

Client Name: **Fleming Super Fund**

Year / Period Ended: **30/06/2021**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A	✓		Trial Balance (Referenced to WPs)
B		✓	Points of Review/Notes for Next Year (Manager Notes)
C	✓		Interview Notes / Query Sheets
D	✓		Tax Reconciliation Statement
E		✓	Journal Sheets
F	✓		Allocation of Tax & Earnings
G	✓		If tax payable has Payment Slip been attached
H	✓		Ensure SF register docs are scanned and return register
I		✓	Client Reports (MYOB etc.)
J		✓	Other.....
			(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1	✓		Has client checklist been prepared/reviewed - is further info required?
2	✓		Have last years WPs, F/S and ITR been reviewed?

AFTER completing the job have you considered the following?

PBL

	Y/N	N/A	W/P Ref
3	✓		Can you explain material variations in income/expenses/financial ratios to LY?
4	✓		Has WP been prepared for any unusual account balances?
5	✓		Member contributions identified?
6	✓		Deductibility considered?
7		✓	Confirmed all DRPs etc recorded?
8	✓		Movement of NMV recorded for all investments?
9	✓		Are accounting and audit fees reconciled?
10	✓		Have you checked client ICA/IT accounts and GIC on portal?
11	✓		Expenses paid by members recorded?
12	✓		Tax journals entered/allocated?

Balance Sheet

13	✓		Bank Reconciliations Completed?
14	✓		Has WP been prepared for ALL Balance Sheet account balances with activity?
15	✓		Holding statements sighted and correct for all investments?

ITR

16	✓		Tax Reconciliation Items Identified?
17		✓	Carried forward tax and capital losses applied?
18		✓	Have PAYG, Franking credits etc been claimed?
19	✓		Is the completed ITR free of errors?
20	✓		Have you completed the collation instructions?

Pre-Manager Review Check

	Y/N	N/A	Comments
21	✓		Are client query responses documented in WPs & Checklist updated for next year?
22	✓		Have you documented points to be carried forward for next year?
23	✓		Have you prepared all notes, minutes, agreements, resolutions (if required)?
24		✓	Has Points of Review/Notes for Next Year been prepared (ref B)
25	✓		Has a cover letter and required minutes been prepared?
26	✓		Have all material findings been communicated in cover letter?
27		✓	Any items that need to be addressed re current record keeping/bookkeeping?
28		✓	Have you contributed at least one Value Add idea?
29	✓		Have you updated all Dropbox file names to correct conventions for all clients?
30	✓		Have you updated the job description?

Additional SMSF Matters

	Y/N	N/A	Comments
31	✓		Ensure Contribution do not exceed contribution caps
32	✓		Are benefits paid over the minimum amount requirements?
33	✓		Have all audit/compliance issues been addressed?
34	✓		Have all required annual minutes been prepared?
35	✓		Have additional minutes been prepared for all material/unusual events?
36	✓		Has Investment Strategy been prepared/updated/copy reprinted?
37	✓		Are trustee details correct in F/S and ITR?
38		✓	Are Binding Death Nominations required (need updating every 3 years)
39		✓	Have Trustee's minuted their consideration of taking out life insurance (2013 FY Onwards)
40	✓		Has Payment Slip been attached?
41		✓	Does the client have to pass the work test to contribute to super?
42	✓		Was the fund maintained solely for retirement or retirement related purposes?
43		✓	Did the Fund loan monies or give financial assistance to members or relatives?
44		✓	Did the Fund purchase asset from related parties?
45		✓	Has the appropriate reserving strategy documentation been prepared?
46		✓	Do you need to prepare a Request to Adjust Concessional Contributions form in Class?
47		✓	Did the Fund borrow monies during the year?
48	✓		Do you need to include a Title Search?
49	✓		If a member has a pension, and they or spouse had money in accumulation mode, do you need an actuarial certificate?
50	✓		Does the fund have any investments that need a Third party not related minute?
51	✓		Do you have a rental statement or market value rent valuation if there is a rental?
52	✓		Has the superfund sold a property during the year? If Yes, has bare trust company been deregistered?
53	✓		Have you checked the exceptions report?

Pre - Audit Check

	Y/N	N/A	Comments
53	✓		Is there a SIGNED engagement letter on file?
54	✓		Have you checked to ensure Financial Statements Audit Reports are correct?
55	✓		WPs to include 3rd party confirmations of insurance premiums
56	✓		WPs to include copies of evidence of existence and valuation of all assets @ 30June
57		✓	WPs to include in Audit Pack full Hub 24 Annual Tax Statement and Cash account transactions
58	✓		Copy of original bank statements showing account owner in WPs to verify ownership by SF
59	✓		Evidence of Deduction for personal super contributions' approved ATO form
60	✓		Do we have a current ASIC statement for the Corporate trustee of the SMSF?

Prepared by: MA Initials: _____ Date: 12/07/2022
 Reviewed by: _____ Initials: _____ Date: _____

- Value Add Ideas:**
- | | | | |
|---|-------------------------------|----|--|
| 1 | Taxation planning | 9 | Assistance in Refinancing |
| 2 | Benchmarking | 10 | Improved bookkeeping/tax compliance |
| 3 | Super co-contribution | 11 | Automation of account procedures |
| 4 | Salary sacrificing | 12 | Risk & general insurance needs |
| 5 | Government Grants/Rebates | 13 | Superannuation/retirement issues |
| 6 | Cash Flow/Budget preparation | 14 | Investment planning/review |
| 7 | Management Assistance/reviews | 15 | Indirect taxes (eg. FBT, Payroll Tax, GST) |
| 8 | Asset Protection | 16 | Business Succession Issues |

Fleming Super Fund

Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME				
-	25,000.00	I1 Contributions - Member - Personal Concessional Mr Paul Fleming	-	25,000.00 ✓
-	32,333.55	I2 Contributions - Member - Personal Non-Concessional Mr Paul Fleming	-	92,500.00 ✓
-	177.21	Member Insurance Premium Rebate - Mr Paul Fleming Accumulation	-	-
-	8,433.03	Realised Capital Gains - Direct Property 453/11 Mooloolaba Esp, Mooloolaba	-	-
3,961.49	-	I3 Increase in Market Value - Direct Property 25 Webster Rd, Nambour	-	218,278.08 ✓
-	7,273.20	453/11 Mooloolaba Esp, Mooloolaba	-	-
847.45	-	Increase in Market Value - Shares in Listed Companies AGL Energy Limited.	2,212.50 ✓	-
-	456.12	Coles Group Limited.	20.16 ✓	-
3,101.58	-	Commonwealth Bank Of Australia.	-	14,616.00 ✓
1,330.35	-	Macquarie Group Limited	-	2,723.76 ✓
551.20	-	Medibank Private Limited	-	531.25 ✓
-	1,123.92	Wesfarmers Limited	-	3,596.04 ✓
10,083.55	-	Westpac Banking Corporation	-	7,757.82 ✓
1,861.45	-	Woodside Petroleum Ltd	-	81.20 ✓
1,878.95	-	Increase in Market Value - Stapled Securities Sydney Airport - Fully Paid Ordinary/Units Stapled Securities	-	166.58 ✓
-	107.25	Distributions - Stapled Securities Sydney Airport - Fully Paid Ordinary/Units Stapled Securities	-	-
-	157.79	I4 Dividends - Shares in Listed Companies AGL Energy Limited.	-	273.71 ✓
-	-	I5 Coles Group Limited.	-	217.80 ✓
-	1,884.09	I6 Commonwealth Bank Of Australia.	-	1,700.57 ✓
-	-	I7 Macquarie Group Limited	-	265.68 ✓
-	254.47	I8 Medibank Private Limited	-	540.19 ✓
-	-	I9 Wesfarmers Limited	-	658.80 ✓
-	1,080.00	I10 Westpac Banking Corporation	-	1,254.90 ✓
-	172.20	I11 Woodside Petroleum Ltd	-	106.78 ✓
-	5.00	General Taxable Income - Cash At Bank Westpac Cash Investment a/c 498166	-	-
-	193.96	I12 Interest - Cash At Bank CBA Direct Investment Account 1464	-	3.69 ✓
-	4.91	Westpac Cash Investment a/c 498166	-	0.08 ✓
-	19,108.57	I13 Rent - Direct Property 25 Webster Rd, Nambour	-	17,392.72 ✓
-	26,175.25	453/11 Mooloolaba Esp, Mooloolaba	-	-
EXPENSE				
3,500.00	-	Lump Sums Paid - Mr Paul Fleming Accumulation	-	-
-	-	E1 Pensions Paid - Mr Paul Fleming ABP 20.892% tax free	210,014.44 ✓	-
2,079.52	-	E2 Insurance Premiums - Mr Paul Fleming Accumulation	2,715.19 ✓	-
1,375.00	-	E3 Accountancy Fee	5,903.15 ✓	-
150.00	-	Administration Expense	-	-

Fleming Super Fund

A

Detailed Trial Balance as at 30 June 2021

Prior Year			Current Year		
Debits	Credits	Description	Debits	Credits	
		Bank Fees - Limited Recourse Borrowing Arrangement			
420.00	-	E4 CBA SuperGear Home Loan 6730	420.00		-
650.84	-	E5 Borrowing Expenses	649.07		-
		Depreciation - Capital Allowances - Direct Property			
761.51	-	E6 25 Webster Rd, Nambour	778.08		-
269.04	-	453/11 Mooloolaba Esp, Mooloolaba	-		-
53.00	-	E7 Filing Fees	54.00		-
80.00	-	Fine	-		-
		Interest Paid - Limited Recourse Borrowing Arrangement			
11,404.29	-	E8 CBA SuperGear Home Loan 6730	6,501.01		-
		Property Expenses - Advertising - Direct Property			
450.00	-	453/11 Mooloolaba Esp, Mooloolaba	-		-
		Property Expenses - Agents Management Fee - Direct Property			
1,504.80	-	E9 25 Webster Rd, Nambour	1,186.52		-
		Property Expenses - Body Corporate - Direct Property			
6,765.39	-	E10 453/11 Mooloolaba Esp, Mooloolaba	-	964.95	✓
		Property Expenses - Council Rates - Direct Property			
2,073.10	-	E11 25 Webster Rd, Nambour	2,080.90		-
2,956.90	-	E12 453/11 Mooloolaba Esp, Mooloolaba	50.27		-
		Property Expenses - Electricity - Direct Property			
1,424.86	-	E13 453/11 Mooloolaba Esp, Mooloolaba	53.76		-
		Property Expenses - Garden and Lawn - Direct Property			
120.00	-	25 Webster Rd, Nambour	-		-
		Property Expenses - Insurance Premium - Direct Property			
797.02	-	E14 25 Webster Rd, Nambour	841.84		-
-	-	E15 453/11 Mooloolaba Esp, Mooloolaba	-	38.33	✓
		Property Expenses - Letting Fee - Direct Property			
418.00	-	25 Webster Rd, Nambour	-		-
		Property Expenses - Repairs Maintenance - Direct Property			
3,083.18	-	E17 25 Webster Rd, Nambour	1,185.60		-
752.91	-	453/11 Mooloolaba Esp, Mooloolaba	-		-
		Property Expenses - Sundry Expenses - Direct Property			
66.00	-	E18 25 Webster Rd, Nambour	44.00		-
2,900.00	-	E19 453/11 Mooloolaba Esp, Mooloolaba	211.43		-
		Property Expenses - Water Rates - Direct Property			
1,223.97	-	E20 25 Webster Rd, Nambour	1,307.26		-
846.45	-	E21 453/11 Mooloolaba Esp, Mooloolaba	561.71		-
-	-	SMSF Supervisory Levy	518.00		-
		INCOME TAX			
5,693.25	-	Income Tax Expense	2,745.60		-
		PROFIT & LOSS CLEARING ACCOUNT			
48,505.47	-	Profit & Loss Clearing Account	148,614.44		-

Fleming Super Fund

Detailed Trial Balance as at 30 June 2021

A

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
ASSETS				
372,500.00	-	A1 Direct Property 25 Webster Rd, Nambour	590,000.00 ✓	-
4,262.50	-	A2 Shares in Listed Companies AGL Energy Limited.	2,050.00 ✓	-
4,326.84	-	Coles Group Limited.	4,306.68 ✓	-
33,321.60	-	Commonwealth Bank Of Australia.	47,937.60 ✓	-
8,539.20	-	Macquarie Group Limited	11,262.96 ✓	-
9,343.75	-	Medibank Private Limited	9,875.00 ✓	-
11,297.16	-	Wesfarmers Limited	14,893.20 ✓	-
17,716.65	-	Westpac Banking Corporation	25,474.47 ✓	-
3,139.25	-	Woodside Petroleum Ltd	3,220.45 ✓	-
3,118.50	-	Stapled Securities Sydney Airport - Fully Paid Ordinary/Units Stapled Securities	3,184.50 ✓	-
7,098.36	-	A3 Cash At Bank CBA Direct Investment Account 1464	9,271.87 ✓	-
180.54	-	A4 Westpac Cash Investment a/c 498166	623.32 ✓	-
940.71	-	A5 Sundry Assets Borrowing Costs	291.64 ✓	-
208,388.50	-	Unsettled Trades - Disposals - Direct Property 453/11 Mooloolaba Esp, Mooloolaba	-	-
199.07	-	Receivables - Investment Income Receivable - Rent 25 Webster Rd, Nambour	-	-
LIABILITIES				
-	215,455.43	L1 Limited Recourse Borrowing Arrangement CBA SuperGear Home Loan 6730	-	107,063.04 ✓
-	2,636.55	Income Tax Payable	-	-
-	1,943.25	L2 Provision for Income Tax	-	2,745.60 ✓
40.29	-	Franking Credits - Shares in Listed Companies A6 AGL Energy Limited.	43.71 ✓	-
-	-	A7 Coles Group Limited.	65.34 ✓	-
565.23	-	A8 Commonwealth Bank Of Australia.	510.17 ✓	-
-	-	A9 Macquarie Group Limited	38.88 ✓	-
76.34	-	A10 Medibank Private Limited	162.06 ✓	-
-	-	A11 Wesfarmers Limited	197.64 ✓	-
324.00	-	A12 Westpac Banking Corporation	376.47 ✓	-
51.66	-	A13 Woodside Petroleum Ltd	32.04 ✓	-
MEMBER ENTITLEMENTS				
-	-	Mr Paul Fleming ABP 20.892% tax free	-	449,332.43
-	465,394.92	Accumulation	-	164,676.93
809,370.67	809,370.67		1,112,486.93	1,112,486.93

D
L2

Fleming Super Fund
Statement of Taxable Income
For the Period from 1 July 2020 to 30 June 2021

Description	Tax Return Ref.	Amount
<u>Income</u>		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	17,392.00
Total Gross Interest	C	3.00
Total Unfranked Dividend Amount	J	264.00
Total Franked Dividend Amount	K	3,328.00
Total Dividend Franking Credit	L	1,426.00
Total Assessable Personal Contributions	R2	25,000.00
Total Assessable Contributions	R	25,000.00
Total Exempt Current Pension Income	Y	(17,871.00)
Total Assessable Income		29,542.00
<u>Deductions</u>		
Section C		
Total Interest Expenses within Australia	A	884.00
Total Deduction for Decline in Value of Depreciating Assets	E	65.00
Total Death or Disability Premiums	F	2,715.00
Total Investment Expenses	I	1,211.00
Total Management and Administration Expenses	J	5,845.00
Total Other Deductions	L	518.00
Total Deductions		11,238.00
Taxable Income or Loss	(V - N) O	18,304.00
<u>Income Tax Calculation Statement</u>		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2021 T1	2,745.60
Total Gross Tax		2,745.60
Rebates and Offsets	C	0.00
SUBTOTAL		2,745.60
Total Credit: Refundable Franking Credits	E1	1,426.31
Total Eligible Credits		0.00
Net Tax Payable		1,319.29
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		1,578.29

12 July 2022

Fleming Super Fund
C/- Mr Paul Kenneth Fleming
PO Box 912
MOOLOOLABA, QLD 4557

J

Dear Paul

**Fleming Super Fund
Commencement of Account Based Pension**

I wish to commence an Account Based Pension effective 1 July 2020.

I confirm that I have met the Condition of Release of Retirement.

The purchase price for the pension is to be the entire balance of my Accumulation account.

I understand that the current balance of my Accumulation account is approximately \$465,394.92, which is comprised of the following components:

Taxable - Taxed Element:	\$368,164.72
Tax Free:	\$97,230.20

I authorise my tax agent to lodge the Transfer Balance Account Report in relation to the Pension Establishment for this Account Based Pension to the ATO.

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely

Mr Paul Fleming
PO Box 912
MOOLOOLABA, QLD 4557

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**MINUTES OF THE MEETING OF THE DIRECTOR(S) OF THE CORPORATE TRUSTEE
FLEMING SUPER PTY LTD ATF
FLEMING SUPER FUND
HELD ON/...../..... AT
4/224 ALEXANDRA PDE, ALEXANDRA HEADLAND QLD**

PRESENT: Paul Fleming

PENSION COMMENCEMENT: An application to start a pension received from Mr Paul Fleming was TABLED as follows:

Type of Pension:	Account Based Pension
Pension Start Date:	1 July 2020
Purchase Amount:	\$465,394.92

CONDITION OF RELEASE: It was RESOLVED that the member has satisfied the Condition of Release of Retirement, and was entitled to access their benefits as an Account Based Pension

REVIEW OF TRUST DEED: It was RESOLVED that the payment of benefits as an Account Based Pension was allowed under the fund's trust deed.

INVESTMENT STRATEGY: Given that the fund's current investment strategy provides sufficient liquidity to enable the Trustee(s) to meet all pension payments, the Trustee(s) resolved that the fund's strategy remains unchanged following the commencement of the pension.

It was NOTED that the pension is expected to be paid for a number of years, and as such the retention of long term growth assets is appropriate for the pension.

PAPERWORK: It was RESOLVED to request the fund administrators to attend to the completion of the following paperwork to give effect to the establishment of the pension:

1. Register the fund for PAYG withholding tax for the purpose of withholding any relevant amounts from pension payments if required, and
2. Complete requests and arrange for Actuarial Certificates if required.

CLOSURE: There being no further business the meeting was closed.

..... Dated:/...../.....
Paul Fleming
Chairperson

12 July 2022

Mr Paul Fleming
PO Box 912
MOOLOOLABA, QLD 4557

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Dear Paul

**Fleming Super Fund
Commencement of Account Based Pension**

We confirm that the commencement of your Account Based Pension has been completed.

The account has been established with a balance of \$465,394.92, and which is comprised of the following components:

Taxable - Taxed Element:	\$368,164.72
Tax Free:	\$97,230.20

An interim Member Statement is attached to confirm the balance of your account after this transaction.

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely

Mr Paul Kenneth Fleming
Director
PO Box 912
MOOLOOLABA, QLD, 4557

Suite 705/84 Pitt Street
Sydney NSW 2000

GPO Box 5311
Sydney NSW 2001

limeactuarial.com.au
certificates@limeactuarial.com.au
1300 546 300
02 8096 5901

25 July 2022

Certificate No. 292928.2

The Trustees
Fleming Super Fund

Dear Trustees,

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for Fleming Super Fund for the financial year ending 30 June 2021. It complies with The Institute of Actuaries of Australia Professional Standard 406.

Information I have relied upon

This Actuarial Certificate relies upon information provided to us by Initiative Group on behalf of the Trustees of Fleming Super Fund. The key information I have relied upon is shown in Appendix 1.

You have stated that:

- Any assets segregated by election (using separate asset pools) have been removed from the data entered.
- The Fund has met the Minimum Pension Standards. That is, the required minimum amount has been withdrawn from the pension during the financial year.
- The types of pensions in the Fund include Allocated Pensions, Market-linked pensions, Term allocated pensions and Account based pensions. They do not include Defined Benefits pensions.
- The pensions valued meet the requirements to be considered Retirement Superannuation Income Streams under the Income Tax Assessment Act 1997.

My calculations have been based on draft financial statements. If any information provided, as shown in Appendix 1, changes materially then you should revise that information and obtain an updated Actuarial Certificate. If you don't have login details then you can contact Lime Actuarial to obtain your login details. There is no charge for updating your Actuarial Certificate.

Exempt proportion

The fund had unsegregated assets during these periods:

- 9 September 2020 to 30 June 2021

For the remainder of the year (if applicable), all assets were segregated. During the period where there were unsegregated assets, the exempt proportion of assessable income is calculated as follows:

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	Start of year	End of year	Average
Unsegregated Retirement Income Stream Liabilities	\$0	\$449,332*	\$260,540
Unsegregated Superannuation liabilities	\$465,395	\$614,014*	\$327,327
Exempt Proportion			79.60%

*Estimate

The estimated net assets at 30 June 2021 were \$614,014.

The average liabilities are calculated with regard to all transactions taking place during the period in which there were unsegregated assets.

I certify that **79.60%** of investment income earned by the fund during the year ended 30 June 2021 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

	Tax exempt %	Taxable %
Paul Kenneth Fleming	79.60%	20.40%
Reserves	0.00%	0.00%
Total	79.60%	20.40%

Adequacy

By definition, the value of assets and liabilities of account based income streams must be equal. Therefore I am satisfied that the value of assets at 30 June 2021 is sufficient to meet the fund's liabilities as they fall due.

Yours sincerely,



Greg Einfeld MEc, MBA
Fellow of the Institute of Actuaries of Australia

Fund details

Fund name	Fleming Super Fund
Fund ABN	96680125931
Trustee Type	Corporate
Trustee name	Fleming Super Pty Ltd
Financial Year	2020-2021
Fund established during the financial year?	No
Fund wound up during the financial year?	No
Are there any assets segregated by election?	No

Member details

Member name	Date of birth	Joined during this year?	Exited the fund?	Exit the fund as a result of death?
Paul Kenneth Fleming	19/08/1960	No	No	No

Opening Balances

Name	Non Retirement Balance	Retirement Balance	Fund Reserves
Paul Kenneth Fleming	\$465,394.92	\$0.00	N/A
Reserve	N/A	N/A	\$0.00

Eligibility for Segregation

Name	Yes / No
The fund is eligible for segregation	Yes

Member Cash (External) Transactions

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Transaction Type	Date	Amount	Member
Retirement Withdrawal	10/07/2020	\$198,030.00	Paul Kenneth Fleming
Non-Concessional Contribution	09/09/2020	\$10,000.00	Paul Kenneth Fleming
Non-Concessional Contribution	11/09/2020	\$10,000.00	Paul Kenneth Fleming
Non-Concessional Contribution	01/10/2020	\$10,000.00	Paul Kenneth Fleming
Non-Concessional Contribution	01/11/2020	\$20,000.00	Paul Kenneth Fleming
Retirement Withdrawal	04/12/2020	\$2,674.44	Paul Kenneth Fleming
Concessional Contribution	15/12/2020	\$3,000.00	Paul Kenneth Fleming
Concessional Contribution	15/12/2020	\$7,000.00	Paul Kenneth Fleming
Concessional Contribution	31/01/2021	\$15,000.00	Paul Kenneth Fleming
Non-Concessional Contribution	02/03/2021	\$1,000.00	Paul Kenneth Fleming
Non-Concessional Contribution	22/03/2021	\$5,000.00	Paul Kenneth Fleming
Non-Concessional Contribution	22/03/2021	\$15,000.00	Paul Kenneth Fleming
Non Retirement Withdrawal	16/04/2021	\$2,715.19	Paul Kenneth Fleming
Non-Concessional Contribution	20/04/2021	\$4,000.00	Paul Kenneth Fleming
Non-Concessional Contribution	10/06/2021	\$17,500.00	Paul Kenneth Fleming
Retirement Withdrawal	11/06/2021	\$9,310.00	Paul Kenneth Fleming

Non Cash (Internal) Transactions

Transaction Type	Date	Member	Amount
Account Based Pension Commencements	01/07/2020	Paul Kenneth Fleming	Entire Balance

Interim Retirement Balances

Date	Paul Kenneth Fleming
08/09/2020	\$262,391.61

Closing Balances

Date	Amount
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30/6/2021	\$614,014.31*
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*Estimate

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Description of Member Cash Transaction Types

Transaction Type	Includes
Concessional Contribution	One off and regular Concessional contributions
Non-Concessional Contribution	Non-Concessional Contributions
Transfer In	Transfers from outside the fund into accumulation accounts including Rollovers In and Insurance claims received.
Non Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has not met a condition of release and from accumulation accounts. Includes lump sum benefits, death benefits, rollovers out, insurance premiums, and pension drawdowns from TTR accounts where the member has not met a condition of release.
Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has met a condition of release and from Account Based Pension accounts. Includes pension drawdowns, lump sum benefits, death benefits, rollovers out, insurance premiums.

