

S & L Scherma Superannuation Fund Dividend Reconciliation Report

For The Period 01 July 2020 - 30 June 2021

Date	Net Payment Received	Australian Income				Foreign Income			Withheld		
		Unfranked	Franked	Franking Credits	Foreign Income	Foreign Credits	NZ Credits	TFN Withheld	Non-Resident	LIC Deduction	
Shares in Listed Companies (Australian)											
AMC.AX Amcor Limited											
23/09/2020	388.64	388.64									
15/12/2020	402.00	402.00	0.00	0.00	0.00						
16/03/2021	369.45	369.45	0.00	0.00	0.00						
15/06/2021	367.26	367.26	0.00	0.00	0.00						
	1,527.35	1,527.35	0.00	0.00	0.00						
ORA.AX Orora Limited - Ordinary Fully Paid											
12/10/2020	107.09	107.09	0.00	0.00	0.00						
01/04/2021	126.56	126.56	0.00	0.00	0.00						
	233.65	233.65	0.00	0.00	0.00						
RIO.AX Rio Tinto Limited											
17/09/2020	1,203.57	0.00	1,203.57	515.82							
15/04/2021	2,937.19	0.00	2,937.19	1,258.80					0.00		
	4,140.76	0.00	4,140.76	1,774.62					0.00		
SGR.AX The Star Entertainment Group Limited - Ordinary Fully Paid											
02/07/2020	197.61	0.00	197.61	84.69							

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S & L Scherma Superannuation Fund Dividend Reconciliation Report

For The Period 01 July 2020 - 30 June 2021

Date	Net Payment Received	Australian Income			Foreign Income			Withheld		
		Unfranked	Franked	Franking Credits	Foreign Income	Foreign Credits	NZ Credits	TFN Withheld	Non-Resident	LJC Deduction
	197.61	0.00	197.61	84.69						
TAH.AX Tabcorp Holdings Limited										
17/03/2021	182.10	0.00	182.10	78.04						
	182.10	0.00	182.10	78.04						
WBC.AX Westpac Banking Corporation										
18/12/2020	547.77	0.00	547.77	234.76						
25/06/2021	1,041.10	0.00	1,041.10	446.19						
	1,588.87	0.00	1,588.87	680.95						
WOW.AX Woolworths Limited										
06/10/2020	714.24	0.00	714.24	306.10						
14/04/2021	798.71	0.00	798.71	342.30						
	1,512.95	0.00	1,512.95	648.40						
	9,383.29	1,761.00	7,622.29	3,266.70						0.00

S & L Scherma Superannuation Fund Dividend Reconciliation Report

For The Period 01 July 2020 - 30 June 2021

Date	Net Payment Received	Australian Income			Foreign Income			Withheld		
		Unfranked	Franked	Franking Credits	Foreign Income	Foreign Credits	NZ Credits	TFN Withheld	Non-Resident	LIC Deduction
TOTAL	9,383.29	1,761.00	7,622.29	3,266.70						0.00

Tax Return Reconciliation

	Totals	Tax Return Label
Unfranked	1,761.00	J
Franked Dividends	7,622.29	K
Franking Credits	3,266.70	L



Update your information: 2-1

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

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

Enquiries: (within Australia) 1300 850 505 (within New Zealand) 0800 888 017 (outside Australia) +61 3 9415 4000

Securityholder Reference Number (SRN)

I 0011502881

ASX Code AMC Record Date 3 September 2020 Payment Date 23 September 2020 Direct Credit Reference No. 811275

032988 041 AMC



FILECO PTY LTD <S & L SCHERMA SUPER FUND A/C> C/- LOVELL & LIVINGSTONE PTY L TD PO BOX 806 OXFENFORD QLD 4210

SCHESSCI

Quarterly Dividend for the period ended 30 June 2020

Dear Shareholder,

The Directors of Amcor plc declared a quarterly dividend of 11.5 US cents per ordinary share for the period ended 30 June 2020, payable on 23 September 2020. For holders of CHESS Depository Interests (CDIs), the A\$ equivalent will be 16 cents per CDI. The payment is paid on shares held on the Record Date, 3 September 2020.

Table with 4 columns: Class Description, Amount per CDI, Number of CDIs, Gross Payment \$. Row 1: CDIs, A\$0.16, 2,429, \$388.64. Row 2: Net Payment, \$388.64.

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

Your Payment Instruction

NATIONAL AUSTRALIA BANK LTD BSB: 084-510 Account number: 627279340

Amount Deposited AUD\$388.64



RECEIVED
 15 JAN 2021
 BY: ...SCHESSI

Update your information: 2-2
 Online:
www.computershare.com.au/easyupdate/AMC

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

Enquiries:
 (within Australia) 1300 850 505
 (within New Zealand) 0800 888 017
 (outside Australia) +61 3 9415 4000

Securityholder Reference Number (SRN)
 I 0011502881

ASX Code AMC
 Record Date 24 November 2020
 Payment Date 15 December 2020
 Direct Credit Reference No. 811157

033023 041 AMC



FILECO PTY LTD
 <S & L SCHERMA SUPER FUND A/C>
 C/- LOVELL & LIVINGSTONE PTY L
 TD PO BOX 806
 OXFENFORD QLD 4210

Quarterly Dividend for the period ended 30 September 2020

Dear Shareholder,

The Directors of Amcor plc declared a quarterly dividend of 11.75 US cents per ordinary share for the period ended 30 September 2020, payable on 15 December 2020. For holders of CHESS Depository Interests (CDIs), the A\$ equivalent will be 16.55 cents per CDI. The payment is paid on shares held on the Record Date, 24 November 2020.

Class Description	Amount per CDI	Number of CDIs	Gross Payment \$
CDIs	A\$0.1655	2,429	\$402.00
Net Payment			\$402.00

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

Your Payment Instruction

NATIONAL AUSTRALIA BANK LTD
 BSB: 084-510 Account number: 627279340

Amount Deposited
AUD\$402.00



BY: SCHESCI

Update your information: 2-3

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

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

Enquiries: (within Australia) 1300 850 505 (within New Zealand) 0800 888 017 (outside Australia) +61 3 9415 4000

Securityholder Reference Number (SRN)

I 0011502881

ASX Code AMC Record Date 24 February 2021 Payment Date 16 March 2021 Direct Credit Reference No. 811041

034594 041 AMC



FILECO PTY LTD <S & L SCHERMA SUPER FUND A/C> C/- LOVELL & LIVINGSTONE PTY L TD PO BOX 806 OXFENFORD QLD 4210

Quarterly Dividend for the period ended 31 December 2020

Dear Shareholder,

The Directors of Amcor plc declared a quarterly dividend of 11.75 US cents per ordinary share for the period ended 31 December 2020, payable on 16 March 2021. For holders of CHESS Depository Interests (CDIs), the A\$ equivalent will be 15.21 cents per CDI. The payment is paid on shares held on the Record Date, 24 February 2021.

Table with 4 columns: Class Description, Amount per CDI, Number of CDIs, Gross Payment \$. Row 1: CDIs, A\$0.1521, 2,429, \$369.45. Row 2: Net Payment, \$369.45

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

Your Payment Instruction

NATIONAL AUSTRALIA BANK LTD BSB: 084-510 Account number: 627279340

Amount Deposited AUD\$369.45



SCHERMA

Update your information: 24

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

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



034536 041 AMC



FILECO PTY LTD <S & L SCHERMA SUPER FUND A/C> C/- LOVELL & LIVINGSTONE PTY L TD PO BOX 806 OXFENFORD QLD 4210

Enquiries: (within Australia) 1300 850 505 (within New Zealand) 0800 888 017 (outside Australia) +61 3 9415 4000

Securityholder Reference Number (SRN)

I 0011502881

ASX Code AMC Record Date 26 May 2021 Payment Date 15 June 2021 Direct Credit Reference No. 810891

Quarterly Dividend for the period ended 31 March 2021

Dear Shareholder,

The Directors of Amcor plc declared a quarterly dividend of 11.75 US cents per ordinary share for the period ended 31 March 2021, payable on 15 June 2021. For holders of CHESS Depository Interests (CDIs), the A\$ equivalent will be 15.12 cents per CDI. The payment is paid on shares held on the Record Date, 26 May 2021.

Table with 4 columns: Class Description, Amount per CDI, Number of CDIs, Gross Payment \$. Row 1: CDIs, A\$0.1512, 2,429, \$367.26. Row 2: Net Payment, \$367.26

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

Your Payment Instruction

NATIONAL AUSTRALIA BANK LTD BSB: 084-510 Account number: 627279340

Amount Deposited AUD\$367.26



Orora Limited
ABN 55 004 275 165

BY: SCHESS1

3-1

All Registry communications to:
C/- Link Market Services Limited
Locked Bag A14
Sydney South, NSW 1235, Australia
Telephone: (+61) 1800 207 622
ASX Code: ORA
Email: orora@linkmarketservices.com.au
Website: www.linkmarketservices.com.au



041 018548

FILECO PTY LTD
<S & L SCHERMA SUPER FUND A/C>
C/- LOVELL & LIVINGSTONE PTY L
TD PO BOX 806
OXENFORD QLD 4210

Key Details

Payment date: 12 October 2020
Record date: 8 September 2020
SRN/HIN: I40082308671
TFN/ABN RECEIVED AND RECORDED

Final dividend statement for the six months ended 30 June 2020

This dividend is 100% unfranked sourced from conduit foreign income.

Description	Dividend rate per share	Participating holding	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary shares	5.5 cents	1,947	\$107.09	\$0.00	\$107.09	\$0.00
Net dividend amount:					\$107.09	

PAYMENT INSTRUCTIONS

NATIONAL AUSTRALIA BANK

BSB: 084-510

ACC: ***9340 ACCOUNT NAME: S & L SCHERMA SUPER FUND**

PAYMENT REFERENCE NUMBER: 001252128953

The payment has been made to the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, payment will be made within 4 weeks.



For your convenience, you can update your details and communication preferences by visiting the Link Market Services Limited website at www.linkmarketservices.com.au. Please see overleaf for online login instructions.

Retain this statement to assist in preparing your tax return.



Orora Limited
ABN 55 004 275 165

RECEIVED
BY: SCHESSI

3.2
All Registry communications to:
C/- Link Market Services Limited
Locked Bag A14
Sydney South, NSW 1235, Australia
Telephone: (+61) 1800 207 622
ASX Code: ORA
Email: orora@linkmarketservices.com.au
Website: www.linkmarketservices.com.au



041 016234

FILECO PTY LTD
<S & L SCHERMA SUPER FUND A/C>
C/- LOVELL & LIVINGSTONE PTY L
TD PO BOX 806
OXENFORD QLD 4210

Key Details

Payment date: 1 April 2021
Record date: 4 March 2021
SRN/HIN: I*****8671

TFN/ABN RECEIVED AND RECORDED

Interim dividend statement for the six months ended 31 December 2020

This dividend is 100% unfranked sourced from conduit foreign income.

Description	Dividend rate per share	Participating holding	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary shares	6.5 cents	1,947	\$126.56	\$0.00	\$126.56	\$0.00
Net dividend amount:					\$126.56	

PAYMENT INSTRUCTIONS

NATIONAL AUSTRALIA BANK

BSB: 084-510

ACC: *****9340 ACCOUNT NAME: S & L SCHERMA SUPER FUND

PAYMENT REFERENCE NUMBER: 001258244630

The payment has been made to the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, payment will be made within 4 weeks.



For your convenience, you can update your details and communication preferences by visiting the Link Market Services Limited website at www.linkmarketservices.com.au. Please see overleaf for online login instructions.

Retain this statement to assist in preparing your tax return.

RioTinto

Rio Tinto Limited
ABN 96 004 458 404

ET: SCHERMA

Dividend Statement

4-1

Securityholder Reference Number	10030503996
Record Date	7 August 2020
Payable Date	17 September 2020
Half Year Ended	30 June 2020
Tax File Number	Quoted
Shareholding	556
AUD Dividend Rate Per Share	216.47 cents
AUD Franked Dividend Payable	\$1,203.57
AUD Unfranked Dividend Payable	\$0.00
AUD Franking Credits	\$515.82
AUD Tax Withheld	\$0.00
AUD Dividend Amount	\$1,203.57

Shareholder helpline number: 1800 813 292
 New Zealand holders: 0800 450 740
 International shareholders: +61 (3) 9415 4030
 www.investorcentre.com/rio
 Computershare Investor Services Pty Limited, GPO Box 2975, Melbourne, VIC 3001, Australia



005625 000 RIO
 FILECO PTY LTD
 <S & L SCHERMA SUPER FUND A/C>
 C/- LOVELL & LIVINGSTONE PTY L
 TD PO BOX 806
 OXFENFORD QLD 4210

Dividend reinvestment plan advice - Interim dividend for the half year ended 30 June 2020

Dear shareholder,

We have pleasure in advising that the 2020 interim dividend was declared on 29 July 2020 at the rate of 216.47 Australian cents per share (equivalent to 155.00 US cents). Shares have been purchased for you in accordance with your participation in the Rio Tinto Limited Dividend Reinvestment Plan.

The dividend is payable on ordinary shares registered in your name and entitled to participate as at the record date of 7 August 2020. For income tax purposes this dividend is fully franked (100 per cent) at the tax rate of 30 per cent.

Yours sincerely

Tim Paine
Joint Company Secretary

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

Transaction Type		Allocation Date			Price Per Share	
DRP		23/09/2020			\$100.510316	
Cash balance brought forward	Net amount of dividend	Reinvestment amount	Amount deducted for purchase	Number of shares purchased	Cash balance carried forward	
\$78.56	\$1,203.57	\$1,282.13	\$1,206.12	12	\$76.01	

NOTE: The closing balance shown below may not be the current holding balance if you have purchased or sold shares after the Ex Dividend Date, being 6 August 2020. Computershare Investor Services Pty Limited will not be liable for any losses incurred by any person who relies on the holding balances shown below without making their own adjustments for any further transactions.

Date	Transaction type	Transaction reference	Opening balance	Quantity on	Closing balance
23/09/2020	DRP	Allocation	556	12	568

Please retain this dividend statement for your records.

From April 2021 we are changing the way we pay cash dividends – See enclosed letter for more information.

Elect direct credit payment and electronic communications at Investor Centre, our free self-service website is available 24/7. Manage your shareholdings online, the easy way!

View any outstanding payments Change payment options Switch to ecommunications View your Shareholding Change your address Update your TFN

RioTinto

Rio Tinto Limited
ABN 96 004 458 404

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BY: SCHESGI

Dividend Statement

4-2

Securityholder Reference Number	10030503996
Record Date	5 March 2021
Payable Date	15 April 2021
Year Ended	31 December 2020
Tax File Number	Quoted

Shareholder helpline number: 1800 813 292
 New Zealand holders: 0800 450 740
 International shareholders: +61 (3) 9415 4030
 www.investorcentre.com/rio
 Computershare Investor Services Pty Limited, GPO Box 2975, Melbourne, VIC 3001 Australia

005452 000 RIO



FILECO PTY LTD
 <S & L SCHERMA SUPER FUND A/C>
 C/- LOVELL & LIVINGSTONE PTY L
 TD PO BOX 806
 OXFENFORD QLD 4210

Dividend reinvestment plan advice - Final and special dividends for the year ended 31 December 2020

Dear shareholder,

On 17 February 2021 Rio Tinto declared a 2020 final dividend of 397.48 Australian cents per share (equivalent to 309.00 US cents), and a special dividend of 119.63 Australian cents per share (equivalent to 93.00 US cents). Shares have been purchased for you in accordance with your participation in the Rio Tinto Limited Dividend Reinvestment Plan.

These dividends are payable on ordinary shares registered in your name and entitled to participate as at the record date of 5 March 2021. For income tax purposes these dividends are both fully franked (100 per cent) at the tax rate of 30 per cent.

Transaction Type	Allocation Date					Price per Share
DRP	26/04/2021					\$119.228948
Payment Type	AUD Dividend Rate Per Share	Shareholding	AUD Franked Dividend Payable	AUD Unfranked Dividend Payable	AUD Franking Credits	Gross Payment
Final	397.48 cents	568	\$2,257.69	\$0.00	\$967.58	\$2,257.69
Special	119.63 cents	568	\$679.50	\$0.00	\$291.21	\$679.50
AUD Tax Withheld						\$0.00
AUD Dividend Amount						\$2,937.19
Cash balance brought forward						\$76.01
Reinvestment amount						\$3,013.20
Amount deducted for purchase						\$2,980.72
Number of shares purchased						25
Cash balance carried forward						\$32.48

NOTE: The closing balance shown below may not be the current holding balance if you have purchased or sold shares after the Ex Dividend Date, being 4 March 2021. Computershare Investor Services Pty Limited will not be liable for any losses incurred by any person who relies on the holding balances shown below without making their own adjustments for any further transactions.

