unit 1 & 2 3 Sims Court	1	25.00	2.27	25.00

PAID

Payment of this Account can be paid direct to the following ANZ Bank Account:

BSB: 014 312

A/C No: 2629 78412

A/C Name: T N A Lawn Care

<b>Total</b>	\$25.00
Payments/Credits	\$0.00
Balance Due	\$25.00
Tax	\$2.27



## Building Insurance Policy Schedule - OA3697009

Contract Period 14/03/2017 (00:00 AEST) - 13/03/2018 (23:59 AEST)

Changes Effective From 13/03/2018

Insured Address 1/3 Sims Court, Rockville, QLD, 4350

Building Sum Insured \$296,400

Optional Cover Excess

Description	Selected	Basic Excess	Amount
Tenant Default And Damage Buildings	No	All Buildings Claims	\$500

### Special Conditions

An Additional Excess of \$2,500 applies to all claims resulting from a Tall Tree causing damage to the premises at the insured address. A Tall Tree is defined as a tree or shrub that was over two (2) storeys tall and located within twenty (20) metres of the premises immediately prior to the incident occurring. This excess is in addition to all other excesses that would normally apply at the time of a claim.

### Annual Premium Summary

Total Annual Premium – Includes Government Taxes and Charges	\$657.61
Stamp Duty	\$46.04
GST	\$46.51
Emergency Services Levy	N/A
Total Taxes	\$92.55

If this amount differs from the total on your Payment Schedule, it is because the amount noted above is what you would have paid for a full year since the start of the contract period based on the information noted on this Schedule. Please refer to the Payment Schedule for details regarding the actual premiums paid / payable for your current contract period.





WAND H SUPERANNUATION FUND  
40 OUTLER ROAD  
LANSVALE NSW 2166

13/03/2018

Policy Number: OA3697009

Buy Wand H,

Thanks for your recent contact in response to the renewal letter we sent you. Your policy was updated and the attached Policy Schedule shows the details that will be effective at renewal on 14/03/2018. Please check the details to make sure the information is correct on the Policy Schedule and Tax Invoice.

For your continued protection and to ensure that your insured property remains covered, we'll automatically renew your policy and deduct the premium from your account.

Our current products include Car, Motorcycle, Home (Building and Contents), Business Liability, Caravan and Trailer and Watercraft. To find out more or for any queries about the renewal of your policy or classed, please call us on 1300 099 753.

Also, please note Helen Leibrandt and Waldemar Leibrandt are authorised to make changes to this policy.

Yours,

The Youi Crew



W AND H SUPERANNUATION FUND  
40 CUTLER ROAD  
LANSVALE NSW 2166

13/03/2018

Policy Number: OA3697009

Hey W And H,

Thanks for your recent contact to update your policy. A summary of the changes you made are detailed below and an updated Policy Schedule is attached.

Please check both the Schedule and Summary of Changes to make sure all your new info is correct.

#### Summary of Changes

About The Premises	Old	New
Risk Address	3 Sims Court, Rockville, QLD, 4350	3 Sims Court, Rockville, QLD, 4350

Our current products include **Car**, **Motorcycle**, **Home** (Building and Contents), **Business Liability**, **Caravan and Trailer** and **Watercraft**. To find out more or for any queries about the renewal, your policy or claims please call us on 13 YOUI (9684).

Also, please note Helen Leibbrandt and Waldemar Leibbrandt are authorised to make changes to this policy.

Cheers,

The Youi Crew



## What You've Told Us

2/3 Sims Court, Rockville, Qld, 4350

### About The Premises

Risk Address	2/3 Sims Court, Rockville, QLD, 4350
Trees Over 2 Storeys High Within 20 Metres	No
Business Use	No

### About The Occupancy

Occupancy Cover Type	Landlord
How Long Owned	10 To 25 Years
Written Rental Agreements	Yes
Shortest Rental Period	Yearly
Managed By	Agent
Years As Landlord	10 To 25 Years
Total Rental Premises	6+
Unoccupied Longer Than 60 Consecutive Days	No

### About The Building

Construction Date	2005-2009
Building Type	Semi Detached Home
Number Of Bedrooms	3
Number Of Bathrooms	2
Garage Spaces	1
Storeys	1
Strata Or Body Corporate	No
Number Of Dwellings	1
Building Structures And Features	Aircon / Central Heating
External Walls	Brick Veneer
Asbestos	No
Roofing Material	Colorbond
Roof Shape	Pitched