Description of Non-Cash Transaction Types

Transaction Type	Includes
Account Based Pension Commencements	Account Based Pensions commenced during the financial year. Do not include pensions commenced in previous years, these are shown as opening balances. Do not include TTR Pensions. An Account Based Pension commencement involves transferring member balances from Accumulation to Account Based Pension.
Retirement Pension Commutation	Retirement Pensions ceased either in part or in entirety, where balances are transferred from Retirement (TTR pension where a condition of release has been met, and Account Based Pension) to Accumulation.
Retirement Pension Reversion	Transfers of a retirement pension balance from a deceased member to a surviving spouse.
Conversions from TTR to Retirement Pension	Conversion of a TTR to a Retirement Pension when a member meets a condition of release.
Contribution Split	Contributions which are split from one spouse to another. The amount split will be up to 85% of the original concessional contribution. Note that the original concessional contribution will also be shown on this form if it took place in the same year.
Transfers from Reserves to Non Retirement	Transfer from reserve account to a member Accumulation account or TTR pension.
Transfers from Reserves to Retirement	Transfer from reserve account to a member TTR pension where a condition of release has been met or Account Based Pension.

APPENDIX 3: ASSUMPTIONS

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I have assumed that all transactions occur before investment income is earned each day

No assumptions are required to calculate the rate of increase in pension liability and earning rate as by definition, the value of assets and liabilities of account based income streams must be equal.

Annual Pension Review Statement

For the Financial Year 2021 / 2022

1. Fund Details

Fund Name	Fleming Super Fund
Fund ABN	96 680 125 931
Fund Address	PO Box 912 MOOLOOLABA, QLD 4557

2. Member Details

Member's Name	Mr Paul Fleming
Date of Birth	19 August 1960
Gender	Male
Tax File Number Held	Yes
Claim Tax Free Threshold	Yes

3. Pension Details

Pension Account	ABP 20.892% tax free
Pension Type	Account Based
Start Date	1 July 2020
Reversionary Beneficiary	Not recorded
Purchase Price	465,394.92
Account Balance	449,332.43
Date of Balance	30 June 2021
Tax Free Proportion	20.89%

Income Stream Requirements

Minimum Pension	8,990.00
Maximum Pension*	Not Applicable

* Maximum Pension applies only to Transition to Retirement pensions, a limit of 10% of the member's account balance in income that can be drawn each year.

Pension Payment Details

Payment Frequency	Yearly
Selected Amount Strategy	Minimum
Selected Amount	8,990.00

4. Member Declaration

I intend on drawing income from my Account Based account during the 2021 / 2022 financial year in accordance with the above. I understand it is the Trustee's responsibility to ensure that the member draws an income stream in accordance with the relevant legislation.

Signature _____ Date _____ / _____ / _____

Fleming Super Fund

Transactions: Mr Paul Fleming - Fleming Super Fund

Date Range: 01/07/2020 to 30/06/2021

Mr Paul Fleming

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Paul Fleming						
	01/07/2020	Opening Balance	\$	0.00 \$	0.00 Cr	
	15/12/2020	Personal contribut NETBANK TFR	\$	3,000.00 \$	3,000.00 Cr	
	15/12/2020	Personal contribut NETBANK TFR	\$	7,000.00 \$	10,000.00 Cr	
	31/01/2021	Personal contribut NETBANK TFR	\$	15,000.00 \$	25,000.00 Cr	
Total Mr Paul Fleming		\$	0.00 \$	25,000.00 \$	25,000.00 Cr	
Total Mr Paul Fleming		\$	0.00 \$	25,000.00 \$	25,000.00 Cr	

Fleming Super Fund

Transactions: Mr Paul Fleming - Fleming Super Fund

Date Range: 01/07/2020 to 30/06/2021

Mr Paul Fleming

	Date	Narrative	Debit	Credit	Balance	Quantity
Mr Paul Fleming						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	09/09/2020	from Suncorp FLEMING PAUL KEN	\$	10,000.00	\$ 10,000.00	Cr
	11/09/2020	To SMSF mortgage NETBANK TFR	\$	10,000.00	\$ 20,000.00	Cr
	01/10/2020	SMSF repayment NETBANK TFR	\$	10,000.00	\$ 30,000.00	Cr
	01/11/2020	Owner draw NETBANK TFR	\$	20,000.00	\$ 50,000.00	Cr
	02/03/2021	To SMSF NETBANK TFR	\$	1,000.00	\$ 51,000.00	Cr
	22/03/2021	to SMSF mortgage FLEMING PAUL KEN	\$	15,000.00	\$ 66,000.00	Cr
	22/03/2021	to SMSF FLEMING PAUL KEN	\$	5,000.00	\$ 71,000.00	Cr
	20/04/2021	to SMSF FLEMING PAUL KEN	\$	4,000.00	\$ 75,000.00	Cr
	10/06/2021	To SMSF FLEMING PAUL KEN	\$	17,500.00	\$ 92,500.00	Cr
Total Mr Paul Fleming		\$	0.00	\$ 92,500.00	\$ 92,500.00	Cr
Total Mr Paul Fleming		\$	0.00	\$ 92,500.00	\$ 92,500.00	Cr

Fleming Super Fund

Investment Revaluation as at 30 June 2021

Investment		Price Date	Market Price	Quantity	Market Value	Change in Market Value
Listed Securities Market						
AGL	AGL Energy Limited. (ASX:AGL)	30 Jun 2021	8.20000	250.00000	2,050.00	(2,212.50)
CBA	Commonwealth Bank Of Australia. (ASX:CBA)	30 Jun 2021	99.87000	480.00000	47,937.60	14,616.00
COL	Coles Group Limited. (ASX:COL)	30 Jun 2021	17.09000	252.00000	4,306.68	(20.16)
MPL	Medibank Private Limited (ASX:MPL)	30 Jun 2021	3.16000	3,125.00000	9,875.00	531.25
MQG	Macquarie Group Limited (ASX:MQG)	30 Jun 2021	156.43000	72.00000	11,262.96	2,723.76
SYD	Sydney Airport - Fully Paid Ordinary/Units Stapled Securities (ASX:SYD)	30 Jun 2021	5.79000	550.00000	3,184.50	166.58
WBC	Westpac Banking Corporation (ASX:WBC)	30 Jun 2021	25.81000	987.00000	25,474.47	7,757.82
WES	Wesfarmers Limited (ASX:WES)	30 Jun 2021	59.10000	252.00000	14,893.20	3,596.04
WPL	Woodside Petroleum Ltd (ASX:WPL)	30 Jun 2021	22.21000	145.00000	3,220.45	81.20
Listed Securities Market Total					122,204.86	27,239.99
Property Direct Market						
PROP01	25 Webster Rd, Nambour	30 Jun 2021	590,000.00000	1.00000	590,000.00	218,278.08
Property Direct Market Total					590,000.00	218,278.08
Fund Total					712,204.86	245,518.07



AGL Energy Limited
ABN 74 115 061 375

All Registry communications to: I4
Computershare Investor Services Pty Limited A6
GPO Box 2975
Melbourne Victoria 3001 Australia
Telephone (free call within Australia): 1800 824 513
(international): +61 3 9415 4253
Email: aglenergy@computershare.com.au
Website: www-au.computershare.com/Investor
ASX Code: **AGL**

000309 000 AGL



FLEMING SUPER PTY LTD
<FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD 4557

Key Details

SRN/HIN: HIN WITHHELD
Payment date: 26 March 2021
Record date: 25 February 2021
TFN/ABN Status: Quoted

Interim and Special dividend statement for six months ended 31 December 2020

This payment represents an ordinary dividend of 31 cents and a special dividend of 10 cents per share, for the six months ended 31 December 2020. For income tax purposes, 100% of the dividend is declared to be nil Conduit Foreign Income.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment
Ordinary Shares	\$0.41	250	\$0.00	\$102.50	\$102.50
Net Payment					\$102.50
Franking Credit					\$0.00

dividend = 102.50 + 171.71 = \$273.71 ✓
FC = \$43.71 ✓

Note 1: You should retain this statement to assist you in preparing your tax return.

Note 2: If you require your payment to be re-issued, you may be charged an administrative fee which will be deducted from your payment.

Your Payment Instruction

WESTPAC BANKING CORPORATION
BSB: 034-676 Account number: XXXX66

Amount Deposited
AUD\$102.50

If payment cannot be made in accordance with the above instruction, your dividend entitlement will be withheld pending receipt of your valid banking details.

Dividend	Half-year	
Amount	47.0c	
Franking	80% franked	
Date paid	27 March 2020	
DRP	\$18.22	Please note:
DRP discount	0%	AGL share registry was transferred from Link to Computershare on 21 Dec 2020

2018	Dividend	Final		+
	Amount	51.0c	250 units x 0.51 = \$127.50 franked amount = 80% x 127.50 = \$102 unfranked amt = 127.50 - 102 = \$25.50 FC = 102 / 0.7 x 0.3 = \$43.71	+
2017	Franking	80% franked		
			total = 127.50 + 43.71 = \$171.21	
2016	Date paid	25 September 2020		+
	DRP	\$14.97		+
2015	DRP discount	0%		

2014 +

2013 +

2012 +

2011 +



120370 002 COL



FLEMING SUPER PTY LTD
<FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD 4557

dividend=99+118.80=\$217.80 ✓
FC=29.70+35.64=\$65.34 ✓

Update your information:

15
A7



Online:
www.computershare.com.au/easyupdate/COL



By Mail:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:



Phone:
(within Australia) 1300 171 785
(outside Australia) +61 3 9415 4078

Holder Identification Number (HIN)

HIN WITHHELD

ASX Code	COL
TFN/ABN Status	Quoted
Record Date	28 August 2020
Payment Date	29 September 2020
Direct Credit Ref. No.	1205178

Dividend Statement — Final Dividend

The statement below represents your final dividend for the year ended 28 June 2020.

The final dividend of 27.5 cents per share is payable on ordinary shares registered in your name and entitled to participate as at the record date 28 August 2020. For income tax purposes the dividend is fully franked (100 per cent) at the tax rate of 30 per cent.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment
Ordinary shares	A\$0.275	252	A\$69.30	A\$0.00	A\$69.30
Net Payment					A\$69.30
Franking Credit					A\$29.70

=\$99

Important Notes

- You should retain this statement to assist you in preparing your tax return.
- Non-resident shareholders – the franked amount is not subject to withholding tax. As there is no unfranked amount, there is no withholding tax on this dividend.

Help us be sustainable

Coles encourages electronic management of your share investment, please register at www.computershare.com.au/easyupdate/COL to update your TFN, bank account and other details online.

Your Payment Instruction

WESTPAC BANKING CORPORATION	
BSB	034-676
Account number	XXXX66
Amount Deposited	A\$69.30



122843 002 COL



FLEMING SUPER PTY LTD
<FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD 4557

Update your information:



Online:
www.computershare.com.au/easyupdate/COL



By Mail:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:



Phone:
(within Australia) 1300 171 785
(outside Australia) +61 3 9415 4078

Holder Identification Number (HIN)

HIN WITHHELD

ASX Code	COL
TFN/ABN Status	Quoted
Record Date	1 March 2021
Payment Date	26 March 2021
Direct Credit Ref. No.	1199388

Dividend Statement — Interim Dividend

The statement below represents your interim dividend for the half-year ended 3 January 2021.

The interim dividend of 33 cents per share is payable on ordinary shares registered in your name and entitled to participate as at the Record Date 1 March 2021. For income tax purposes the dividend is fully franked (100 per cent) at the tax rate of 30 per cent.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment
Ordinary shares	A\$0.33	252	A\$83.16	A\$0.00	A\$83.16
				Net Payment	A\$83.16
				Franking Credit	A\$35.64

=118.80

Important Notes

- You should retain this statement to assist you in preparing your tax return.
- Non-resident shareholders – the franked amount is not subject to withholding tax. As there is no unfranked amount, there is no withholding tax on this dividend.

Help us be sustainable

Coles encourages electronic management of your share investment, please register at www.computershare.com.au/easyupdate/COL to update your TFN, bank account and other details online.

Your Payment Instruction

WESTPAC BANKING CORPORATION	
BSB	034-676
Account number	XXXX66
Amount Deposited	A\$83.16

Payment Advice

I6
A8



**Commonwealth
Bank**

ABN 48 123 123 124

All Registry communications to:
Commonwealth Bank of Australia
Locked Bag A14, Sydney South, NSW, 1235
Telephone: 1800 022 440
ASX Code: **CBA**
Email: cba@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

COMMONWEALTH BANK OF AUSTRALIA

ABN: 48 123 123 124

FLEMING SUPER PTY LTD <FLEMING SUPER FUND A/C>

PO BOX 912
MOOLOOLABA QLD
4557

dividend=1028.57+672=\$1700.57 ✓
FC=308.57+201.60=\$510.17 ✓

DIVIDEND STATEMENT

Reference No.: X*****3164
Payment Date: 30 March 2021
Record Date: 17 February 2021

Security Description	Dividend Rate per Share	Participating Shares	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
CBA - ORDINARY SHARES	\$1.50	480	\$0.00	\$720.00	\$720.00	+ \$308.57
		Less Withholding Tax			\$0.00	
		Net Amount			AUD 720.00	=\$1028.57
		Represented By:				
		Direct Credit amount			AUD 720.00	

BANKING INSTRUCTIONS

The amount of AUD 720.00 was deposited to the bank account detailed below:

WESTPAC BANK

FLEMING SUPER PTY LTD
BSB: 034-676 ACC: **8166

DIRECT CREDIT REFERENCE NO.: 1256334997

FRANKING INFORMATION

Franked Rate per Share \$1.50
Franking Percentage 100%
Company Tax Rate 30%

New Zealand Imputation Credit in NZD

\$48.00

Attached to this dividend is a New Zealand Imputation Credit of NZ\$0.10 per share. The only Commonwealth Bank shareholders who may obtain benefits from the New Zealand Imputation Credits are New Zealand resident taxpayers who meet certain other requirements. If you require further information, we recommend you talk to your tax advisor or the New Zealand Inland Revenue Department.

For the avoidance of doubt, the offer of the Dividend Reinvestment Plan (DRP) to the public in New Zealand is made in compliance with Australian law and any code, rules or other requirements relating to the offer of the DRP in Australia.

The total amount together with the franking credit (if any) should be disclosed as assessable income in your Australian tax return.

Note: You may require this statement for taxation purposes. All investors should seek independent advice relevant to their own particular circumstances.

Please ensure your details are current by viewing and updating via the online service centre.



Macquarie Group Limited
 ABN 94 122 169 279

17
 A9
 All Registry communications to
 Link Market Services Limited
 Locked Bag A14
 Sydney South NSW 1235 Australia
 Telephone: +61 1300 554 096
 Email: macquarie@linkmarketservices.com.au
 Website: www.linkmarketservices.com.au



002 047702

FLEMING SUPER PTY LTD
 <FLEMING SUPER FUND A/C>
 PO BOX 912
 MOOLOOLABA QLD 4557

Dividend Statement

ASX Code: MQG
Payment date: 22 December 2020
Record date: 17 November 2020
SRN/HIN: X*****3164
TFN/ABN Status: Quoted

Dear Shareholder,

This dividend statement is for your Macquarie Group interim ordinary dividend for the six months ended 30 September 2020.

This dividend is franked at 40% at the Australian corporate tax rate of 30%. Macquarie Group Limited declares the whole of the unfranked amount to be conduit foreign income.

Description	Dividend Rate per share \$	Shares Held	Unfranked Amount \$	Franked Amount \$	Gross Amount \$	Franking Credits \$
Ordinary Shares	1.35	72	58.32	38.88	97.20	16.66
						+\$113.86

dividend=113.86+151.82=\$265.68 ✓
 FC=16.66+22.22=\$38.88 ✓

DIVIDEND REMITTED TO:

WESTPAC BANK
 CNR JESSICA BLVD & NICKLAN WAY
 BUDDINA QLD 4575
 BSB: ***-676
 ACC: **8166
 Account Name: FLEMING SUPER PTY LTD
 Direct Credit Reference No.: 001254443873

Amount Deposited
 \$97.20

IMPORTANT INFORMATION

See overleaf for instructions on how to update your details online.

This statement contains important information to assist you in preparing any tax returns you may be required to lodge. Please retain this statement for taxation purposes as a charge may be levied for replacement.

Payment Advice

17
A9



Macquarie Group Limited
ABN 94 122 169 279

MACQUARIE

All Registry communications to:

Link Market Services Limited
Locked Bag A14, Sydney South NSW 1235
Telephone: +61 1300 554 096
ASX Code: **MQG**
Email: macquarie@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

MACQUARIE GROUP LIMITED

ABN: 94 122 169 279

FLEMING SUPER PTY LTD <FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD
4557

DIVIDEND STATEMENT

Reference No.: X*****3164
Payment Date: 03 July 2020
Record Date: 19 May 2020

Security Description	Dividend Rate per Share	Participating Shares	Unfranked Amount	Franked Amount	Total Payment	Franking Credit
MQG - ORDINARY FULLY PAID SHARES	\$1.80	72	\$77.76	\$51.84	\$129.60 +	\$22.22
						=151.82
						Less Withholding Tax \$0.00
						Net Amount AUD 129.60
						Represented By:
						Direct Credit amount AUD 129.60

BANKING INSTRUCTIONS

The amount of AUD 129.60 was deposited to the bank account detailed below:

WESTPAC BANK

FLEMING SUPER PTY LTD
BSB: 034-676 ACC: **8166

DIRECT CREDIT REFERENCE NO.: 1248241086

FRANKING INFORMATION

Franked Rate per Share	\$0.72
Franking Percentage	40%
Company Tax Rate	30%

AUSTRALIAN TAX INFORMATION (A\$)

Income Description	Amount
Conduit Foreign Income (CFI)	\$77.76
Nil CFI	\$0.00
Total unfranked Income	\$77.76

Withholding tax is not payable by non-residents on the Conduit Foreign Income portion of the unfranked dividend amount.
The total amount together with the franking credit (if any) should be disclosed as assessable income in your Australian tax return.

Note: You may require this statement for taxation purposes. All investors should seek independent advice relevant to their own particular circumstances.

Please ensure your details are current by viewing and updating via the online service centre.

HIN: X0085103164

020539 002 MPL



FLEMING SUPER PTY LTD
<FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD 4557

dividend=281.26+258.93=\$540.19 ✓
FC=84.38+77.68=\$162.06 ✓

Update your information:



Online:
www.computershare.com.au/easyupdate/MPL



By Mail:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

I8
A10

Enquiries:

(within Australia) 1800 998 778
(international) +61 (3) 9415 4011

Holder Identification Number (HIN)

HIN WITHHELD

ASX Code	MPL
TFN/ABN Status	Quoted
Record Date	3 September 2020
Payment Date	24 September 2020
Direct Credit Reference No.	1008396

2020 Final Dividend Statement

This statement represents payment of your final dividend for the year ended 30 June 2020. This dividend is paid at the rate of 6.3 cents per share for your holding of fully paid ordinary shares, registered in your name and entitled to participate as at the Record Date of 3 September 2020. This dividend is fully franked (100%) at the corporate tax rate of 30%.

Please register at www.computershare.com.au/easyupdate/MPL in order to update your TFN, bank account, and other details online.

Class Description	Dividend Rate per Security	Number of Securities	Franked Amount	Gross Payment
Ordinary Shares	6.3 cents	3,125	196.88	\$196.88
Net Payment				\$196.88
Franking Credit				\$84.38
				=\$281.26

Note:

- You should retain this statement to assist you in preparing your tax return.
- If you require a replacement statement for any of your dividend payments, you may be charged a fee to cover the costs of reissue.

264351_01_V3

Your Payment Instruction

WESTPAC BANKING CORPORATION
BSB: 034-676 Account number: XXXX66

Amount Deposited
AUD\$196.88

000270 000 MPL



FLEMING SUPER PTY LTD
<FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD 4557

Update your information:



Online:

www.computershare.com.au/easyupdate/MPL

I8
A10



By Mail:

Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:

(within Australia) 1800 998 778
(international) +61 (3) 9415 4011

Holder Identification Number (HIN)

HIN WITHHELD

ASX Code	MPL
TFN/ABN Status	Quoted
Record Date	4 March 2021
Payment Date	25 March 2021
Direct Credit Reference No.	1004695

2021 Interim Dividend Statement

This statement represents payment of your interim dividend for the half year ended 31 December 2020. This dividend is paid at the rate of 5.8 cents per share for your holding of fully paid ordinary shares, registered in your name and entitled to participate as at the Record Date of 4 March 2021. This dividend is fully franked (100%) at the corporate tax rate of 30%.

Please register at www.computershare.com.au/easyupdate/MPL in order to update your TFN, bank account, and other details online.

Class Description	Dividend Rate per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment
Ordinary Shares	5.8 cents	3,125	\$181.25	\$0.00	\$181.25
Net Payment					\$181.25
Franking Credit					\$77.68

=\$258.93

Note:

1. You should retain this statement to assist you in preparing your tax return.
2. If you require a replacement statement for any of your dividend payments, you may be charged a fee to cover the costs of reissue.

Your Payment Instruction

WESTPAC BANKING CORPORATION
BSB: 034-676 Account number: XXXX66

Amount Deposited

AUD\$181.25

All correspondence to:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia
Enquiries (within Australia) 1300 558 062
(outside Australia) +61 3 9415 4631
Facsimile +61 3 9473 2500
www.investorcentre.com/contact
www.computershare.com

Private and Confidential

098598 002 WES



FLEMING SUPER PTY LTD
<FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD 4557

Holder Identification Number (HIN)
HIN WITHHELD

Record Date	24 February 2021
Payment Date	31 March 2021
TFN/ABN Status	Quoted
Direct Credit Ref. No.	1129840
ASX Code	WES

Interim Dividend

The statement below represents your interim dividend for the half-year ended 31 December 2020. The dividend is fully-franked (100 per cent) for Australian income tax purposes at the corporate tax rate of 30 per cent.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment	Franking Credit
Ordinary Shares	A\$0.88	252	A\$221.76	A\$0.00	A\$221.76	A\$95.04
Total			A\$221.76	A\$0.00	A\$221.76	A\$95.04
					Net Payment	A\$221.76

=\$316.80

dividend=316.80+342=\$658.80 ✓
FC=95.04+102.60=\$197.64 ✓

Important Notes

1. You should retain this statement to assist you in preparing your tax return.
2. Shareholders should obtain their own professional advice on the tax implications of this dividend.