Date	Transaction type	Transaction reference	Opening balance	Quantity on	Closing balance
26/04/2021	DRP	Allocation	568	25	593

Please retain this dividend statement for your records.

Manage your holdings online: Register at www.investorcentre.com/rio

Select direct credit payment and electronic communications at Investor Centre, our free self-service website is available 24/7. Manage your shareholdings online, the easy way!

View any outstanding payments

Change payment options

Switch to ecommunications

View your Shareholding

Change your address

Update your TFN



THE STAR

ENTERTAINMENT GROUP LTD

54

The Star Entertainment Group Limited
ABN 85 149 629 023

All Registry communications to:

C/- Link Market Services Limited

Locked Bag A14

Sydney South NSW 1235 Australia

Telephone (within Australia): 1300 880 923

Telephone (outside Australia): +61 1300 880 923

ASX Code: SGR

Email: starentertainment@linkmarketservices.com.au

Website: www.linkmarketservices.com.au

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8 JUL 2020

074993-D-013033 - QLD UR 4210
FILECO PTY LTD
<S & L SCHERMA SUPER FUND A/C>
C/- LOVELL & LIVINGSTONE PTY L
TD PO BOX 806
OXENFORD QLD 4210

BY: SCHESS1

Dividend Reinvestment Plan (DRP) Participant's Statement

Allotment date: 2 July 2020

Record date: 26 February 2020

Reference number: 140072866772

TFN/ABN RECEIVED AND RECORDED

This statement relates to an interim dividend of 10.5 cents per share, payable on ordinary shares entitled to participate in the
DRP at the record date.

This dividend is 100% franked at the company tax rate of 30%.

Description of shares	Dividend per share	Participating Holding	Unfranked amount	Franked amount	Franking credit
Ordinary shares	10.5 cents	1,882	\$0.00	\$197.61	\$84.69
				Net amount:	\$197.61

Cash balance brought forward from your Plan account: \$1.30

Total amount available for reinvestment: \$198.91

This amount has been applied to 64 shares at \$3.10 per share: \$198.40

Cash balance carried forward in your Plan account: \$0.51

Number of ordinary shares participating in the DRP prior to allotment: 1,882

Number of ordinary shares not participating in the DRP: 0

Ordinary shares allotted this dividend: 64

Total holding of ordinary shares after the allotment
(excluding transactions since the record date): 1,946

ISSUER SPONSORED HOLDING STATEMENT

Date	Transaction type	Registry reference	Quantity on	Holding balance
2/07/2020	DRP	Opening balance		1,882
		Allotment	64	
		Closing balance		1,946

Note: The Participating Holding, Opening and Closing balances do not reflect any ex-dividend transactions registered after the ex-dividend date (25 February 2020) or any transactions registered after the record date (26 February 2020). Neither The Star Entertainment Group Limited nor Link Market Services Limited will be liable for any losses incurred by any person who relies on the holding shown without making their own adjustments for any transactions.

Taxation Statement: Individual Investors should disclose the net amount together with the franking credit as assessable income in their tax return. Please retain this statement for taxation purposes as a charge may be levied for a replacement.

Change of address: As you are an issuer sponsored holder (ie. your reference number begins with "I") please update your address via <https://investorcentre.linkmarketservices.com.au>.

For guidance on how to view / update your holding details via the share registry's website, please see overleaf.

RECEIVED
18 JAN 2021

BY: SCHESCI

Westpac Banking Corporation
ABN 33 007 457 141
www.westpac.com.au

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



041 / 041998
FILECO PTY LTD
<S & L SCHERMA SUPER FUND A/C>
C/- LOVELL & LIVINGSTONE PTY L
TD PO BOX 806
OXENFORD QLD 4210

Key details

Payment date: 18 December 2020
Record date: 12 November 2020
SRN/HIN: I00012293968
TFN/ABN status: RECEIVED AND RECORDED

Final dividend statement for the six months ended 30 September 2020
Dividend Reinvestment Plan (DRP) participant statement
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	1,767	31 cents	\$0.00	\$547.77	\$547.77	\$234.76
Net dividend amount					\$547.77	
***New Zealand Imputation Credit (NZIC)						NZ\$123.69
Cash balance brought forward from your plan account					\$10.52	
Amount available for reinvestment					\$558.29	
Cash reinvested has been applied to 28 shares at \$19.83 per share					\$555.24	
Cash balance carried forward in your plan account					\$3.05	

* 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.

DRP Transaction holding statement

Date	Transaction type	Increase	Decrease	Holding balance
12/11/2020	Opening balance			1,767
18/12/2020	Dividend plan allotment	28		
18/12/2020	Closing balance			1,795

Note: The 'Opening balance' recorded in the DRP holding statement above may not be the same as the 'participating holding' recorded in the top section of the DRP participant statement, where your participation in the DRP is 'partial'. The closing balance of ordinary shares excludes any trades or transfers since the record date. Neither Westpac Banking Corporation nor Link Market Services Limited will be liable for any losses incurred by any person who relies on the holdings shown without making their own adjustments for any transactions not included.

REGISTERED
BY: SCHERMA

7.2

Westpac Banking Corporation
ABN 33 007 457 141
www.westpac.com.au

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



041 / 039744
FILECO PTY LTD
<S & L SCHERMA SUPER FUND A/C>
C/- LOVELL & LIVINGSTONE PTY L
TD PO BOX 806
OXENFORD QLD 4210

Key details

Payment date: 25 June 2021
Record date: 14 May 2021
SRN/HIN: |*****3968
TFN/ABN status: RECEIVED AND RECORDED

Interim dividend statement for the six months ended 31 March 2021
Dividend Reinvestment Plan (DRP) participant statement

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

Description	Participating holding	Dividend rate per share ⁶	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary shares	1,795	58 cents	\$0.00	\$1,041.10	\$1,041.10	\$446.19
Net dividend amount					\$1,041.10	
***New Zealand Imputation Credit (NZIC)						NZ\$125.65
Cash balance brought forward from your plan account					\$3.05	
Amount available for reinvestment					\$1,044.15	
Cash reinvested has been applied to 40 shares at \$25.98 per share					\$1,039.20	
Cash balance carried forward in your plan account					\$4.95	

* 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.

DRP Transaction holding statement

Date	Transaction type	Increase	Decrease	Holding balance
14/05/2021	Opening balance			1,795
25/06/2021	Dividend plan allotment	40		
25/06/2021	Closing balance			1,835

Note: The 'Opening balance' recorded in the DRP holding statement above may not be the same as the 'participating holding' recorded in the top section of the DRP participant statement, where your participation in the DRP is 'partial'. The closing balance of ordinary shares excludes any trades or transfers since the record date. Neither Westpac Banking Corporation nor Link Market Services Limited will be liable for any losses incurred by any person who relies on the holdings shown without making their own adjustments for any transactions not included.

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

WOOLWORTHS GROUP

8.1

Woolworths Group Limited
ABN 88 000 014 675

All Registry communications to:
Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235
Telephone: +61 1300 368 664
ASX Code: WOW

Email: woolworths@linkmarketservices.com.au
Website: www.linkmarketservices.com.au



041 032651

FILECO PTY LTD
<S & L SCHERMA SUPER FUND A/C>
C/- LOVELL & LIVINGSTONE PTY L
TD PO BOX 806
OXENFORD QLD 4210

Key Details

Payment date: 6 October 2020
Record date: 2 September 2020
SRN/HIN: I00013073961
TFN/ABN Status: QUOTED

FY20 Final Dividend Statement

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

Description	Dividend rate per share	Participating holding	Unfranked amount	Franked amount	Total amount	Franking credit
Final Dividend	48 cents	1,488	\$0.00	\$714.24	\$714.24	\$306.10
Total dividend amount:					\$714.24	
DRP balance brought forward:					\$1.98	
Amount available for DRP:					\$716.22	
Allotment of ** 19 ** shares at \$36.9114 per share:					\$701.32	
DRP balance carried forward:					\$14.90	

DRP Shareholding balance after

Date	Transaction type	Increase	Decrease	Holding balance
2 September 2020	Opening Balance			1,488
6 October 2020	DRP Allotment	19		
6 October 2020	Closing Balance			1,507

Note: The Closing Balance of shares excludes any trades or transfers since the record date. Neither Woolworths Group Limited nor Link Market Services Limited will be liable for any losses incurred by any person who relies on the holdings shown without making their own adjustments for any transaction not included.

BE MORE SUSTAINABLE AND GO ELECTRONIC

Please consider receiving your shareholder communications electronically.

Change your communication preference to receive all dividend statements, notifications of company results announcements and special offers by email.

Call +61 1300 368 664 or go to investorcentre.linkmarketservices.com.au to provide your email address.

Retain this statement to assist in preparing your tax return.

82

WOOLWORTHS GROUP

RECEIVED
BY: SCHESSI

Woolworths Group Limited
ABN 88 000 014 675

All Registry communications to:
Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235
Telephone: +61 1300 368 664
ASX Code: WOW
Email: woolworths@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

041 035187

FILECO PTY LTD
<S & L SCHERMA SUPER FUND A/C>
C/- LOVELL & LIVINGSTONE PTY L
TD PO BOX 806
OXENFORD QLD 4210

Key Details	
Payment date:	14 April 2021
Record date:	5 March 2021
SRN/HIN:	I*****3961
TFN/ABN Status:	QUOTED

FY21 Interim Dividend Statement

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

Description	Dividend rate per share	Participating holding	Unfranked amount	Franked amount	Total amount	Franking credit
Interim Dividend	53 cents	1,507	\$0.00	\$798.71	\$798.71	\$342.30
Total dividend amount:					\$798.71	
DRP balance brought forward:					\$14.90	
Amount available for DRP:					\$813.61	
Allotment of ** 20 ** shares at \$39.1986 per share:					\$783.97	
DRP balance carried forward:					\$29.64	

DRP Shareholding balance after

Date	Transaction type	Increase	Decrease	Holding balance
5 March 2021	Opening Balance			1,507
14 April 2021	DRP Allotment	20		
14 April 2021	Closing Balance			1,527

Note: The Closing Balance of shares excludes any trades or transfers since the record date. Neither Woolworths Group Limited nor Link Market Services Limited will be liable for any losses incurred by any person who relies on the holdings shown without making their own adjustments for any transaction not included.

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Retain this statement to assist in preparing your tax return.

S & L Scherma Superannuation Fund
 2/11 Catherine Court, Labrador

	Inv Number	Rent	Cleaning	Property Agent Fees	Insurance	PP&S	R&M	Water	Capital	Net	Bankings
July 2020	48	2150		177.38	29.15	7.15	153.45			1790.02	
Aug	49	1720		141.9	7.15	7.15				1570.95	
Sept	1	2180		179.85	7.15	7.15	79			1914	
Oct	2	1740		143.55	7.15	7.15		1220		369.3	
Nov	3	1740		143.55	7.15	7.15	169.4	520.9		899	
Dec	4	2444.56		179.44	7.15	7.15				2257.97	
Jan-21	5	1740		143.55	7.15	7.15	504.5			1084.8	
Feb	6	1740		143.55	7.15	7.15	319			1270.3	
Mar	7	1740		143.55	7.15	7.15	99		762	728.3	
Apr	8	2175		179.44	7.15	7.15				1988.41	
May	9	2175		179.44	7.15	7.15	359.25			1629.16	
June	10	1959.02		165.55	81.71	7.15	556			1148.61	
		23503.58	0	0	1920.75	0	81.71	107.8	2239.6	520.9	1982
			0	0	0	0	0	0	0	16650.82	0

16-1 \$79 smoke alarm
 16-2 \$1220 painting
 16-3 \$360.57 plumbing, \$144 electrical
 \$99, \$220 16-8
 \$762 Oven 26.02.21 14-1
 16-4 \$120, \$239.25 16-6
 smoke alarm 16-7

9-1

9-2



Tax Invoice
ABN: 80 010 667 419
PO Box 181
Runaway Bay Qld 4216
T: 07 5539 7700
W: hillsea.rentals

Account name(s)

Fileco Pty Ltd
404/601 Glades Drive Bellevue
Robina QLD 4226

Account

SCHERMA

Statement from

1 Jul 2020

Statement to

31 Jul 2020

Statement number

48

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	2/11 Catherine Court, LABRADOR			
	Ms Patricia Williams; \$430.00 per week; Paid to: 5 Aug 2020 (\$336.94 in credit)			
	Rent 2 Jul 2020 to 5 Aug 2020 (Credit \$336.94)			
7 Jul	177807 * EOFY statement fee	\$22.00	\$2,150.00	\$2,150.00
14 Jul	177973 * 2/11 Catherine -Max Roofing INV 90151	\$153.45		\$2,128.00
				\$1,974.55
31 Jul	179742 * Management fee (Catherine Court, 11, 2)	\$177.38		\$1,797.17
	179743 * Administration Expense	\$7.15		\$1,790.02
	179744 Payment to owner (Fileco Pty Ltd) (S & L Scherma Superannuation Fund, National Australia Bank, 084-510 *****9340)	\$1,790.02		\$0.00
	Totals at end of period	\$2,150.00	\$2,150.00	\$0.00
	Total expenses on this tax invoice includes GST of \$16.78			
	Total expenses on attached tax invoices includes GST of \$15.95			

Smoke Alarm new legislation effective January 2022. Free quotes for upgrades to comply. Please ask us now if your property hasn't already been upgraded.

Your contact: PM5

Phone: 07 5539 7705

pm5@hillsea.com.au

* indicates taxable supply

9-3



Tax Invoice
ABN: 80 010 667 419
PO Box 191
Runaway Bay Qld 4216
T: 07 5539 7700
W: hillsea.rentals

Account name(s)

Fileco Pty Ltd
404/601 Glades Drive Bellevue
Robina QLD 4226

Account

SCHERMA

Statement from

31 Jul 2020

Statement to

1 Sep 2020

Statement number

49

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	2/11 Catherine Court, LABRADOR			
	Ms Patricia Williams: \$430.00 per week; Paid to: 2 Sep 2020 (\$336.94 in credit)			
	Rent 3 Aug 2020 to 2 Sep 2020 (Credit \$336.94)		\$1,720.00	\$1,720.00
1 Sep	183760 * Management fee (Catherine Court, 11, 2)	\$141.90		\$1,578.10
	183761 * Administration Expense	\$7.15		\$1,570.95
	183762 Payment to owner (Fileco Pty Ltd) (S & L Scherma Superannuation Fund, National Australia Bank, 084-510 *****9340)	\$1,570.95		\$0.00
	Totals at end of period	\$1,720.00	\$1,720.00	\$0.00
	Total expenses on this tax invoice includes GST of \$13.55			

Smoke Alarm new legislation effective January 2022. Free quotes for upgrades to comply. Please ask us now if your property hasn't already been upgraded.

