



ASIC

Australian Securities & Investments Commission

PO Box 4000
Gippsland Mail Centre VIC 3841
DX 84416 Traralgon

10 March 19



023/1415

SHANNAN TRAN PTY LTD
34 SIMMONS DRIVE
SEAHOLME VIC 3018

Dear Officeholder,

Pay invoice and check company statement

FOR SHANNAN TRAN PTY LTD

ACN 156 183 658

Your company's annual statement and review fee invoice statement is enclosed.

To meet your legal requirements and to avoid late fees you need to:

1. review your company's statement to ensure that your company details are correct, and notify of any changes or corrections online; and
2. pay the balance shown on the invoice statement before the due date.

If you no longer require this company you should act now to close it down. Details on deregistering a company are available on our website at www.asic.gov.au/closing.

For full details on your obligations and requirements for company solvency, refer to the following:

Invoice statement

Pay account balance by due date Pay the account balance shown on the enclosed invoice statement. The account balance includes your annual review fee and any overdue balances. Fees apply for late payments. Refer to the invoice statement for details of possible late fees.

Payments can be made quickly via BPAY, EFT, or Australia Post outlets. Check your invoice statement for full payment options.

Company statement

Check that company details are complete and up to date Your company details, as recorded by us, are shown on the company statement. Check the company statement and ensure that your company details are complete and up to date.

Notify us of any change If your company details are not up to date, you must notify us within 28 days from the issue date on the company statement or late review fees apply.

How to notify us of changes Notify changes to company details online at www.asic.gov.au/changes. First time users of our online services will need the corporate key provided on your Company Statement.

For more help or information

Web www.asic.gov.au
Ask a question? www.asic.gov.au/question
Telephone 1300 300 630

Company statement continued

Name: ROBERT SHANNAN
Address: 34 SIMMONS DRIVE SEAHOLME VIC 3018

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

Name: REBECCA TRAN
Address: 34 SIMMONS DRIVE SEAHOLME VIC 3018

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

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

End of company statement

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

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

SHANNAN TRAN PTY LTD
34 SIMMONS DR SEAHOLME VIC 3018**INVOICE STATEMENT**

Issue date 09 Mar 19

SHANNAN TRAN PTY LTD

ACN 156 183 658

Account No. 22 156183658

Summary

Opening Balance	\$0.00
New items	\$53.00
Payments & credits	\$0.00
TOTAL DUE	\$53.00

- 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 19	\$53.00

*paid 9.5.19**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**SHANNAN TRAN PTY LTD**

ACN 156 183 658

Account No: 22 156183658



22 156183658

TOTAL DUE	\$53.00
Immediately	\$0.00
By 09 May 19	\$53.00

Payment options are listed on the back of this payment slipBiller Code: 17301
Ref: 2291561836589

*814 129 0002291561836589 03

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



023
SHANNAN TRAN PTY LTD AS TRUSTEE FOR
SHANNAN TRAN SUPERANNUATION FUND
34 SIMMONS DR
SEAHOLME VIC 3018

Policy number:	HPI003457146
The insured:	Shannan Tran PTY LTD as Trustee for Shannan Tran Superannuation Fund
Due date:	11.59pm on 10 May 2019
Amount payable:	\$4,707.03
Payment reference number:	003457146

paid 9.5.19

Landlord Insurance Account

Your renewal

Issue date: 10 April 2019

Dear Policy Holder,

Thank you for insuring your Property and Landlord Contents with Suncorp Insurance. Your current policy expires at 11.59 pm on 10 May 2019 and we would like to invite you to renew with us for a further 12 months.

Please find enclosed your renewal documents. Please read the information on the following pages carefully to ensure all details are correct. Some policy details such as your excess and sum insured may have changed. If any of the details shown are incorrect or if there is other information you need to tell us, please call us on 13 11 55.

Make sure you read and understand the **Duty of Disclosure** section at the end of your Certificate of Insurance carefully.

Please pay the amount payable by the due date to ensure that your insurance cover continues. If you do not pay by the due date shown, you will not be covered. Our payment options are listed on the reverse side of this letter. If you have any questions about your insurance, please call us on 13 11 55 or visit your local Suncorp Bank branch.