Non-Resident Shareholders

The Franked Amount is not subject to withholding tax.
New Zealand imputation credits are not attached to this dividend.



Help Wesfarmers to help the environment

To apply for online statements, or to view or update your security holding details please visit: www.wesdirect.com.au. When in Wesdirect, log in as an existing user with your user ID or register as a new user by creating a login using your SRN/HIN and postcode (if within Australia) or country (if outside Australia). For security purposes, if you wish to update your information you will be required to register by choosing a user ID and password.

Your Payment Instruction

WESTPAC BANKING CORPORATION
BSB: 034-676 Account number: XXXX66

Amount Deposited

A\$221.76

All correspondence to:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia
Enquiries (within Australia) 1300 558 062
(outside Australia) +61 3 9415 4631
Facsimile +61 3 9473 2500
www.investorcentre.com/contact
www.computershare.com

Private and Confidential

099436 002 WES



FLEMING SUPER PTY LTD
<FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD 4557

**Holder Identification Number (HIN)
HIN WITHHELD**

Record Date	26 August 2020
Payment Date	1 October 2020
TFN/ABN Status	Quoted
Direct Credit Ref. No.	1136705
ASX Code	WES

Final Dividend and Special Dividend

The statement below represents your final dividend (A\$0.77) and special dividend (A\$0.18), totalling A\$0.95 per share for the year ended 30 June 2020. The dividends are fully-franked (100 per cent) for Australian income tax purposes at the corporate tax rate of 30 per cent.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment	Franking Credit
Ordinary Shares	A\$0.95	252	A\$239.40	A\$0.00	A\$239.40	A\$102.60
		Total	A\$239.40	A\$0.00	A\$239.40	A\$102.60
			Net Payment		A\$239.40	

=\$342

Important Notes

1. You should retain this statement to assist you in preparing your tax return.
2. Shareholders should obtain their own professional advice on the tax implications of these dividends.

Non-Resident Shareholders

The Franked Amount is not subject to withholding tax.
New Zealand imputation credits are not attached to these dividends.



Help Wesfarmers to help the environment

To apply for online statements, or to view or update your security holding details please visit: www.wesdirect.com.au. When in Wesdirect, log in as an existing user with your user ID or register as a new user by creating a login using your SRN/HIN and postcode (if within Australia) or country (if outside Australia). For security purposes, if you wish to update your information you will be required to register by choosing a user ID and password.

Your Payment Instruction

WESTPAC BANKING CORPORATION
BSB: 034-676 Account number: XXXX66

Amount Deposited

A\$239.40



002 / 239816

FLEMING SUPER PTY LTD
 <FLEMING SUPER FUND A/C>
 PO BOX 912
 MOOLOOLABA QLD 4557

All registry communications to:

Link Market Services Limited
 Locked Bag A6015, Sydney South NSW 1235
 Telephone (free call within Australia): +61 1800 804 255
 ASX Code: WBC
 Email: westpac@linkmarketservices.com.au
 Website: www.linkmarketservices.com.au

Key details

Payment date:	25 June 2021
Record date:	14 May 2021
SRN/HIN:	X*****3164
TFN/ABN status:	RECEIVED AND RECORDED

Interim dividend statement for the six months ended 31 March 2021

This dividend is 100% franked with Australian franking credits at the company tax rate of 30%.

Description	Participating holding	Dividend rate per share [#]	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary shares	987	58 cents	\$0.00	\$572.46	\$572.46	\$245.34
						+
						=\$817.80
				Net dividend amount	\$572.46	
				***New Zealand Imputation Credit (NZIC)		NZ\$69.09

[#] The interim dividend of 58 cents per share takes into consideration the cost of the Bank Levy which was equivalent to 4 cents per share over 2021. All amounts are in Australian dollars unless otherwise stated.

^{***} Only relevant for New Zealand taxpayers.

dividend=817.80+437.10=\$1,254.90 ✓
 FC=245.34+131.13=\$376.47 ✓

PAYMENT INSTRUCTIONS

WESTPAC BANK

BSB: 034-676

ACC: **8166

ACCOUNT NAME: FLEMING SUPER PTY LTD

PAYMENT REFERENCE NUMBER: 001260797131

A payment has been made to the above account. If this account is not valid please turn over for instructions to update your details.

**Please keep this statement for your tax records.
 It can also be accessed online in Link's Investor Centre, see over for login instructions.**



002 / 229317

FLEMING SUPER PTY LTD
<FLEMING SUPER FUND A/C>
PO BOX 912
MOOLOOLABA QLD 4557**All registry communications to:**Link Market Services Limited
Locked Bag A6015, Sydney South NSW 1235
Telephone (free call within Australia): +61 1800 804 255
ASX Code: WBC
Email: westpac@linkmarketservices.com.au
Website: www.linkmarketservices.com.au**Key details**

Payment date:	18 December 2020
Record date:	12 November 2020
SRN/HIN:	X*****3164
TFN/ABN status:	RECEIVED AND RECORDED

Final dividend statement for the six months ended 30 September 2020

This dividend is 100% franked with Australian franking credits at the company tax rate of 30%.

Description	Participating holding	Dividend rate per share [#]	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary shares	987	31 cents	\$0.00	\$305.97	\$305.97	+ \$131.13
Net dividend amount					\$305.97	=\$437.10
***New Zealand Imputation Credit (NZIC)						NZ\$69.09

[#] The final dividend of 31 cents per share takes into consideration the cost of the Bank Levy which was equivalent to 8 cents per share over 2020. All amounts are in Australian dollars unless otherwise stated.

^{***} Only relevant for New Zealand taxpayers.

PAYMENT INSTRUCTIONS**WESTPAC BANK**

BSB: 034-676

ACC: **8166

ACCOUNT NAME: FLEMING SUPER PTY LTD

PAYMENT REFERENCE NUMBER: 001254218131

A payment has been made to the above account. If this account is not valid please turn over for instructions to update your details.

Please keep this statement for your tax records.
It can also be accessed online in Link's Investor Centre, see over for login instructions.


 055379 002 WPL

 FLEMING SUPER PTY LTD
 <FLEMING SUPER FUND A/C>
 PO BOX 912
 MOOLOOLABA QLD 4557

Update Your Information:
www.investorcentre.com/wpl

 Computershare Investor Services Pty Limited
 GPO Box 2975 Melbourne
 Victoria 3001 Australia

 1300 558 507 (within Australia)
 +61 3 9415 4632 (outside Australia)

Holder Identification Number (HIN)
X 0085103164

ASX Code	WPL
TFN/ABN Status	Quoted
Record Date	26 February 2021
Payment Date	24 March 2021
Direct Credit Reference No.	685488

DIVIDEND STATEMENT

The statement below represents your final dividend for the full year ended 31 December 2020. This dividend is paid at the rate of 12 US cents (equivalent to 15.296367 Australian cents) per share on your holding of fully paid ordinary shares, registered in your name and eligible as at the record date 26 February 2021.

This dividend is fully franked (100%) at the tax rate of 30%.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Total Payment
Ordinary Shares	A\$0.15296367	145	A\$22.18	A\$0.00	A\$22.18
			Net Payment		A\$22.18
			Australian Franking Credit		A\$9.51
					=31.69

$\text{dividend} = 31.69 + 75.09 = \106.78 ✓
 $\text{FC} = 9.51 + 22.53 = \32.04 ✓

PLEASE CONSIDER RECEIVING ONLINE SHAREHOLDER COMMUNICATIONS

Shareholders who receive online communications enjoy the benefits of quick and convenient communications including notifications of company results. Online communications help reduce the significant costs of paper and postage.

To apply for online statements, or to view or update your security holding details please visit: www.investorcentre.com/wpl. When in Investor Centre, if you wish to view your security holding log in using your SRN/HIN and postcode (if within Australia) or country (if outside Australia). For security purposes, if you wish to update your information you will be required to login as an existing user with your User ID and password or register as a new user and create a User ID and password.

Temporary changes made by the Government in response to the COVID-19 pandemic allow Woodside to provide notices of meeting and other information regarding a meeting online. Contact Computershare to opt in to obtain a hard copy notice of meeting for future meetings.

Important Notes:

1. You should retain this statement to assist you in preparing your tax return.
2. If you require a replacement payment for any of your dividend payments, you may be charged a fee to cover the costs to reissue such payments.

YOUR PAYMENT INSTRUCTION

 WESTPAC BANKING CORPORATION
 BSB: 034-676 Account number: 498166

Amount Deposited
A\$22.18

If payment cannot be made to the above account, the dividend amount will be withheld pending receipt of your valid direct credit instructions.

Update Your Information:
www.investorcentre.com/wpl

 Computershare Investor Services Pty Limited
 GPO Box 2975 Melbourne
 Victoria 3001 Australia

 1300 558 507 (within Australia)
 +61 3 9415 4632 (outside Australia)

Holder Identification Number (HIN)
X 0085103164

ASX Code	WPL
TFN/ABN Status	Quoted
Record Date	25 August 2020
Payment Date	18 September 2020
Direct Credit Reference No.	686924

055068 002 WPL


 FLEMING SUPER PTY LTD
 <FLEMING SUPER FUND A/C>
 PO BOX 912
 MOOLOOLABA QLD 4557

DIVIDEND STATEMENT

The statement below represents your interim dividend for the half year ended 30 June 2020. This dividend is paid at the rate of 26 US cents (equivalent to 36.247038 Australian cents) per share on your holding of fully paid ordinary shares, registered in your name and eligible as at the record date 25 August 2020.

This dividend is fully franked (100%) at the tax rate of 30%.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Total Payment
Ordinary Shares	A\$0.36247038	145	A\$52.56	A\$0.00	A\$52.56
			Net Payment		A\$52.56
			Australian Franking Credit		A\$22.53
					=\$75.09

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Important Notes:

1. You should retain this statement to assist you in preparing your tax return.
2. If you require a replacement payment for any of your dividend payments, you may be charged a fee to cover the costs to reissue such payments.

YOUR PAYMENT INSTRUCTION

 WESTPAC BANKING CORPORATION
 BSB: 034-676 Account number: 498166

Amount Deposited
A\$52.56

If payment cannot be made to the above account, the dividend amount will be withheld pending receipt of your valid direct credit instructions.

Fleming Super Fund

Transactions: Cash At Bank - Fleming Super Fund

Date Range: 01/07/2020 to 30/06/2021

Cash At Bank

	Date	Narrative	Debit	Credit	Balance	Quantity
CBA Direct Investment Account 1464						
	01/07/2020	Opening Balance	\$	0.00 \$	0.00 Cr	
	01/08/2020	DEPOSIT INTEREST	\$	3.66 \$	3.66 Cr	
	01/04/2021	DEPOSIT INTEREST	\$	0.03 \$	3.69 Cr	
		Total CBA Direct Investment Account 1464	\$ 0.00 \$	3.69 \$	3.69 Cr	
Westpac Cash Investment a/c 498166						
	01/07/2020	Opening Balance	\$	0.00 \$	0.00 Cr	
	31/07/2020	Interest	\$	0.01 \$	0.01 Cr	
	31/08/2020	interest	\$	0.01 \$	0.02 Cr	
	30/09/2020	interest	\$	0.01 \$	0.03 Cr	
	30/10/2020	interst	\$	0.02 \$	0.05 Cr	
	30/11/2020	interest	\$	0.01 \$	0.06 Cr	
	31/12/2020	interest	\$	0.01 \$	0.07 Cr	
	31/03/2021	interest	\$	0.01 \$	0.08 Cr	
		Total Westpac Cash Investment a/c 498166	\$ 0.00 \$	0.08 \$	0.08 Cr	
		Total Cash At Bank	\$ 0.00 \$	3.77 \$	3.77 Cr	



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 https://www.terryhinds.com/
 terry@terryhinds.com
 73 Hillcrest Ave
 Nambour QLD 4560
 ABN: 41967669776
 Licence: 2600026

E9
 E17
 E18

Fleming Super PTY LTD
 P.O BOX 912
 Mooloolaba QLD 4557

Folio Summary

Folio: OWN00156
 From: 1/07/2020
 To: 30/06/2021
 Created: 1/07/2021

Money In \$11,810.00	Money Out \$2,261.29	Balance \$9,548.71
--------------------------------	--------------------------------	------------------------------

Account	Included Tax	Money Out	Money In
25 Webster Road, Nambour QLD			
Rent			\$11,810.00
General Maintenance	\$84.77	\$932.60	1
Management Fee	\$94.29	\$1,037.19	+149.33=\$1,186.52 ✓
Sundry Fee	\$3.50	\$38.50	+5.50=\$44 ✓
Plumbing	\$11.00	\$121.00	1
Electrical Repairs	\$12.00	\$132.00	1
Subtotal		<u>\$2,261.29</u>	<u>\$11,810.00</u>

Account Transactions
 No transactions

Total	<u>\$2,261.29</u>	<u>\$11,810.00</u>
--------------	-------------------	--------------------

Total Tax on Money Out: \$205.56

2020 rent receivables = \$199.07
 Less Jul income = \$105.02
 Less ERC energy refund = \$63.40
 Balance of receivables = \$30.65

total rental = \$17,392.72 ✓

Aug - Oct 2020 income = 3803.37 - 30.65 = \$3772.72

Nov 2020 income = \$1810 - 5.50(sundry) - 149.33(agent's fees) = \$1655.17 (rental statement attached in next WP)

Sum of 1 = Repairs & maint = \$1,185.60 E17

Terry Hinds
REAL ESTATE

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Fleming Super PTY LTD
P.O BOX 912
Mooloolaba QLD 4557

Tax Invoice

Account OWN00156
Statement #1
1 Dec 2020

Money In	\$1,930.00
Money Out	\$173.25
You Received	\$1,756.75

Details for Account OWN00156

	Money Out	Money In
Balance brought forward		\$0.00
25 Webster Road, Nambour QLD 4560		
Rented for \$380.00 per week		
Jodie Killen, Christopher Brownie paid to 11/12/2020		
Rent paid to 8/11/2020 with part payment of \$200.00 (previously paid to 1/11/2020 + \$200.00)		\$380.00
Rent paid to 15/11/2020 with part payment of \$230.00 (previously paid to 8/11/2020 + \$200.00)		\$410.00
Rent paid to 22/11/2020 with part payment of \$230.00 (previously paid to 15/11/2020 + \$230.00)		\$380.00
Rent paid to 29/11/2020 with part payment of \$230.00 (previously paid to 22/11/2020 + \$230.00)		\$380.00
Rent paid to 6/12/2020 with part payment of \$230.00 (previously paid to 29/11/2020 + \$230.00)		\$380.00
Rent Commission Fee *	\$167.75	
Sundry Fee *	\$5.50	
Total	\$173.25	\$1,930.00

Account Transactions

Withdrawal by EFT to owner Fleming Super PTY LTD [EFT Transfer to: Fleming Super PTY LTD, (064466) - ***464]	\$1,756.75	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$15.75
(* includes Tax)

Terry Hinds
REAL ESTATE

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Licence: 2600026

Fleming Super PTY LTD
P.O BOX 912
Mooloolaba QLD 4557

Tax Invoice

Account OWN00156
Statement #2
4 Jan 2021

Money In	\$1,900.00
Money Out	\$293.70
You Received	\$1,606.30

Details for Account OWN00156

	Money Out	Money In
Balance brought forward		\$0.00
25 Webster Road, Nambour QLD 4560		
Rented for \$380.00 per week		
Jodie Killen, Christopher Brownie paid to 15/01/2021		
Rent paid to 13/12/2020 with part payment of \$230.00 (previously paid to 6/12/2020 + \$230.00)		\$380.00
Rent paid to 20/12/2020 with part payment of \$230.00 (previously paid to 13/12/2020 + \$230.00)		\$380.00
Rent paid to 27/12/2020 with part payment of \$230.00 (previously paid to 20/12/2020 + \$230.00)		\$380.00
Rent paid to 3/01/2021 with part payment of \$230.00 (previously paid to 27/12/2020 + \$230.00)		\$380.00
Rent paid to 10/01/2021 with part payment of \$230.00 (previously paid to 3/01/2021 + \$230.00)		\$380.00
leaks - First Class Plumbing *	\$121.00	
Rent Commission Fee *	\$167.20	
Sundry Fee *	\$5.50	
Total	\$293.70	\$1,900.00

Account Transactions

Withdrawal by EFT to owner Fleming Super PTY LTD [EFT Transfer to: Fleming Super PTY LTD, (064466) - ***464]	\$1,606.30	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$11.00
Total Tax on agency fees	\$15.70
(* includes Tax)	

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Fleming Super PTY LTD
P.O BOX 912
Mooloolaba QLD 4557

Tax Invoice

Account OWN00156
Statement #3
1 Feb 2021

Money In	\$1,520.00
Money Out	\$271.26
You Received	\$1,248.74



Details for Account OWN00156

	Money Out	Money In
Balance brought forward		\$0.00
25 Webster Road, Nambour QLD 4560		
Rented for \$380.00 per week		
Jodie Killen, Christopher Brownie paid to 12/02/2021		
Rent paid to 17/01/2021 with part payment of \$230.00 (previously paid to 10/01/2021 + \$230.00)		\$380.00
Rent paid to 24/01/2021 with part payment of \$230.00 (previously paid to 17/01/2021 + \$230.00)		\$380.00
Rent paid to 31/01/2021 with part payment of \$230.00 (previously paid to 24/01/2021 + \$230.00)		\$380.00
Rent paid to 7/02/2021 with part payment of \$230.00 (previously paid to 31/01/2021 + \$230.00)		\$380.00
install new stove - Derek Knust Electrical *	\$132.00	
Rent Commission Fee *	\$133.76	
Sundry Fee *	\$5.50	
Total	\$271.26	\$1,520.00

Account Transactions

Withdrawal by EFT to owner Fleming Super PTY LTD [EFT Transfer to: Fleming Super PTY LTD, (064466) - ***464]	\$1,248.74	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$12.00
Total Tax on agency fees	\$12.66
(* includes Tax)	



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 terry@terryhinds.com
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Fleming Super PTY LTD
 P.O BOX 912
 Mooloolaba QLD 4557

Tax Invoice
 Account OWN00156
 Statement #4
 1 Mar 2021

Money In	\$1,520.00
Money Out	\$309.26
You Received	\$1,210.74

Details for Account OWN00156

	Money Out	Money In
Balance brought forward		\$0.00
25 Webster Road, Nambour QLD 4560		
Rented for \$380.00 per week		
Jodie Killen, Christopher Brownie paid to 12/03/2021		
Rent paid to 14/02/2021 with part payment of \$230.00 (previously paid to 7/02/2021 + \$230.00)		\$380.00
Rent paid to 21/02/2021 with part payment of \$230.00 (previously paid to 14/02/2021 + \$230.00)		\$380.00
Rent paid to 28/02/2021 with part payment of \$230.00 (previously paid to 21/02/2021 + \$230.00)		\$380.00
Rent paid to 7/03/2021 with part payment of \$230.00 (previously paid to 28/02/2021 + \$230.00)		\$380.00
deposit for 25 Webster repairs wo #716 - Roy Meloy - RJM Handyman Services *	\$170.00	
Rent Commission Fee *	\$133.76	
Sundry Fee *	\$5.50	
Total	\$309.26	\$1,520.00

Account Transactions

Withdrawal by EFT to owner Fleming Super PTY LTD [EFT Transfer to: Fleming Super PTY LTD, (064466) - ***464]	\$1,210.74	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$15.45
Total Tax on agency fees	\$12.66
(* includes Tax)	



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Fleming Super PTY LTD
 P.O BOX 912
 Mooloolaba QLD 4557

Tax Invoice

Account OWN00156
 Statement #5
 1 Apr 2021

Money In	\$1,520.00
Money Out	\$901.86
You Received	\$618.14

Details for Account OWN00156

	Money Out	Money In
Balance brought forward		\$0.00
25 Webster Road, Nambour QLD 4560		
Rented for \$380.00 per week		
Jodie Killen, Christopher Brownie paid to 9/04/2021		
Rent paid to 14/03/2021 with part payment of \$230.00 (previously paid to 7/03/2021 + \$230.00)		\$380.00
Rent paid to 21/03/2021 with part payment of \$230.00 (previously paid to 14/03/2021 + \$230.00)		\$380.00
Rent paid to 28/03/2021 with part payment of \$230.00 (previously paid to 21/03/2021 + \$230.00)		\$380.00
Rent paid to 4/04/2021 with part payment of \$230.00 (previously paid to 28/03/2021 + \$230.00)		\$380.00
Various maintenance, tiles, deck, doors and hinges ect. - Roy Meloy - RJM Handyman Services *	\$362.60	
Install new door and apply two coast of clear, refit weather - Silver Service Maintenance *	\$400.00	
Rent Commission Fee *	\$133.76	
Sundry Fee *	\$5.50	
Total	\$901.86	\$1,520.00

Account Transactions

Withdrawal by EFT to owner Fleming Super PTY LTD [EFT Transfer to: Fleming Super PTY LTD, (064466) - ***464]	\$618.14	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$69.32
Total Tax on agency fees	\$12.66
(* includes Tax)	

Terry Hinds
REAL ESTATE

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Licence: 2600026

Fleming Super PTY LTD
P.O BOX 912
Mooloolaba QLD 4557

Tax Invoice

Account OWN00156
Statement #6
4 May 2021

Money In	\$1,900.00
Money Out	\$172.70
You Received	\$1,727.30



Details for Account OWN00156

	Money Out	Money In
Balance brought forward		\$0.00
25 Webster Road, Nambour QLD 4560		
Rented for \$380.00 per week		
Jodie Killen, Christopher Brownie paid to 14/05/2021		
Rent paid to 11/04/2021 with part payment of \$230.00 (previously paid to 4/04/2021 + \$230.00)		\$380.00
Rent paid to 18/04/2021 with part payment of \$230.00 (previously paid to 11/04/2021 + \$230.00)		\$380.00
Rent paid to 25/04/2021 with part payment of \$230.00 (previously paid to 18/04/2021 + \$230.00)		\$380.00
Rent paid to 2/05/2021 with part payment of \$230.00 (previously paid to 25/04/2021 + \$230.00)		\$380.00
Rent paid to 9/05/2021 with part payment of \$230.00 (previously paid to 2/05/2021 + \$230.00)		\$380.00
Rent Commission Fee *	\$167.20	
Sundry Fee *	\$5.50	
Total	\$172.70	\$1,900.00

Account Transactions

Withdrawal by EFT to owner Fleming Super PTY LTD [EFT Transfer to: Fleming Super PTY LTD, (064466) - ***464]	\$1,727.30	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$15.70
(* includes Tax)