Your contact: PM5

Phone: 07 5539 7705

pm5@hillsea.com.au

* indicates taxable supply

9.4



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 GLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	1
Statement period	1 September 2020 - 1 October 2020
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$430.00 Weekly Paid to: 07/10/20 plus \$366.94 part payment

Balance Brought Forward \$0.00

Income

Ms Patricia Williams - RENT - 03/09/2020 to 07/10/2020 (part payment \$366.94) \$2,180.00

Total income: **\$2,180.00**
Includes GST of: **\$0.00**

Expenses

11/09/20 - Be Legal Annual Smoke Alarm Service \$79.00

27/09/20 - Sundry Fee EOM (27/09/2020) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD) \$7.15

01/10/20 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD) \$179.85

Total expenses: **\$266.00**
Includes GST of: **\$24.18**

Payments to owner

01/10/20 \$1,914.00

Total payments: Balance (\$0.00) + income (\$2,180.00) - expenses (\$266.00) - total held in trust (\$0.00) = **\$1,914.00**

9-5



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 GLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	2
Statement period	1 October 2020 - 2 November 2020
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$430.00 Weekly Paid to: 04/11/20 plus \$386.94 part payment

Balance Brought Forward		\$0.00
<hr/>		
Income		Credit
Ms Patricia Williams - RENT - 08/10/2020 to 04/11/2020 (part payment \$386.94)		\$1,740.00
	Total Income:	\$1,740.00
	Includes GST of:	\$0.00
<hr/>		
Expenses		Debit
13/10/20 - Painting INV 785		\$1,220.00
27/10/20 - Sundry Fee EOM (27/10/2020) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$7.15
02/11/20 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$143.55
	Total expenses:	\$1,370.70
	Includes GST of:	\$13.70
<hr/>		
Payments to owner		
02/11/20		\$369.30
<hr/>		
Total payments: Balance (\$0.00) + income (\$1,740.00) - expenses (\$1,370.70) - total held in trust (\$0.00) =		\$369.30

9-6



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 GLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	3
Statement period	2 November 2020 - 1 December 2020
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$435.00 Weekly Paid to: 02/12/20 plus \$395.51 part payment

Balance Brought Forward \$0.00

Income **Credit**

Ms Patricia Williams - RENT - 19/11/2020 to 02/12/2020 (part payment \$395.51) \$1,740.00

Total income: **\$1,740.00**
Includes GST of: **\$0.00**

Expenses **Debit**

18/11/20 - GCCC Water Rates \$520.90

25/11/20 - Gutter Clean INV 30189 \$169.40

27/11/20 - Sundry Fee EOM (27/11/2020) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD) \$7.15

01/12/20 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD) \$143.55

Total expenses: **\$841.00**
Includes GST of: **\$29.10**

Payments to owner

01/12/20 \$899.00

Total payments: Balance (\$0.00) + income (\$1,740.00) - expenses (\$841.00) - total held in trust (\$0.00) = **\$899.00**

9.7



Owner Statement

Tax Invoice

FILECO PTY LTD
 UNIT 404, 601 GLADES DRIVE BELLEVUE ST
 ROBINA QLD 4226

Account	2/11CATH
Statement number	4
Statement period	1 December 2020 - 4 January 2021
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$435.00 Weekly Paid to: 06/01/21 plus \$395.51 part payment

Balance Brought Forward		\$0.00
<hr/>		
Income		Credit
Ms Patricia Williams - RENT - 03/12/2020 to 06/01/2021 (part payment \$395.51)		\$2,175.00
02/12/20 - Ms Patricia Williams - Invoice - Invoice 585, 2/11 Catherine Crt Water Usage 4.8.2020 - 10.11.2020		\$269.56
	Total income:	\$2,444.56
	Includes GST of:	\$0.00
<hr/>		
Expenses		Debit
27/12/20 - Sundry Fee EOM (27/12/2020) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$7.15
04/01/21 - Rent Commisssion Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$179.44
	Total expenses:	\$186.59
	Includes GST of:	\$16.96
<hr/>		
Payments to owner		
04/01/21		\$2,257.97
Total payments: Balance (\$0.00) + income (\$2,444.56) - expenses (\$186.59) - total held in trust (\$0.00) =		\$2,257.97

9.8



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 GLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	5
Statement period	4 January 2021 - 1 February 2021
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$435.00 Weekly Paid to: 03/02/21 plus \$395.51 part payment

Balance Brought Forward		\$0.00
Income		
Ms Patricia Williams - RENT - 07/01/2021 to 03/02/2021 (part payment \$395.51)		\$1,740.00
	Total income:	\$1,740.00
	Includes GST of:	\$0.00
Expenses		
19/01/21 - Plumbing INV 5893		\$360.57
27/01/21 - Sundry Fee EOM (27/01/2021) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$7.15
27/01/21 - Electrical INV 53213		\$144.00
01/02/21 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$143.55
	Total expenses:	\$655.27
	Includes GST of:	\$59.57
Payments to owner		
01/02/21		\$1,084.73
Total payments: Balance (\$0.00) + income (\$1,740.00) - expenses (\$655.27) - total held in trust (\$0.00) =		\$1,084.73

9-9



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 GLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	6
Statement period	1 February 2021 - 1 March 2021
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$435.00 Weekly Paid to: 03/03/21 plus \$395.51 part payment

Balance Brought Forward \$0.00

Income	Credit
Ms Patricia Williams - RENT - 04/02/2021 to 03/03/2021 (part payment \$395.51)	\$1,740.00
Total Income:	\$1,740.00
Includes GST of:	\$0.00

Expenses	Debit
08/02/21 - Yard Maintenance INV 4520	\$220.00
26/02/21 - Maintenance INV 1803	\$99.00
27/02/21 - Sundry Fee EOM (27/02/2021) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)	\$7.15
01/03/21 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)	\$143.55
Total expenses:	\$469.70
Includes GST of:	\$42.70

Payments to owner	
01/03/21	\$1,270.30
Total payments: Balance (\$0.00) + income (\$1,740.00) - expenses (\$469.70) - total held in trust (\$0.00) =	
	\$1,270.30

9-10



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 GLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	7
Statement period	1 March 2021 - 1 April 2021
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$435.00 Weekly Paid to: 31/03/21 plus \$395.51 part payment

Balance Brought Forward		\$0.00
Income		
		Credit
Ms Patricia Williams - RENT - 04/03/2021 to 31/03/2021 (part payment \$395.51)		\$1,740.00
	Total income:	\$1,740.00
	Includes GST of:	\$0.00
Expenses		
		Debit
02/03/21 - Electrical INV 53511		\$762.00
27/03/21 - Sundry Fee EOM (27/03/2021) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$7.15
31/03/21 - Maintenance INV 4225		\$99.00
01/04/21 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$143.55
	Total expenses:	\$1,011.70
	Includes GST of:	\$91.97
Payments to owner		
01/04/21		\$728.30
Total payments: Balance (\$0.00) + income (\$1,740.00) - expenses (\$1,011.70) - total held in trust (\$0.00) =		\$728.30

9-11



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 GLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	8
Statement period	1 April 2021 - 30 April 2021
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$435.00 Weekly Paid to: 05/05/21 plus \$395.51 part payment

Balance Brought Forward \$0.00

Income Credit

Ms Patricia Williams - RENT - 01/04/2021 to 05/05/2021 (part payment \$395.51)	\$2,175.00
Total income:	\$2,175.00
includes GST of:	\$0.00

Expenses Debit

27/04/21 - Sundry Fee EOM (27/04/2021) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)	\$7.15
30/04/21 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)	\$179.44
Total expenses:	\$186.59
includes GST of:	\$16.96

Payments to owner

30/04/21	\$1,988.41
----------	------------

Total payments: Balance (\$0.00) + Income (\$2,175.00) - expenses (\$186.59) - total held in trust (\$0.00) = **\$1,988.41**

9.12



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 CLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	9
Statement period	30 April 2021 - 1 June 2021
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$435.00 Weekly Paid to: 09/06/21 plus \$395.51 part payment

Balance Brought Forward		\$0.00
<hr/>		
Income		Credit
Ms Patricia Williams - RENT - 06/05/2021 to 09/06/2021 (part payment \$395.51)		\$2,175.00
	Total income:	\$2,175.00
	Includes GST of:	\$0.00
<hr/>		
Expenses		Debit
07/05/21 - Maintenance INV 3751		\$120.00
27/05/21 - Sundry Fee EOM (27/05/2021) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$7.15
31/05/21 - Maintenance INV 31281		\$239.25
01/06/21 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD)		\$179.44
	Total expenses:	\$545.84
	Includes GST of:	\$38.71
<hr/>		
Payments to owner		
01/06/21		\$1,629.16
Total payments: Balance (\$0.00) + Income (\$2,175.00) - expenses (\$545.84) - total held in trust (\$0.00) =		\$1,629.16

9.113



Owner Statement

Tax Invoice

FILECO PTY LTD
UNIT 404, 601 GLADES DRIVE BELLEVUE ST
ROBINA QLD 4226

Account	2/11CATH
Statement number	10
Statement period	1 June 2021 - 1 July 2021
For property	Unit 2 / 11 Catherine Ct, Labrador QLD
Current Tenancy	Ms Patricia Williams Rent: \$435.00 Weekly Paid to: 07/07/21 plus \$395.51 part payment

Balance Brought Forward \$0.00

Income **Credit**

Ms Patricia Williams - RENT - 10/06/2021 to 07/07/2021 (part payment \$395.51) \$1,740.00

17/06/21 - Ms Patricia Williams - Invoice - Invoice 1754, 2/11 Catherine Cr Water Usage 12.02.2021 - 11.05.2021 \$219.02

Total income: **\$1,959.02**
Includes GST of: **\$0.00**

Expenses **Debit**

09/06/21 - Smoke Alarm Upgrade INV 16696 \$556.00

23/06/21 - Insurance INV 17509 \$81.71

27/06/21 - Sundry Fee EOM (27/06/2021) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD) \$7.15

30/06/21 - End of Financial Year Statement Fee (30/06/2021) to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD) \$22.00

01/07/21 - Rent Commission Fee to Agent (2/11CATH - Unit 2 / 11 Catherine Ct, Labrador QLD) \$143.55

Total expenses: **\$810.41**
Includes GST of: **\$73.68**

Payments to owner

01/07/21 \$1,148.61

Total payments: Balance (\$0.00) + Income (\$1,959.02) - expenses (\$810.41) - total held in trust (\$0.00) =
\$1,148.61

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name Hillsea Pty Ltd T/as Hillsea Real Estate

Address Pm 5

1/241 Central Street

Labrador

1.2 Phone Mobile Email

(07) 5539 7700

QLD Postcode 4215

admin.pm@hillsea.com.au

Item 2 2.1 Tenant/s

Tenant 1 Full name/s Patricia Williams

Phone As provided Email As provided

Tenant 2 Full name/s

Phone Email

Tenant 3 Full name/s

Phone Email

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

Item 3 3.1 Agent If applicable. See clause 43

Full name/trading name Hillsea Real Estate Property Management

Address

1/241 Central Street

Labrador

3.2 Phone Mobile Email

(07) 5539 7705 +61411646563

QLD Postcode 4215

pm5@hillsea.com.au

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 admin.pm@hillsea.com.au Facsimile Yes No

4.2 Tenant/s Email Yes No admin.pm@hillsea.com.au Facsimile Yes No

4.3 Agent Email Yes No admin.pm@hillsea.com.au Facsimile Yes No

Item 5 5.1 Address of the rental premises

Unit 2, 11 Catherine CT

Labrador

QLD Postcode 4215

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

As per entry condition report.

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

6.2 Starting on 30 / 07 / 2020 6.3 Ending on 28 / 07 / 2021

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



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



Item 7 Rent \$ 435 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the Same day 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)
DEFT Payment Systems
 Details for direct credit
 BSB no. Bank/building society/credit union
 Account no. Account name
 Payment reference

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

Item 11 Rental bond amount \$ 1720 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
 Phone Yes No See special terms (page 8)

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	100%	Any other service stated in item 12.1 <small>See special terms (page 8)</small>	
Gas	100%		
Phone	100%		

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

Item 15 Number of persons allowed to reside at the premises 3 See clause 23

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

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

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

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

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

Electrical repairs	Emerlite Electrical Service	Phone	0418 752 578
Plumbing repairs	Totally Plumbing & Gas	Phone	0403 132 907
Other	Be Legal Property Compliance Services	Phone	0406 215 787

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

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

2 Terms of a general tenancy agreement

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

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

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

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report - s 65

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

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

6 Continuation of fixed term agreement - s 70

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

7 Costs apply to early ending of fixed term agreement

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

Division 3 Rent

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

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

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

Examples of an appropriate place -

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

9 Rent in advance - s 87

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

10 Rent increases - ss 91 and 93

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

11 Application to tribunal about excessive increase - s 92

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

12 Rent decreases - s 94

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

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

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

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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

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- (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.

In the event that the rent is paid by Direct Debit as above, and there are insufficient funds in your account to cover that payment, a dishonor fee of \$16.50 (including GST) will be charged to you. Those fees are subject to change at the discretion of Macquarie Bank. All dishonor fees will be paid to Hillsea Real Estate within 14 days of invoicing.

The tenant/s acknowledge that they have received a copy of the information statement 'Renting in Queensland' (Form 17a) together with a copy of the general tenancy agreement which includes the terms and conditions.

The tenant/s understand their rights and responsibilities and further acknowledge that they have been given the opportunity to read the agreement carefully before signing.

Names of Approved Occupants: MS Patricia Williams

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

Hillsea Real Estate

Signature



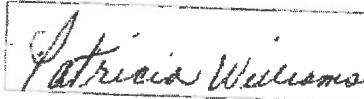
Date 24 11 2020

Signature of tenant 1

Print name

Patricia Williams

Signature



Date 30 11 2020

Signature of tenant 2

Print name

Signature

Date / /

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

INITIALS (Note: initials not required if signed with Electronic Signature)

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.

INITIALS (Note: initials not required if signed with Electronic Signature)

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.

INITIALS (Note: initials not required if signed with Electronic Signature)

S & L Scherma Superannuation Fund

104

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
25/03/2021	Simmons Livingstone		220.00	10-2	220.00 DR
23/04/2021	Simmons Livingstone		2,200.00	10-3	2,420.00 DR
			2,420.00		2,420.00 DR

Total Debits: 2,420.00

Total Credits: 0.00

10.2



Simmons Livingstone & Associates

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

Lola & Sebastian Scherma
Fileco Pty Ltd
404/601 Glades Drive
ROBINA QLD 4226

Tax Invoice
025709

Ref: SCHECSI
11 March, 2021

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

Please note that this invoice is now due.	GST: \$	200.00
	Amount Due: \$	220.00

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: SCHECSI Invoice: 025709 11 March, 2021 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature
Expiry	

Liability limited by a scheme approved under Professional Standards Legislation

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

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

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 22 March 2021

Recipient: S & L Scherma Superannuation Fund

Address: C/- PO Box 806 Oxenford QLD 4210

Description of Services

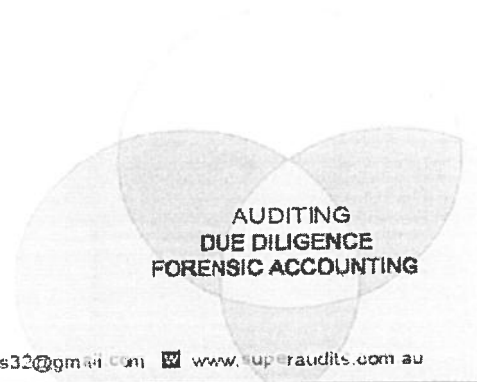
Statutory audit of the S & L Scherma Superannuation Fund for the financial year ending 30 June 2020.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

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





ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

FILECO PTY. LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXFENFORD QLD 4210

INVOICE STATEMENT

Issue date 09 Mar 21
FILECO PTY. LTD.

ACN 055 288 134
Account No. 22 055288134

Summary

Opening Balance	\$0.00
New items	\$273.00
Payments & credits	\$0.00
TOTAL DUE	\$273.00

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 09 May 21	\$273.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company 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
FILECO PTY. LTD.

ACN 055 288 134 Account No: 22 055288134



22 055288134

TOTAL DUE	\$273.00
Immediately	\$0.00
By 09 May 21	\$273.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2290552881349



*814 129 0002290552881349 64



12.2

Company: FILECO PTY. LTD. ACN 055 288 134

Company details

Date company registered 09-03-1992
 Company next review date 09-03-2022
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

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

Principal place of business

UNIT 404 , 601 GLADES DRIVE , ROBINA QLD 4226

Officeholders

SCHERMA, LOLA

Born 24-01-1957 at EGYPT

UNIT 404 , 601 GLADES DRIVE , ROBINA QLD 4226

Office(s) held: Director, appointed 09-03-1992
 Secretary, appointed 09-03-1992

SCHERMA, SEBASTIAN

Born 05-08-1956 at ITALY

UNIT 404 , 601 GLADES DRIVE , ROBINA QLD 4226

Office(s) held: Director, appointed 09-03-1992

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
A	A CLASS SHARES	196	98.00	0.00
E	E CLASS SHARES	1	1.00	0.00
ORD	ORDINARY SHARES	772	772.00	0.00

Members

SCHERMA , LOLA

UNIT 404 , 601 GLADES DRIVE , ROBINA QLD 4226

Share class	Total number held	Fully paid	Beneficially held
A	196	Yes	Yes
ORD	337	Yes	Yes

SCHERMA , ADRIAN BEAU

UNIT 404 , 601 GLADES DRIVE , ROBINA QLD 4226

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

SCHERMA , SEBASTIAN

UNIT 404 , 601 GLADES DRIVE , ROBINA QLD 4226

Share class	Total number held	Fully paid	Beneficially held
ORD	435	Yes	Yes

Document history

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

12.3

Received	Number	Form	Description	Status
13-02-2020	5EBL37749	484	CHANGE TO COMPANY DETAILS	Processed and imaged
13-02-2020	5EBL37750	484	CHANGE TO COMPANY DETAILS	Processed and imaged
17-02-2017	2E8842351	484	CHANGE TO COMPANY DETAILS	Processed and imaged

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S & L Scherma Superannuation Fund
Depreciation Schedule

For The Period 01 July 2020 - 30 June 2021

Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation ¹	Method	Rate	Depreciation			
				Disposals/ Decrease	Additions/ Increase				Calculated Depreciation ²	Posted Depreciation ³	Closing Written Down Value	
Fixtures and Fittings (at written down value) - Unfitted												
Carpet	14/12/2009	826.00	94.00		94.00	Low Value Pool	37.50 %	35.25	35.25	58.75		
Hot Water System	20/09/2012	1,141.70	513.00		513.00	Diminishing Value	12.50 %	64.13	64.13	448.87		
Stove Top - Hot Plate	29/01/2009	335.00	42.00		42.00	Low Value Pool	37.50 %	15.75	15.75	26.25		
		2,302.70	649.00		649.00					533.87		
Plant and Equipment (at written down value)												
Blinds	01/04/2021					Diminishing Value	20.00 %	204.74	204.74	3,901.26		
Oven	26/02/2021					Diminishing Value	20.00 %	52.19	52.19	709.81		
		2,302.70	649.00	4,868.00	1,933.65			256.93	372.06	4,611.07		
										5,144.94		

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

² Depreciation calculated as per depreciation method

³ Depreciation amounts posted to the ledger

13-1

13-2



PAID WITH MASTER CARD

LD#:LN921817
Windows: 6 Products: 6

380 Victoria Road,
MALAGA WA 6090

Phone:08 9249 0777
ABN: 51 009 093 038

ACCEPTANCE OF ORDER - INVOICE or FINANCE FORM

Dear Customer
Thank you for the opportunity to quote on Kresta products. When you wish to proceed with the order(s) please complete in full all applicable sections below:

Acceptance of Order

I, Lola Scherma of 2/11 Catharine Court, Labrador
accept this quotation as an order.