Upon payment, this document becomes your Certificate of Insurance. Please keep this document with your Product Disclosure Statement and any Supplementary Product Disclosure Statement we have given you in a safe place.

Regards,

The Suncorp Team

Reduce your Premium with our Cyclone Resilience Benefit

If your home has certain cyclone resilience features you may now be eligible for a reduction on your Suncorp Home Insurance premium through our Cyclone Resilience Benefit. Eligible locations only. Conditions apply.

To find out more, visit suncorp.com.au/cyclone-resilience or call 13 11 55.

100SU1HREG214125PR-E1287-S3704-T7407-

Insurance and criminal history

You must call us to tell us if in the past 3 years, you or anyone to be insured under this policy:

- Committed any criminal acts whether charged or convicted in relation to fraud, theft or burglary, drugs, arson, criminal, malicious or wilful damage
- Had any insurance declined or cancelled, a claim rejected or had special conditions imposed on any insurance

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



Cover Details - Landlord

Insured address:	13 MILLBRAE ST, DEERAGUN QLD 4818		
Type of cover:	Landlord Property and Contents		
Period of insurance:	From 10 May 2019 until 11.59pm 10 May 2020		
Sum insured:	Property		\$334,600
	Landlord Contents		\$14,500
	Legal Liability		\$20 million

Your Discounts

Your premium includes our 15% Multiple Policy Discount

Excess Details

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

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



Policy number: HPI003457146
The insured: Shannan Tran PTY LTD as Trustee for Shannan Tran Superannuation Fund

Certificate of Insurance

You have a Duty of Disclosure in renewing this insurance. Your Duty of Disclosure is explained at the end of this Certificate of Insurance. Please read this information carefully as failure to meet your Duty of Disclosure obligations could mean we reduce or refuse to pay a claim, or cancel the policy.



Cover Details - Landlord

Insured address:	2 RICHFIELD CT, DEERAGUN QLD 4818		
Type of cover:	Landlord Property and Contents		
Period of insurance:	From 10 May 2019 until 11.59pm 10 May 2020		
Sum insured:	Property		\$334,600
	Landlord Contents		\$14,500
	Legal Liability		\$20 million

Your Discounts

Your premium includes our 15% Multiple Policy Discount

Excess Details

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

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

Insurance and criminal history

You must call us to tell us if in the past 3 years, you or anyone to be insured under this policy:

- Committed any criminal acts whether charged or convicted in relation to fraud, theft or burglary, drugs, arson, criminal, malicious or wilful damage
- Had any insurance declined or cancelled, a claim rejected or had special conditions imposed on any insurance

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



100SU1HREG214125PR-E1287-63707 17413-



Suite 1/118 Vulture Street, South Brisbane QLD 4101

Ph: 07 3169 2503

Fax: 07 3169 2508

ABN: 30 132 604 552

National Affordable Housing Consortium

28 June 2018

Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
34 Simmons Drive
Seaholme VIC 3018

Dear NRAS investor,

NATIONAL RENTAL AFFORDABILITY SCHEME (NRAS) REFUNDABLE TAX OFFSET CERTIFICATE

(Part of DSS / ATO issued Certificate ID: 4-5646CW4 Version: 1)

RETAIN WITH YOUR INCOME TAX RECORDS FOR THE 2017-2018 FINANCIAL YEAR

The Australian Government has now issued a group Refundable Tax Offset Certificate (RTOC) to the National Affordable Housing Consortium for the 2017-2018 NRAS year. This RTOC relates to NRAS properties for which NAHC is the Approved Participant.

Pursuant to the *National Rental Affordability Scheme Act 2008 (Cth)* and the *Income Tax Assessment Act 1997 (Cth)*, the incentive amount you are eligible for has been calculated and is provided in the table below. The incentive amount is based on both the amount of time during the NRAS year that you owned the NRAS property and the amount of time that the property was compliant with NRAS Regulations.

Please provide this document to your tax agent for the preparation of your 2017-2018 tax return.