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 terry@terryhinds.com
 ABN: 41967669776
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Fleming Super PTY LTD
 P.O BOX 912
 Mooloolaba QLD 4557

Tax Invoice
 Account OWN00156
 Statement #7
 1 Jun 2021

Money In	\$1,520.00
Money Out	\$139.26
You Received	\$1,380.74

Details for Account OWN00156

	Money Out	Money In
Balance brought forward		\$0.00
25 Webster Road, Nambour QLD 4560		
Rented for \$380.00 per week		
Jodie Killen, Christopher Brownie paid to 11/06/2021		
Rent paid to 16/05/2021 with part payment of \$230.00 (previously paid to 9/05/2021 + \$230.00)		\$380.00
Rent paid to 23/05/2021 with part payment of \$230.00 (previously paid to 16/05/2021 + \$230.00)		\$380.00
Rent paid to 30/05/2021 with part payment of \$230.00 (previously paid to 23/05/2021 + \$230.00)		\$380.00
Rent paid to 6/06/2021 with part payment of \$230.00 (previously paid to 30/05/2021 + \$230.00)		\$380.00
Rent Commission Fee *	\$133.76	
Sundry Fee *	\$5.50	
Total	\$139.26	\$1,520.00

Account Transactions

Withdrawal by EFT to owner Fleming Super PTY LTD [EFT Transfer to: Fleming Super PTY LTD, (064466) - ***464]	\$1,380.74	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$12.66
 (* includes Tax)

Owner Statement

Tax Invoice

FLEMING SUPER PTY LTD
P.O BOX 912
MOOLOOLABA QLD 4557
AUSTRALIA

Account	25WEB
Statement number	32
Statement period	1 October 2020 - 2 November 2020
For property	25 Webster Rd, Nambour QLD
Current Tenancy	Jodie Killen, Christopher Brownie Rent: \$380.00 Weekly Paid to: 01/11/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
02/10/20 - Jodie Killen, Christopher Brownie - Rent - 28/09/2020 to 04/10/2020 (part payment \$260.00)	\$350.00
08/10/20 - Jodie Killen, Christopher Brownie - Rent - 05/10/2020 to 11/10/2020 (part payment \$230.00)	\$350.00
15/10/20 - Jodie Killen, Christopher Brownie - Rent - 12/10/2020 to 18/10/2020 (part payment \$200.00)	\$350.00
22/10/20 - Jodie Killen, Christopher Brownie - Rent - 19/10/2020 to 25/10/2020 (part payment \$200.00)	\$380.00
29/10/20 - Jodie Killen, Christopher Brownie - Rent - 26/10/2020 to 01/11/2020 (part payment \$200.00)	\$380.00
Total income:	\$1,810.00
Includes GST of:	\$0.00

Expenses	Debit
27/10/20 - Sundry Fee (27/10/2020) to Agent (25WEB - 25 Webster Rd, Nambour QLD)	E18 \$5.50
02/11/20 - Rent Commission Fee to Agent (25WEB - 25 Webster Rd, Nambour QLD)	E9 \$149.33
<i>both of these are included in 1st rental statement WP</i>	
Total expenses:	\$154.83
Includes GST of:	\$14.08

Payments to owner	
02/11/20	\$1,655.17

Total payments: Balance (\$0.00) + income (\$1,810.00) - expenses (\$154.83) - total held in trust (\$0.00) = \$1,655.17 ✓

Part 1 Tenancy details

Item 1	1.1 Lessor		
	Name/trading name Fleming Super PTY LTD		
	Address		
	c/o 73 Hillcrest Avenue, Nambour		Postcode 4560
	1.2 Phone	Mobile	Email
	07 5441 4616	+61422811101	kylie@terryhinds.com
Item 2	2.1 Tenant/s		
	Tenant 1	Full name/s Jodie Killen	
	Phone +61428147547	Email jodiekillen91@gmail.com	
	Tenant 2	Full name/s Christopher Brownie	
	Phone +61412195754	Email christopherbrownie@outlook.com	
	Tenant 3	Full name/s	
	Phone	Email	
	2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list		
Item 3	3.1 Agent If applicable. See clause 43		
	Full name/trading name Terry Hinds Real Estate		
	Address		
	73 Hillcrest Avenue		
	NAMBOUR	QLD	Postcode 4560
	3.2 Phone	Mobile	Email
	07 5441 4616	+61422811101	kirsty@terryhinds.com
Item 4	Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)		
	4.1 Lessor		
	Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	4.2 Tenant/s		
	Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	jodiekillen91@gmail.com
	4.3 Agent		
	Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	kylie@terryhinds.com
Item 5	5.1 Address of the rental premises		
	25 Webster Road		
	Nambour	QLD	Postcode 4560
	5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary		
	See condition report		
Item 6	6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement		
	6.2 Starting on	6.3 Ending on	
	22 / 06 / 2021	22 / 06 / 2022	

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



Item 7 Rent \$ 420.00 per week fortnight month See clause 8(1)

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

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

Electronic Fund Transfer OR Direct Debit

Details for direct credit

BSB no. 633000 Bank/building society/credit union Bendigo-Payroll Services
Account no. 118370964 Account name Tonian Pty Ltd Trust Account
Payment reference 0428147547/webster

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

Bendigo Bank Nambour

Item 11 Rental bond amount \$ 1680.00 See clause 13

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

Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type See special terms (page 8)
Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes No

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

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

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

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

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

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

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

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

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

Type Dog (Kelpie - Cuan) Number 1 Type Number

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

Electrical repairs Derek Knust Phone +61416076260
Plumbing repairs First Class Plumbing Phone +61409611360
Other Terry Hinds Real Estate Phone 5441 4616

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

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

2 Terms of a general tenancy agreement

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

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

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

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report - s 65

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

6 Continuation of fixed term agreement - s 70

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

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

7 Costs apply to early ending of fixed term agreement

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

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

Division 3 Rent

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

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

Examples of an appropriate place -

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

9 Rent in advance - s 87

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

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

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

10 Rent increases - ss 91 and 93

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

11 Application to tribunal about excessive increase - s 92

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

12 Rent decreases - s 94

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

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

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

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

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

14 Increase in bond - s 154

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

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

Division 5 Outgoings

15 Outgoings - s 163

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

16 General service charges - ss 164 and 165

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

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

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

17 Water service charges - ss 164 and 166W

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

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

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

water consumption charge for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.
Note - If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation. See the information statement for details.

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

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

Examples of possible legal impediments -

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

19 Vacant possession and quiet enjoyment - ss 182 and 183

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

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

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

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

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

Note - See the information statement for details.

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

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

22 Units and townhouses - s 69

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

23 Number of occupants allowed

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

24 Pets

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

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

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

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

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

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

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

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

Examples of terms -

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

28 Supply of locks and keys - s 210

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

29 Changing locks - ss 211 and 212

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

Subdivision 4 Damage and repairs

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

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

31 Nominated repairer for emergency repairs - s 216

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

32 Notice of damage - s 217

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

33 Emergency repairs arranged by tenant - ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant

34 General - ss 238 and 240

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

35 State assisted lessors or employees of lessor - s 237

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

Division 8 When agreement ends

36 Ending of agreement - s 277

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

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

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

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

Note - See the information statement for details.

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

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

Examples of what may be fair wear and tear -

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

38 Keys

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

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

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

40 Exit condition report - s 66

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

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

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

Division 9 Miscellaneous

42 Supply of goods and services - s 171

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

43 Lessor's agent

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

44 Notices

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

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

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

Smoking is not permitted inside the property.

Any damage the pet does to the property is to be repaired at the tenants cost. Any extra fencing required is at the tenants cost.

Tenant is to pay any water usage over 55kl per 3 months.

Names of Approved Occupants: Jodie Killen, Christopher Brownie

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

Signature of lessor/agent

Name/trading name

Terry Hinds Real Estate

Signature

Time: 09:03 AM (GMT+10)
e3c3515f54762247b169b59633082441c
94e6b384cc96b687191c18239739b94c

Date 23 / 4 / 2021

Signature of tenant 1

Print name

Jodie Killen

Signature

Time: 06:09 PM (GMT+10)
0d72f1e6b2d9a5448deb3eb363b07968
81ec3af66920deb0cc40dc6283b90c1b

Date 22 / 4 / 2021

Signature of tenant 2

Print name

Christopher Brownie

Signature

Time: 06:19 PM (GMT+10)
c008ef70addb02bb7b4359e2f840494b
86881414d6107cfa27513d7f374ba19b

Date 22 / 4 / 2021

Signature of tenant 3

Print name

Signature

Date / /

Special Terms

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

45 Occupation and use of premises

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

46 Subletting via online home sharing platforms

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

47 Care of the premises by the tenant

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

48 Photographs of the property during an inspection

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

49 Locks and keys and remote controls

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

50 Early termination by tenant

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

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

Special Terms *continued...*

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

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

51 Liability excluded

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

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

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

52 Lessor's insurance

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

(2) The lessor may claim from the tenant -

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

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

53 Tenant's insurance

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

54 Smoke alarm obligations

The tenant must-

(1) Test each smoke alarm in the premises-

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

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

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

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

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

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

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

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

55 Portable pool obligations

(1) The tenant must-

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

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

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

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

Special Terms *continued...*

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

56 Electronic Signing

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

Special Condition

General Tenancy - Pets not Permitted Inside Dwelling

PETS NOT PERMITTED INSIDE DWELLING

- (a) The parties acknowledge that in accordance with Items 17.1 and 17.2 of the Tenancy Details in the Agreement and Clause 24 of the Standard Terms, pets shall be permitted on the Premises but only in accordance with Clause 24 and as set out herein.
- (b) The pet/s referred to in the Tenancy Details shall not be permitted inside any dwelling on the Premises.
- (c) For the purposes of this Special Term a dwelling contained on the Premises shall include any enclosed area, room or structure attached to the dwelling, including but not limited to any garage, sunroom or enclosed veranda. A dwelling shall include any structure on the Premises designed to be used as a residence for human habitation.
- (d) The above provisions do not apply to guide, hearing or assistance dogs.

Part 1 Tenancy details

Item 1

1.1 Lessor

Name/trading name Fleming Super PTY LTD

Address

c/o 73 Hillcrest Avenue, Nambour

Postcode 4560

1.2 Phone

Mobile

Email

07 5441 4616

+61422811101

kylie@terryhinds.com

Item 2

2.1 Tenant/s

Tenant 1 Full name/s Jodie Killen

Phone +61428147547

Email jodiekillen91@gmail.com

Tenant 2 Full name/s Christopher Brownie

Phone +61412195754

Email christopherbrownie@outlook.com

Tenant 3 Full name/s

Phone

Email

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

Item 3

3.1 Agent If applicable. See clause 43

Full name/trading name Terry Hinds Real Estate

Address

73 Hillcrest Avenue

NAMBOUR

QLD

Postcode 4560

3.2 Phone

Mobile

Email

07 5441 4616

0422811101

kylie@terryhinds.com

Item 4

Notices may be given to

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

4.1 Lessor

Email Yes No Facsimile Yes No

4.2 Tenant/s

Email Yes No jodiekillen91@gmail.comFacsimile Yes No

4.3 Agent

Email Yes No kylie@terryhinds.comFacsimile Yes No

Item 5

5.1 Address of the rental premises

25 Webster Road

Nambour

QLD

Postcode 4560

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

See condition report

Item 6

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

6.2 Starting on 22 / 06 / 2020

6.3 Ending on 22 / 06 / 2021

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

Item 7 Rent \$ 380 per week fortnight month See clause 8(1)

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

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

Electronic Fund Transfer OR Direct Debit

Details for direct credit

BSB no. 633000 Bank/building society/credit union Bendigo-Payroll Services
Account no. 118370964 Account name Tonian Pty Ltd Trust Account
Payment reference 25Webster

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

Bendigo Bank Nambour

Item 11 Rental bond amount \$ 1520 See clause 13

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

Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type See special terms (page 8)
Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes No

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

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

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

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

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

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

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

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

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

Type Dog (Kelpie - Cuan) Number 1 Type Number

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

Electrical repairs Derek Knust Phone 0416 076 260
Plumbing repairs First Class Plumbing Phone 0409611360
Other Terry Hinds Real Estate Phone 5441 4616

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

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

2 Terms of a general tenancy agreement

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

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

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

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report - s 65

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

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

6 Continuation of fixed term agreement - s 70

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

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

7 Costs apply to early ending of fixed term agreement

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

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

Division 3 Rent

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

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

Examples of an appropriate place -

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

9 Rent in advance - s 87

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

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

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

10 Rent increases - ss 91 and 93

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

11 Application to tribunal about excessive increase - s 92

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

12 Rent decreases - s 94

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

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

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

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

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

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

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

14 Increase in bond - s 154

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

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

Division 5 Outgoings

15 Outgoings - s 163

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

Examples -

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

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

16 General service charges - ss 164 and 165

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

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

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

17 Water service charges - ss 164 and 166W

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

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

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

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

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

- (6) In this clause -
water consumption charge for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

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

Examples of possible legal impediments -

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

19 Vacant possession and quiet enjoyment - ss 182 and 183

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

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

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

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

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

Note - See the information statement for details.

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

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

22 Units and townhouses - s 69

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

23 Number of occupants allowed

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

24 Pets

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

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

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

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

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

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

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

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

Examples of terms -

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

28 Supply of locks and keys - s 210

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

29 Changing locks - ss 211 and 212

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

Subdivision 4 Damage and repairs

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

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

31 Nominated repairer for emergency repairs - s 216

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

32 Notice of damage - s 217

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

33 Emergency repairs arranged by tenant - ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant

34 General - ss 238 and 240

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

35 State assisted lessors or employees of lessor - s 237

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

Division 8 When agreement ends

36 Ending of agreement - s 277

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

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

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

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

Note - See the information statement for details.

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

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

Examples of what may be fair wear and tear -

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

38 Keys

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

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

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

40 Exit condition report - s 66

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

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

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

Division 9 Miscellaneous

42 Supply of goods and services - s 171

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

43 Lessor's agent

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

44 Notices

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

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

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

Smoking is not permitted inside the property.

Any damage the pet does to the property is to be repaired at the tenants cost. Any extra fencing required is at the tenants cost.

Tenant is to pay any water usage over 55kl per 3 months.

Names of Approved Occupants: Christopher Brownie, Jodie Killen

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

Signature of lessor/agent

Name/trading name

Kylie Simpson

Signature

Time: 12:25 PM (GMT+10)
690bda49b8d9bc91e4962c1ca0c53221
78ba10a19218147a4e866b28fb8d2823

Date 19 / 6 / 2020

Signature of tenant 1

Print name

Jodie Killen

Signature

Time: 11:30 AM (GMT+10)
43b8b95fda791a9596dbc2707b41469
1aac363d342c45e9e27b37e4be6f051

Date 19 / 6 / 2020

Signature of tenant 2

Print name

Christopher Brownie

Signature

Time: 12:22 PM (GMT+10)
58204b76817dc0dbec269244b3acd371
694768ce34ce3a895ad925e67aa15c24

Date 19 / 6 / 2020

Signature of tenant 3

Print name

Signature

Date / /

Special Terms

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

45 Occupation and use of premises

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

46 Subletting via online home sharing platforms

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

47 Care of the premises by the tenant

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

48 Photographs of the property during an inspection

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

49 Locks and keys and remote controls

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

50 Early termination by tenant

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

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

Special Terms *continued...*

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

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

51 Liability excluded

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

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

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

52 Lessor's insurance

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

(2) The lessor may claim from the tenant -

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

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

53 Tenant's insurance

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

54 Smoke alarm obligations

The tenant must-

(1) Test each smoke alarm in the premises-

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

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

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

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

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

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

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

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

55 Portable pool obligations

(1) The tenant must-

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

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

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

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

Special Terms *continued...*

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

56 Electronic Signing

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

Special Condition

General Tenancy - Pets not Permitted Inside Dwelling

PETS NOT PERMITTED INSIDE DWELLING

- (a) The parties acknowledge that in accordance with Items 17.1 and 17.2 of the Tenancy Details in the Agreement and Clause 24 of the Standard Terms, pets shall be permitted on the Premises but only in accordance with Clause 24 and as set out herein.
- (b) The pet/s referred to in the Tenancy Details shall not be permitted inside any dwelling on the Premises.
- (c) For the purposes of this Special Term a dwelling contained on the Premises shall include any enclosed area, room or structure attached to the dwelling, including but not limited to any garage, sunroom or enclosed veranda. A dwelling shall include any structure on the Premises designed to be used as a residence for human habitation.
- (d) The above provisions do not apply to guide, hearing or assistance dogs.

Annual Pension Review Statement

For the Financial Year 2020 / 2021

1. Fund Details

Fund Name	Fleming Super Fund
Fund ABN	96 680 125 931
Fund Address	PO Box 912 MOOLOOLABA, QLD 4557

2. Member Details

Member's Name	Mr Paul Fleming
Date of Birth	19 August 1960
Gender	Male
Tax File Number Held	Yes
Claim Tax Free Threshold	Yes

3. Pension Details

Pension Account	ABP 20.892% tax free
Pension Type	Account Based
Start Date	1 July 2020
Reversionary Beneficiary	Not recorded
Purchase Price	465,394.92
Account Balance	465,394.92
Date of Balance	30 June 2020
Tax Free Proportion	20.89%

Income Stream Requirements

Minimum Pension	9,310.00
Maximum Pension*	Not Applicable

* Maximum Pension applies only to Transition to Retirement pensions, a limit of 10% of the member's account balance in income that can be drawn each year.

Pension Payment Details

Payment Frequency	Yearly
Selected Amount Strategy	Selected
Selected Amount	210,014.44

4. Member Declaration

I intend on drawing income from my Account Based account during the 2020 / 2021 financial year in accordance with the above. I understand it is the Trustee's responsibility to ensure that the member draws an income stream in accordance with the relevant legislation.

Signature _____ Date _____ / _____ / _____



AIA Australia Limited
(ABN 79 004 837 861 AFSL 230043)

PO Box 6111
Melbourne VIC 3004
Phone : 1800 333 613
Fax : 1800 832 266

AIA.COM.AU

15 July 2021

FLEMING SUPER FUND,
PO BOX 912
MOOLOOLABA QLD 4557
AUSTRALIA

Premium Receipt
Period ending 30 June 2021
Any questions? Call 1800 333 613

Dear Policyholder,

Policy Number: 66697165
Life Insured: FLEMING, MR PAUL
Policy Owner: FLEMING SUPER FUND,

We wish to advise that the following is the summary of the total premiums we received for covers under your policy for the financial year ending 30th June 2021:

Description	Base Premium	Stamp Duty	Total Premiums Received
TPD STAND ALONE SUPER ANY OCC	\$2,491.00	\$224.19	\$2,715.19
Policy Fee			\$0.00
Total			\$2,715.19*

Please note that this is not a request for payment, but a confirmation of premiums received.

To determine whether premiums paid under your policy are tax deductible, you should speak with your tax adviser.

If you have any questions about this letter, please speak with your financial adviser or contact our Client Services Team on 1800 333 613 Monday to Friday, 8am-6pm AEST or email us at au.customer@aia.com.

Yours sincerely,

Pina Sciarrone
Chief Retail Insurance Officer

**Any transaction that occurs after the reporting period will be recorded on your next statement.*

Adviser: GPS WLTH: JAMES MULHEARN

Fleming Super Fund

Transactions: CBA SuperGear Home Loan 6730 - Fleming Super Fund

Date Range: 01/07/2020 to 30/06/2021

CBA SuperGear Home Loan 6730

	Date	Narrative	Debit	Credit	Balance	Quantity
CBA SuperGear Home Loan 6730						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	01/07/2020	Product Maintenanc	\$ 25.00	\$	\$ 25.00	Dr
	01/07/2020	Loan Service Fee	\$ 10.00	\$	\$ 35.00	Dr
	01/08/2020	Product Maintenanc	\$ 25.00	\$	\$ 60.00	Dr
	01/08/2020	Loan Service Fee	\$ 10.00	\$	\$ 70.00	Dr
	01/09/2020	Loan Service Fee	\$ 10.00	\$	\$ 80.00	Dr
	01/09/2020	Product Maintenanc	\$ 25.00	\$	\$ 105.00	Dr
	01/10/2020	Loan Service Fee	\$ 10.00	\$	\$ 115.00	Dr
	01/10/2020	Product Maintenanc	\$ 25.00	\$	\$ 140.00	Dr
	01/11/2020	Loan Service Fee	\$ 10.00	\$	\$ 150.00	Dr
	01/11/2020	Product Maintenanc	\$ 25.00	\$	\$ 175.00	Dr
	01/12/2020	Product Maintenanc	\$ 25.00	\$	\$ 200.00	Dr
	01/12/2020	Loan Service Fee	\$ 10.00	\$	\$ 210.00	Dr
	01/01/2021	Loan Service Fee	\$ 10.00	\$	\$ 220.00	Dr
	01/01/2021	Product Maintenanc	\$ 25.00	\$	\$ 245.00	Dr
	01/02/2021	Loan Service Fee	\$ 10.00	\$	\$ 255.00	Dr
	01/02/2021	Product Maintenanc	\$ 25.00	\$	\$ 280.00	Dr
	01/03/2021	Loan Service Fee	\$ 10.00	\$	\$ 290.00	Dr
	01/03/2021	Product Maintenanc	\$ 25.00	\$	\$ 315.00	Dr
	01/04/2021	Loan Service Fee	\$ 10.00	\$	\$ 325.00	Dr
	01/04/2021	Product Maintenanc	\$ 25.00	\$	\$ 350.00	Dr
	01/05/2021	Loan Service Fee	\$ 10.00	\$	\$ 360.00	Dr
	01/05/2021	Product Maintenanc	\$ 25.00	\$	\$ 385.00	Dr
	01/06/2021	Loan Service Fee	\$ 10.00	\$	\$ 395.00	Dr
	01/06/2021	Product Maintenanc	\$ 25.00	\$	\$ 420.00	Dr
	Total CBA SuperGear Home Loan 6730		\$ 420.00	\$ 0.00	\$ 420.00	Dr
	Total CBA SuperGear Home Loan 6730		\$ 420.00	\$ 0.00	\$ 420.00	Dr

Fleming Super Fund
Depreciation Worksheet
For the Period 1 July 2020 to 30 June 2021

Property Description: 25 Webster Rd, Nambour
Property Type: Residential
Property Address: 0/25 WEBSTER ROAD NAMBOUR QLD 4560

Description of Assets	Purchase Date	Original Cost	Opening Written Down Value	Balancing Adjustment Events				Decline In Value			Closing Written Down Value
				Disposal Date	Termination Value	Assessable	Deductible	Rate	Method	Decline In Value	
Buildings	12-Dec-16	44,423.00	40,683.03					0.00%	PC *	1,110.57	39,572.46
Plant & Equipment	12-Dec-16	5,792.00	2,031.89					0.00%	DV	378.35	1,653.54
Land	12-Dec-16	246,219.72	246,219.72					0.00%	N/A	-	246,219.72
Webster AC replaced	19-Dec-19	503.00	449.25					20.00%	DV	89.85	359.40
Webster Aircon installation labour	2-Jan-20	1,720.00	1,549.41					20.00%	DV	309.88	1,239.53
Property Total		298,657.72	290,933.30							1,888.65	289,044.65