Order/Quote Number(s):
(can be found on the top right hand corner of the Tax Invoice/Quote)

SN276618 Date: 07/04/2021 Total Amount Including GST: 4,106 Deposit Paid at 04/06/2021: 2,053
Total Order Value Including GST: \$ 4,106 Cost Centre: 7199 - QLD Rep

To be completed if applying for finance:

Zip Payment

Deposit Enclosed: \$ _____
(Minimum 50% Deposit required)

*Finance Draw Down Amount: \$ _____

Office Use Only
Cash Receipt Number: _____
Date: _____

To be completed if NOT applying for finance

Total Order Value Including GST: \$4,106

Surcharge:
(1% for Visa/Mastercard) \$0.00

Deposit Enclosed:
(Minimum 50% Deposit required) \$0 + Surcharge(for credit card only)

Paid: \$4,106

**Balance Owing: \$0

Payment Options:

- By Phone: Visa, MasterCard, Zip.
- By Mail: Send Cheque, Money Order or Credit Card authorisation to our cost centre .
- In person: By Cheque, Money Order, Credit Card, EFTPOS, Cash or Zip at our cost centre .
- By Direct Bank Transfer: Bank: Commonwealth Bank® BSB: 066 000 Account Number: 1065 4760

B
PAY

Bill Code:318667
Ref:8392103290625007

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

®Registered to BPAY Pty Ltd ABN 69 079 137 518

Company Details: Kresta Blinds Payment Reference: LN921817
(Payment reference must be quoted)

The **Balance Owing on the order is due and payable within 7 days of being notified that the order is available for installation.

Booking for fitting or pick up of order can only be made after the order has been paid in full.
Title of these goods will not pass to the purchaser until full payment has been received. Goods will be held for a maximum of 3 months. Goods not collected or fitted within that time will remain the property of Kresta Blinds.
If the goods and services in relation to this order has been financed, I authorise Flexigroup (Finance) to pay Kresta Blinds the amount specified as the *Finance Draw Down amount.
I agree to abide by these terms and conditions.

Customers Signature: See A00 Date: 07/04/2021

Sales Consultants Name: Sam Powell Signature: _____ Email: SPowell@kresta.com.au

For payment by: Visa, MasterCard please complete below and return to cost centre .
Card Number: _____ Expiry Date: _____ Payment Reference: _____
Cardholder's Name: _____ Amount: \$ _____
Signature: _____ Date: _____

13-3



380 Victoria Road,
MALAGA WA 6000

Phone: 08 9248 0777
ABN: 51 089 093 038

LD#: LN921817

Windows: 6 Products: 6

ACCEPTANCE OF ORDER - INVOICE or FINANCE FORM

Dear Customer

Thank you for the opportunity to quote on Kresta products. When you wish to proceed with the order(s) please complete in full all applicable sections below:

Acceptance of Order

I, Lola Scherma of 2/2/11 Catherine Ct, Labrador

accept this quotation as an order.

Order/Quote Number(s):

(can be found on the top right hand corner of the Tax Invoice/Quote)

SN276618 Date: 29/03/2021 Total Amount Including GST: 4,106

Total Order Value Including GST: \$ 4,106 Cost Centre: 7111 - Biggera Waters

To be completed if applying for finance:

Humm Finance: (Flexigroup)

Deposit Enclosed: \$ _____
(Minimum 30% Deposit required)

*Finance Draw Down Amount: \$ _____
(This will be a maximum of 70% of the total order)

Zip Payment

Deposit Enclosed: \$ _____
(Minimum 50% Deposit required)

*Finance Draw Down Amount: \$ _____

Office Use Only

Cash Receipt Number: _____

Date: _____

To be completed if NOT applying for finance

Total Order Value Including GST: \$4,106

Surcharge: \$0.00
(1% for Visa/Mastercard)

Deposit Enclosed: \$2,053 + Surcharge
(Minimum 50% Deposit required)

Paid: \$0

**Balance Owing: \$2,053

Payment Options:

By Phone: Visa, MasterCard, Zip.

By Mail: Send Cheque, Money Order or Credit Card authorisation to our cost centre.

In person: By Cheque, Money Order, Credit Card, EFTPOS, Cash or Zip at our cost centre.

By Direct Bank Transfer: Bank: Commonwealth Bank® BSB: 066 000 Account Number: 1065 4760



Bill Code: 318667

Ref: 8392103290625007

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

©Registered to BPAY Pty Ltd ABN 69 079 137 518

Company Details: Kresta Blinds Payment Reference: LN921817 KQBW

(Payment reference must be quoted)

The **Balance Owing on the order is due and payable within 7 days of being notified that the order is available for installation.

Booking for fitting or pick up of order can only be made after the order has been paid in full.

Title of these goods will not pass to the purchaser until full payment has been received. Goods will be held for a maximum of 3 months. Goods not collected or fitted within that time will remain the property of Kresta Blinds.

If the goods and services in relation to this order has been financed, I authorise Flexigroup (Finance) to pay Kresta Blinds the amount specified as the *Finance Draw Down amount.

I agree to abide by these terms and conditions.

Customers Signature: Lola Date: 29/03/2021

Sales Consultants Name: Sam Powell Signature: _____ Email: SPowell@kresta.com.au

For payment by: Visa, MasterCard please complete below and return to cost centre.

Card Number: _____ Expiry Date: _____ Payment Reference: _____

Cardholder's Name: _____ Amount: \$ _____

Signature: _____ Date: _____



Kresta Blind Ltd
A.C.N. 009 059 038 Australia
ABN 51 009 059 038 Australia
Trading as Kresta

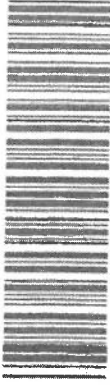
CONSULTANT'S	SITE REFERENCE	CUSTOMER NUMBER
Sam Powell (1000146)	7111	CN218764

Sales and Service: Call 133 096 (All Areas)

TAX INVOICE / QUOTE

LEAD NO.	LN921817
NO. OF ORDERS	1/1

CUSTOMER COPY



SN276618

BRANCH: 7111 - Biggerra Waters

STATE: QLD

QUOTE DATE: 29/03/2021

LEAD SOURCE: Phone

DELIVERY TO:

EXPIRY DATE: 12/04/2021

CHARGE TO: Lola Scherma ADDRESS: 2/2/11 Catherine Ct SUBURB: Labrador PHONE: (H): 0414294298 EMAIL: lola.scherma@gmail.com	DELIVER/FIT TO: Lola Scherma ADDRESS: 2/2/11 Catherine Ct SUBURB: Labrador PHONE: (H): 0414294298 EMAIL: lola.scherma@gmail.com	CM Fitter: CM Date: Installation Date: Installation Fitter: RECEIPT No.:
---	--	--

Line	Room	Product	Fabric	Colour	Louver Size	Hang Strip	Frame /Track Type	Shape	Mounting Method	Track Spacing	Light Block	Control Type	Sulle Type	Fitting Position	Fixing	RRP	Disc	Net Price	
1	Ground Floor Bedroom 2 #1	Shutter Framed	Alycore Plus PVC Shutters	001-Ultra White	89mm	N/A	L Frame SL-10	Standard	Hinged	N/A	N/A	Clear View	Beaded Rabbeted	OUT	Plaster	1,738	40%	1,043	
<i>Type:Standard, none to take down,Check Measure,Hinge mm-Matching Color, layout code:L.TRTT,panel qty:3,post position:,,,,left:Y,right:Y,top:Y,bottom:Y,center stile:N</i>																			
2	Ground Floor Bedroom 2 #2	Shutter Framed	Alycore Plus PVC Shutters	001-Ultra White	89mm	N/A	L Frame SL-10	Standard	Hinged	N/A	N/A	Clear View	Beaded Rabbeted	OUT	Plaster	1,359	40%	815	
<i>Type:Standard, none to take down,Check Measure,Hinge mm-Matching Color, layout code:L.TL.TT,panel qty:3,post position:,,,,left:Y,right:Y,top:Y,bottom:Y,center stile:N</i>																			
3	Ground Floor TV Room 1 #1	Shutter Framed	Alycore Plus PVC Shutters	001-Ultra White	89mm	N/A	L Frame SL-10	Standard	Hinged	N/A	N/A	Clear View	Beaded Rabbeted	OUT	Plaster	1,359	40%	815	
<i>Type:Standard, none to take down,Check Measure,Hinge mm-Matching Color, layout code:L.TRTT,panel qty:3,post position:,,,,left:Y,right:Y,top:Y,bottom:Y,center stile:N</i>																			
4	Ground Floor TV Room 1 #2	Shutter Framed	Alycore Plus PVC Shutters	001-Ultra White	89mm	N/A	L Frame SL-10	Standard	Hinged	N/A	N/A	Clear View	Beaded Rabbeted	OUT	Plaster	348	40%	209	
<i>Type:Standard, none to take down,Check Measure,Hinge mm-Matching Color, layout code:L.TRTT,panel qty:3,post position:,,,,left:Y,right:Y,top:Y,bottom:Y,center stile:N</i>																			
5	Ground Floor Master Bedroom #1	Shutter Framed	Alycore Plus PVC Shutters	001-Ultra White	89mm	N/A	L Frame SL-10	Standard	Hinged	N/A	N/A	Clear View	Beaded Rabbeted	OUT	Plaster	1,359	40%	815	
<i>Type:Standard, none to take down,Check Measure,Hinge mm-Matching Color, layout code:L.TRTT,panel qty:3,post position:,,,,left:Y,right:Y,top:Y,bottom:Y,center stile:N</i>																			
6	Ground Floor Ensuite #1	Shutter Framed	Alycore Plus PVC Shutters	001-Ultra White	89mm	N/A	L Frame SL-10	Standard	Hinged	N/A	N/A	Clear View	Beaded Rabbeted	OUT	Tile	513	40%	308	

134

Type: Standard, none to take down, \$35/Title Check Measure, hinge mm-Matching Color, layout code: L, panel qty: 1, post position: ..., left: Y, right: Y, top: Y, bottom: Y, center stile: N, Note: all due care is taken, but no responsibility accepted

For Customer/Rep Comment:

Shutters to be face fitted using L frame as Discussed so customer can remove flyscreens. Ultra white 89mm blades chosen. 10-12 weeks.
Note: None to take down - 6 Items

For Factory Comment:

For Fitter Comment:

SUB TOTAL	6,676
OTHER PRODUCT CHARGES	0
SUB TOTAL ALL PRODUCTS	6,676
PRODUCT DISCOUNT	2,671
FITTING (Incl Disc) Check Measure Fee: \$66	101
THIS ORDER TOTAL (Incl GST)	4,106
Contract Sub Total/All Pages GST Amount	3,733 373
CONTRACT TOTAL /ALL PAGES INCLUDING GST PRICE SUBJECT TO VARIATION FOLLOWING CHECK MEASURE	4,106
DEPOSIT REQUIRED (Plus Surcharge if Credit Card)	2,053

TOTAL WINDOWS THIS ORDER = 6 TOTAL WINDOWS ALL ORDERS = 6 TOTAL PRODUCTS THIS ORDER = 6 TOTAL PRODUCTS ALL ORDERS = 6 TOTAL NUMBER OF ALL ORDERS REMOVAL = 0
Item 1: Shutter Check Measure Fee \$11.00; Item 2: Shutter Check Measure Fee \$11.00; Item 3: Shutter Check Measure Fee \$11.00; Item 4: Shutter Check Measure Fee \$11.00; Item 5: Shutter Check Measure Fee \$11.00; Item 6: Title \$35.00; Shutter Check Measure Fee \$11.00;

13-5

13-6

PAYMENT SENT



Reference no. B5345926874


Amount **\$2,053.00**

To **Kresta**
Kresta blinds
BSB: 066-000 Acc: 10-654-760

When **Today, 1 Apr 2021**

Reference **KQTscherma**

Description **Kqtschermablinds**

Service **Osko** 
This should take less than a minute. If the payee's account can't receive Osko Payments, it'll take 1 to 2 business days to process.

15-1



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

S & L SCHERMA SUPER FUND,
404/601 GLADES DVE
ROBINA QLD 4226

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

Dear Policyholder,

Policy Number: 75391442
Life Insured: SCHERMA, MR SEBASTIAN
Policy Owner: S & L SCHERMA 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
LIFE COVER (NON SUPER)	\$1,433.16	\$0.00	\$1,433.16
Policy Fee			\$30.80
Total			\$1,463.96*

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: INFOCUS: TOM GRAHAM

9 February 2021

S & L SCHERMA SUPER FUND
404/601 GLADES DVE
ROBINA QLD 4226

Dear S & L Scherma Super Fund,

Important: Your insurance protection with AIA Australia has lapsed

Policy Number: 75391442
Life Insured: MR SEBASTIAN SCHERMA

We are writing to inform you that we have not received your monthly premium for the amount of \$415.40 which was due on 5 December 2020.

As such we regret to inform you that the above policy has lapsed on 3 February 2021. Once your policy has lapsed your insurance coverage ceases.

Reinstate your Policy with no further health checks

You have an opportunity to reinstate your policy without the need for any further health evidence, simply make a payment for all of the outstanding premiums by no later than 5 March 2021. If payment is not received by this date we cannot reinstate your policy without the need for medical underwriting.

To reinstate your policy please contact our Client Service Team on 1800 015 927. It is important to note that the amount due on your policy may differ from our last correspondence, an AIA Client Service Representative will happily assist you with any queries. If you would like to reinstate your policy, but are having difficulty meeting your payments, please contact your financial adviser or our Client Service Team on 1800 015 927 and we will work with you to find a tailored solution that can assist you to best manage or reduce your premiums.

Please note: If you apply for reinstatement after 5 March 2021, an Application for Reinstatement form will need to be completed and this will be subject to underwriting assessment and approval prior to any re-instatement of your policy.

This notification does not take into consideration your personal circumstances, for tailored personal advice we recommend that you speak to your financial adviser.

If a payment has already been made or if you require further information regarding this letter, please do not hesitate to call us on 1800 015 927 or contact your financial adviser.

15-3

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Pina'.