Property Details

NRAS Dwelling ID	1-H59-1368
NRAS Dwelling Address	2 Richfield Court Deeragun QLD 4818
Your Commonwealth Government incentive for 2017-2018	\$8,335.75

It is important to note that the above amount only relates only to the Australian Government's component of the National Rental Affordability Scheme incentive. The State Government will finalise its compliance activities for the 2017-2018 NRAS year in due course. A separate payment and remittance advice will be provided to you after NAHC receives verification from the State.

Please also note that only one certificate is issued per dwelling and is forwarded to your nominated email address(es).

If you require further advice in relation to this matter, please contact John Nilas via email at pdm@nahc.org.au or phone on 07 3169 2503.

Yours faithfully

Mike Myers
Managing Director

REMITTANCE ADVICE



NATIONAL AFFORDABLE HOUSING CONSORTIUM LTD

1/118 Vulture Street
South Brisbane, QLD 4101
ABN: 30 132 604 552

To

Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
34 Simmons Drive
Seaholme
VIC 3,018.00

The NRAS 2017-18 State Government Incentive amount for the undermentioned dwelling has been remitted to your rental bank account on **09 August 2018**:

NRAS Dwelling ID	1-H59-1368
NRAS Dwelling Address	2 Richfield Court Deeragun QLD 4818
Amount	\$ 2,778.58

Please email any queries regarding this remittance to neville@nahc.org.au quoting the NRAS Dwelling ID .

Financial Year Statement

ABN: 72 099 347 485

54 Thuringowa Drive,
(PO Box 555)
KIRWAN QLD 4817

P: (07) 4773 7000

F: (07) 4773 7033

natalie@fnnicholson.com.au

Nicholson First National Real Estate

Account
name(s)

Robert Shannon & Rebecca Tran
Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
34 Simmons Drive
Seaholme VIC 3018

Account N02SHANN

Statement from 30 Jun 18

Statement to 28 Jun 19

Page number 1 of 1

Details	GST	Expenses	Income	Balance
<u>2 Richfield Court Deeragun</u>				
Rent - Residential			\$12,428.00	\$12,428.00
Consortium Fee	*	\$886.44		\$11,541.56
Garage Doors - Repairs inc Remote	*	\$88.50		\$11,453.06
Maintenance				\$11,453.06
Plumbing - Repairs	*	\$352.76		\$11,100.30
		<u>\$352.76</u>		
Management Fee	*	\$1,822.32		\$9,277.98
Smoke Alarms test and clean	*	\$82.50		\$9,195.48
Valuation Services	*	\$220.00		\$8,975.48
Total for property		<u>\$3,452.52</u>	<u>\$12,428.00</u>	<u>\$8,975.48</u>

Total expenses includes GST of \$313.87

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

The information shown on this report should not be used for your annual Business Activity Statement (BAS) reporting . All GST entries and expense items need to be verified with the tax invoices which have been attached to and summarised on your monthly Property Management Statements /Tax Invoices .

We advise that it is our understanding the GST cannot be claimed for residential properties .

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

The ATO web page

<https://www.ato.gov.au/General/Property/In-detail/Rental-properties>

provides more information on what expenses can and cannot be claimed in your income tax return.

We also suggest you familiarise yourself with the ATO Document - Guide For Rental Property Owners which is available

<https://www.ato.gov.au/individuals/tax-return/2017/in-detail/publications/rental-properties-2017/>

or a printed copy can be obtained from the ATO

Please Note !!

All files relating to your Property are destroyed after 5 years unless you instruct us in writing to the contrary.

* indicates taxable supply

Rates Notice

townsville.qld.gov.au
 ENQUIRIES >> 13 48 10
 ABN >> 44 741 992 072



R Tran & As Trustee For &
 One other...
 34 Simmons Drive
 SEAHOLME VIC 3018



023
 R1_16415

Date Issued 31/01/2019

Due Date 04/03/2019

Discounted Amount \$1,659.00
 if paid by the due date

Gross Amount \$1,731.20
 if paid after the due date

Property Address
 2 Richfield Court, DEERAGUN QLD
 4818

paid 5-3-19
 Description
 Lot 229 SP 240034

Property No. 545140
 Assessment No. 11683102
 Customer Ref No. 96997299
 Land Area 594 SQ.M
 Valuation 125000
 Valuation No. 5792810771
 Land Use Code 2-0