### About Your Insurance History

Building Currently Insured	Yes
Period With Previous Building Insurer	10 Years And Over
Building Previous Claims	None



## W And H Superannuation Fund

### Personal Details

Person Role(s)	Owner; Contact Person; Policyholder
Date Of Birth	11/01/1944
Preferred Contact Number	0297886030

### Finance History

Previous Insurer Cancellations	No
Previous Criminal Convictions	No

## Helen Leibbrandt

### Personal Details

Person Role(s)	Authorised Person
Date Of Birth	11/03/1946

## Waldemar Leibbrandt

### Personal Details

Person Role(s)	Authorised Person
Date Of Birth	11/01/1944



W AND H SUPERANNUATION FUND  
40 CUTLER ROAD  
LANSVALE NSW 2166

12/03/2018

Policy Number: OA26285467

Hey W And H,

Welcome to Youi. We know you expect good value from your policy coupled with awesome service and cover to match. So we packaged them all for you. To get you started, we've included your Policy Schedule, Tax Invoice, Product Disclosure Statement (PDS), Financial Services Guide (FSG) and Key Facts Sheet (KFS). Please check the Schedule to make sure all the info is correct and read through the details of your cover in the PDS.

Our current products include Car, Motorcycle, Home (Building and Contents), Business Liability, Caravan and Trailer and Watercraft. To find out more or for any queries about the renewal, your policy or claims please call us on 13 YOUI (9684).

Also, please note Helen Leibrandt and Waldemar Leibrandt are authorised to make changes to this policy.

Cheers

The Youi Crew



What You've Told Us

1/3 Sims Court, Rockville, Qld, 4350

About The Premises

Risk Address	1/3 Sims Court, Rockville, QLD, 4350
Trees Over 2 Storeys High Within 20 Metres	No
Business Use	No

About The Occupancy

Occupancy Cover Type	Landlord
Written Rental Agreements	Yes
Shortest Rental Period	Yearly
Managed By	Agent
Unoccupied Longer Than 60 Consecutive Days	No

About The Building

Building Type	Duplex/Triplex
Number Of Bedrooms	3
Number Of Bathrooms	2
Storage Spaces	1

W And H Superannuation Fund

Personal Details

Person Role(s)	Owner, Contact Person, Policyholder
Date Of Birth	11/01/1944
Preferred Contact Number	0297886030

Helen Leibrandt

Personal Details

Person Role(s)	Authorised Person
Date Of Birth	11/03/1946

Waldemar Leibrandt

Personal Details

Person Role(s)	Authorised Person
Date Of Birth	11/01/1944



009

W & H SUPERANNUATION FUND  
40 CUTLER RD  
LANSVALE NSW 2166

**Reply to:** PO Box 1032  
ALBURY NSW 2640  
**Our reference:** 7107115046190  
**Phone:** 13 28 66  
**ABN:** 53 675 952 974

5 March 2018

## Your new PAYG instalment details and payment options

Dear Sir/Madam

We are writing to let you know we have reviewed and changed your pay as you go (PAYG) instalment details. The table below shows your new instalment rates and dates.

### Your PAYG instalment details

Your instalment rate is:	9.96%
Your notional tax is:	\$2,099. (This is used to work out your instalment rate)
How often you pay:	Quarterly

We will send you an activity statement with the details of your instalment amount or rate and when you need to pay.

If you have any questions, please visit our website, [www.ato.gov.au/paygi](http://www.ato.gov.au/paygi) or call **13 28 66** between 8.00am and 6.00pm, Monday to Friday and quote 'Our reference' at the top of this letter, your tax file number or your Australian business number.

Yours faithfully

Alison Lendon  
Deputy Commissioner of Taxation





## Building Insurance Policy Schedule - OA3697009

Contract Period 14/03/2018 (00:00 AEST) - 13/03/2019 (23:59 AEST)

Changes Effective From 14/03/2018

Insured Address 1/3 Sims Court, Rockville, QLD, 4350

Building Sum Insured \$308,256

Optional Cover Excess

Description	Selected	Basic Excess	Amount
Tenant Default And Damage Buildings	No	All Buildings Claims	\$525

### Special Conditions

An Additional Excess of \$2,500 applies to all claims resulting from a Tall Tree causing damage to the premises at the insured address. A Tall Tree is defined as a tree or shrub that was over two (2) storeys tall and located within twenty (20) metres of the premises immediately prior to the incident occurring. This excess is in addition to all other excesses that would normally apply at the time of a claim.