Pina Sciarrone
Chief Retail Insurance Officer
AIA Australia

16.1



TAX INVOICE

Hillsea Real Estate
Bill to: THE PROPERTY OWNER
C/- Hillsea Real Estate
Cnr Olsen Ave & Central St, Labrador, QLD 4215

Invoice Date
1 Sep 2020

Invoice Number
INV-14343

Reference
2/11 CATHERINE CT,
LABRADOR

Be Legal Property
Compliance Services
PO Box 4, Oxenford,
QLD 4210

Description	Quantity	Unit Price	Amount AUD
Annual Smoke Alarm Service 'Plus'	1.00	71.82	71.82
		Subtotal	71.82
		TOTAL GST 10%	7.18
		TOTAL AUD	79.00

Due Date: 1 Oct 2020

Please make all payments via Direct Deposit to Commonwealth Bank:
Be Legal Property Compliance BSB - 06-4451 ACC - 1053 2122

Please quote invoice number as your payment reference

Be Legal Property Compliance
PO Box 4, Oxenford, QLD 4210
ABN: 48898733748
Phone: 07 556 30340
Email: accounts@be-legal.com.au

Credit card payments will incur a 1.75% processing fee



[View and pay online now](#)

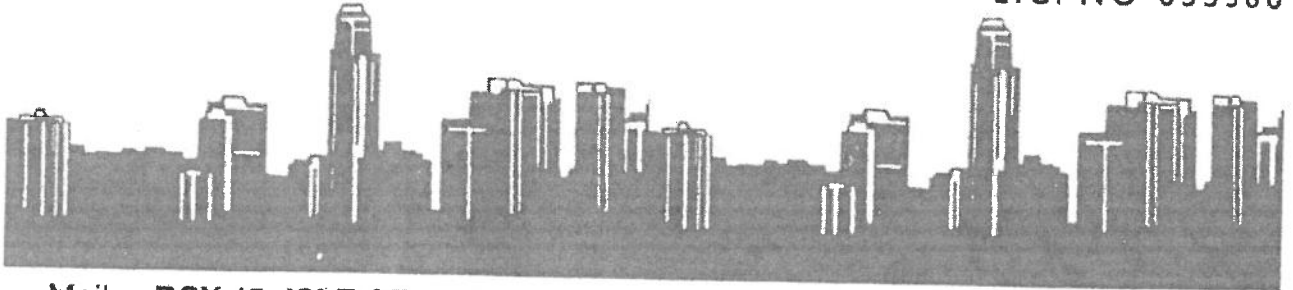
TAX INVOICE No: 785

16:2

Master Craft Painters

ABN 40299258620

LIC: NO 055360



Mail: BOX 15, ISLE OF CAPRI, 4217

Mob: 0415 763 807

Email: kimfalk@mastercraftpainters.com.au

HILLSEA LABRADOR

7.9.2020

ATTN: JENNIFER PMS

2/11 CATHERINE CT

LABRADOR

PAINTING ACCOUNT TO OWNER

TREAT REPAIR + REPAINT WATER DAMAGED CEILINGS

AS QUOTED - 2 BACK BEDROOMS \$650

- LOUNGE, DINING, KITCHEN \$570

Paint & Labour Subtotal \$ 1,220-

\$ _____

TOTAL \$ 1,220-

16.3

Better Maintenance Services

TAX INVOICE

19 MADIGAN ROAD, CARRARA, QLD 4211

Invoice #: 00002308

A.B.N. 46 976 650 642

Date: 28/03/2021

Bill To:

Customer P.O. 004225

Hillsea
Unit 1
241 Central Street
Labrador QLD 4215

Amount GST

INVOICE TO:

Fileco Pty Ltd

Sale; Hillsea

PROPERTY MANAGER: Jennifer Bucknall

PROPERTY ADDRESS: 11 Catherine Court Labrador

DESCRIPTION:

Supply and install new door handle

\$99.00 GST

Payable to: Better Maintenance Services:

Commonwealth Bank of Australia
Name: Better Maintenance Services
BSB: 064 451
ACCOUNT No: 1050 9213

GST:

\$9.00

Total Inc GST:

\$99.00 GST

Amount Applied:

\$0.00

Balance Due:

\$99.00

16.4

Toby's Handyman Service
m: 042 4400 907
e: tobyhandyman@hotmail.com

Hillsea rentals
PO Box 191
Runaway Bay QLD 4216

Invoice date: 25th February, 2021
Property: 2/11 Catherine Court, Labrador
Reference: 3751

Main bathroom shower door frame & rubber re-attached and removed & repositioned top metal brace section to allow the door to open & close freely.

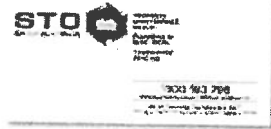
Total Labour & Materials \$ 120

Please make payment to:

Name: Toby Cruickshank
BSB: 064 466 **Account no:** 10229917

Toby Cruickshank t/as Toby's Handyman Service ABN: 97 614 411 753
Carpenters Lic no: 134035C

166



TAX INVOICE

Hillsea Realestate
PO Box 191
RUNAWAY BAY QLD 4216

Invoice Date
25 May 2021

Invoice Number
INV-31281

Reference
2/11 Catherine Crt
Labrador/4393/#22690

STO Group Australia Pty Ltd
28/55 Commerce Cct
YATALA Qld 4207
accounts@sto-group.com.au
1300 183 796
ABN 65 111 301 298

Description	Quantity	Unit Price	GST	Amount AUD
Attended site Completed jsa Inspected roof and noticed that pointing had started to fall away in a few spots Siliconed up cracks and anything that looked like water would get in from This is only a temporary fix to help stop ceiling from getting wet Would recommend that owner looks into getting roof repointed as over time weather will cause pointing to fall and crack more and will cause water damage inside Left job neat and tidy Recommendation Gurni roof Repoint and replace any tiles that need replacing Seal after above works are completed This needs to be completed by a specialised company				
First 30 minutes Labour Plumbing/Electrical	1.00	89.00	10%	89.00
Plumbing/Electrical	1.00	89.00	10%	89.00
Materials	1.00	39.50	10%	39.50
			Subtotal	217.50
			TOTAL GST 10%	21.75
			TOTAL AUD	239.25

Due Date: 9 Jul 2021

Terms: Payment to be made by Due Date Above

Banking Details:

BSB: 084-917

Account: 754-541-444

Account Name: STO Group Australia

Credit Card

167



TAX INVOICE

Hillsea Real Estate
Bill to: THE PROPERTY OWNER
C/- Hillsea Real Estate
Cnr Olsen Ave & Central St, Labrador, QLD 4215

Invoice Date
1 Jul 2021

Invoice Number
INV-16696

Reference
2/11 CATHERINE CT,
LABRADOR

Be Legal Property
Compliance Services
PO Box 4, Oxenford,
QLD 4210

Description	Quantity	Unit Price	Amount AUD
Photoelectric smoke alarm supplied, fitted and interconnected to comply with new QLD legislation	4.00	126.36	505.45
		Subtotal	505.45
		TOTAL GST 10%	50.55
		TOTAL AUD	556.00

Due Date: 30 Jul 2021

Please make all payments via Direct Deposit to Commonwealth Bank:
Be Legal Property Compliance BSB - 06-4451 ACC - 1053 2122

Please quote invoice number as your payment reference

Be Legal Property Compliance
PO Box 4, Oxenford, QLD 4210
ABN: 48898733748
Phone: 07 556 30340
Email: accounts@be-legal.com.au

Credit card payments will incur a 1.75% processing fee



View and [pay online now](#)



16-8

TAX INVOICE

PM 5 - Hillsea Real Estate
RUNAWAY BAY QLD 4216

Invoice Date
1 Feb 2021

Invoice Number
INV-4520

ABN
87 495 081 844

The Trustee For Robb
Family Trust
T/A
Thirsty Worx Tree &
Property Maintenance Pty
Ltd
14 Isetta Ct
UPPER COOMERA QLD
4209
AUSTRALIA
0432 248 005

Description	Quantity	Unit Price	GST	Amount AUD
2/11 Catherine St, Labrador Trimming of all the trees around the whole property	1.00	200.00	10%	200.00
			Subtotal	200.00
			TOTAL GST 10%	20.00
			TOTAL AUD	220.00

Due Date: 15 Feb 2021

The Trustee for the Robb Family Trust
Direct Deposit details:
ANZ
BSB - 014596
Acc - 228760444

PAYMENT ADVICE

To: The Trustee For Robb Family Trust
T/A
Thirsty Worx Tree & Property Maintenance Pty Ltd
14 Isetta Ct
UPPER COOMERA QLD 4209
AUSTRALIA
0432 248 005

Customer PM 5 - Hillsea Real Estate
Invoice Number INV-4520
Amount Due **220.00**
Due Date 15 Feb 2021

Amount Enclosed

Enter the amount you are paying above

17-1

S & L Scherma Superannuation Fund General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Insurance Premium (41980)					
<u>2/11 Catherine Court Labrador (CATH)</u>					
02/07/2020	Terri Scheer		366.00		366.00 DR
28/10/2020	CHU Claims Account Unit 2			720.00	354.00 CR
12/04/2021	Terri Scheer refund			17.00	371.00 CR
14/06/2021	Terri Scheer		385.00		14.00 DR
30/06/2021	T/up agent statement		81.71		95.71 DR
			832.71	737.00	95.71 DR

17-2

18-1

19-1

20-1

9-1

Total Debits: 832.71

Total Credits: 737.00

17-2

Policy Schedule

Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit terriscbeer.com.au/paperless



041 FILECO P/L AS TRUSTEE FOR THE S AND L SCHERMA SUPERANNUATION FUND
404/601 Glades Drive
ROBINA QLD 4226

PAID EFT
Super A/C
2.7.20

14 May 2020

POLICY NUMBER: TS0482439LPP

AMOUNT DUE: \$ 366.00

Insured: FILECO P/L AS TRUSTEE FOR THE S AND L SCHERMA SUPERANNUATION FUND

Insured Address: 2 / 11 CATHERINE COURT Court, LABRADOR QLD 4215

Premium Type

Renewal

Sum Insured

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

Expiry Date

4.00pm 03/07/2020. We invite you to renew your policy until 4.00pm 03/07/2021

Managing Agent

Hillsea Real Estate

Excess per claim

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

Property Details

The land size is less than 2 acres.

Annual Premium \$366.00

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

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Last year's annual premium \$349.00
Change on last year 4.9 %

Please turn over for important policy information

Special Conditions

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

Payment Slip for: FILECO P/L AS TRUSTEE FOR THE S AND L SCHERMA SUPERANNUATION FUND - 2 / 11 CATHERINE COURT Court, LABRADOR QLD 4215

Amount Payable

\$366.00

Due Date

03/07/2020

Policy Number

TS0482439LPP

Payment Reference No

704824390

Payment Options



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



Biller Code: 63461

Ref: 704824390



Telephone & Internet Banking - BPAY®

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

1800 804 016 (1800 804 016) E 511 8001 11735-12

18-1

Leeza Cox

From: Lola Scherma <lola.scherma@gmail.com>
Sent: Tuesday, 17 August 2021 7:58 PM
To: Leeza Cox
Subject: Fwd: Body Corporate for DRAGAN Community Title Scheme 26983 CL02012013 - EFT Letter

Hi Leeza, got remittance for \$720 super deposit last year from insurance re storm.
Thanks
Lola Scherma

Sent from my iPhone

Begin forwarded message:

From: Kayleigh Willington <kw@crestinsurance.com.au>
Date: 17 August 2021 at 3:08:13 pm AEST
To: Lola Scherma <lola.scherma@gmail.com>
Subject: FW: Body Corporate for DRAGAN Community Title Scheme 26983 CL02012013 - EFT Letter

Hi Lola,

I'm sorry for the delay in sending you this. This is the only information the claims department have been able to provide.
Hope this helps with your audit.

Kind regards,
Kayleigh

Kayleigh Willington
Client Director

CREST  **INSURANCE**

T 07 5538 0999 M 0435 186 681 E kw@crestinsurance.com.au W www.crestinsurance.com.au
A 4 Miami Key, Broadbeach Waters, QLD, 4218
P PO Box 1960, Broadbeach, QLD 4218

Crest Insurance Pty Ltd ABN 25 638 797 592 AFS Representative Number 001281699 is a Corporate Authorised Representative of Brindabella Insurance Brokers Pty Ltd ABN 66 617 663 591 AFSL 500149

Liability limited by a Scheme approved under Professional Standards Legislation.

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This email has been sent in good faith. The contents of this email should not be taken as financial advice and should be interpreted as general information. Should the email contain specific advice, this will relate to areas that I am eligible to provide guidance such as personal and commercial insurance, assistance with other services including accounting solutions, financial planning, mortgage broking, general insurance or legal services, please let me know and I will refer you to a specialist.

Please note that we currently have five separately run businesses under the Crest Advisors banner – Crest Accountants, Crest Wealth, Crest

18.2

Insurance and Crest Lawyers. We have used five different colours to distinguish the five businesses – Crest Accountants (GOLD), Crest Wealth Lending (GREEN), Crest Insurance (PURPLE) and Crest Lawyers (GREY). You may engage with more than one of these businesses to seek specialist advice in their area of expertise

Please note any direct advice received from a particular business related to their area of expertise should not be viewed as advice from the overall Crest Group. These businesses are run independently to maintain transparency and to provide our clients with specialist advice across their entire financial services offering.

Liability limited by a Scheme approved under Professional Standards Legislation.

From: claims_qld
Sent: Tuesday, 17 August 2021 2:09 PM
To: Kayleigh Willington <kw@crestinsurance.com.au>
Subject: Body Corporate for DRAGAN Community Title Scheme 26983 CL02012013 - EFT Letter

You don't often get email from claims_qld@chu.com.au. [Learn why this is important](#)

CAUTION: This email originated from outside of the Crest Group. Do not click links or open attachments unless you recognise the sender and know the content is safe.



Policy number	HU0023040
Claim number	CL02012013
Insured name	Body Corporate for DRAGAN Community Title Scheme 26983
Cause description	Storm
Date of loss	13 Feb 2020
Payment description	Unit 2

Dear Karly,

We are happy to advise the following EFT payment has been processed for the above claim.

Gross Amount:	\$1,220.00
Less GST:	\$0.00
Less Excess:	\$500.00
Net Amount:	\$720.00

Subject to final approval, please allow up to 5 business days for the payment to be received.

We thank you for your assistance in dealing with this claim and welcome any feedback you may have on the claims experience with CHU.

If you have any questions or would like more information, please contact us on 1300 361 263 quoting the above claim number.

Kind regards,
Dylan Merkel
Claims Consultant

Leeza Cox

From: Lola Scherma <lola.scherma@gmail.com>
Sent: Monday, 2 August 2021 2:32 PM
To: Leeza Cox
Subject: Re: S & L Scherma Super Fund - 2021 tax queries

Hi Leeza, re the \$720 deposit you asked about with ref CHU Claims Unit 2, it was an insurance storm water damage claim.

I have asked the managing agent to check this for me as am pretty sure it was insurance. Let you know.
thanks

Lola

On Fri, Jul 30, 2021 at 3:06 PM Lola Scherma <lola.scherma@gmail.com> wrote:

Hi Leeza ok thanks will get onto it asap. Cheers

Sent from my iPhone

On 30 Jul 2021, at 1:39 pm, Leeza Cox <Leeza@simmonsivingstone.com.au> wrote:

Hi Lola

How are you? I hope you have settled well into your job by now.

I've just got a few things for you to hunt down for the Super Fund tax please:-

1. Hillsea statement number 1 – \$1914 – this was paid into the bank account on 1 October 2020
- ✓ AIA insurance documents – they should be posting those out to you in the coming weeks.
3. There was a deposit on 28/10/2020 for \$720 with the description “CHU Claims account unit 2” – can you please send through a document for that... is it an insurance claim?
4. The ATO are focusing on SMSF's management of their investment strategy.

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

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

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

19-1



376125-001 001979(3957) RQLD
FILECO P/L AS TRUSTEE FOR THE S AND L
SCHERMA SUPERANNUATION FUND
404
601 Glades Drive
ROBINA QLD 4226

12 March 2021

Dear Fileco P/l As Trustee For The S And L Scherma Superannuation Fund,

Terri Scheer Landlord Insurance

Thank you for insuring your property with Terri Scheer Landlord Insurance under policy TS0482439LPP.

Due to an operational error some premium information was unintentionally omitted from the Terri Scheer Landlord Premium Excesses, Discounts and Claims Payment Guide (PED). In recognition of our oversight on this, we will be issuing a premium refund of \$17.00 to you.

This amount includes \$1.41 GST, \$0.00 Fire Services Levy and \$1.40 Stamp Duty.

We enclose a cheque for the refund. There is no action you need to take other than depositing the cheque into your bank account.

All Terri Scheer Landlord Insurance policy documents including the PED can be found online at www.terrischeer.com.au.

We have rectified this issue and implemented strategies to ensure this will not happen again. We sincerely apologise for any inconvenience this may have caused and thank you for your understanding.

Yours sincerely,

The Terri Scheer Team



terri scheer

terri scheer insurance pty ltd
ABN 76 070 874 798
AFS Licence No. 218585
GPO Box 1619 Adelaide SA 5001 Australia
p 1800 804 016
e customerservice@terrischeer.com.au
w terrischeer.com.au

19.2

12 March 2021



376125-001 001979(3958)

FILECO P/L AS TRUSTEE FOR THE S AND L SCHERMA
SUPERANNUATION FUND
404
601 Glades Drive
ROBINA QLD 4226

DATE: 12 March 2021
CHQ NO: 380346

Remittance Detail

CLAIM NO.

POLICY NO.