Account Summary

	\$	\$
BALANCE BROUGHT FORWARD		\$0.00
Gross Rates and Charges Levied	\$1,731.20	
Less Discount If Paid By 04/03/2019	-\$72.20	
NETT RATES AND CHARGES LEVIED		\$1,659.00
TOTAL AMOUNT DUE BY 04/03/2019		\$1,659.00

Payments received on or after 19/01/2019 do not appear



For emailed notices:
townsville.qld.gov.au/enotices
 Reference No: **DA26A1946Z**

GROSS AMOUNT

 *403 96997299

DISCOUNT AMOUNT

 *403 96997299

Property No. 545140
 Customer Ref No. 96997299

Due Date 04/03/2019

Discounted Amount \$1,659.00
 if paid by the due date

Gross Amount \$1,731.20
 if paid after the due date

Register your interest for the \$10 million

WATER SMART PACKAGE

PART OF COUNCIL'S 3-POINT WATER SECURITY SOLUTION

townsville.qld.gov.au





R Tran & As Trustee For &
One other...
34 Simmons Drive
SEAHOLME VIC 3018



023
R1_17239

Date Issued 09/08/2018

Due Date 10/09/2018

Discounted Amount \$1,659.00
if paid by the due date

paid 12/9/18
Gross Amount \$1,731.20
if paid after the due date

Property Address
2 Richfield Court, DEERAGUN QLD
4818

Description
Lot 229 SP 240034

Property No. 545140

Assessment No. 11683102

Customer Ref No. 96997299

Land Area 594 SQ.M

Valuation 125000

Valuation No. 5792810771

Land Use Code 2-0

Account Summary

	\$	\$
BALANCE BROUGHT FORWARD		\$0.00
Gross Rates and Charges Levied	\$1,731.20	
Less Discount If Paid By 10/09/2018	-\$72.20	
NETT RATES AND CHARGES LEVIED		\$1,659.00
TOTAL AMOUNT DUE BY 10/09/2018		\$1,659.00

Payments received on or after 28/07/2018 do not appear



For emailed notices:
townsville.qld.gov.au/enotices
Reference No: **2B51ACA11Z**

GROSS AMOUNT

*403 96997299

DISCOUNT AMOUNT

*403 96997299



Your Rates, Made Easier

Townsville City Council gives you a
hassle free way to pre-pay your rates.

Direct Debit / BPAY / Credit Card

Visit townsville.qld.gov.au
for more information

Property No. 545140

Customer Ref No. 96997299

Due Date 10/09/2018

Discounted Amount \$1,659.00
if paid by the due date

Gross Amount \$1,731.20
if paid after the due date

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

30 Apr 2019

Statement to

31 May 2019

Statement number

86

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeragun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 5 Jun 2019			
	Rent 2 May 2019 to 5 Jun 2019		\$1,195.00	\$1,195.00
17 May	68470 * Consortium Fee NAHC May 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,121.19
31 May	69056 * Management fee (Richfield02) (includes \$15.93 GST)	\$175.22		\$945.97
	69057 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$945.97		\$0.00
	Totals at end of period	\$1,195.00	\$1,195.00	\$0.00
	Total expenses on this tax invoice includes GST of \$15.93			
	Total expenses on attached tax invoices includes GST of \$6.71			

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

29 Mar 2019

Statement to

30 Apr 2019

Statement number

85

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeraqun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 1 May 2019			
	Rent 4 Apr 2019 to 1 May 2019		\$956.00	\$956.00
24 Apr	67478 * Consortium Fee NAHC April 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
	67644 * Invoice #9324257-1, Inv #9324257-1 - 2 Richfield - Opteon Valuation (Opteon Property Group) (include	\$220.00		\$662.19
27 Apr	67754 * Invoice #SIN1903114302195, Inv #SIN1903114302195 - 2 Richfield - Garage Door Service (Steel Line Ga	\$88.50		\$573.69
30 Apr	68150 * Management fee (Richfield02) (includes \$12.74 GST)	\$140.18		\$433.51
	68151 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$433.51		\$0.00
	Totals at end of period	\$956.00	\$956.00	\$0.00
	Total expenses on this tax invoice includes GST of \$12.74			
	Total expenses on attached tax invoices includes GST of \$34.76			