Key:
 DV: Diminishing Value Method
 PC: Prime Cost Method
 LV: Low value pool (year 2 or 3)
 LV Y1: Low value pool - year 1
 N/A: Non-depreciable asset
 *: Capital work deduction

Total Capital Allowance **778.08** ✓
Total Capital Work Deductions **1,110.57**



ASSET ECONOMICS
 QUANTITY SURVEYING
 TOWN PLANNING
 BUILDING SUPERVISORS

25 Webster Rd

**"Maximising
 Your Return &
 Improving Your
 Cash Flow!"**

Depreciation Summary - Diminishing Value

Diminishing Value Method						
Year	Tax Year		DV Division 40 Plant & Equip	Div 43 Construction Costs Including Structural/Capital Improvements	Total DV Depreciation Claim	
1	2016	2017	\$ ✓ 1,269.57	\$ ✓ 408.26	\$ ✓ 1,677.83	
2	2017	2018	\$ ✓ 1,169.70	\$ 1,110.57	\$ 2,280.27	
3	2018	2019	\$ 783.67	\$ 1,110.57	\$ 1,894.24	
4	2019	2020	\$ 537.17	\$ 1,110.57	\$ 1,647.74	
5	2020	2021	\$ ✓ 378.35	\$ ✓ 1,110.57	\$ 1,488.92	
6	2021	2022	\$ 274.83	\$ 1,110.57	\$ 1,385.40	
7	2022	2023	\$ 206.29	\$ 1,110.57	\$ 1,316.86	
8	2023	2024	\$ 160.01	\$ 1,110.57	\$ 1,270.58	
9	2024	2025	\$ 379.66	\$ 1,110.57	\$ 1,490.23	
10	2025	2026	\$ 237.27	\$ 1,110.57	\$ 1,347.84	
11	2026	2027	\$ 148.31	\$ 1,110.57	\$ 1,258.88	
12	2027	2028	\$ 94.11	\$ 1,110.57	\$ 1,204.68	
13	2028	2029	\$ 59.90	\$ 1,110.57	\$ 1,170.47	
14	2029	2030	\$ 38.61	\$ 1,110.57	\$ 1,149.18	
15	2030	2031	\$ 20.46	\$ 1,110.57	\$ 1,131.03	
16	2031	2032	\$ 12.78	\$ 1,110.57	\$ 1,123.35	
17	2032	2033	\$ 7.99	\$ 1,110.57	\$ 1,118.56	
18	2033	2034	\$ 5.00	\$ 1,110.57	\$ 1,115.57	
19	2034	2035	\$ 3.12	\$ 1,110.57	\$ 1,113.69	
20	2035	2036	\$ 1.95	\$ 1,110.57	\$ 1,112.52	
21	2036	2037	\$ 1.22	\$ 1,110.57	\$ 1,111.79	
22	2037	2038	\$ 2.03	\$ 1,110.57	\$ 1,112.60	
23	2038	2039	\$ -	\$ 1,110.57	\$ 1,110.57	
24	2039	2040	\$ -	\$ 1,110.57	\$ 1,110.57	
25	2040	2041	\$ -	\$ 1,110.57	\$ 1,110.57	
26	2041	2042	\$ -	\$ 1,110.57	\$ 1,110.57	
27	2042	2043	\$ -	\$ 1,110.57	\$ 1,110.57	
28	2043	2044	\$ -	\$ 1,110.57	\$ 1,110.57	
29	2044	2045	\$ -	\$ 1,110.57	\$ 1,110.57	
30	2045	2046	\$ -	\$ 1,110.57	\$ 1,110.57	
31	2046	2047	\$ -	\$ 1,110.57	\$ 1,110.57	
32	2047	2048	\$ -	\$ 1,110.57	\$ 1,110.57	
33	2048	2049	\$ -	\$ 1,110.57	\$ 1,110.57	
34	2049	2050	\$ -	\$ 1,110.57	\$ 1,110.57	
35	2050	2051	\$ -	\$ 919.03	\$ 919.03	
36	2051	2052	\$ -	\$ 445.68	\$ 445.68	
37	2052	2053	\$ -	\$ 170.24	\$ 170.24	
38	2053	2054	\$ -	\$ 17.36	\$ 17.36	
39	2054	2055	\$ -	\$ -	\$ -	
40	2055	2056	\$ -	\$ -	\$ -	
41	2056	2057	\$ -	\$ -	\$ -	
Total			\$ 5,792.00	\$ 39,719.95	\$ 45,511.95	

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

FLEMING SUPER PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 18 May 20

FLEMING SUPER PTY LTD

ACN 612 471 520

Account No. 22 612471520

Summary

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

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

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

Immediately	\$0.00
By 18 Jul 20	\$54.00

If you have already paid please ignore this invoice statement.

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

**ASIC**

Australian Securities & Investments Commission

PAYMENT SLIP

FLEMING SUPER PTY LTD

ACN 612 471 520

Account No: 22 612471520



22 612471520

TOTAL DUE	\$54.00
Immediately	\$0.00
By 18 Jul 20	\$54.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296124715204



*814 129 0002296124715204 56

Transaction details:

	Transactions for this period	ASIC reference	\$ Amount
2020-05-18	Annual Review - Special Purpose Pty Co	3X4157091480P A	\$54.00
	Outstanding transactions		
2020-05-18	Annual Review - Special Purpose Pty Co	3X4157091480P A	\$54.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 1247 1520 456

Australia Post

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

Phone

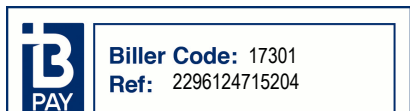
Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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



Biller Code: 17301
Ref: 2296124715204

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Inquires 1300 300 630

Issue date 18 May 21

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 43276548

Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 612 471 520
FOR **FLEMING SUPER PTY LTD**

REVIEW DATE: 18 May 21

You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to www.asic.gov.au/changes
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 1300 300 630



Use your agent.

Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

1 Registered office
INITIATIVE GROUP 'INITIATIVE GROUP' SUITE 2 10 LAKE KAWANA BOULEVARD BOKARINA QLD 4575

2 Principal place of business
UNIT 4 244 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD 4572

3 Officeholders

Name: **PAUL KENNETH FLEMING**
Born: BRISBANE QLD
Date of birth: 19/08/1960
Address: UNIT 4 244 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD 4572
Office(s) held: DIRECTOR, APPOINTED 18/05/2016

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY SHARES	4	\$4.00	\$0.00

5 Members

These details continue on the next page

FLEMING SUPER PTY LTD ACN 612 471 520

Page 1 of 2

Company statement continued

E7

Name: PAUL KENNETH FLEMING

Address: UNIT 4 244 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD 4572

Share Class	Total number held	Fully paid	Beneficially held
ORD	4	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see www.asic.gov.au/addresses.

6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP

Registered agent number: 22813

Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

Fleming Super Fund

Transactions: CBA SuperGear Home Loan 6730 - Fleming Super Fund

Date Range: 01/07/2020 to 30/06/2021

CBA SuperGear Home Loan 6730

	Date	Narrative	Debit	Credit	Balance	Quantity
CBA SuperGear Home Loan 6730						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	01/07/2020	INTEREST CHARGE	\$ 726.06	\$	\$ 726.06	Dr
	01/08/2020	INTEREST CHARGE	\$ 725.71	\$	\$ 1,451.77	Dr
	01/09/2020	INTEREST CHARGE	\$ 711.27	\$	\$ 2,163.04	Dr
	01/10/2020	INTEREST CHARGE	\$ 639.08	\$	\$ 2,802.12	Dr
	01/11/2020	INTEREST CHARGE	\$ 602.28	\$	\$ 3,404.40	Dr
	01/12/2020	INTEREST CHARGE	\$ 513.02	\$	\$ 3,917.42	Dr
	01/01/2021	INTEREST CHARGE	\$ 513.93	\$	\$ 4,431.35	Dr
	01/02/2021	INTEREST CHARGE	\$ 498.41	\$	\$ 4,929.76	Dr
	01/03/2021	INTEREST CHARGE	\$ 401.92	\$	\$ 5,331.68	Dr
	01/04/2021	INTEREST CHARGE	\$ 426.00	\$	\$ 5,757.68	Dr
	01/05/2021	INTEREST CHARGE	\$ 367.21	\$	\$ 6,124.89	Dr
	01/06/2021	INTEREST CHARGE	\$ 376.12	\$	\$ 6,501.01	Dr
	Total CBA SuperGear Home Loan 6730		\$ 6,501.01	\$ 0.00	\$ 6,501.01	Dr
	Total CBA SuperGear Home Loan 6730		\$ 6,501.01	\$ 0.00	\$ 6,501.01	Dr

Settlement Statement

E10
E12
E15
E19
E21

Matter: Fleming Super Pty Ltd A.C.N. 612 471 520 Trustee Under Instrument 718508134 to Dance -
Our Ref: 2004705
Property Address: 453/11 Mooloolaba Esplanade MOOLOOLABA QLD 4557
Settlement Date: Monday, 6 July 2020
Settlement Venue: Files Stibbe Lawyers, 11/9 Toobul Street, Bribie Island, 4507
Settlement Time: 2:00 PM
Adjustment Date: 6/07/2020

Contract Price: \$215,500.00
Less Deposit: \$10,000.00
\$205,500.00

Less Council Rate (6 monthly)
Period from 01/07/2020 to 31/12/2020 - 184 days
\$1,541.60 x 6 / 184 days
E12 \$50.27 ✓
\$205,449.73

Plus Body Corp Admin Fund
Period from 01/03/2020 to 31/08/2020 - 184 days
\$2,487.45 x 56 / 184 days
\$757.05
\$206,206.78

Plus Body Corp Sinking Fund
Period from 01/03/2020 to 31/08/2020 - 184 days
\$683.10 x 56 / 184 days
\$207.90
E10 \$964.95 ✓
\$206,414.68

Plus Body Corp Insurance Levy
Period from 01/03/2020 to 31/08/2020 - 184 days
\$125.93 x 56 / 184 days
\$38.33
E15 \$38.33 ✓
\$206,453.01

Less Rent
Period from 27/06/2020 to 10/07/2020 - 14 days
\$740.00 x 4 / 14 days
\$211.43
E19 \$211.43 ✓
\$206,241.58

BALANCE AT SETTLEMENT: **\$206,241.58**

Settlement Distribution Details:

Unity Water **E21 \$561.71 ✓**
To be advised \$205,679.87

SETTLEMENT DISTRIBUTION TOTAL **\$206,241.58**

Body corporate information certificate

Body Corporate and Community Management Act 1997

NOTES: THIS FORM IS FOR PARTICULAR INFORMATION ABOUT A LOT INCLUDED IN A SCHEME FOR WHICH ANY OF THE FOLLOWING REGULATIONS APPLY:

- *Body Corporate and Community Management (Standard Module) Regulation 2008*
- *Body Corporate and Community Management (Accommodation Module) Regulation 2008*
- *Body Corporate and Community Management (Commercial Module) Regulation 2008*
- *Body Corporate and Community Management (Small Schemes Module) Regulation 2008*

For a scheme regulated under the *Body Corporate and Community Management (Specified Two-Lot Schemes Module) Regulation 2011*, refer to BCCM Form 26 - Body Corporate Information Certificate (Specified Two-Lot Scheme).

Part A

This certificate sets out the amounts payable to the body corporate in the body corporate's current financial year, including any amounts due but unpaid, in respect of the following lot:

Name of Scheme **LANDMARK MOOLOOLABA** CMS No. **26679**
 Lot No. **53** Plan No. **108777** Type **BUILDING FORMAT PLAN**

Section 205(5) of the Act provides that the person obtaining this certificate may rely on it against the body corporate as conclusive evidence of the matters stated, except for errors reasonably apparent. The legislation provides that a new owner becomes jointly and severally liable for any contribution, instalment, penalty or other amount payable to the body corporate that is due but unpaid when they become the owner.

Section 1 - Annual contributions

Provide details of all annual contributions including the periods each instalment covers, the due dates and any discounts.

Provide details of the percentage of any penalty applying to overdue contributions.

Note:
If there is insufficient space please attach separate sheets.

Description of amounts payable by owner to the *Administrative Fund*

Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
01/03/19 to 31/08/19	2328.75	01/03/19	05/03/19	0.00	01/03/19	21/01/19
01/09/19 to 29/02/20	2645.46	01/09/19	03/09/19	0.00	01/09/19	19/07/19
01/03/20****31/08/20	2487.45	01/03/20	03/03/20	0.00	01/03/20	20/01/20

Monthly penalty on overdue contributions: **0.00%** From **01/01/21**

Total annual contributions	\$4,974.21	Number of instalments/year	2	Total amount overdue	Nil
----------------------------	-------------------	----------------------------	----------	----------------------	------------

Amount Unpaid including amounts billed not yet due **Nil**

Description of amounts payable by owner to the *Sinking Fund*

Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice
01/03/19 to 31/08/19	683.10	01/03/19	05/03/19	0.00	01/03/19	21/01/19
01/09/19 to 29/02/20	683.10	01/09/19	03/09/19	0.00	01/09/19	19/07/19
01/03/20****31/08/20	683.10	01/03/20	03/03/20	0.00	01/03/20	20/01/20

Monthly penalty on overdue contributions: **0.00%** From **01/01/21**

Total annual contributions	\$1,366.20	Number of instalments/year	2	Total amount overdue	Nil
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Amount Unpaid including amounts billed not yet due **Nil**

Section 2 - Special contributions

Provide details of any special contributions including any percentage of any penalty applying to overdue contributions. Note: If there is insufficient space please attach separate sheets.	Administrative Fund							
	Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice	
	Monthly penalty on overdue contributions:				0.00%	Amount Overdue	Nil	
	Sinking Fund						Amount Unpaid including amounts billed not yet due	Nil
	Period	Amount	Due date	Date paid	Discount	If paid by	Date of notice	
	Monthly penalty on overdue contributions:				0.00%	Amount Overdue	Nil	
Amount Unpaid including amounts billed not yet due						Nil		

Section 3 - Other amounts payable to the body corporate

Purpose	Fund	Amount	Due date	Amount
See Annexure-Levy Details				0.00

Section 4 - Summary of amounts due but unpaid

Annual contributions		Nil
Special contributions		Nil
Other payments		Nil
Penalties		Nil
Total amount overdue	(Total Amount Unpaid including not yet due \$0.00)	Nil

Part B

Note: Alternatively a copy of the 'Register of Assets' may be attached to, and form part of, this certificate.

Note: Alternatively a copy of the 'Register of Authorisations affecting the Common Property' showing entries for this lot highlighted, may be attached to, and form part of, this certificate.

Regulation Module applying to this scheme: **Accommodation**
 List all body corporate assets required to be recorded by the body corporate:
Copy of Register of Assets is attached.
 Give details of any improvements effected to the common property which are for the benefit of the lot and which the owner must maintain, including the authorisation of the body corporate.
 09/03/99 Carpark marked 53 on Plan B

The Common Seal of The Body Corporate for LANDMARK MOOLOOLABA Community Titles Scheme 26679 was hereunto affixed on 05 June 2020 in the presence of Archers Body Corporate M/Ment by its duly authorised officer being a person authorised under the Body Corporate and Community Management Act 1997 to attest the fixing of the Common Seal.

Dated: **05 June 2020**





015753 002



PREMIUM CUSTODY SERVICES PTY LTD
 DIRECTOR FLEMING SUPER PTY LTD
 PO BOX 912
 MOOLOOLABA QLD 4557

HALF YEARLY RATE NOTICE FOR PERIOD

1 July 2020 to 31 December 2020

ISSUE DATE	21 July 2020
PROPERTY NO.	232532
VALUATION	\$185,000
PAYMENT REFERENCE NO.	101314788
DUE DATE FOR PAYMENT	21 August 2020
NET AMOUNT PAYABLE	\$1,022.95

PROPERTY LOCATION: 25 Webster Rd NAMBOUR QLD 4560
 PROPERTY DESCRIPTION: Lot 11 SP 230346

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 16		Minimum Rate =	762.00
COVID-19 Rate Concession		=	35.00-
Waste Bin - 240 Litre	1 x	\$309.10 x .5 =	154.55
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$76.00 x .5 =	38.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 2	1 x	\$226.00 x .5 =	113.00
TOTAL:			\$1,061.05
Discount - (only if paid by 21 August 2020):			\$38.10-
Net amount Payable:			\$1,022.95

+1057.95
 = \$2080.90

paid 20/8/20

Have you been affected by COVID-19? Council is offering flexible payment arrangements, please email rates@sunshinecoast.qld.gov.au for further information.

PAYMENT OPTIONS

PROPERTY NO. 232532	GROSS 1,061.05	DISCOUNT 38.10-	NET AMOUNT PAYABLE 1,022.95	DUE DATE 21 August 2020
------------------------	-------------------	--------------------	--------------------------------	-----------------------------------

tb PAY
 Biller Code: 18259
 Ref: 101314788

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

Post Billpay
 Pay in Person at any Post Office, Credit Card not accepted.

*214 101314788

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

Available on the App Store and Google Play.

DIRECT DEBIT
 If you wish to pay your rates by direct debit please contact Council for further information.

Phone
 Credit Card by Phone
 Phone 13 18 16 and follow the prompts
 Billpay Code: 0214
 Ref: 1 0131 4788
 MasterCard & Visa accepted


Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
 Ref: 1 0131 4788
 MasterCard & Visa accepted

HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2021 to 30 June 2021

ISSUE DATE 19 January 2021
PROPERTY NO. **232532**
VALUATION \$185,000
PAYMENT REFERENCE NO. 101314788
DUE DATE FOR PAYMENT 19 February 2021

NET AMOUNT PAYABLE \$1,057.95

014928 002

PREMIUM CUSTODY SERVICES PTY LTD
DIRECTOR FLEMING SUPER PTY LTD
PO BOX 912
MOOLOOLABA QLD 4557

PROPERTY LOCATION: 25 Webster Rd NAMBOUR QLD 4560
PROPERTY DESCRIPTION: Lot 11 SP 230346

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 16		Minimum Rate =	762.00
Waste Bin - 240 Litre	1 x	\$309.10 x .5 =	154.55
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$76.00 x .5 =	38.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class A Group 2	1 x	\$226.00 x .5 =	113.00
TOTAL:			\$1,096.05
Discount - (only if paid by 19 February 2021):			\$38.10-
Net amount Payable:			\$1,057.95

Paid 15/2/21

Have you been affected by COVID-19? Council is offering flexible payment arrangements, please email rates@sunshinecoast.qld.gov.au for further information.

PAYMENT OPTIONS

PROPERTY NO. 232532 GROSS 1,096.05 DISCOUNT 38.10- NET AMOUNT PAYABLE 1,057.95 DUE DATE 19 February 2021
PREMIUM CUSTODY SERVICES PTY LTD



Biller Code: 18259
Ref: 101314788

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*214 101314788

Credit Card by Phone
Phone 13 18 16 and follow the prompts
Billpay Code: 0214
Ref: 1 0131 4788
MasterCard & Visa accepted



Pay using your smartphone

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



Internet
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: 1 0131 4788
MasterCard & Visa accepted



If you wish to pay your rates by direct debit please contact Council for further information.



706SCP0100_V1
706SC10_Under7_2_106/014928/01627/012

SES1191Z-219
 AT:RATES:P101451
 07 5475 7272

RATE AND VALUATION CERTIFICATE

ISSUE DATE 09/06/2020
 CER20/06110

 THE SEARCH PEOPLE
 GPO BOX 2235
 BRISBANE QLD 4001

The attached information is supplied in response to your request for a rate and valuation certificate on the property listed below.

Rate and valuation certificates provide financial information only.

To protect your client's interests it is recommended that all rates and charges be paid to council at settlement.

Please quote the property number on all payments and communication with council.

PROPERTY NO:	101451
LEGAL DESCRIPTION:	Lot 53 SP 108777 Por 1
PROPERTY LOCATION:	Landmark Mooloolaba 453/11 Mooloolaba Esp MOOLOOLABA QLD 4557
CURRENT REGISTERED OWNERS:	Fleming Super Pty Ltd Tte
PURCHASER/MORTGAGEE:	MICHAEL DANCE
CURRENT VALUATION:	Site Value \$47113 1 July 2019
BANK REFERENCE NUMBER:	10290731
BILLER CODE:	18259

Change of ownership advice attracts a \$76.50 processing fee*. For properties requiring a new valuation, a \$38.65 valuation fee will apply. Such fee(s) will appear on the next rate notice.

STATEMENT OF RATES AND CHARGES ** FOR HALF YEAR ENDING 30 JUNE 2020

	DR	CR	BALANCE
Opening Balance	\$ 0.00		
Charge Period: 1/1/2020 to 30/6/2020			
Gross Levies	\$ 1541.60		
Discount Allowed		\$ 63.15	
Payments		\$ 1478.45	
Future Supplementary Charge		\$ 0.01	
Total Outstanding Charges			\$ - 0.01 CR

Details of Rates and Charges

Charge Period 1/1/2020 to 30/6/2020

Environment Levy	\$ 38.00
General Rate - Category 27UT	\$ 1263.00
Heritage Levy	\$ 6.50
State Emergency Management Levy: Class A Group 2	\$ 111.10
Transport Levy	\$ 22.00
Waste Low Noise Bin - 1100 Litre	\$ 101.00
Gross Levies	\$ 1541.60

Details of Future Supplementary Rate Notices

Period 01/01/2020 to 30/06/2020

Waste Low Noise Bin - 1100 Litre	\$ 0.01
Total Future Supplementary Charges	\$ 0.01

The above future supplementary charges are anticipated to issue 21 July 2020.

Caloundra	1 Omrah Avenue Caloundra Qld 4551
Maroochydore	10 First Avenue Maroochydore Qld 4558
Nambour	Cnr Currie and Bury Streets Nambour Qld 4560



0042

THE TRUSTEE FOR FLEMING SUPER FUND
U 453 10 BURNETT ST
MOOLOOLABA QLD 4557



Hot Water

Important Information

We can help during COVID-19

We are here to support you in this challenging time. If you need help head to [originenergy.com.au/coronavirus](https://www.originenergy.com.au/coronavirus) to learn more.

Your final hot water bill

U 453 10 BURNETT ST MOOLOOLABA QLD 4557 ✓

23 May 20 - 6 Jul 20

Amounts include GST unless otherwise specified

YOUR ACCOUNT DETAILS

Account number
400 030 270 716

Amended tax invoice
100 008 126 149

Issue date
3 Aug 20

Total amount due
See the Account Summary on page 2

DUE DATE

24 Aug 20

AMOUNT DUE

\$53.76 ✓

YOUR SITE DETAILS

Supply address
U 453 10 BURNETT ST MOOLOOLABA
QLD 4557

Meter read
Estimated

Supply point ID
10179094

Last meter read date
6 Jul 20

YOUR AGREEMENT

hot water

NEED TO GET IN TOUCH?