INSURED

AMOUNT

N/A

TS0482439LPP

FILECO P/L AS TRUSTEE FOR THE
S AND L SCHERMA
SUPERANNUATION FUND

TERRI SCHEER REFUND

Total

17.00

20.1

Policy Schedule

Landlord Preferred Policy

PAID
14-6-21
Ref. JKL...
C 02512 4462

To sign up to receive your policy documents electronically please visit terrischeer.com.au/paperless



041

14 May 2021

FILECO P/L AS TRUSTEE FOR THE S AND L
SCHERMA SUPERANNUATION FUND
404/601 Glades Drive
ROBINA QLD 4226

POLICY NUMBER: TS0482439LPP

AMOUNT DUE: \$ 385.00

Insured: FILECO P/L AS TRUSTEE FOR THE S AND L SCHERMA SUPERANNUATION FUND

Insured Address: 2 / 11 CATHERINE COURT Court, LABRADOR QLD 4215

Premium Type

Renewal

Sum Insured

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

Expiry Date

03/07/2021. We invite you to renew your policy until 03/07/2022

Managing Agent

Hillsea Real Estate

Excess per claim

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

Property Details

The land size is less than 2 acres.

Annual Premium

\$385.00

Last year's annual premium \$366.00
Change on last year 5.2 %

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

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terrischeer.com.au/pds-update

Please turn over for important policy information

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

Payment Slip for: FILECO P/L AS TRUSTEE FOR THE S AND L SCHERMA SUPERANNUATION FUND - 2 / 11 CATHERINE COURT Court, LABRADOR QLD 4215

Amount Payable

\$385.00

Due Date

03/07/2021

Policy Number

TS0482439LPP

Payment Reference No

704824390

Payment Options

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



Biller Code: 63461

Ref: 704824390



Telephone & Internet Banking - BPAY®

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

134151 11 30E 011 001 1PR-E 074 SF 36 P 1112

21.1

S & L Scherma Superannuation Fund
General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Water Rates (42150)					
<u>2/11 Catherine Court Labrador (CATH)</u>					
11/09/2020	GCCC Water		406.25	21.2	406.25 DR
09/03/2021	Water		289.06	21.3	695.31 DR
16/06/2021	GCCC Water		447.27	21.4	1,142.58 DR
30/06/2021	T/up agent statement		520.90	9.1	1,663.48 DR
			1,663.48		1,663.48 DR

Total Debits: 1,663.48

Total Credits: 0.00

212

GOAST. Water and Sewerage Rate Notice

Gold Coast City Council ABN 84 858 548 480 Page 1

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 2427074 7

Date of issue
17 August 2020

FILECO PTY LTD
UNIT 404 / 601 GLADES DR
ROBINA QLD 4226

Current Billing Period:
8 May 2020 to 4 August 2020

Amount due:
\$406.25

(see back for payment options)

Due date for payment:

17 September 2020
(interest penalty applies after due date)

To make payment
cityofgoldcoast.com.au/rates

UNIT 2, 11 CATHERINE COURT, LABRADOR
L 2 SP117573

(Payments received after 9 August 2020 may not be included in this notice)

Water and sewerage charges (see account page for details) **\$406.25**
(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 17 SEPTEMBER 2020 **\$406.25**

Please note that the Queensland State Government has provided a \$200 household utility assistance payment to offset household electricity and water costs credited to customer electricity bills. Should you have any questions in relation to the rebate, you can call 13QGOV (137468)

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

CITY OF
GOLD COAST.

In Person / Mail Payment Advice

Name: FILECO PTY LTD
Ref: 8 2427074 7

*419 824270747

Credit

Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 2427074 7



Post
Billpay

Date

/ /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: **17 September 2020**

\$406.25

For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No.
8 3 1 0 6 6 6 8 4 0 0 0 0 0 8 2 4 2 7 0 7 4 7 4

\$

+757+

CITY OF

GOLDCOAST.™ Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 480
Page 1

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Notice number
8 2427074 7

Date of issue
22 February 2021

FILECO PTY LTD
UNIT 404 / 601 GLADES DR
ROBINA QLD 4226

Current Billing Period:

11 November 2020 to 11 February 2021

Amount due:

\$289.06

(see back for payment options)

Due date for payment:

25 March 2021

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

UNIT 2, 11 CATHERINE COURT, LABRADOR
L 2 SP117573

(Payments received after 14 February 2021 may not be included in this notice)

Water and sewerage charges	(see account page for details)	\$289.06
(INCLUDES STATE BULK WATER PRICE)		

Amount payable if paid by: 25 MARCH 2021	\$289.06
---	-----------------

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

PAID
EFT
Rec. m016 9911 6539
9-3-21.
Ref 8242 70747

CITY OF
GOLDCOAST.™

In Person / Mail Payment Advice

Name: FILECO PTY LTD
Ref: 8 2427074 7

*419 824270747

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 49 123 123 124



Biller Code: 868745
Ref: 8 2427074 7



Post Billpay

Date / /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: **25 March 2021**

\$289.06

For Credit
Gold Coast City Council

Trans Code	User ID	Customer Reference No.
831	066684	000008242707474

\$

+757+

CITY OF
GOLDCOAST™ Water and Sewerage Rate Notice

Gold Coast City Council

2114
ABN 84 858 548 460
Page 1

cityofgoldcoast.com.au/water
(07) 5667 5995 or 1300 366 659

Notice number **8 2427074 7** Date of issue **17 May 2021**

FILECO PTY LTD
UNIT 404 / 601 GLADES DR
ROBINA QLD 4226

Current Billing Period:
12 February 2021 to 11 May 2021

Amount due:
\$447.27

(see back for payment options)

Due date for payment:

17 June 2021

(interest penalty applies after due date)

To make payment

cityofgoldcoast.com.au/rates

UNIT 2, 11 CATHERINE COURT, LABRADOR
L 2 SP117573

(Payments received after 9 May 2021 may not be included in this notice)

Water and sewerage charges (see account page for details) **\$447.27**
(INCLUDES STATE BULK WATER PRICE)

Amount payable if paid by: 17 JUNE 2021 **\$447.27**

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

PAID
EFT 16-6-21

CITY OF
GOLDCOAST™

In Person / Mail Payment Advice

Name: FILECO PTY LTD
Ref: 8 2427074 7

*419 824270747

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 2427074 7



Post Billpay

Date

/ /

Cash

Teller stamp
and initials

No. of
Cheques

Cheques (see reverse)

Total amount payable
Due by: **17 June 2021**

\$447.27

For Credit
Gold Coast City Council

Trans Code

User ID

Customer Reference No.

831

066684

000008242707474

\$

+757+

22.1

S & L Scherma Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>2/11 Catherine Court Labrador (CATH)</u>					
14/08/2020	Rates		925.59	22.2	925.59 DR
12/02/2021	Rates		925.59	22.4	1,851.18 DR
			1,851.18		1,851.18 DR

Total Debits: 1,851.18

Total Credits: 0.00

4-8-20 PAID EFT

Rate Notice

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 2427074 4

Date of issue
20 July 2020

Fileco Pty Ltd
41 Huntingdale Crescent
ROBINA QLD 4226

Ref
C0349254499

Current rating period:
1 July 2020 to 31 December 2020

\$925.59
(see back for payment options)

Due date for payment:
20 August 2020

Total amount payable after due date:
\$987.89
(interest penalty applies after due date)

UNIT 2, 11 Catherine Court, LABRADOR QLD 4215
Lot 2 SP117573

(Payments received after 2 July 2020 may not be included in this notice)

State Government and associated charges (see rate assessment page for details)	\$113.50
Council rates and charges (see rate assessment page for details)	\$874.39
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$62.30CR
Amount payable if paid by: 20 August 2020	\$925.59

My Account lets you manage your Council accounts and services online. Use My Account to view or pay your rate notice online, view your account balance, update your contact details or request a payment plan. Visit cityofgoldcoast.com.au/myaccount to sign in or find out more.

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

Trans. No.
661883
26/7/20
3pm

In Person / Mail Payment Advice

Name: Fileco Pty Ltd
Ref: 2 2427074 4

*419 224270744

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Biller Code: 575217
Ref: 2 2427074 4



Post Billpay

Date

/ /

Cash

Teller stamp and initials

No. of Cheques

Cheque (see reverse)

Total Amount Payable
If paid by: **20 August 2020**

\$925.59

Total Amount Payable
If paid after: **20 August 2020**

\$987.89

For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No.
831 066684 000002242707444

\$

+757+

22.3

Current rating period 1 July 2020 to 31 December 2020

CHARGES CONSOLIDATED ON RATE NOTICE

UNIT 2, 11 Catherine Court, LABRADOR QLD 4215
Lot 2 SP117573

DETAILS OF STATE GOVERNMENT AND ASSOCIATED CHARGES

VOLUNTEER FIRE BRIGADE	
Final Volunteer Fire Brigade Separate Charge	\$0.50
EMERGENCY MANAGEMENT	
RESIDENTIAL UNIT that is a lot 1 @ \$113.00	\$113.00
TOTAL OF STATE GOVERNMENT AND ASSOCIATED CHARGES	\$113.50

DETAILS OF COUNCIL RATES AND CHARGES

OPEN SPACE INCLUDING KOALA HABITAT	
Open Space including Koala Habitat, Maintenance and Enhancement Separate Charge	\$23.00
WASTE MANAGEMENT	
PART A - Waste Management Utility Charge (General)	\$147.24
PART B - Waste Management Utility Charge (State Waste Levy Cost Component)*	\$0.00
GENERAL RATE	
CATEGORY 2T - Residential 2 \$160,000 AV @ \$0.003220055 (minimum amount applied)	\$623.00
RECREATIONAL SPACE	
Recreational Space Separate Charge	\$14.50
CITY TRANSPORT	
City Transport Improvement Separate Charge	\$66.65
TOTAL OF COUNCIL RATES AND CHARGES	\$874.39

For licensed rental properties, full payment of the general rate levied on this rate notice is deemed to be a renewal of rental property licence under Local Law No.16 (Licensing) for the current rating period.

* In accordance with *Waste Reduction and Recycling Act 2011*, Council is liable to pay the State Government a monthly waste levy for all waste received from customers that is buried in Council's landfills. The State Government has committed that the waste levy will have no direct impact on households this financial year and pays Council so the State waste levy is not passed through to households. As such, your waste management Part B charge on this Rates Notice is \$0.00.

2 2427074 4
Fileco Pty Ltd

Optional: Annual Rate Payment

for Period 1 July 2020 to 30 June 2021

OPENING BALANCE OF YOUR RATE ACCOUNT	RATES BILLED FOR THIS JULY TO DECEMBER	RATES BILLABLE FOR NEXT JANUARY TO JUNE	REDUCTIONS TO CHARGES (FOR 12 MTHS)	DISCOUNT AVAILABLE	ANNUAL AMOUNT PAYABLE BY 20 August 2020
\$0.00	\$987.89	\$987.89	\$0.00	\$124.60CR	\$1,851.18

224

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659

Notice number
2 2427074 4

Date of issue
18 January 2021

Fileco Pty Ltd
UNIT 404 / 601 Glades Dr
ROBINA QLD 4226

PAID
EFT 12-2-21

Current rating period:
1 January 2021 to 30 June 2021

\$925.59

(see back for payment options)

Due date for payment:
18 February 2021

Total amount payable after due date:
\$987.89

(Interest penalty applies after due date)

UNIT 2, 11 Catherine Court, LABRADOR QLD 4215
Lot 2 SP117573

(Payments received after 31 December 2020 may not be included on this notice)

State Government and associated charges	(see rate assessment page for details)	\$113.50
Council rates and charges	(see rate assessment page for details)	\$874.39
Less 10% Council discount on GENERAL RATE if full payment received by the due date		\$62.30CR
Amount payable if paid by: 18 February 2021		\$925.59

My Account lets you manage your Council accounts and services online. Use My Account to view or pay your rate notice online, view your account balance, update your contact details or request a payment plan. Visit cityofgoldcoast.com.au/myaccount to sign in or find out more.

To view your rating category statement and other rate notice inserts online, visit cityofgoldcoast.com.au/inserts

To make a **voluntary** contribution towards the acquisition and enhancement of the City's koala habitat, please use the BPAY® details on the reverse.

In Person / Mail Payment Advice

Name: Fileco Pty Ltd
Ref: 2 2427074 4

*419 224270744

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 46 123 123 124



Billers Code: 575217
Ref: 2 2427074 4



Post Billpay

Date

/ /

Cash

Cheques (see reverse)

Total Amount Payable
If paid by: 18 February 2021

\$925.59

Total Amount Payable
If paid after: 18 February 2021

\$987.89

Teller stamp
and initials

No. of
Cheques

For Credit
Gold Coast City Council

Tran Code

User ID

Customer Reference No.

831

066684

000002242707444

\$

+757+



6/20/14

RECEIVED
17 APR 2019

24-1

Amcor Limited
ABN 62 000 017 372
All Registry communications to:
C/- Link Market Services Limited
Locked Bag A14
Sydney South, NSW 1235, Australia
Telephone: (+61)1300 302 458
ASX Code: AMC
Email: amcor@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

BY: SCHESSI

Dividend Statement

041 003303
FILECO PTY LTD
<S & L SCHERMA SUPER FUND A/C>
C/- LOVELL & LIVINGSTONE PTY L
TD PO BOX 806
OXENFORD QLD 4210

Key Details

Payment date: 13 May 2019
Record date: 29 April 2019
SRN/HIN: I*****2881
TFN/ABN: Quoted

This payment represents a special dividend of 12 US cents per share (paid as 16.80 Australian cents @ A\$1.00 = US\$0.7132), payable on ordinary shares entitled to participate at the record date. This dividend is 100% unfranked.

NON RESIDENT INVESTORS: The unfranked portion of this dividend has been paid from conduit foreign income and is therefore exempt from withholding tax.

Description of shares	Dividend per share (A\$)	Participating holding	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary Shares	16.80 cents	2,429	A\$408.07	A\$0.00	A\$408.07	A\$0.00
Net amount:					A\$408.07	

IMPORTANT: AT THE RECORD DATE, THE SHARE REGISTRY HAD NOT RECEIVED BANKING INSTRUCTIONS FROM YOU. YOUR DIVIDEND PAYMENT WILL BE WITHHELD UNTIL THESE DETAILS ARE PROVIDED.

As at the record date, the Amcor Share Registry had not received your direct credit instructions. You will not receive payment of your dividend until direct credit instructions are provided to the Amcor Share Registry. Your payment will be withheld in a non-interest bearing account until direct credit instructions are provided.

Please provide your direct credit instructions by logging onto the Link Market Services website. Please see overleaf for online login instructions.

If you already provided the Amcor Share Registry your direct credit instructions after the record date, payment to your designated account will be made as soon as possible.

changed share registry to computeshare
but dividend not showing there.

Taxation Statement: Individual investors should disclose the net amount together with the franking credit as assessable income in their tax return. Please retain this statement for taxation purposes as a charge may be levied for replacement.