### Annual Premium Summary

Total Annual Premium - includes Government Taxes and Charges	\$608.80
Stamp Duty	\$50.27
GST	\$50.78
Emergency Services Levy	N/A
Total Taxes	\$101.05





## Tax Invoice

This document becomes a tax invoice for GST for all amounts that have been paid and replaces the tax invoice previously issued to you for this period.

**Invoice Date** 13/03/2018  
**Policyholder** W And H Superannuation Fund  
**Policy Number** OA3697009  
**Building Insurance for** 1/3 Sims Court, Rockville, QLD, 4350  
**Contract Period** 14/03/2018 (00:00 AEST) - 13/03/2019 (23:59 AEST)  
**Postal Address** 40 Cutler Road, Lansvale, NSW 2166  
**Account Details** Visa, 460184XXXXXX3686, Expiry 07/2021

### Payment Schedule

Due Date	Total Premium Amount	GST Included	Amount Paid / Payable
14/03/2018	\$608.80	\$50.78	\$608.80
<b>Total</b>	<b>\$608.80</b>	<b>\$50.78</b>	<b>\$608.80</b>

If the Due Date noted falls on a weekend or public holiday, the premium will be deducted on the 1st working day following that date.



## Building Insurance Policy Schedule - OA26285467

Contract Period 14/03/2018 (00:00 AEST) - 13/03/2019 (23:59 AEST)

Insured Address 2/3 Sims Court, Rockville, QLD, 4350

Building Sum Insured \$250,000

Optional Cover Excess

Description	Selected	Basic Excess	Amount
Tenant Default And Damage Buildings	No	All Buildings Claims	\$1,250

### Special Conditions

An additional excess of \$2,500 applies if the rental is not being managed by an agent at the time of a claim.

An Additional Excess of \$2,500 applies to all claims resulting from a Tall Tree causing damage to your Buildings and/or Contents at the insured address. A Tall Tree is defined as a tree or shrub that was over two (2) storeys tall and located within twenty (20) metres of your Buildings (including all fixtures and fittings at the premises) immediately prior to the incident occurring. This excess is in addition to all other excesses that would normally apply at the time of a claim.

### Annual Premium Summary

Total Annual Premium – Includes Government Taxes and Charges	\$587.59
Stamp Duty	\$48.52
GST	\$49.01
Emergency Services Levy	N/A
<b>Total Taxes</b>	<b>\$97.53</b>

If this amount differs from the total on your Payment Schedule, it is because the amount noted above is what you would have paid for a full year since the start of the contract period based on the information noted on this Schedule. Please refer to the Payment Schedule for details regarding the actual premiums paid / payable for your current contract period.



## Tax Invoice

This document becomes a tax invoice for GST for all amounts that have been paid.

Invoice Date 12/03/2018  
Policyholder W And H Superannuation Fund  
Policy Number OA26285467  
Building Insurance for 2/3 Sims Court, Rockville, QLD, 4350  
Contract Period 14/03/2018 (00:00 AEST) - 13/03/2019 (23:59 AEST)  
Postal Address 40 Cutler Road, Lansvale, NSW, 2166  
Account Details Visa, 460184XXXXXX3686, Expiry: 07/2021

### Payment Schedule

Due Date	Total Premium Amount	GST Included	Amount Paid / Payable
14/03/2018	\$587.59	\$49.01	\$587.59
Total	\$587.59	\$49.01	\$587.59

If the Due Date noted falls on a weekend or public holiday, the premium will be deducted on the 1st working day following that date.