Enquiries & moving address: 1800 684 993
8 am - 6 pm local time Mon - Fri

Help & support online

Got a question about your bill? We've got answers: [originenergy.com.au/help-support](https://www.originenergy.com.au/help-support)

HOW TO PAY

DIRECT DEBIT
Register online at [originenergy.com.au/busmyaccount](https://www.originenergy.com.au/busmyaccount) or call **1800 684 993** to arrange automatic payment of future accounts*

VISA OR MASTERCARD**
Call **1300 658 783** or visit [originenergy.com.au/buspaynow](https://www.originenergy.com.au/buspaynow)

Billers Code: 41
Ref: 400 030 270 716

MAIL
Send this slip with your cheque made payable to: Origin Energy Holdings Limited, GPO Box 2951 SYDNEY NSW 2001

POST
billpay **IN PERSON**
Pay at any Post Office**

Billpay Code: 2959
Ref: 1400 0302 7071 6

TELEPHONE & INTERNET BANKING - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card* or transaction account.
More info: www.bpay.com.au

Billers Code: 130112
Ref: 400 030 270 716

*Card payment fee may apply to the total payment amount (incl GST): debit card (Visa 0.26%, Mastercard 0.20%); credit card (Visa 0.60%, Mastercard 0.72%); for NSW customers 0.49% if payment made at Australia Post. Fees on next bill. Conditions apply. **Payment processing fee of the higher of \$2.00 or 0.49% may apply (excl NSW).
Origin Energy Retail Ltd ABN 22 078 868 425

Household Insurance

Renewal Reminder

DATE ISSUED 13 OCT 2020

0020668299
MR PAUL FLEMING
PO BOX 912
MOOLOOLABA QLD 4557



racq.com/insurance



PO Box 4, Springwood Qld 4127

POLICY EXPIRY DATE
07 Oct 2020 midnight

POLICY NUMBER
51975427PF

25 Webster Rd.

It seems we haven't received payment for your Household Insurance which was due 7 October 2020.

Unfortunately, you are no longer covered by this policy.

Please disregard this reminder if you have recently paid.

Paid 14/10/20

What next?

1. If you did not receive your renewal document or you are having difficulty making payment, please contact us.
2. Review your selected cover, nominated sum/s insured and any Optional Benefits available to ensure this cover is right for you.
3. To restart cover, make your payment immediately by referring to the How to Pay section below. Once paid, your policy will recommence from the date we receive your payment.
4. Read your Certificate of Insurance, including the Duty of Disclosure, your Household Insurance Product Disclosure Statement (PDS) and any Supplementary Product Disclosure Statement (SPDS). These are the terms and conditions of your policy.
5. To view your insurance details, update your personal information or make a payment, please visit our online Self-Service portal at racq.com/login. If you have not accessed Self-Service before, you will need your Membership Card to create your login.

Policyholder and payment information

Policyholders
MR PAUL KENNETH FLEMING *you are an RACQ Gold member*
PAUL KENNETH FLEMING T/AS FLEMING SUPER PTY LTD *you are an RACQ Business member*
PREMIUM CUSTODY SERVICES PTY LTD *you are an RACQ Business member*

Amount overdue 7 October 2020	This period premium	Last period premium
	\$841.84	\$797.02

OR

To arrange Pay by the Month via direct debit please contact us
The amount due includes any applicable discounts and credits.

How to pay



Billers Code: 6551
Ref: 0309 51975427 01

Contact your bank or financial institution to make this payment from your nominated account.



Visit www.racq.com or call 13 1905 to pay with your credit card or to arrange to Pay by the Month
Payment Ref: 0309 51975427 01



Pay instore or at Australia Post using cash, cheque, EFTPOS or credit card



REMINDER: OVERDUE

AMOUNT DUE

\$841.84



*401 03095197542701



Premium Custody Services Pty Ltd
C/- The Director - Fleming Super Pty Ltd
PO BOX 912
MOOLOOLABA QLD 4557

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	99832088
Payment reference	0998 3208 81
Property	25 Webster Rd, NAMBOUR, QLD

Bill number	7121470578
Billing period	09 Jan 2021 to 8 Apr 2021
90 days	
Issue date	16 Apr 2021
Approximate date of next meter reading	7 Jul 2021

total =344.65+318.36+349.13+295.12=\$1,307.26

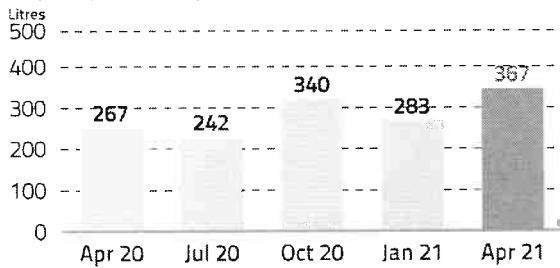
Your account activity

paid 24/5/21

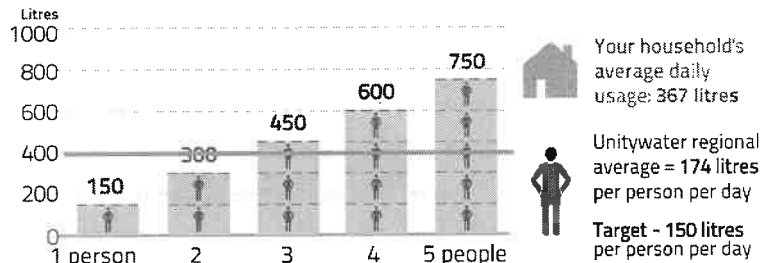
Your last bill \$318.36	-	Payments/ adjustments \$318.36	=	Balance \$0.00	+	New charges \$344.65	=	Total due \$344.65
								Due date 18 May 2021

Interest charges of 8% per annum, compounding daily, will apply to overdue amounts on bills from 1 July 2021.

Compare your average daily usage over time



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



Important changes to COVID-19 customer care

In April, we changed back to our normal 30 days to pay all bills, including this one. To continue helping you, we've extended no interest charges on overdue amounts until 30 June 2021. Find out more at unitywater.com/customer-care

Easy ways to pay For other payment options - see over



BPAY[™]
Biller Code: 130393
Ref: 0998 3208 81

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account. Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518



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

SmoothPay

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



Premium Custody Services Pty Ltd
C/- The Director - Fleming Super Pty Ltd
PO BOX 912
MOOLOOLABA QLD 4557

WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

Account number	99832088
Payment reference	0998 3208 81
Property	25 Webster Rd, NAMBOUR, QLD

Bill number	7121132114
Billing period	09 Oct 2020 92 days to 8 Jan 2021
Issue date	15 Jan 2021
Approximate date of next meter reading	9 Apr 2021

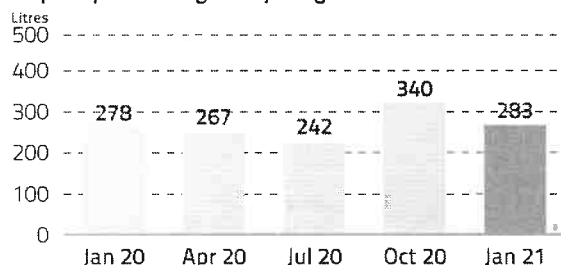
Your account activity

Paid 16/3/21

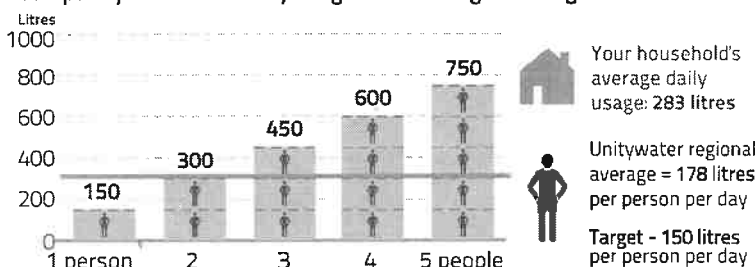
Your last bill	Payments/adjustments	Balance	New charges	Total due	\$318.36
\$349.13	-\$349.13	\$0.00	+\$318.36	Due date	17 Mar 2021

No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



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



Noel knows a half flush saves twice the water

As we head into the warmer months, we can all make small changes to save water and stay H2OK!

For more water saving tips, visit unitywater.com/legends



Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 0998 3208 81
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Find out more at bpay.com.au
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SmoothPay

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



WATER AND SEWERAGE YOUR BILL

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

unitywater.com
 ABN 89 791 717 472

000330 002

Premium Custody Services Pty Ltd
 C/- The Director - Fleming Super Pty Ltd
 PO BOX 912
 MOOLOOLABA QLD 4557

Account number	99832088
Payment reference	0998 3208 81
Property	25 Webster Rd, NAMBOUR, QLD

Bill number	7120795568
Billing period	07 Jul 2020 to 8 Oct 2020
94 days	
Issue date	15 Oct 2020
Approximate date of next meter reading	7 Jan 2021

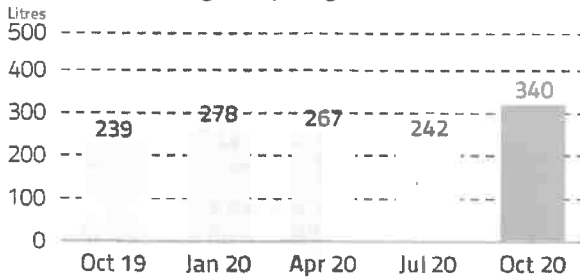
Your account activity

Paid 11/12/20

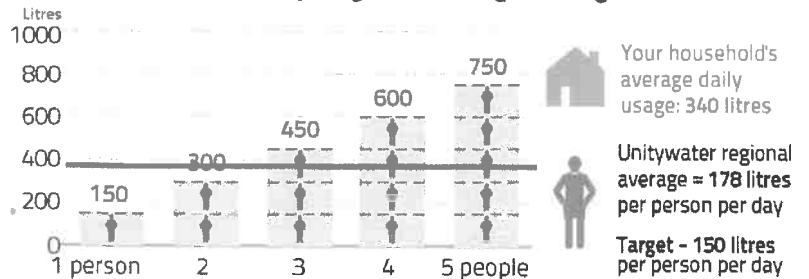
Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$349.13
\$295.12	-\$295.12	\$0.00	+\$349.13	Due date	14 Dec 2020

No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



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



Noel knows a half flush saves twice the water

As we head into the warmer months, we can all make small changes to save water and stay H2OK!

For more water saving tips, visit unitywater.com/legends



Easy ways to pay For other payment options - see over



BPAY*
 Biller Code: 130393
 Ref: 0998 3208 81
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 Find out more at bpay.com.au
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SmoothPay

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E20 WATER AND SEWERAGE YOUR BILL

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

unitywater.com
ABN 89 791 717 472

000357 002



Premium Custody Services Pty Ltd
C/- The Director - Fleming Super Pty Ltd
PO BOX 912
MOOLOOLABA QLD 4557

Account number	99832088
Payment reference	0998 3208 81
Property	25 Webster Rd, NAMBOUR, QLD

Bill number	7120458604
Billing period	07 Apr 2020 to 6 Jul 2020 91 days
Issue date	14 Jul 2020
Approximate date of next meter reading	8 Oct 2020

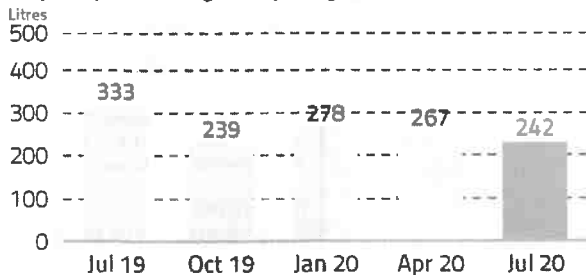
Billed 14/9/20

Your account activity

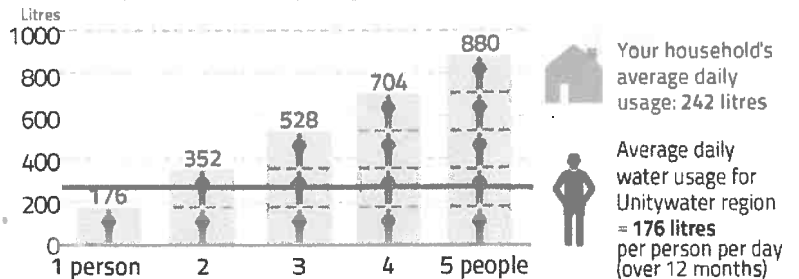
Your last bill	Payments/ adjustments	Balance	New charges	Total due	\$295.12
\$301.09	\$301.09	\$0.00	\$295.12	Due date	14 Sep 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



WIN \$100 off your water and sewerage bill – for you or someone close to you.*

Switch to safe, contact-free billing by email or SMS to enter the draw. There are 100 chances to win! Find out more at unitywater.com/WIN

*Terms and conditions apply - visit unitywater.com/WIN

Easy ways to pay For other payment options - see over

BPAY*
Bill Code: 130393
Ref: 0998 3208 81
 Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
 Find out more at bpay.com.au
*Registered to BPAY Pty Ltd ABN 69 079 137 518

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

Your Ref: ses1191z-219

Legal Description: 53 SP108777

Previous Account - Water Supply and Sewerage Charges				
Billing period: 13/12/2019 to 16/03/2020				
Description	Units*		Unit Cost	Amount
State Bulk Water Price				
State Govt Bulk Water 13/12/2019 to 16/03/2020	9.00 kL	X	\$2.953	\$26.58
Local Government Distributor-Retailer Price				
Unitywater Water Usage Charges				
Water up to 822 L/day 13/12/2019 to 16/03/2020	9.00 kL	X	\$0.667	\$6.00
Unitywater Sewerage Usage Charges				
Sewerage up to 740 L/day 13/12/2019 to 16/03/2020	8.10	X	\$0.667	\$5.40
Unitywater Fixed Access Charges				
Sewerage Access 13/12/2019 to 16/03/2020	95 days			\$142.69
Water Access 20mm 13/12/2019 to 16/03/2020	95 days			\$68.21
Total Current Water Supply and Sewerage Charges				\$248.88
A. Balance on account at certificate date 06/06/2020				\$248.88
(including Interest of \$0.00 on Overdue Amount of \$0.00)				

Special Meter Read Details

Meter ID	Previous Read Date	Previous Reading (kL)	Special Read Date	Special Reading (kL)	Usage (kL)	No. of Days	Average Daily Usage (L)
19001656	16-Mar-20	23	5-Jun-20	26	3	81	37
S98A05253	16-Mar-20	1020	5-Jun-20	1028	8	81	99
Total					11	81	136

Special Meter Read - Water Supply and Sewerage Charges				
Billing period: 17/03/2020 to 05/06/2020				
Description	Units*		Unit Cost	Amount
State Bulk Water Price				
State Govt Bulk Water 17/03/2020 to 05/06/2020	11.00 kL	X	\$2.953	\$32.48
Local Government Distributor-Retailer Price				
Unitywater Water Usage Charges				
Water up to 822 L/day 17/03/2020 to 05/06/2020	11.00 kL	X	\$0.667	\$7.34
Unitywater Sewerage Usage Charges				
Sewerage up to 740 L/day 17/03/2020 to 05/06/2020	9.89	X	\$0.667	\$6.60
Unitywater Fixed Access Charges				
Sewerage Access 17/03/2020 to 05/06/2020	81 days			\$121.66
Water Access 20mm 17/03/2020 to 05/06/2020	81 days			\$58.16
B. Total Special Read Water Supply and Sewerage Charges				\$226.24
C. Encumbrance - capital contribution amount				\$0.00
D. Recoverable debt due to sale of property				\$0.00
Total Balance = A + B + C + D				\$475.12

*kL = Kilotitre (1,000 litres)

Important information

Credit balances

Credit balances are to be included in the settlement calculation as they will transfer to the new property owner at settlement.

Online calculator

Simply enter the details in RED into our Online Settlement Payment Calculator at unitywater.com/settlement-calculator

Rebates

Do not include future pensioner rebates in the settlement calculation. These are applied for the full quarter based on the seller's status at the time of billing. No adjustment is required.

Property share %

This is the Contribution Schedule Lot Entitlement for any property that is part of a group/strata title or community management scheme (e.g. units), and is used to calculate the property's utility charges.

Interest

Interest on outstanding amounts is charged at 8% per annum, compounding daily. This should be paid at time of settlement, but remains the responsibility of the current owner.

Disclaimer

Calculation of charges between the special read and settlement date is an estimate, and apportionment of these charges is a matter for agreement between the buyer and the seller. Unitywater is not responsible for any variation between this apportionment and subsequent billing. Unitywater does not guarantee the statements or information provided in this search certificate, and cannot accept liability for any error or omission.



Unitywater

Additional Charges to Settlement Date

Additional charges between the special read and settlement date have been estimated below.

Apportionment of these charges is a matter for agreement between the buyer and the seller. Unitywater is not responsible for any variation between this apportionment and subsequent billing.

Estimated Additional Charges from Special Read Date to Settlement Date

Billing Period: 06/06/20 to 06/07/20

Water Supply and Sewerage Charges

Description	Units	Unit Cost	Amount
<i>State Bulk Water Price</i>			
State Govt Bulk Water 06/06/20 to 06/07/20	4.21 kL	\$2.953	\$12.43
<i>Local Government Distributor-Retailer Price</i>			
Unitywater Water Usage Charges			
Water up to 822L/day 06/06/20 to 06/07/20	4.21 KL	\$0.667	\$2.81
Unitywater Sewerage Usage Charges			
Sewerage up to 740L/day 06/06/20 to 06/07/20	3.79 kL	\$0.667	\$2.53
Unitywater Fixed Access Charges			
Sewerage Access 06/06/20 to 06/07/20	31 Days	\$1.502	\$46.56
Water Access 06/06/20 to 06/07/20	31 Days	\$0.718	\$22.26
Additional Water Supply and Sewerage Charges			\$86.59

IntelliVal Automated Valuation Estimate

Prepared on 12 July 2022



25 Webster Road Nambour QLD 4560

Estimated Value:

\$590,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$512,000 - \$665,000

Property Attributes:



3



1



2



90m²



Year Built

1940



Land Area

401m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

-

Sales History

Sale Date	Sale Price	Sale Type
30 Sep 2016	\$285,000	Normal Sale

Estimated Value as at 04 July 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

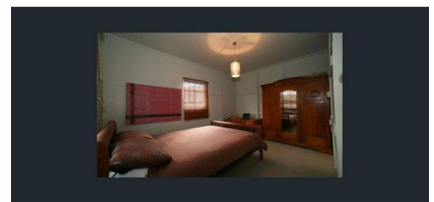
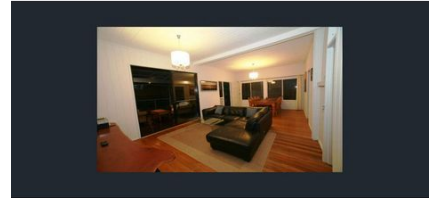
For further information about confidence levels, please refer to the end of this document.

CoreLogic IntelliVal Automated Valuation Estimate

25 Webster Road Nambour QLD 4560

Prepared on 12 July 2022

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

25 Webster Road Nambour QLD 4560

Prepared on 12 July 2022

Recently Sold Properties



No photo
available



3



1



2



-



370m²

25 William Street Nambour QLD 4560

Sold Price: \$581,000

Sold Date: 25 January 2022

Distance from Subject: 0.9km

Features: -



2



1



2



92m²



405m²

5 Tamper Street Nambour QLD 4560

Sold Price: \$520,000

Sold Date: 24 December 2021

Distance from Subject: 0.8km

Features: Principle Centre Zone, Timber Floor, 4 Other Rooms, 1 Toilets



3



1



3



87m²



506m²

27 William Street Nambour QLD 4560

Sold Price: \$665,000

Sold Date: 18 March 2022

Distance from Subject: 0.9km

Features: Medium Density Residential Zone, Timber Floor, 1 No of Study Rooms, 2017 Year Building Refurbished



CoreLogic IntelliVal Automated Valuation Estimate

25 Webster Road Nambour QLD 4560

Prepared on 12 July 2022



3



1



2



93m²



405m²

51 Court Road Nambour QLD 4560

Sold Price: \$535,000

Sold Date: 04 January 2022

Distance from Subject: 0.9km

Features: Medium Density Residential Zone, Dishwasher



4



1



2



140m²



480m²

4 Pollys Place Nambour QLD 4560

Sold Price: \$650,000

Sold Date: 15 November 2021

Distance from Subject: 1km

Features: Low Density Residential Zone, Dishwasher



3



1



1



127m²



401m²

10 Archie Street Nambour QLD 4560

Sold Price: \$655,000

Sold Date: 17 November 2021

Distance from Subject: 1.1km

Features: Medium Density Residential Zone, 2016 Year Building Refurbished

CoreLogic IntelliVal Automated Valuation Estimate

25 Webster Road Nambour QLD 4560

Prepared on 12 July 2022

Nambour Insights: A Snapshot



Houses

Median Price

\$694,473

	Past Sales	Capital Growth
2022	301	↑ 45.84%
2021	261	↑ 18.37%
2020	202	↓ 0.40%
2019	217	↑ 3.42%
2018	242	↑ 6.90%

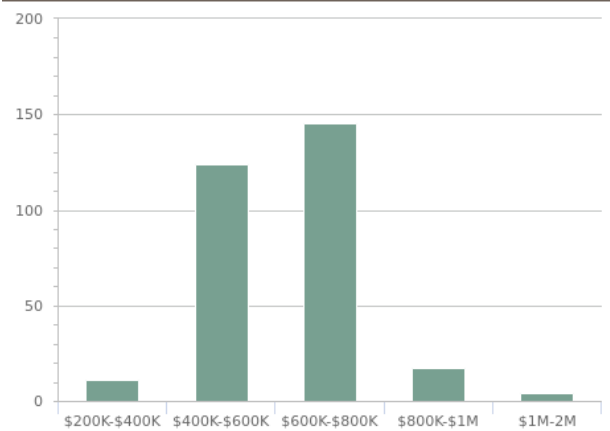
Units

Median Price

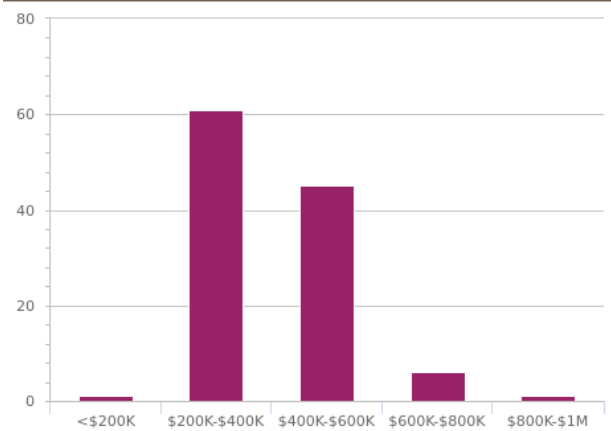
\$436,044

	Past Sales	Capital Growth
2022	114	↑ 33.25%
2021	84	↑ 21.02%
2020	66	↓ 3.22%
2019	58	↑ 2.95%
2018	66	↑ 2.49%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

25 Webster Road Nambour QLD 4560

Prepared on 12 July 2022

Disclaimers

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

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How to read Estimated Value

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

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



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

If you have any questions or concerns about the information in this report, please contact our customer care team.