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply



Opteon Property Group Pty Ltd
 ABN 78 144 732 589
 PO Box 1875, Geelong VIC 3220
 T 1300 40 50 60
 F 03 5223 2309
 E vic.accounts@opteonsolutions.com

Tax Invoice

Invoice To
National Affordable Housing Consortium 1/118 Vulture Street South Brisbane QLD 4101

Details
Borrower/Matter: Shannan Trust Pty Ltd Requested by: Daniel Dunne Reference No: 1-H59-1368

Invoice No: 9324257-1
Invoice Date: 30/03/2019
Date Due: 13/04/2019
Payment Terms: 14 Days

Description:

2 Richfield Court, Deeragun, QLD 4818
Valuation

Amount:

\$200.00

Sub-Total: \$200.00

GST: \$20.00

Total: \$220.00



Remittance Advice: **Balance Due:** \$220.00

Cheque: Detach and mail with cheque to:
 Opteon Property Group Pty Ltd
 PO Box 1875, Geelong VIC 3220
 Please make cheque payable to Opteon Property Group Pty Ltd

Direct Deposit (EFT): Send remittance advice to fax 03 5223 2309 or email vic.accounts@opteonsolutions.com
Please use the invoice number as your reference when making payment.
 Account Name: Opteon Property Group Pty Ltd
 Bank: Westpac Banking Corporation
 BSB: 033-226 Account No. 527471

Credit Card: Send remittance advice to email vic.accounts@opteonsolutions.com
 Mastercard Visa
 Card number: _____
 Expiry date: __ __ / __ __ CCV code: __ __ __
 Card holders name (print): _____
 Signature: _____ Date: __ __ / __ __ / 20 __ __

Property Address: 2 Richfield Court, Deeragun, QLD 4818

Invoice No: 9324257-1



TAX INVOICE

Steel-Line Townsville
 16 Catalyst Court
 MT ST JOHN
 QLD 4818
 Phone : 0747584900
 Fax : 0747584990
 ABN : 52124164003

Invoice No : SIN1903114302195
 Invoice Date:13/03/2019
 Order number :1143SON190300139
 Delivery number :1143SDH190300117
 Delivery mode :
 Delivered on :13/03/2019
 Reference: 17052
 Reference 2:

Bill To:

NICHOLSON FIRST NATIONAL RE
 PO BOX 555
 THURINGOWA CENTRAL
 4817

Site Address:

TENANT: LYNETTE BROOKS, 0421 521 357
 2 RICHFIELD COURT
 DEERAGUN
 4818
 QLD

Product	Description	Qty	Unit Ex GST	Total Ex GST	GST %
SER-001	CALL OUT, 12/3/19 Garage door was still in manual mode, hooked back up to motor. Checked spring tension and adjusted limits in the opener. Test ran.	1.00EA			10

Tax basis	Rate	Tax amount
80.45	10.00 : GST Standard Sales	8.05

Line Total Excl GST	80.45
Expense/Discount	0.00
Total tax excluded	80.45
GST amount	8.05
Total Incl GST	88.50

NET PAYABLE	88.50 AUD
--------------------	------------------

Bank Details:
 Steel-Line Garage Doors
 BSB Number: 082-057
 Account Number: 829813783

*All installations in QLD will be undertaken by Steel-Line Installations Australia Pty Ltd (ABN: 97 128 107 344; QBCC: 1129059)

Customer	NICFIR01
Entry number	SIN1903114302195
Due Date	27/03/2019
Open item	
Net payable	88.50 AUD

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

28 Feb 2019

Statement to

29 Mar 2019

Statement number

84

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	2 Richfield Court, Deeraqun			
	Brooks, Lynette; \$239.00 per week; Paid to: 3 Apr 2019			
	Rent 7 Mar 2019 to 3 Apr 2019		\$956.00	\$956.00
7 Mar	66591 * Consortium Fee NAHC March 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
29 Mar	67231 * Management fee (Richfield02) (includes \$12.74 GST)	\$140.18		\$742.01
	67232 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$742.01		\$0.00
	Totals at end of period	\$956.00	\$956.00	\$0.00
	Total expenses on this tax invoice includes GST of \$12.74			
	Total expenses on attached tax invoices includes GST of \$6.71			