# McAdam & Turnbull Realty

186 Margaret Street,  
 Toowoomba Qld 4350  
 Ph 07 4639 2222  
 Fax 07 4632 0037  
 Email admin@mcadamturnbull.com.au

Statement  
 ABN: 84-084-404-562

Account name(s)  
 Waldemar Charles Leibrandt Helena Therese Therese Under Instrument  
 707409618  
 40 Cutler Road  
 Lansvale NSW 2166

Account W&HSUPER  
 Statement from 1 Jul 17  
 Statement to 30 Jun 18  
 Page number 1 of 1

Details	GST	Expenses	Income	Balance
<u>1/3 Sims Court Rockville</u>				
Residential Rent			\$15,105.00	\$15,105.00
Water Consumption reimbursed by tenant			\$148.90	\$15,253.90
Electrical	*	\$309.10		\$14,944.80
Garden/Lawn Care	*	\$525.00		\$14,419.80
General Council Rates		\$3,377.46		\$11,042.34
Maintenance and Repairs	*	\$209.00		\$10,833.34
Management Commission	*	\$1,163.09		\$9,670.25
Plumbing	*	\$434.50		\$9,235.75
Smoke Alarm Compliance	*	\$69.00		\$9,166.75
Water Rates		\$1,079.49		\$8,087.26
Total for property		<u>\$7,166.64</u>	<u>\$15,253.90</u>	<u>\$8,087.26</u>

Total expenses includes GST of \$246.34

<u>2/3 Sims Court Rockville</u>				
Residential Rent			\$15,056.69	\$15,056.69
Water Consumption reimbursed by tenant			\$483.65	\$15,540.34
Air conditioning	*	\$220.00		\$15,320.34
Letting Commission	*	\$308.00		\$15,012.34
Management Commission	*	\$1,137.78		\$13,874.56
Smoke Alarm Compliance	*	\$69.00		\$13,805.56
Total for property		<u>\$1,734.78</u>	<u>\$15,540.34</u>	<u>\$13,805.56</u>

Total expenses includes GST of \$157.71

\*\*\* This Financial Year Statement is for the purpose of assisting you with your financial reporting .

These reports must be read and used in conjunction with Property Management Statements/Tax Invoices which are supplied from our office each month.

We suggest you verify and reconcile the final income amount shown on this report with the monthly payments that you have received from our office.

We also suggest you review all expense items to ensure they are eligible as an expense for Income Tax purposes and not as a depreciating Capital Purchase.

\* indicates taxable supply



**Sydney Tax Practice**  
Level 8, 65 York St  
Sydney NSW 2000  
0292119790  
service@SydneyTaxPractice.com.au  
www.SydneyTaxPractice.com.au

**INVOICE TO**  
W & H Superannuation Fund

**Tax Invoice 4558**

**DATE** 30/06/2018

**DUE DATE** 30/06/2018

ACTIVITY	QTY	RATE	AMOUNT
<b>SMSF - Property</b> Preparation of SMSF accounts and tax return, including external audit, for SMSF's with investment property and cash only. For the year ended 30th June 2018.	1	1,590.91	1,590.91

PLEASE NOTE BANK DETAILS HAVE CHANGED  
Direct transfer details:

Name: Sydney Tax Practice  
BSB: 062-005  
Account Number: 1127-5811

SUBTOTAL	1,590.91
GST TOTAL	159.09
TOTAL	1,750.00
DEPOSIT	500.00

Please use your invoice number as a reference.

TOTAL DUE

**A\$1,250.00**

**Please Note:**

Work will not be lodged until payment is made.

Irrespective of whether you decide to lodge your return with Sydney Tax Practice or not you are still liable for our fees for work completed.

Failure to meet the payment due date may result in the appointment of a debt collector and additional fees will be imposed to cover the debt collection costs.



## Tax Invoice

This document becomes a tax invoice for GST for all amounts that have been paid and replaces the tax invoice previously issued to you for this period.

Invoice Date	13/03/2018
Policyholder	W And H Superannuation Fund
Policy Number	OA3697009
Building Insurance for	1/3 Sims Court, Rockville, QLD, 4350
Contract Period	14/03/2017 (00:00 AEST) - 13/03/2018 (23:59 AEST)
Postal Address	40 Cutler Road, Lansvale, NSW, 2166
Account Details	Visa, 460184XXXXXX3686, Expiry: 07/2021

### Payment Schedule

Due Date	Total Premium Amount	GST Included	Amount Paid / Payable
14/03/2017	\$557.61	\$46.51	Paid
<b>Total</b>	<b>\$557.61</b>	<b>\$46.51</b>	<b>\$0.00</b>

If the Due Date noted falls on a weekend or public holiday, the premium will be deducted on the 1st working day following that date.