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

CoreLogic IntelliVal Automated Valuation Estimate

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50832423	Search Date: 12/07/2022 14:23
Date Title Created: 06/12/2010	Request No: 41652748
Previous Title: 11678088	

ESTATE AND LAND

Estate in Fee Simple

LOT 11 SURVEY PLAN 230346

Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 718112806 27/06/2017

PREMIUM CUSTODY SERVICES PTY LTD A.B.N. 52 132 716 431

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10252023 (POR 21)
2. EASEMENT No 713593543 26/11/2010 at 12:57 burdening the land to LOT 12 ON SP230346 OVER EASEMENT A ON SP230346
3. EASEMENT IN GROSS No 713593566 26/11/2010 at 12:59 BURDENING THE LAND NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY OVER EASEMENT B ON SP230346
4. MORTGAGE No 718112834 27/06/2017 at 11:31 COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Date: 24/07/2022

Dear Sir/Madam,

Thank you for your enquiry and below is the account balance(s) of your portfolio as of close of business on: 30/06/2021

AGL ENERGY LIMITED

AGL ORDINARY FULLY PAID SHARES

Name	Share Type	Register	Quantity
FLEMING SUPER PTY LTD <FLEMING SUPER FUND> X*****3164	CHESS Sponsored	NSW	250
		Total	250

250 x 8.2 = \$2050

Sincerely,
Computershare

Only Computershare managed holdings are listed.

Date: 24/07/2022

Dear Sir/Madam,

Thank you for your enquiry and below is the account balance(s) of your portfolio as of close of business on: 30/06/2021

COLES GROUP LIMITED

COL FULLY PAID ORDINARY SHARES

Name	Share Type	Register	Quantity
FLEMING SUPER PTY LTD <FLEMING SUPER FUND> X*****3164	CHESS Sponsored	VIC	252
Total			252

252 X 17.09=\$4306.68

Sincerely,

Computershare

Only Computershare managed holdings are listed.



A2

Investor Centre

Balance History

Currency Australian Dollar

View: There are no holdings for the current user

Balance as at date (dd/mm/yyyy) 30/06/2021

Displaying Balance History as at **30 Jun 2021**

HIN/SRN EMP ID	Security Code	Closing Price (AUD)	Total Balance	Tradeable Balance	Total Value (AUD)
X*****3164	CBA	99.87	480	480	47,937.60

Viewing 1 - 1 of 1

Total Value: \$ 47,937.60

Ask us now ^



A2

Investor Centre

Balance History

Currency Australian Dollar

View: There are no holdings for the current user

Balance as at date (dd/mm/yyyy) 30/06/2021

Displaying Balance History as at **30 Jun 2021**

HIN/SRN EMP ID	Security Code	Closing Price (AUD)	Total Balance	Tradeable Balance	Total Value (AUD)
X*****3164	MQG	156.43	72	72	11,262.96

Viewing 1 - 1 of 1
Total Value: \$ 11,262.96

Ask us now ^

Date: 24/07/2022

Dear Sir/Madam,

Thank you for your enquiry and below is the account balance(s) of your portfolio as of close of business on: 30/06/2021

MEDIBANK PRIVATE LIMITED**MPL ORDINARY FULLY PAID SHARES**

Name	Share Type	Register	Quantity
FLEMING SUPER PTY LTD <FLEMING SUPER FUND> X*****3164	CHESS Sponsored	VIC	3125
		Total	3125

3125 X 3.16=\$9875

Sincerely,

Computershare

Only Computershare managed holdings are listed.

Date: 24/07/2022

Dear Sir/Madam,

Thank you for your enquiry and below is the account balance(s) of your portfolio as of close of business on: 30/06/2021

WESFARMERS LIMITED

WES ORDINARY FULLY PAID SHARES

Name	Share Type	Register	Quantity
FLEMING SUPER PTY LTD <FLEMING SUPER FUND> X*****3164	CHESS Sponsored	WA	252
		Total	252

252 X 59.1=\$14893.2

Sincerely,

Computershare

Only Computershare managed holdings are listed.



A2

Investor Centre

Balance History

Currency Australian Dollar

View: There are no holdings for the current user

Balance as at date (dd/mm/yyyy) 30/06/2021

Displaying Balance History as at **30 Jun 2021**

HIN/SRN EMP ID	Security Code	Closing Price (AUD)	Total Balance	Tradeable Balance	Total Value (AUD)
X*****3164	WBC	25.81	987	987	25,474.47

Viewing 1 - 1 of 1

Total Value: \$ 25,474.47

Ask us now ^

Date: 24/07/2022

Dear Sir/Madam,

Thank you for your enquiry and below is the account balance(s) of your portfolio as of close of business on: 30/06/2021

WOODSIDE ENERGY GROUP LTD
WDS ORDINARY FULLY PAID SHARES

Name	Share Type	Register	Quantity
FLEMING SUPER PTY LTD <FLEMING SUPER FUND> X*****3164	CHESS Sponsored	WA	145
Total			145

145 X 22.21=\$3220.45

Sincerely,
Computershare

Only Computershare managed holdings are listed.

Date: 24/07/2022

Dear Sir/Madam,

Thank you for your enquiry and below is the account balance(s) of your portfolio as of close of business on: 30/06/2021

SYDNEY AIRPORT
SYDFP FULLY PAID Unlisted

Name	Share Type	Register	Quantity
FLEMING SUPER PTY LTD <FLEMING SUPER FUND> X*****3164	CHESS Sponsored	VIC	550 Unlisted
Total			550

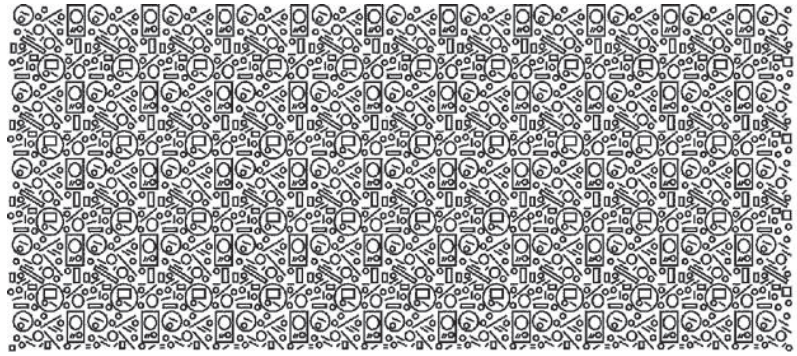
550 X 5.79=\$3184.50

Sincerely,
Computershare

Only Computershare managed holdings are listed.

Account Number

06 4466 10301464 ✓



Date	Transaction	Debit	Credit	Balance
18 Jun	Transfer to CBA A/c NetBank Initiative	275.00		\$9,271.87 CR ✓
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2021 is \$3.69			
01 Jul	Credit Interest		0.10	\$9,271.97 CR
01 Jul	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,380.76	\$10,652.73 CR
01 Jul	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$10,617.73 CR
01 Jul	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$9,293.28 CR
10 Jul	Transfer From PAUL FLEMING from SMSF		750.00	\$10,043.28 CR
15 Jul	Transfer to CBA A/c NetBank to SMSF debt	5,000.00		\$5,043.28 CR
15 Jul	Direct Credit 010842 FLEMING PAUL KEN to SMSF		11,000.00	\$16,043.28 CR
23 Jul	Transfer To Paul Suncorp RockExp NetBank ASIC fees	138.00		\$15,905.28 CR
01 Aug	Credit Interest		0.44	\$15,905.72 CR
01 Aug	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$15,870.72 CR
01 Aug	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$14,546.27 CR
02 Aug	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,840.75	\$16,387.02 CR
13 Aug	UNITYWATER NetBank BPAY 130393 0998320881 Webster water	287.84		\$16,099.18 CR
20 Aug	SUNSHINE COAST CNCL NetBank BPAY 18259 101314788 Webster rates	1,103.80		\$14,995.38 CR
01 Sep	Credit Interest		0.67	\$14,996.05 CR
01 Sep	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,061.70	\$16,057.75 CR
01 Sep	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$16,022.75 CR
01 Sep	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$14,698.30 CR
04 Sep	Transfer to CBA A/c NetBank to Webster debt	1,000.00		\$13,698.30 CR
06 Sep	Direct Credit 010842 FLEMING PAUL KEN to SMSF		11,000.00	\$24,698.30 CR
19 Sep	Transfer to CBA A/c NetBank to mortgage	1,000.00		\$23,698.30 CR



Statement 9 (Page 1 of 3)

Account Number 06 4466 10301464

Statement Period 21 Apr 2021 - 20 Oct 2021

Closing Balance \$9,331.71 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)

002

FLEMING SUPER FUND
 10 LAKE KAWANA BVD
 KAWANA WATERS QLD 4575

Direct Investment Account

If this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

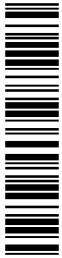
The Commonwealth Direct Investment Account is the preferred cash account for SMSF customers. Enjoy the convenience of managing your investments through NetBank and the CommBank app.

Name: FLEMING SUPER PTY LTD AS TRUSTEES FOR FLEMING SUPER FUND

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

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

Date	Transaction	Debit	Credit	Balance
21 Apr	2021 OPENING BALANCE			\$5,322.61 CR
01 May	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$5,287.61 CR
01 May	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$3,963.16 CR
04 May	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,727.30	\$5,690.46 CR
24 May	UNITYWATER NetBank BPAY 130393 0998320881 Webster water rate	344.65		\$5,345.81 CR
26 May	Transfer to CBA A/c NetBank I015286	2,865.50		\$2,480.31 CR
01 Jun	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,380.74	\$3,861.05 CR
01 Jun	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$3,826.05 CR
01 Jun	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$2,501.60 CR
10 Jun	Direct Credit 010842 FLEMING PAUL KEN To SMSF		17,500.00	\$20,001.60 CR
11 Jun	Transfer To Paul Suncorp Savings NetBank SMSF withdrawal	9,310.00		\$10,691.60 CR
16 Jun	TAX OFFICE PAYMENTS NetBank BPAY 75556 002009839240798121 ATO debt	1,144.73		\$9,546.87 CR



*# 10671.35845.1.3 ZZ258R3 0303SL.R3.S931.D293.OV06.00.34

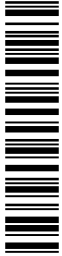
Date	Transaction	Debit	Credit	Balance
01 Apr	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$5,362.25 CR
01 Apr	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$4,037.80 CR
16 Apr	Direct Debit 000142 AIA AUSTRALIA . 66697165 18/04/21	2,715.19		\$1,322.61 CR
20 Apr	Direct Credit 010842 FLEMING PAUL KEN to SMSF		4,000.00	\$5,322.61 CR
20 Apr	2021 CLOSING BALANCE			\$5,322.61 CR

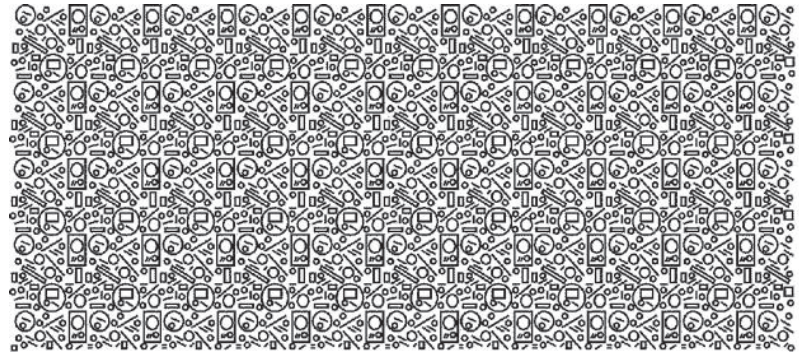
Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$5,156.71 CR		\$39,254.42		\$39,420.32		\$5,322.61 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
20 Apr	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.05%

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





Date	Transaction	Debit	Credit	Balance
29 Dec	Transfer From PAUL FLEMING CREDIT TO ACCOUNT		500.00	\$3,563.51 CR
01 Jan	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$3,528.51 CR
01 Jan	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$2,204.06 CR
06 Jan	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,606.30	\$3,810.36 CR
01 Feb	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,248.74	\$5,059.10 CR
01 Feb	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$5,024.10 CR
01 Feb	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$3,699.65 CR
15 Feb	SUNSHINE COAST CNCL NetBank BPAY 18259 101314788 Webster rates	1,057.95		\$2,641.70 CR
01 Mar	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,210.74	\$3,852.44 CR
01 Mar	TAX OFFICE PAYMENTS NetBank BPAY 75556 002009839240798121 2019 tax payment	2,895.55		\$956.89 CR
01 Mar	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$921.89 CR
01 Mar	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$402.56 DR
01 Mar	Loan Pymt Dishonour		1,324.45	\$921.89 CR
02 Mar	Transfer from NetBank To SMSF		1,000.00	\$1,921.89 CR
12 Mar	Transfer to CBA A/c NetBank SMSF mortgage	1,324.45		\$597.44 CR
16 Mar	UNITYWATER NetBank BPAY 130393 0998320881 Webster water	318.36		\$279.08 CR
22 Mar	Direct Credit 010842 FLEMING PAUL KEN to SMSF		5,000.00	\$5,279.08 CR
22 Mar	Transfer to CBA A/c NetBank to Webster debt	2,000.00		\$3,279.08 CR
22 Mar	Direct Credit 010842 FLEMING PAUL KEN to SMSF mortgage		15,000.00	\$18,279.08 CR
23 Mar	Transfer to CBA A/c NetBank to SMSF debt	15,000.00		\$3,279.08 CR
31 Mar	Transfer From PAUL FLEMING from Wpac SMSF		1,500.00	\$4,779.08 CR
01 Apr	Credit Interest		0.03	\$4,779.11 CR
01 Apr	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		618.14	\$5,397.25 CR



Statement 8 (Page 1 of 3)

Account Number 06 4466 10301464

Statement Period 21 Oct 2020 - 20 Apr 2021

Closing Balance \$5,322.61 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)

002

THE TRUSTEE
 PAUL FLEMING
 10 LAKE KAWANA BVD
 KAWANA WATERS QLD 4575

Direct Investment Account

If this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Your SMSF Commonwealth Direct Investment Account specifically designed for your Self Managed Super Fund can grow your savings while you plan your next investment. Earn a competitive rate of interest on balances over \$10,000. You can enjoy instant access to your money through ATMs, NetBank, EFTPOS, telephone banking and bank branches.

Name: FLEMING SUPER PTY LTD AS TRUSTEES FOR FLEMING SUPER FUND

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

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

Date	Transaction	Debit	Credit	Balance
21 Oct	2020 OPENING BALANCE			\$5,156.71 CR
01 Nov	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$5,121.71 CR
01 Nov	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$3,797.26 CR
02 Nov	Direct Credit 264884 REMITTER Transfer RE Agent		1,655.17	\$5,452.43 CR
01 Dec	Direct Credit 264884 Terry Hinds Real 25 Webster Rd Namb		1,756.75	\$7,209.18 CR
01 Dec	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$7,174.18 CR
01 Dec	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$5,849.73 CR
04 Dec	Transfer to xx9596 NetBank SMSF CBA shares	2,674.44		\$3,175.29 CR
11 Dec	UNITYWATER NetBank BPAY 130393 0998320881 Webster water	349.13		\$2,826.16 CR
14 Dec	Transfer to CBA A/c NetBank Initiative	2,762.65		\$63.51 CR
15 Dec	Transfer from NetBank Personal contribut		3,000.00	\$3,063.51 CR



8181.31305.1.2 ZZ258R3 0303 SL_R3 S931.D1110.O V06.00.31

Account Number

06 4466 10301464

Date	Transaction	Debit	Credit	Balance
10 Jul	Wdl Branch MAROOCHYDORE	198,030.00		\$16,382.30 CR
12 Jul	Transfer to CBA A/c NetBank To Webster debt	10,000.00		\$6,382.30 CR
15 Jul	ASIC NetBank BPAY 17301 2296124715204 ASIC	54.00		\$6,328.30 CR
01 Aug	Credit Interest		3.66	\$6,331.96 CR
01 Aug	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$6,296.96 CR
01 Aug	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$4,972.51 CR
03 Aug	Direct Credit 264884 REMITTER Transfer RE Agent		1,107.75	\$6,080.26 CR
23 Aug	ORIGIN ENERGY NetBank BPAY 130112 400030270716 Landmark hot water	53.76		\$6,026.50 CR
28 Aug	Transfer to xx0392 NetBank Webster rates	1,022.95		\$5,003.55 CR
01 Sep	Direct Credit 264884 REMITTER Transfer RE Agent		1,389.10	\$6,392.65 CR
01 Sep	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$6,357.65 CR
01 Sep	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$5,033.20 CR
14 Sep	UNITYWATER NetBank BPAY 130393 0998320881 Webster water	295.12		\$4,738.08 CR
15 Sep	Direct Credit 015925 ENERGY - LANDMAR ERC refund		63.40	\$4,801.48 CR
01 Oct	Direct Credit 264884 REMITTER Transfer RE Agent		1,306.52	\$6,108.00 CR
01 Oct	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$6,073.00 CR
01 Oct	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$4,748.55 CR
03 Oct	Transfer From PAUL FLEMING From Westpac		1,250.00	\$5,998.55 CR
14 Oct	RACQ INSURANCE NetBank BPAY 6551 03095197542701 Webster Insurance	841.84		\$5,156.71 CR
20 Oct	2020 CLOSING BALANCE			\$5,156.71 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$2,845.04 CR		\$224,946.80		\$227,258.47		\$5,156.71 CR

Your Credit Interest Rate Summary

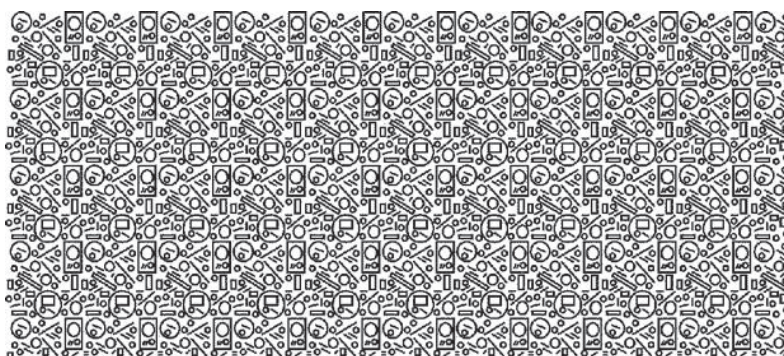
Date	Balance	Standard Credit Interest Rate (p.a.)
20 Oct	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.15%

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



Account Number

06 4466 10301464



Date	Transaction	Debit	Credit	Balance
20 May	Direct Credit 065481 Residential Tena 710058944 01500845		382.94	\$5,529.84 CR
22 May	Transfer from BRANTON PERRY CommBank app Rent		780.00	\$6,309.84 CR
23 May	Transfer to xx9596 NetBank Body corp search	91.31		\$6,218.53 CR
28 May	Transfer to other Bank NetBank Westpac SMSF accou	200.00		\$6,018.53 CR
30 May	Transfer to xx0392 NetBank Landmark repairs	15.11		\$6,003.42 CR
01 Jun	Direct Credit 264884 REMITTER Transfer RE Agent		1,975.40	\$7,978.82 CR
01 Jun	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$7,943.82 CR
01 Jun	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$6,619.37 CR
04 Jun	Transfer to CBA A/c NetBank Company details	275.00		\$6,344.37 CR
05 Jun	Transfer to other Bank NetBank Webster refund	300.00		\$6,044.37 CR
06 Jun	Transfer from BRANTON PERRY CommBank app Rent		740.00	\$6,784.37 CR
16 Jun	Transfer to xx9596 NetBank Comp withdrawal	3,500.00		\$3,284.37 CR
16 Jun	Transfer from NetBank Transfer to super		3,500.00	\$6,784.37 CR
18 Jun	UNITYWATER NetBank BPAY 130393 0998320881 Webster water	301.09		\$6,483.28 CR
18 Jun	Transfer from BRANTON PERRY CommBank app Rent		740.00	\$7,223.28 CR
20 Jun	ORIGIN ENERGY NetBank BPAY 130112 400030270716 Landmark hot water	124.92		\$7,098.36 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2020 is \$193.96			
01 Jul	Direct Credit 264884 REMITTER Transfer RE Agent		105.02	\$7,203.38 CR
01 Jul	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	35.00		\$7,168.38 CR
01 Jul	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064466 10296730	1,324.45		\$5,843.93 CR
06 Jul	Chq Dep Branch BRIBIE ISLAND FILES STIBBE		205,679.87	\$211,523.80 CR
06 Jul	Transfer from CBA NetBank 453 11 Mooloolaba		2,888.50	\$214,412.30 CR



Statement Period
30 April 2021 - 30 July 2021

A4

Westpac Cash Investment Account

Account Name

**FLEMING SUPER PTY LTD ATF
FLEMING SUPER FUND**

Customer ID

9400 2704 FLEMING SUPER PTY LTD

BSB

034-676

Account Number

498 166



Opening Balance	+ \$50.86
Total Credits	+ \$813.67
Total Debits	- \$750.00
Closing Balance	+ \$114.53

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$19999	Over \$19999 to \$49999	Over \$49999 to \$99999
14 Dec 2020	0.05 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$99999 to \$249999	Over \$249999 to \$499999	Over \$499999
14 Dec 2020	0.05 %	0.10 %	0.10 %

BONUS INTEREST RATES (PER ANNUM)

Effective Date	Portion of balance to \$9999	Portion of balance over \$9999 to \$19999	Portion of balance over \$19999 to \$49999	Portion of balance over \$49999 to \$99999
14 Dec 2020	0.30 %	0.30 %	0.30 %	0.30 %

Effective Date	Portion of balance over \$99999 to \$249999	Portion of balance over \$249999 to \$499999	Portion of balance over \$499999 to \$4999999	Portion of balance over \$4999999
14 Dec 2020	0.30 %	0.30 %	0.30 %	0.00 %

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/04/21	STATEMENT OPENING BALANCE			50.86
25/06/21	Deposit Dividend WBC Dividend 001260797131		572.46	623.32
02/07/21	Deposit Dividend Mqg Fnl Div 001261047838		241.20	864.52



TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
26/03/21	Deposit Dividend Coles Group Ltd Int21/01199388		83.16	506.59
26/03/21	Deposit Dividend Agl Payment Mar21/00898314		102.50	609.09
30/03/21	Deposit Dividend CBA Itm Div 001256334997		720.00	1,329.09
31/03/21	Interest Paid		0.01	1,329.10
31/03/21	Deposit Dividend Wesfarmers Ltd Int21/01129840		221.76	1,550.86
31/03/21	Withdrawal-Osko Payment 1943349 Paul Fleming from Wpac Smsf to CBA Smsf	1,500.00		50.86
30/04/21	CLOSING BALANCE			50.86

CONVENIENCE AT YOUR FINGERTIPS

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

TRANSACTION FEE SUMMARY

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

Fee(s) charged to account 034-676 49-8166

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

Total \$0.00


 Statement Period
 29 January 2021 - 30 April 2021

A4

Westpac Cash Investment Account

 Account Name
**FLEMING SUPER PTY LTD ATF
 FLEMING SUPER FUND**

 Customer ID
9400 2704 FLEMING SUPER PTY LTD

 BSB Account Number
034-676 498 166

Opening Balance	+ \$220.00
Total Credits	+ \$1,330.86
Total Debits	- \$1,500.00
Closing Balance	+ \$50.86