NAB Business Everyday Account

For further information call the
Business Servicing Team on 13 10 12

23.1



041/003645



S & L SCHERMA SUPERANNUATION FUND
BELLVUE
404
601 GLADES DRIVE
ROBINA QLD 4226

Account Balance Summary

Opening balance	\$18,541.87	Cr
Total credits	\$1,790.02	
Total debits	\$731.99	
Closing balance	\$19,599.90	Cr

Statement starts 1 July 2020
Statement ends 31 July 2020

Outlet Details

Southport
27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
ATF THE S & L SCHERMA SUPERANNUATION FUND
BUSINESS CHEQUE ACCOUNT
BSB number 084-917
Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jul 2020	Brought forward			18,541.87 Cr
2 Jul 2020	Internet Bpay Terri Scheer 704824390.....	366.00		18,175.87 Cr
30 Jul 2020	75391442 05/08/20 AIA Australia <i>Saem's Life Ins.</i> 000142.....	365.99		17,809.88 Cr
31 Jul 2020	Transfer Catherine Hillsea Real Est 428510.....		1,790.02	19,599.90 Cr

* Note: AIA now cancelled *

Summary of Government Charges

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

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet.
Please retain this statement for taxation purposes

Explanatory Notes

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

13/7/2020 04:00:00 041/003645 041/003645 041/003645



NAB Business Everyday Account
 For further information call the
 Business Servicing Team on 13 10 12

23-2



041/002767

S & L SCHERMA SUPERANNUATION FUND
 BELLVUE
 404
 601 GLADES DRIVE
 ROBINA QLD 4226

Account Balance Summary

Opening balance	\$19,599.90	Cr
Total credits	\$0.00	
Total debits	\$1,291.58	
Closing balance	\$18,308.32	Cr

Statement starts 1 August 2020
Statement ends 31 August 2020

Outlet Details

Southport
 27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
 ATF THE S & L SCHERMA SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-917
 Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Aug 2020	Brought forward			19,599.90 Cr
14 Aug 2020	Internet Bpay 224270744.....	Cogc - Rates 925.59		18,674.31 Cr
31 Aug 2020	75391442 05/09/20 AIA Australia 000142.....	365.99		18,308.32 Cr

Summary of Government Charges

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

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

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Explanatory Notes

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244728031N(02.16)18/04/257.008449



NAB Business Everyday Account
 For further information call the
 Business Servicing Team on 13 10 12

23.3



041/010601

S & L SCHERMA SUPERANNUATION FUND
 BELLVUE
 404
 601 GLADES DRIVE
 ROBINA QLD 4226

Account Balance Summary

Opening balance	\$18,308.32	Cr
Total credits	\$1,972.85	
Total debits	\$772.24	
Closing balance	\$19,508.93	Cr

Statement starts 1 September 2020
Statement ends 30 September 2020

Outlet Details

Southport
 27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
 ATF THE S & L SCHERMA SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-917
 Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Sep 2020	Brought forward			18,308.32 Cr
1 Sep 2020	Transfer Catherine Hillsea Real Est 428510.....		1,570.95	19,879.27 Cr
11 Sep 2020	Internet Bpay Gccc - Water 824270747.....	406.25		19,473.02 Cr
23 Sep 2020	SEPT2/00811275 AMCOR Plc Div 458106.....		388.64	19,874.92 Cr
	001252634380 Ent Premium 609701.....		13.26	19,874.92 Cr
29 Sep 2020	75391442 05/10/20 AIA Australia 000142.....	365.99		19,508.93 Cr

Summary of Government Charges

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

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

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

Explanatory Notes

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

2/4/78-04/9/01:0601/SL/653/003655



NAB Business Everyday Account
 For further information call the
 Business Servicing Team on 13 10 12

23.4



041/003068



S & L SCHERMA SUPERANNUATION FUND
 BELLVUE
 404
 601 GLADES DRIVE
 ROBINA QLD 4226

Account Balance Summary

Opening balance	\$19,508.93	Cr
Total credits	\$2,741.09	
Total debits	\$365.99	
Closing balance	\$21,884.03	Cr

Statement starts 1 October 2020
Statement ends 30 October 2020

Outlet Details

Southport
 27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
 ATP THE S & L SCHERMA SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-917
 Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Oct 2020	Brought forward			19,508.93 Cr
1 Oct 2020	Hillsea Re Remitter 428510.....		1,914.00	21,422.93 Cr
12 Oct 2020	001252128953 Ora Fnl Div 465177.....		107.09	21,530.02 Cr
28 Oct 2020	Unit 2 Chu Claims Accou 058287.....		720.00	22,250.02 Cr
29 Oct 2020	75391442 05/11/20 AIA Australia 000142.....	365.99		21,884.03 Cr

Summary of Government Charges

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

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.
 For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

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

3347 3307 3310 3311 3312 3313 3314 3315 3316 3317 3318 3319 3320 3321 3322 3323 3324 3325 3326 3327 3328 3329 3330 3331 3332 3333 3334 3335 3336 3337 3338 3339 3340 3341 3342 3343 3344 3345 3346 3347 3348 3349 3350 3351 3352 3353 3354 3355 3356 3357 3358 3359 3360 3361 3362 3363 3364 3365 3366 3367 3368 3369 3370 3371 3372 3373 3374 3375 3376 3377 3378 3379 3380 3381 3382 3383 3384 3385 3386 3387 3388 3389 3390 3391 3392 3393 3394 3395 3396 3397 3398 3399 3400 3401 3402 3403 3404 3405 3406 3407 3408 3409 3410 3411 3412 3413 3414 3415 3416 3417 3418 3419 3420 3421 3422 3423 3424 3425 3426 3427 3428 3429 3430 3431 3432 3433 3434 3435 3436 3437 3438 3439 3440 3441 3442 3443 3444 3445 3446 3447 3448 3449 3450 3451 3452 3453 3454 3455 3456 3457 3458 3459 3460 3461 3462 3463 3464 3465 3466 3467 3468 3469 3470 3471 3472 3473 3474 3475 3476 3477 3478 3479 3480 3481 3482 3483 3484 3485 3486 3487 3488 3489 3490 3491 3492 3493 3494 3495 3496 3497 3498 3499 3500



NAB Business Everyday Account
 For further information call the
 Business Servicing Team on 13 10 12

23-5



041/002325

S & L SCHERMA SUPERANNUATION FUND
 BELLVUE
 404
 601 GLADES DRIVE
 ROBINA QLD 4226

Account Balance Summary

Opening balance	\$21,884.03	Cr
Total credits	\$369.30	
Total debits	\$0.00	
Closing balance	\$22,253.33	Cr

Statement starts 31 October 2020
Statement ends 30 November 2020

Outlet Details

Southport
 27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
 ATF THE S & L SCHERMA SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-917
 Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
31 Oct 2020	Brought forward			21,884.03 Cr
2 Nov 2020	Hillsea Re Remitter 428510.....		369.30	22,253.33 Cr

Summary of Government Charges

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

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

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

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
 We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

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

3-5/78-03-NAB-002325-65003577-1/007153



NAB Business Everyday Account
 For further information call the
 Business Servicing Team on 13 10 12

23.6



041/013383



S & L SCHERMA SUPERANNUATION FUND
 BELLVUE
 404
 601 GLADES DRIVE
 ROBINA QLD 4226

Account Balance Summary

Opening balance	\$22,253.33	Cr
Total credits	\$1,301.00	
Total debits	\$5,280.00	
Closing balance	\$18,274.33	Cr

Statement starts 1 December 2020
Statement ends 31 December 2020

Outlet Details

Southport
 27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
 ATF THE S & L SCHERMA SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-917
 Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Dec 2020	Brought forward			22,253.33 Cr
1 Dec 2020	Hillsea Re Remitter 428510.....		899.00	23,152.33 Cr
15 Dec 2020	DEC20/00811157 AMCOR Plc Div 458106.....		402.00	23,554.33 Cr
23 Dec 2020	Online L2491545291 super transfer Filco PL Sup	5,280.00		18,274.33 Cr

Super DRAW DOWN

Summary of Government Charges

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

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

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5/751/42-01-383/5/2191/11443-1



NAB Business Everyday Account

For further information call the
Business Servicing Team on 13 10 12

23-7



041/003227



S & L SCHERMA SUPERANNUATION FUND
BELLVUE
404
601 GLADES DRIVE
ROBINA QLD 4226

Account Balance Summary

Opening balance	\$18,274.33	Cr
Total credits	\$2,257.97	
Total debits	\$0.00	
Closing balance	\$20,532.30	Cr

Statement starts 1 January 2021
Statement ends 29 January 2021

Outlet Details

Southport
27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
ATF THE S & L SCHERMA SUPERANNUATION FUND
BUSINESS CHEQUE ACCOUNT
BSB number 084-917
Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2021	Brought forward			18,274.33 Cr
4 Jan 2021	Hillsea Re Remitter 428510.....		2,257.97	20,532.30 Cr

Summary of Government Charges

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

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

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CS:79317/04/03/27/5/04/25/1/00711



NAB Business Everyday Account

For further information call the
Business Servicing Team on 13 10 12

23-8



041/004691



S & L SCHERMA SUPERANNUATION FUND
BELLVUE
404
601 GLADES DRIVE
ROBINA QLD 4226

Account Balance Summary

Opening balance	\$20,532.30 Cr
Total credits	\$1,084.73
Total debits	\$925.59
Closing balance	\$20,691.44 Cr

Statement starts 30 January 2021
Statement ends 26 February 2021

Outlet Details

Southport
27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
ATF THE S & L SCHERMA SUPERANNUATION FUND
BUSINESS CHEQUE ACCOUNT
BSB number 084-917
Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
30 Jan 2021	Brought forward			20,532.30 Cr
1 Feb 2021	Hillsea Re Remitter 428510.....		1,084.73	21,617.03 Cr
12 Feb 2021	Internet Bpay Cogc - Rates 224270744.....	925.59		20,691.44 Cr

Summary of Government Charges

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

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

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05:778087M:0651/SO/234/10-4467



NAB Business Everyday Account
 For further information call the
 Business Servicing Team on 13 10 12

23-9



041/013078



S & L SCHERMA SUPERANNUATION FUND
 BELLVUE
 404
 601 GLADES DRIVE
 ROBINA QLD 4226

Account Balance Summary

Opening balance	\$20,691.44	Cr
Total credits	\$1,639.75	
Total debits	\$782.06	
Closing balance	\$21,549.13	Cr

Statement starts 27 February 2021
 Statement ends 31 March 2021

Outlet Details

Southport
 27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
 ATF THE S & L SCHERMA SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-917
 Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
27 Feb 2021	Brought forward			20,691.44 Cr
1 Mar 2021	Hillsea Re Remitter 428510.....		1,270.30	21,961.74 Cr
9 Mar 2021	Internet Bpay Gccc - Water 824270747.....	289.06		21,672.68 Cr
16 Mar 2021	MAR21/00811041 AMCOR Plc Div 458106.....		369.45	22,042.13 Cr
25 Mar 2021	Online N6256424505 025709Simmonsasic Filco PL Sup	220.00		21,822.13 Cr
26 Mar 2021	Internet Bpay Asic 2290552881349.....	273.00		21,549.13 Cr

Summary of Government Charges

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

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

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06/07/2004/04/04/013078/S2020555-1A/41789



NAB Business Everyday Account
 For further information call the
 Business Servicing Team on 13 10 12

23.10



041/005669



S & L SCHERMA SUPERANNUATION FUND
 BELLVUE
 404
 601 GLADES DRIVE
 ROBINA QLD 4226

Account Balance Summary

Opening balance	\$21,549.13 Cr
Total credits	\$2,860.27
Total debits	\$5,886.10
Closing balance	\$18,523.30 Cr

Statement starts 1 April 2021
 Statement ends 30 April 2021

Outlet Details

Southport
 27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
 ATF THE S & L SCHERMA SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-917
 Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Apr 2021	Brought forward			21,549.13 Cr
1 Apr 2021	001258244630 Ora Itm Div			
	465177.....		126.56	
	Hillsea Re Remitter			
	428510.....		728.30	
	Kresta blinds B5345926874			
	Kqtscherma.....	2,053.00		20,350.99 Cr
12 Apr 2021	Cheques Deposit.....		17.00	
	Withdrawal.....	200.00		20,167.99 Cr
16 Apr 2021	NABATM Csh 16th15:44 Robina.....	200.00		19,967.99 Cr
23 Apr 2021	Internet Bpay Qantas Credit Cards			
	5268797470135457.....	2,530.00		
	NABATM Csh 23rd12:04 Robina.....	200.00		17,237.99 Cr
29 Apr 2021	NABATM Csh 29th16:42 Robina.....	200.00		
	NABATM Csh 29th16:41 Robina.....	500.00		16,537.99 Cr
30 Apr 2021	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Banker Assisted Deposit	1	\$2.50	\$2.50
	Banker Assisted Cheque Count	1	\$0.60	\$0.60
	Transaction Fees			\$3.10
	Account Service Fee			\$0.00
	Total Fees			\$3.10
	Less Fee Rebate			\$0.00
	Total Fees Charged			\$3.10
	Hillsea Re Remitter			
	428510.....		1,988.41	
	Account Fees.....	3.10		18,523.30 Cr

12075003M005669/00000011/0017521



NAB Business Everyday Account
 For further information call the
 Business Servicing Team on 13 10 12

23-11



041/004400



S & L SCHERMA SUPERANNUATION FUND
 BELLVUE
 404
 601 GLADES DRIVE
 ROBINA QLD 4226

Account Balance Summary

Opening balance	\$18,523.30	Cr
Total credits	\$0.00	
Total debits	\$2,349.47	
Closing balance	\$16,173.83	Cr

Statement starts 1 May 2021
Statement ends 31 May 2021

Outlet Details

Southport
 27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
 ATF THE S & L SCHERMA SUPERANNUATION FUND
 BUSINESS CHEQUE ACCOUNT
 BSB number 084-917
 Account number 62-727-9340

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 May 2021	Brought forward			18,523.30 Cr
14 May 2021	Internet Bpay Tax Office Payments 551000954848050921.....	1,649.47		16,873.83 Cr
17 May 2021	NABATM Csh 15th11:29 Robina	200.00	Draw	16,673.83 Cr
24 May 2021	NABATM Csh 22nd11:42 Robina	200.00	Draw	16,473.83 Cr
31 May 2021	NABATM Csh 29th12:46 Robina	300.00	Draw	16,173.83 Cr

Summary of Government Charges

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

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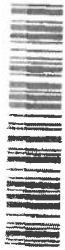
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151174/03/N604400/506870/10.13739



NAB Business Everyday Account
For further information call the
Business Servicing Team on 13 10 12

23-12



041/000351



S & L SCHERMA SUPERANNUATION FUND
BELLVUE
404
601 GLADES DRIVE
ROBINA QLD 4226

Account Balance Summary

Opening balance	\$16,173.83	Cr
Total credits	\$1,996.42	
Total debits	\$7,735.27	
Closing balance	\$10,434.98	Cr

Statement starts 1 June 2021
Statement ends 30 June 2021

Outlet Details

Southport
27 Scarborough St, Southport Qld 4215

Account Details

FILECO PTY LTD
ATF THE S & L SCHERMA SUPERANNUATION FUND
BUSINESS CHEQUE ACCOUNT
BSB number 084-917
Account number 62-727-9340

For Your Information

We're changing how often we send paper statements for this account to align with the Business Products Terms & Conditions. Effective 30 days from this statement date, you'll receive your next statement three months after your last statement. If you'd prefer to stay on your current statement cycle, please complete the form at nab.com.au/businessstatements

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jun 2021	Brought forward			16,173.83 Cr
1 Jun 2021	Hillsea Re Remitter 428510.....		1,629.16	17,802.99 Cr
3 Jun 2021	NABATM Csh 03rd15:17 Robina.....	200.00	Drawdown	17,602.99 Cr
7 Jun 2021	NABATM Csh 06th11:41 Robina.....	50.00		17,552.99 Cr
14 Jun 2021	Internet Bpay Terri Scheer 704824390.....	385.00		
	Internet Bpay Qantas Credit Cards 5268797470135457.....	2,053.00		
15 Jun 2021	NABATM Csh 12th10:53 Robina.....	200.00	Drawdown	14,914.99 Cr
	JUN21/00810891 AMCOR Plc Div 458106.....		367.26	15,282.25 Cr
16 Jun 2021	Internet Bpay Gccc - Water 824270747.....	447.27		14,834.98 Cr
21 Jun 2021	NABATM Csh 19th13:01 Robina.....	200.00	Drawdown	14,634.98 Cr
28 Jun 2021	NABATM Csh 26th16:29 Robina.....	200.00	Drawdown	
	Lola Scherma C5825464440 Super transfer.....	4,000.00		10,434.98 Cr

Super Drawdown

^

18 JUN 2021 15:05:10 000113

24/1

Comparative Market Analysis



2/11 Catherine Court Labrador QLD 4215

Prepared on 5th July 2021

David Truswell
Hillsea Real Estate

m: 0411 646564
w: 07 5591 5355
mgrlab@hillsea.com.au

24-2

Comparable Sales

1 2/5 Nevenia Street Labrador QLD 4215



3 2 1 110m² 95m²
 Year Built 1997 DOM -
 Sold Date 07-Apr-21 Distance 0.9km
 First Listing -
 Last Listing -

Sold Price \$474,500

2 1/5 Webb Street Labrador QLD 4215



3 2 1 110m² 95m²
 Year Built 1985 DOM 111
 Sold Date 16-Jun-21 Distance 0.73km
 First Listing \$520,000
 Last Listing Offers over \$490,000

Sold Price ^{RS} \$480,000

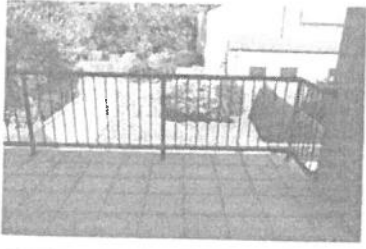
3 LOT 1/9 McWilliam Close Labrador QLD 4215



3 2 2 160m² 129m²
 Year Built 2014 DOM -
 Sold Date 30-Jan-21 Distance 0.5km
 First Listing -
 Last Listing -

Sold Price \$485,000

4 6B Government Road Labrador QLD 4215



3 3 1 -
 Year Built - DOM 29
 Sold Date 29-Apr-21 Distance -
 First Listing Auction
 Last Listing Auction

Sold Price ^{RS} \$520,000

5 2/277 Government Road Labrador QLD 4215



3 1 2 199m² 103m²
 Year Built 1980 DOM 8
 Sold Date 11-May-21 Distance 1.4km
 First Listing \$499,000 - \$539,000 offers
 Last Listing Under Contract

Sold Price \$535,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

243

Comparable Sales

📍 1/32 Huth Street Labrador QLD 4215



🏠 3 🛏 2 🚗 2 📏 206m² 📏 121m²
 Year Built 2009 DOM 50
 Sold Date 25-Jun-21 Distance 1.56km
 First Listing Offers Over \$549,000
 Last Listing Offers Over \$549,000

Sold Price ^{RS} \$545,000

📍 5 Kenmar Street Labrador QLD 4215



🏠 3 🛏 2 🚗 1 📏 506m² 📏 100m²
 Year Built 2021 DOM 233
 Sold Date 23-Jun-21 Distance 0.59km
 First Listing Contact agent
 Last Listing Contact agent

Sold Price ^{RS} \$563,000

📍 1/7 Brookside Road Labrador QLD 4215



🏠 3 🛏 2 🚗 2 📏 110m² 📏 123m²
 Year Built 1998 DOM 6
 Sold Date 21-Apr-21 Distance 0.56km
 First Listing \$579,000
 Last Listing \$579,000

Sold Price \$569,000

Summary

2/11 Catherine Court Labrador QLD 4215



Appraisal price range
\$510,000 - \$560,000

Median \$535,000

Notes from your agent

The appraisal of selling price is not a sworn valuation nor can it be relied on as such. The agent is not a licensed valuer and the estimate of selling price is an opinion only based on comparable sales in the general vicinity of the property. The appraisal of selling price is merely an indication of market price whereas real market price can only be determined by the amount a willing buyer is actually prepared to pay for the property. The accuracy of any information obtained from a third party and used in preparation\ cannot be guaranteed. All information/documentation referred to is given in good faith and derived from third party sources. However, we do not make any representation or warranty of any kind as to the accuracy or completeness of this information/documentation obtained from the third party sources. We have not produced, checked for accuracy or otherwise verified it. We are not responsible for any damage or loss sustained by the requesting party and any other party that may arise from the documentation/information provided. We give no guarantees, and make no representations, and shall have no liability to the requesting party or any other party, for any information/documentation obtained from third party sources.