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

31 Jan 2019

Statement to

28 Feb 2019

Statement number

83

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeraqun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 6 Mar 2019			
	Rent 7 Feb 2019 to 6 Mar 2019		\$956.00	\$956.00
22 Feb	65663 * Consortium Fee NAHC February 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
28 Feb	66332 * Management fee (Richfield02) (includes \$12.74 GST)	\$140.18		\$742.01
	66333 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$742.01		\$0.00
	Totals at end of period	\$956.00	\$956.00	\$0.00
	Total expenses on this tax invoice includes GST of \$12.74			
	Total expenses on attached tax invoices includes GST of \$6.71			

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

21 Dec 2018

Statement to

31 Jan 2019

Statement number

82

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeragun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 6 Feb 2019			
	Rent 27 Dec 2018 to 6 Feb 2019		\$1,434.00	\$1,434.00
21 Jan	64887 * Consortium Fee NAHC January 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,360.19
30 Jan	65049 * Invoice #19548, INV 19548 - REPAIRED OUTSIDE LEAKING TAPS X 2 (Northern Plumbing) (includes \$11.30 G	\$124.28		\$1,235.91
31 Jan	65436 * Management fee (Richfield02) (includes \$19.12 GST)	\$210.27		\$1,025.64
	65437 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$1,025.64		\$0.00
	Totals at end of period	\$1,434.00	\$1,434.00	\$0.00

Total expenses on this tax invoice includes GST of \$19.12

Total expenses on attached tax invoices includes GST of \$18.01

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply



Tel. (07) 4723 4441
 Fax. (07) 4723 4442
 info@northernplumbing.com.au

PO Box 4344
 Kirwan, QLD
 4817

ABN 71 113 841 955
 Licence # QBCC: 1082979
 Plumbing - Gasfitting - Building

PLEASE PAY BY	AMOUNT	INVOICE DATE
17/02/2019	\$124.28	18/01/2019

TAX INVOICE NO. 19548

Accounts
 Nicholson First National
 PO Box 555
 Thuringowa Central QLD 4817

Job No.: 21656
Site Address: 2 Richfield Court
 Deeragun QLD 4818
Order No.: 16584
Request No.:

Maintenance

Attended property 17/1/19.

Inspected external hose taps, found front and back hose taps leaking.
 Removed and replaced both hose taps and vacuum breakers.
 Tested. Pass.

Thank you for your business.	Sub-Total ex GST	\$112.98
	GST	\$11.30
	Total inc GST	\$124.28
	Amount Applied	\$0.00
	Balance Due	\$124.28

Northern Plumbing reserves the right to charge all administration costs associated with the recovery of any moneys not paid on time as stated on this invoice. Moreover, interest at the rate of 15% per annum will be charged daily on overdue amounts. The goods remain the property of Northern Plumbing until paid for in full.

How To Pay

INVOICE NO. 19548



Direct Deposit

Bank **Bank of Queensland**
 Acc. Name **Northern Plumbing (NQ) Pty Ltd**
 BSB **124-001**
 Acc. No. **21384278**



Mail

Detach this section and mail cheque to:
Northern Plumbing (NQ) Pty Ltd
PO Box 4344
Kirwan, QLD 4817

Please Reference: 19548



Credit Card (Visa or debit cards accepted)

Please call (07) 4723 4441 to pay over phone.
 NOTE - Surcharge of 1% of the total invoice price will apply to all payments made by credit card after 30 June 2014.