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$19999	Over \$19999 to \$49999	Over \$49999 to \$99999
14 Dec 2020	0.05 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$99999 to \$249999	Over \$249999 to \$499999	Over \$499999
14 Dec 2020	0.05 %	0.10 %	0.10 %

BONUS INTEREST RATES (PER ANNUM)

Effective Date	Portion of balance to \$9999	Portion of balance over \$9999 to \$19999	Portion of balance over \$19999 to \$49999	Portion of balance over \$49999 to \$99999
14 Dec 2020	0.30 %	0.30 %	0.30 %	0.30 %

Effective Date	Portion of balance over \$99999 to \$249999	Portion of balance over \$249999 to \$499999	Portion of balance over \$499999 to \$4999999	Portion of balance over \$4999999
14 Dec 2020	0.30 %	0.30 %	0.30 %	0.00 %

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/01/21	STATEMENT OPENING BALANCE			220.00
24/03/21	Deposit Dividend Woodside Fin20/00685488		22.18	242.18
25/03/21	Deposit Dividend Medibank Div Mar21/01004695		181.25	423.43



TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/10/20	STATEMENT OPENING BALANCE			316.81
30/11/20	Interest Paid		0.01	316.82
18/12/20	Deposit Dividend WBC Dividend 001254218131		305.97	622.79
22/12/20	Deposit Dividend Mqg Itm Div 001254443873		97.20	719.99
29/12/20	Withdrawal-Osko Payment 1208855 Paul Fleming To Smsf To Smsf	500.00		219.99
31/12/20	Interest Paid		0.01	220.00
29/01/21	CLOSING BALANCE			220.00

CONVENIENCE AT YOUR FINGERTIPS

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

TRANSACTION FEE SUMMARY

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

Fee(s) charged to account 034-676 49-8166

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

Total \$0.00



TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
24/09/20	Deposit Dividend Medibank Div Sep20/01008396		196.88	660.18
25/09/20	Deposit Dividend Agl Fnl Div 001251129733		127.50	787.68
29/09/20	Deposit Dividend Coles Group Ltd Fin20/01205178		69.30	856.98
30/09/20	Interest Paid		0.01	856.99
30/09/20	Deposit Dividend CBA Fnl Div 001249504790		470.40	1,327.39
01/10/20	Deposit Dividend Wesfarmers Ltd Fin20/01136705		239.40	1,566.79
05/10/20	Withdrawal-Osko Payment 1245292 Fleming Super Pty Ltd From Westpac To Smsf CBA 03 Oct 2020	1,250.00		316.79
30/10/20	Interest Paid		0.02	316.81
30/10/20	CLOSING BALANCE			316.81

CONVENIENCE AT YOUR FINGERTIPS

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

TRANSACTION FEE SUMMARY

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

Fee(s) charged to account 034-676 49-8166

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

Total \$0.00



Statement Period
31 July 2020 - 30 October 2020

A4

Westpac Cash Investment Account

Account Name
FLEMING SUPER PTY LTD ATF
FLEMING SUPER FUND

Customer ID
9400 2704 FLEMING SUPER PTY LTD

BSB Account Number
034-676 498 166

Opening Balance	+ \$310.15
Total Credits	+ \$1,256.66
Total Debits	- \$1,250.00
Closing Balance	+ \$316.81

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$19999	Over \$19999 to \$49999	Over \$49999 to \$99999
08 Apr 2020	0.05 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$99999 to \$249999	Over \$249999 to \$499999	Over \$499999
08 Apr 2020	0.05 %	0.25 %	0.25 %

BONUS INTEREST RATES (PER ANNUM)

Effective Date	Portion of balance to \$9999	Portion of balance over \$9999 to \$19999	Portion of balance over \$19999 to \$49999	Portion of balance over \$49999 to \$99999
08 Apr 2020	0.40 %	0.40 %	0.40 %	0.40 %

Effective Date	Portion of balance over \$99999 to \$249999	Portion of balance over \$249999 to \$499999	Portion of balance over \$499999 to \$4999999	Portion of balance over \$4999999
08 Apr 2020	0.40 %	0.40 %	0.40 %	0.00 %

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/07/20	STATEMENT OPENING BALANCE			310.15
31/08/20	Interest Paid		0.01	310.16
15/09/20	Deposit Syd Premium Pymt Aup20/00868928		100.58	410.74
18/09/20	Deposit Dividend Woodside Int20/00686924		52.56	463.30



TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
11/06/20	Payment By Authority To Westpac Securit Westpac Securities	150.00		180.53
30/06/20	Interest Paid		0.01	180.54
03/07/20	Deposit Dividend Mqg Dividend S00116898161		129.60	310.14
31/07/20	Interest Paid		0.01	310.15
31/07/20	CLOSING BALANCE			310.15

CONVENIENCE AT YOUR FINGERTIPS

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

TRANSACTION FEE SUMMARY

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

Fee(s) charged to account 034-676 49-8166

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

Total \$0.00

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

For account: 4676/498166

Total interest credited

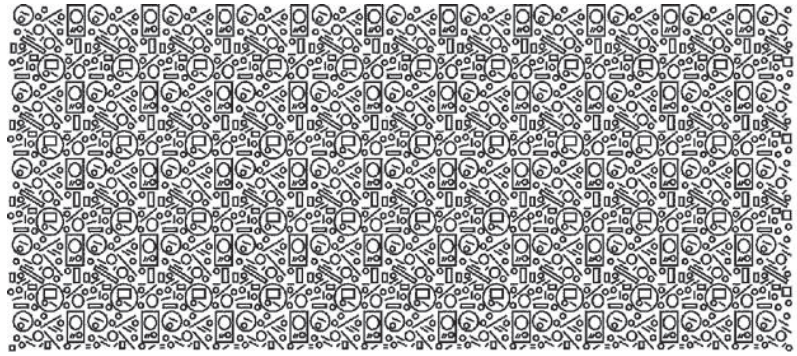
\$4.91

These details are provided for your records and taxation purposes

2980		Borrowing Costs		2980		
Client Name: Fleming Super Fund		Preparer: Lizl		Date: 29-Jan-21		
Client ABN: 0		Reviewer: Kim		Date: 00-Jan-00		
Year Ending: 30 June 2021		GO TO INDEX				
Borrowing Cost Summary						
Prior year Carried Forward Borrowing Costs balance	\$ 940.71	Instructions: 1) Ensure the current year is showing in cell B4 (from the Home Page).				
add Current Year Borrowing Costs	\$ -	2) For each loan, enter the a) period; b) date incurred; and c) borrowing costs amount.				
less Write off of Borrowing Costs (amount expensed)	\$ 649.07	NB: A) If you enter ALL (prior-year and current-year) loans below, this spreadsheet will calculate the prior-year expense and carried-forward balance. However, if for any reason your prior-year accounts amounts were different, simply enter each amount into the prior-year expense cells (i.e. replace the formula) in column H as needed.				
= Borrowing Costs Carried Forward to next year	\$ 291.64	B) When a loan schedule has finished/expired, delete it from this workpaper.				
<i>For more information about borrowing costs, see this ATO website:</i> www.ato.gov.au/General/Property/In-detail/Rental-properties/Rental-properties--claiming-borrowing-expense						
(Prior-year and) Current Year Borrowing Cost Amortisation Schedules						
Loan Name/Description:		Registration Fee - Webster		Year	Expense	Balance
Loan Period (months):		60		2017	97.69	790.31
Date Incurred (i.e. start of loan period):		12/12/2016		2018	177.41	612.90
Borrowing Costs:		\$888.00		2019	177.41	435.49
Date loan repaid (ONLY if paid out early in this FY):				2020	177.89	257.60
				2021	177.41	80.20
				2022	80.20	-
				TOTAL	\$ 888.00	
		Borrowing expenses=177.41+429.55+42.14=\$649.07 ✓				
		Borrowing costs=80.20+197.70+15.74=\$291.64 ✓				
Loan Name/Description:		Loan Establishment Fee - Webster		Year	Expense	Balance
Loan Period (months):		60		2017	233.00	1,917.00
Date Incurred (i.e. start of loan period):		15/12/2016		2018	429.53	1,487.47
Borrowing Costs:		\$2,150.00		2019	429.53	1,057.94
Date loan repaid (ONLY if paid out early in this FY):				2020	430.71	627.23
				2021	429.53	197.70
				2022	197.70	-
				TOTAL	\$ 2,150.00	
Loan Name/Description:		Valuation Fee - Webster		Year	Expense	Balance
Loan Period (months):		60		2017	28.52	182.40
Date Incurred (i.e. start of loan period):		27/10/2016		2018	42.14	140.27
Borrowing Costs:		\$210.92		2019	42.14	98.13
Date loan repaid (ONLY if paid out early in this FY):				2020	42.25	55.88
				2021	42.14	13.74
				2022	13.74	-
				TOTAL	\$ 210.92	
Loan Name/Description:				Year	Expense	Balance
Loan Period (months):					-	-
Date Incurred (i.e. start of loan period):					-	-
Borrowing Costs:					-	-
Date loan repaid (ONLY if paid out early in this FY):					-	-
					-	-
					-	-
				TOTAL	\$ -	
Loan Name/Description:				Year	Expense	Balance
Loan Period (months):					-	-
Date Incurred (i.e. start of loan period):					-	-
Borrowing Costs:					-	-
Date loan repaid (ONLY if paid out early in this FY):					-	-
					-	-
					-	-
				TOTAL	\$ -	
Loan Name/Description:				Year	Expense	Balance
Loan Period (months):					-	-
Date Incurred (i.e. start of loan period):					-	-
Borrowing Costs:					-	-
Date loan repaid (ONLY if paid out early in this FY):					-	-
					-	-
					-	-
				TOTAL	\$ -	

Account Number

06 4466 10296730 ✓



Borrowers

**FLEMING SUPER PTY LTD AS TRUSTEES FOR
FLEMING SUPER FUND**

Date	Transaction	Debit	Credit	Balance
01 Apr	2021 OPENING BALANCE			\$109,867.06 DR
01 Apr	Rpymt/Pymt from 064466 10301464		35.00	\$109,832.06 DR
01 Apr	Rpymt/Pymt from 064466 10301464		1,324.45	\$108,507.61 DR
01 Apr	Debit Interest	426.00		\$108,933.61 DR
01 Apr	Product Maintenance fee	25.00		\$108,958.61 DR
01 Apr	Loan Service Fee	10.00		\$108,968.61 DR
01 May	Rpymt/Pymt from 064466 10301464		35.00	\$108,933.61 DR
01 May	Rpymt/Pymt from 064466 10301464		1,324.45	\$107,609.16 DR
01 May	Debit Interest	367.21		\$107,976.37 DR
01 May	Product Maintenance fee	25.00		\$108,001.37 DR
01 May	Loan Service Fee	10.00		\$108,011.37 DR
01 Jun	Rpymt/Pymt from 064466 10301464		35.00	\$107,976.37 DR
01 Jun	Rpymt/Pymt from 064466 10301464		1,324.45	\$106,651.92 DR
01 Jun	Debit Interest	376.12		\$107,028.04 DR
01 Jun	Product Maintenance fee	25.00		\$107,053.04 DR
01 Jun	Loan Service Fee	10.00		\$107,063.04 DR
30 Jun	2021 CLOSING BALANCE			\$107,063.04 DR ✓

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$109,867.06 DR		\$1,274.33		\$4,078.35		\$107,063.04 DR

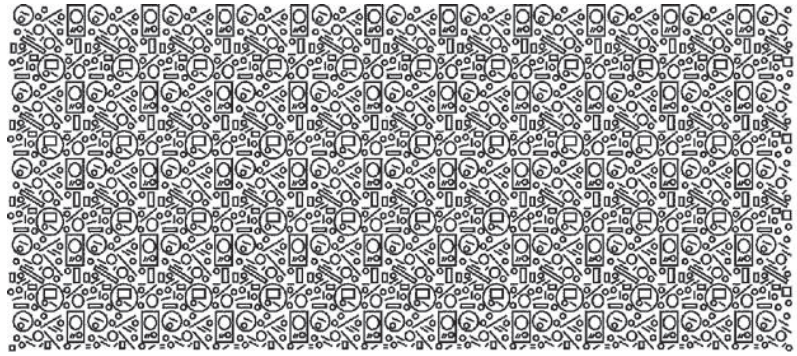
Your Debit Interest Rate Summary

Effective Date Interest Rate (p.a.)

01 Apr Your Interest Rate is 4.10%

Account Number

06 4466 10296730



Borrowers

FLEMING SUPER PTY LTD AS TRUSTEES FOR
FLEMING SUPER FUND

Date	Transaction	Debit	Credit	Balance			
01 Jan	2021 OPENING BALANCE			\$144,426.15 DR			
01 Jan	Rpymt/Pymt from 064466 10301464		35.00	\$144,391.15 DR			
01 Jan	Rpymt/Pymt from 064466 10301464		1,324.45	\$143,066.70 DR			
01 Jan	Debit Interest	513.93		\$143,580.63 DR			
01 Jan	Product Maintenance fee	25.00		\$143,605.63 DR			
01 Jan	Loan Service Fee	10.00		\$143,615.63 DR			
31 Jan	Repayment/Payment NetBank Personal contribut		15,000.00	\$128,615.63 DR			
01 Feb	Rpymt/Pymt from 064466 10301464		35.00	\$128,580.63 DR			
01 Feb	Rpymt/Pymt from 064466 10301464		1,324.45	\$127,256.18 DR			
01 Feb	Debit Interest	498.41		\$127,754.59 DR			
01 Feb	Product Maintenance fee	25.00		\$127,779.59 DR			
01 Feb	Loan Service Fee	10.00		\$127,789.59 DR			
01 Mar	Rpymt/Pymt from 064466 10301464		35.00	\$127,754.59 DR			
01 Mar	Rpymt/Pymt from 064466 10301464		1,324.45	\$126,430.14 DR			
01 Mar	Loan Pymt Dishonour	1,324.45		\$127,754.59 DR			
01 Mar	Debit Interest	401.92		\$128,156.51 DR			
01 Mar	Product Maintenance fee	25.00		\$128,181.51 DR			
01 Mar	Loan Service Fee	10.00		\$128,191.51 DR			
12 Mar	Repayment/Payment NetBank SMSF mortgage		1,324.45	\$126,867.06 DR			
22 Mar	Repayment/Payment NetBank to Webster debt		2,000.00	\$124,867.06 DR			
23 Mar	Repayment/Payment NetBank to SMSF debt		15,000.00	\$109,867.06 DR			
31 Mar	2021 CLOSING BALANCE			\$109,867.06 DR			
	Opening balance	-	Total debits	+	Total credits	=	Closing balance
	\$144,426.15 DR		\$2,843.71		\$37,402.80		\$109,867.06 DR

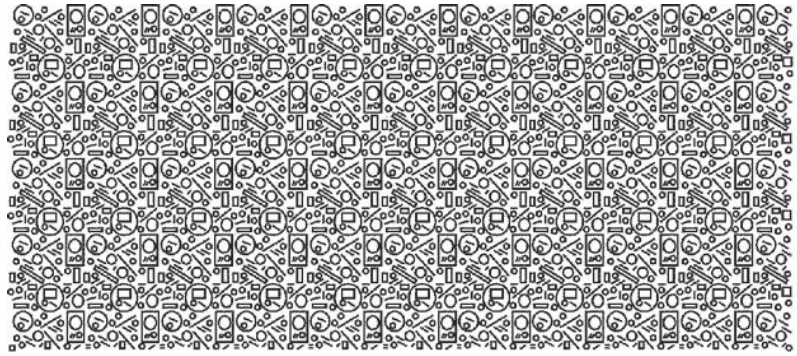
Your Debit Interest Rate Summary

Effective Date Interest Rate (p.a.)

01 Jan Your Interest Rate is 4.10%

Account Number

06 4466 10296730



Borrowers

FLEMING SUPER PTY LTD AS TRUSTEES FOR
FLEMING SUPER FUND

Date	Transaction	Debit	Credit	Balance
01 Oct	2020 OPENING BALANCE			\$183,645.12 DR
01 Oct	Repayment/Payment NetBank SMSF repayment		10,000.00	\$173,645.12 DR
01 Oct	Rpymt/Pymt from 064466 10301464		35.00	\$173,610.12 DR
01 Oct	Rpymt/Pymt from 064466 10301464		1,324.45	\$172,285.67 DR
01 Oct	Debit Interest	639.08		\$172,924.75 DR
01 Oct	Product Maintenance fee	25.00		\$172,949.75 DR
01 Oct	Loan Service Fee	10.00		\$172,959.75 DR
01 Nov	Repayment/Payment NetBank Owner draw		20,000.00	\$152,959.75 DR
01 Nov	Rpymt/Pymt from 064466 10301464		35.00	\$152,924.75 DR
01 Nov	Rpymt/Pymt from 064466 10301464		1,324.45	\$151,600.30 DR
01 Nov	Debit Interest	602.28		\$152,202.58 DR
01 Nov	Product Maintenance fee	25.00		\$152,227.58 DR
01 Nov	Loan Service Fee	10.00		\$152,237.58 DR
01 Dec	Rpymt/Pymt from 064466 10301464		35.00	\$152,202.58 DR
01 Dec	Rpymt/Pymt from 064466 10301464		1,324.45	\$150,878.13 DR
01 Dec	Debit Interest	513.02		\$151,391.15 DR
01 Dec	Product Maintenance fee	25.00		\$151,416.15 DR
01 Dec	Loan Service Fee	10.00		\$151,426.15 DR
15 Dec	Repayment/Payment NetBank Personal contribut		7,000.00	\$144,426.15 DR
31 Dec	2020 CLOSING BALANCE			\$144,426.15 DR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$183,645.12 DR		\$1,859.38		\$41,078.35		\$144,426.15 DR

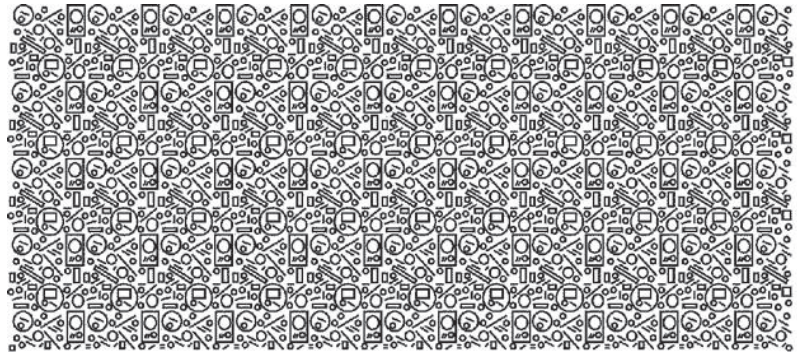
Your Debit Interest Rate Summary

Effective Date	Interest Rate (p.a.)
01 Oct	Your Interest Rate is 4.10%

839.1963.1.1 ZZ258R3 0303 SL_R3.S931.D341.OV06.00.31

Account Number

06 4466 10296730



Borrowers

FLEMING SUPER PTY LTD AS TRUSTEES FOR
FLEMING SUPER FUND

Date	Transaction	Debit	Credit	Balance
01 Jul	2020 OPENING BALANCE			\$215,455.43 DR
01 Jul	DEBIT INTEREST CHARGED on this account to June 30, 2020 is \$11,404.29			
01 Jul	Rpymt/Pymt from 064466 10301464		35.00	\$215,420.43 DR
01 Jul	Rpymt/Pymt from 064466 10301464		1,324.45	\$214,095.98 DR
01 Jul	Debit Interest	726.06		\$214,822.04 DR
01 Jul	Product Maintenance fee	25.00		\$214,847.04 DR
01 Jul	Loan Service Fee	10.00		\$214,857.04 DR
12 Jul	Repayment/Payment NetBank From SMSF cash		10,000.00	\$204,857.04 DR
01 Aug	Rpymt/Pymt from 064466 10301464		35.00	\$204,822.04 DR
01 Aug	Rpymt/Pymt from 064466 10301464		1,324.45	\$203,497.59 DR
01 Aug	Debit Interest	725.71		\$204,223.30 DR
01 Aug	Product Maintenance fee	25.00		\$204,248.30 DR
01 Aug	Loan Service Fee	10.00		\$204,258.30 DR
01 Sep	Rpymt/Pymt from 064466 10301464		35.00	\$204,223.30 DR
01 Sep	Rpymt/Pymt from 064466 10301464		1,324.45	\$202,898.85 DR
01 Sep	Debit Interest	711.27		\$203,610.12 DR
01 Sep	Product Maintenance fee	25.00		\$203,635.12 DR
01 Sep	Loan Service Fee	10.00		\$203,645.12 DR
09 Sep	Repayment/Payment 06 8903 DE from Suncorp		10,000.00	\$193,645.12 DR
11 Sep	Repayment/Payment NetBank To SMSF mortgage		10,000.00	\$183,645.12 DR
30 Sep	2020 CLOSING BALANCE			\$183,645.12 DR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$215,455.43 DR		\$2,268.04		\$34,078.35		\$183,645.12 DR

Your Debit Interest Rate Summary

Effective Date	Interest Rate (p.a.)
01 Jul	Your Interest Rate is 4.10%



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR FLEMING
SUPER FUND
ABN 96 680 125 931
TFN 983 924 079

Activity statement 004

Date generated	11/07/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

19 results found - from **11 July 2020** to **11 July 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
2 Aug 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20		\$0.00	\$0.00
1 Nov 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$673.00		\$673.00 DR
2 Nov 2020	2 Nov 2020	General interest charge			\$673.00 DR
15 Nov 2020	28 Oct 2020	Client initiated amended Activity Statement for the period ending 30 Sep 20 - PAYG Instalments		\$673.00	\$0.00
15 Nov 2020	2 Nov 2020	General interest charge			\$0.00
7 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20		\$0.00	\$0.00
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21		\$0.00	\$0.00
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21		\$0.00	\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	ATO ICA Balance
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$221.00		\$221.00 DR
1 Nov 2021	1 Nov 2021	General interest charge			\$221.00 DR
3 Nov 2021	2 Nov 2021	Payment received		\$221.00	\$0.00
3 Nov 2021	3 Nov 2021	General interest charge			\$0.00
22 Feb 2022	21 Feb 2022	Payment received		\$221.00	\$221.00 CR
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$221.00		\$0.00
7 Mar 2022	7 Mar 2022	General interest charge			\$0.00
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$221.00		\$221.00 DR
2 May 2022	2 May 2022	General interest charge			\$221.00 DR
24 May 2022	23 May 2022	Payment received		\$221.00	\$0.00
24 May 2022	24 May 2022	General interest charge			\$0.00



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR FLEMING
SUPER FUND
ABN 96 680 125 931
TFN 983 924 079

Income tax 002

Date generated	11/07/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

7 results found - from **11 July 2020** to **11 July 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
18 Dec 2020	31 Jul 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$2,895.55		\$2,895.55 DR
4 Jan 2021	4 Jan 2021	General interest charge			\$2,895.55 DR
3 Mar 2021	2 Mar 2021	Payment received		\$2,895.55	\$0.00
3 Mar 2021	3 Mar 2021	General interest charge			\$0.00
2 Jun 2021	1 Jun 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$1,144.73		\$1,144.73 DR
17 Jun 2021	16 Jun 2021	Payment received		\$1,144.73	\$0.00
17 Jun 2021	17 Jun 2021	General interest charge		-259 =\$885.73	\$0.00