Disclaimer

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The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

25.1

Activity

Dividends & Payments

Transactions

Filter by account

 Export to PDF

AMCOR PLC, Fileco Pty Ltd I*****2881

Filter by dates

FINANCIAL PERIOD

DATE RANGE

Financial year

All

▼ AMCOR PLC

Fileco Pty Ltd <S & L SCHERMA SUPER FUND> I*****2881

CHESS DEPOSITARY INTERESTS (AUS)

Date	11/06/2019
Transaction	AMCOR SCHEME IMPLEMENTATION
Movement	+2429
Balance	2429

Transaction History

◀ View: ORA, I*****8671 (FILECO PTY LTD <S & L SCHERMA SUPER FUND A/C>)

Date range from (dd/mm/yyyy) 30/07/2019  to (dd/mm/yyyy) 30/07/2021 

Displaying Transaction History from 30 Jul 2019 to 30 Jul 2021

HIN/SRN EMP ID	Security Code	Date	Transaction	Change	Running Balance
I*****8671	ORA	29/06/2020	Reconstruction	-486	1,947
I*****8671	ORA	09/01/2020	Dividend Plan Allotment	63	2,433
I*****8671	ORA	21/10/2019	Dividend Plan Allotment	53	2,370

Viewing 1 - 3 of 3

Transactions

RIO TINTO LIMITED

Recent Transactions

Fileco Pty Ltd I*****3996

ORDINARY FULLY PAID SHARES

Date	Transaction	Movement	Running balance
26/04/2021	DIVIDEND PLAN ALLOTMENT	+25	593
23/09/2020	DIVIDEND PLAN ALLOTMENT	+12	568
21/04/2020	DIVIDEND PLAN ALLOTMENT	+20	556
25/09/2019	DIVIDEND PLAN ALLOTMENT	+18	536
30/04/2019	DIVIDEND PLAN ALLOTMENT	+29	518
25/09/2018	DIVIDEND PLAN ALLOTMENT	+10	489
18/04/2018	DIVIDEND PLAN ALLOTMENT	+14	479
26/09/2017	DIVIDEND PLAN ALLOTMENT	+9	465
11/04/2017	DIVIDEND PLAN ALLOTMENT	+12	456
27/09/2016	DIVIDEND PLAN ALLOTMENT	+5	444
14/04/2016	DIVIDEND PLAN ALLOTMENT	+15	439
17/09/2015	DIVIDEND PLAN ALLOTMENT	+12	424
16/04/2015	DIVIDEND PLAN ALLOTMENT	+11	412
17/09/2014	DIVIDEND PLAN ALLOTMENT	+6	401
16/04/2014	DIVIDEND PLAN ALLOTMENT	+8	395
16/09/2013	DIVIDEND PLAN ALLOTMENT	+5	387
15/04/2013	DIVIDEND PLAN ALLOTMENT	+6	382
17/09/2012	DIVIDEND PLAN ALLOTMENT	+5	376
16/04/2012	DIVIDEND PLAN ALLOTMENT	+5	371
12/09/2011	DIVIDEND PLAN ALLOTMENT	+2	366
4/04/2011	DIVIDEND PLAN ALLOTMENT	+3	364
13/09/2010	DIVIDEND PLAN ALLOTMENT	+2	361
9/04/2010	DIVIDEND PLAN ALLOTMENT	+2	359
16/04/2009	DIVIDEND PLAN ALLOTMENT	+7	357
13/10/2008	DIVIDEND PLAN ALLOTMENT	+4	350
17/04/2008	DIVIDEND PLAN ALLOTMENT	+2	346
14/09/2007	DIVIDEND PLAN ALLOTMENT	+2	344
20/04/2007	DIVIDEND PLAN ALLOTMENT	+3	342
15/09/2006	DIVIDEND PLAN ALLOTMENT	+2	339
19/04/2006	DIVIDEND PLAN ALLOTMENT	+8	337
8/09/2005	DIVIDEND PLAN ALLOTMENT	+3	329
8/04/2005	DIVIDEND PLAN ALLOTMENT	+4	326
10/09/2004	DIVIDEND PLAN ALLOTMENT	+4	322

28.1



Investor Centre

Transaction History

◀ View: SGR, I*****6772 (FILECO PTY LTD <S & L SCHEMA SUPER FUND A/C>)

Date range from (dd/mm/yyyy) to (dd/mm/yyyy)

Displaying Transaction History from 30 Jul 2019 to 30 Jul 2021

HIN/SRN EMP ID	Security Code	Date	Transaction	Change	Running Balance
I*****6772	SGR	02/07/2020	Dividend Plan Allotment	61	1,946
I*****6772	SGR	26/06/2019	Dividend Plan Allotment	45	1,882

Viewing 1 - 2 of 2

Ask us now ^

29.1



Investor Centre

Transaction History

<< View: TAH, *****8626 (FILECO PTY LTD <S & L SCHERMA SUPER FUND A/C>)

Date range from (dd/mm/yyyy) to (dd/mm/yyyy)

Displaying Transaction History from 30 Jul 2019 to 30 Jul 2021

Security:

HIN/SRN EMP ID	Security Code	Date	Transaction	Change	Running Balance
*****8626	TAH	17/03/2021	Dividend Plan Allotment	39	2,467
*****8626	TAH	18/03/2020	Dividend Plan Allotment	72	2,428
*****8626	TAH	20/09/2019	Dividend Plan Allotment	54	2,356
*****8626	TAHRA	22/09/2020	Adjustment	-221	0
*****8626	TAHRA	29/08/2020	Renounceable Rights Entitlement Allotment	221	221

Viewing 1 - 5 of 5

Ask us now ^

Transaction History

◀ View: WBC, I*****3968 (FILECO PTY LTD <S & L SCHERMA SUPER FUND A/C>)

Date range from (dd/mm/yyyy) **23/08/2019**  to (dd/mm/yyyy) **23/08/2021** 

Displaying Transaction History from 23 Aug 2019 to 23 Aug 2021

HIN/SRN EMP ID	Security Code	Date	Transaction	Change	Running Balance
I*****3968	WBC	25/06/2021	Dividend Plan Allotment	40	1,835
I*****3968	WBC	18/12/2020	Dividend Plan Allotment	28	1,795
I*****3968	WBC	20/12/2019	Dividend Plan Allotment	55	1,767

Viewing 1 - 3 of 3

Transaction History

◀ View: WOW, I*****3961 (FILECO PTY LTD <S & L SCHERMA SUPER FUND A/C>)

Date range from (dd/mm/yyyy) 30/07/2019 to (dd/mm/yyyy) 30/07/2021

Displaying Transaction History from 30 Jul 2019 to 30 Jul 2021

HIN/SRN EMP ID	Security Code	Date	Transaction	Change	Running Balance
I*****3961	WOW	14/04/2021	Dividend Plan Allotment	20	1,527
I*****3961	WOW	06/10/2020	Dividend Plan Allotment	19	1,507
I*****3961	WOW	09/04/2020	Dividend Plan Allotment	18	1,488
I*****3961	WOW	30/09/2019	Dividend Plan Allotment	23	1,470

Viewing 1 - 4 of 4



Income tax 551

Date generated	29/07/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 29 July 2019 to 29 July 2021 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
17 May 2021	14 May 2021	Payment received		\$1,649.47	\$0.00
24 Mar 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$1,649.47		\$1,649.47 DR
19 May 2020	22 May 2020	EFT refund for Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$1,214.92		\$0.00
19 May 2020	19 May 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$1,214.92	\$1,214.92 CR

S & L SCHERMA SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Thursday 29 July, 2021 @ 08:42:09

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	239	Dividends Received			
(1,681.47)	239/001	Ancor Limited			
(4,954.10)	239/002	Rio Tinto Limited			
(731.97)	239/003	Tabcorp Holdings Limited			
(1,956.57)	239/005	Westpac Banking Corporation			
(2,144.27)	239/006	Woolworths Limited			
(262.43)	239/009	The Star Entertainment Group Limited - Ordinary Fully Paid			
(1,445.80)	239/010	Orora Limited - Ordinary Fully Paid			
	260	Member/Personal Contributions - Concessional (Taxable)			
(14,700.00)	260/008	Scherma, Lola			
	280	Rent Received			
(21,950.00)	280/001	2/11 Catherine Court Labrador			
2,724.70	301	Accountancy Fees			
259.00	304	ATO Supervisory Levy			
355.30	307	Auditor's Remuneration			
2.50	315	Bank Charges			
	328	Commission			
1,810.90	328/001	2/11 Catherine Court Labrador			
26,794.73	330	Decrease in Market Value of Investments			
	334	Depreciation			
8.00	334/003	2/11 Catherine Court - Stove Top - Hot Plate			
24.00	334/004	2/11 Catherine Court - Carpet			
73.00	334/005	2/11 Catherine Court - Hot Water System			
267.00	381	Filing Fees - ASIC			
	390	Life Insurance Premiums - Preserved			
7,872.05	390/006	Scherma, Sebastian			
	412	Pensions Paid - Preserved - Tax Free			
1,810.87	412/005	Scherma, Lola			
970.08	412/006	Scherma, Sebastian			
	413	Pensions Paid - Unrestricted Non Preserved - Tax Free			
837.78	413/006	Scherma, Sebastian			
	415	Pensions Paid - Preserved - Taxable			
35,759.13	415/005	Scherma, Lola			
17,146.22	415/006	Scherma, Sebastian			
	416	Pensions Paid - Unrestricted Non Preserved - Taxable			
13,975.92	416/006	Scherma, Sebastian			
	418	Postage, Printing and Stationery			
85.80	418/001	2/11 Catherine Court Labrador			
	420	Rates & Council Fees			
3,364.15	420/001	2/11 Catherine Court Labrador			
	425	Rental Property Expenses			
1,215.00	425/002	Insurance			
	430	Repairs and Maintenance			
839.00	430/001	2/11 Catherine Court Labrador			
4,638.90	485	Income Tax Expense			
(71,007.42)	490	Profit/Loss Allocation Account			

S & L SCHERMA SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Thursday 29 July, 2021 @ 08:42:09

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	505	Scherma, Lola (TRIS 2)			
(358,697.34)	505/001	Opening Balance - Preserved/Taxable	24/1/57		319,716.62
(18,148.61)	505/002	Opening Balance - Preserved/Tax Free	Age @ 1/7/20		16,174.60
69.70	505/030	Share of Profit/(Loss) - Preserved/Tax Free	= 63		
1,376.43	505/031	Share of Profit/(Loss) - Preserved/Taxable			
93.44	505/050	Income Tax - Preserved/Tax Free			
1,845.16	505/053	Income Tax - Preserved/Taxable			
35,759.13	505/055	Pensions Paid - Preserved/Taxable			
1,810.87	505/059	Pensions Paid - Preserved/Tax Free			
	506	Scherma, Sebastian (TRIS 5)			
(295,515.10)	506/001	Opening Balance - Preserved/Taxable	5/8/56		271,067.95
(17,127.16)	506/002	Opening Balance - Preserved/Tax Free	Age @ 1/7/20		15,736.19
68.60	506/030	Share of Profit/(Loss) - Preserved/Tax Free	= 63		
1,180.95	506/031	Share of Profit/(Loss) - Preserved/Taxable			
27.13	506/050	Income Tax - Preserved/Tax Free			
467.12	506/053	Income Tax - Preserved/Taxable			
17,146.22	506/055	Pensions Paid - Preserved/Taxable			
970.08	506/059	Pensions Paid - Preserved/Tax Free			
13,975.92	506/065	Pensions Paid - Unrestricted Non Preserved/Taxable			
837.78	506/068	Pensions Paid - Unrestricted Non Preserved/Tax Free			
7,439.84	506/130	Life Insurance Premiums - Preserved/Taxable			
432.21	506/131	Life Insurance Premiums - Preserved/Tax Free			
(1,786.98)	506/161	Internal Transfers In - Preserved/Taxable			
(107.05)	506/162	Internal Transfers In - Preserved/Tax Free			
(13,975.92)	506/163	Internal Transfers In - Unrestricted Non Preserved/Taxable			
(837.78)	506/164	Internal Transfers In - Unrestricted Non Preserved/Tax Free			
	507	Scherma, Sebastian (TRIS 4)			
(1,786.98)	507/001	Opening Balance - Preserved/Taxable			
(107.05)	507/002	Opening Balance - Preserved/Tax Free			
(13,975.92)	507/003	Opening Balance - Unrestricted Non Preserved/Taxable			
(837.78)	507/004	Opening Balance - Unrestricted Non Preserved/Tax Free			
1,786.98	507/171	Internal Transfers Out - Preserved/Taxable			
107.05	507/172	Internal Transfers Out - Preserved/Tax Free			
13,975.92	507/173	Internal Transfers Out - Unrestricted Non Preserved/Taxable			
837.78	507/174	Internal Transfers Out - Unrestricted Non Preserved/Tax Free			
	508	Scherma, Lola (Accumulation)			

S & L SCHERMA SUPERANNUATION FUND

Trial Balance at 30/06/2021

Printed: Thursday 29 July, 2021 @ 08:42:09

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	508/001	Opening Balance - Preserved/Taxable			12,493.16
(14,700.00)	508/016	Member/Personal Contributions - Preserved			
0.79	508/031	Share of Profit/(Loss) - Preserved/Taxable			
2,205.00	508/051	Contributions Tax - Preserved			
1.05	508/053	Income Tax - Preserved/Taxable			
18,541.87	604	Cash at Bank - NAB - 084510 627279340		18,541.87	
	620	Dividends Receivable			
408.07	620/004	Amcor		408.07	
93.18	625	Dividend Reinvestment - Residual Account		93.18	
1,562.00	680	Sundry Debtors		1,562.00	
	726	Fixtures and Fittings (at written down value)			
42.00	726/002	2/11 Catherine Court - Stove Top - Hot Plate	1.0000	42.00	
94.00	726/003	2/11 Catherine Court - Carpet	1.0000	94.00	
513.00	726/004	2/11 Catherine Court - Hot Water System	1.0000	513.00	
	772	Real Estate Properties (Australian)			
420,000.00	772/001	2/11 Catherine Court Labrador	1.0000	420,000.00	
	776	Shares in Listed Companies (Australian)			
35,171.92	776/001	Amcor Limited	2,429.0000	35,171.92	
54,465.76	776/002	Rio Tinto Limited	556.0000	54,465.76	
8,206.64	776/003	Tabcorp Holdings Limited	2,428.0000	8,206.64	
31,717.65	776/005	Westpac Banking Corporation	1,767.0000	31,717.65	
55,472.64	776/006	Woolworths Limited	1,488.0000	55,472.64	
5,344.88	776/008	The Star Entertainment Group Limited - Ordinary Fully Paid	1,882.0000	5,344.88	
4,945.38	776/009	Orora Limited - Ordinary Fully Paid	1,947.0000	4,945.38	
	850	Income Tax Payable			
(4,638.90)	850/001	Income Tax Payable			1,390.47
3,248.43	850/002	Imputed Credits			
0.00				636,578.99	636,578.99

Current Year Profit/(Loss): \$0.00