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

30 Nov 2018

Statement to

21 Dec 2018

Statement number

81

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeraqun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 26 Dec 2018			
	Rent 6 Dec 2018 to 26 Dec 2018		\$717.00	\$717.00
6 Dec	66053 * 2 Richfield - Reimbursement of invoice paid twice in error (2017 invoice) (includes \$8.00 GST)		\$88.00	\$805.00
14 Dec	64065 * Consortium Fee NAHC December 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$731.19
21 Dec	64577 * Management fee (Richfield02) (includes \$9.56 GST)	\$105.13		\$626.06
	64578 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$626.06		\$0.00
	Totals at end of period	\$805.00	\$805.00	\$0.00

Total expenses on this tax invoice includes GST of \$9.56

Total income on attached tax invoices includes GST of \$8.00

Total expenses on attached tax invoices includes GST of \$6.71

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

31 Oct 2018

Statement to

30 Nov 2018

Statement number

80

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeraqun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 5 Dec 2018			
	Rent 8 Nov 2018 to 5 Dec 2018		\$956.00	\$956.00
22 Nov	63165 * Consortium Fee NAHC November 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
30 Nov	63754 * Management fee (Richfield02) (includes \$12.74 GST)	\$140.18		\$742.01
	63755 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$742.01		\$0.00
	Totals at end of period	\$956.00	\$956.00	\$0.00

Total expenses on this tax invoice includes GST of \$12.74

Total expenses on attached tax invoices includes GST of \$6.71

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

28 Sep 2018

Statement to

31 Oct 2018

Statement number

79

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeraqun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 7 Nov 2018			
	Rent 4 Oct 2018 to 7 Nov 2018		\$1,195.00	\$1,195.00
19 Oct	62178 * Invoice #2260, Inv #2260 - 2 Richfield - Unblock Ensuite Basin (Free Flow Plumbing and Gas Service)	\$88.00		\$1,107.00
26 Oct	62284 * Consortium Fee NAHC October 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,033.19
31 Oct	62882 * Management fee (Richfield02) (includes \$15.93 GST)	\$175.22		\$857.97
	62883 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$857.97		\$0.00
	Totals at end of period	\$1,195.00	\$1,195.00	\$0.00

Total expenses on this tax invoice includes GST of \$15.93

Total expenses on attached tax invoices includes GST of \$14.71

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply

Free Flow Plumbing and Gas Services

Tax Invoice

ABN: 49 710 048 798
QBCC: 1267393



Invoice To:

Nicholson First National Real Estate
PO Box 555
Thuringowa Central QLD 4817
Australia

Invoice No: 00002260

Date: 7/09/2017

Terms: 7 Days

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Address: 2 Richfield Court, Deeragun Work Order Number: 13477 Investigate fault on vanity basin in ensuite Carry out visual inspection Basin draining slowly Waste blocked with hair/debris Unblock basin Test operations - Pass Leave working, site clean and tidy	\$80.00	\$80.00

All work undertaken by Free Flow Plumbing and Gas Services is carried out to a very high standard and in accordance with AS3500 and AS5601.

DIRECT ALL ENQUIRIES TO:

P. 07 4799 6324
M. 0416 667 688 (Barry Hurd)
E. info@freeflow.net.au
PO Box 762, Aitkenvale QLD 4814
www.freeflow.net.au

PLEASE MAKE ALL PAYMENTS PAYABLE TO:

Queensland Country Credit Union
Account Name: Free Flow Plumbing and Gas Services
BSB: 704-640
Account Number: 41450266
Please use your Invoice Number as a reference

Cash and Cheques accepted

Subtotal: \$80.00

GST: \$8.00

Total Inc. GST: \$88.00

Balance Due: **\$88.00**

THANK YOU FOR YOUR BUSINESS!

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

31 Aug 2018

Statement to

28 Sep 2018

Statement number

78

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	2 Richfield Court, Deeraqun			
	Brooks, Lynette; \$239.00 per week; Paid to: 3 Oct 2018			
	Rent 6 Sep 2018 to 3 Oct 2018		\$956.00	\$956.00
21 Sep	61392 * Consortium Fee NAHC September 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
28 Sep	62026 * Management fee (Richfield02) (includes \$12.74 GST)	\$140.18		\$742.01
	62027 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$742.01		\$0.00
	Totals at end of period	\$956.00	\$956.00	\$0.00

Total expenses on this tax invoice includes GST of \$12.74

Total expenses on attached tax invoices includes GST of \$6.71

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

31 Jul 2018

Statement to

31 Aug 2018

Statement number

77

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeraqun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 5 Sep 2018			
	Rent 9 Aug 2018 to 5 Sep 2018		\$956.00	\$956.00
22 Aug	60614 * Consortium Fee NAHC August 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
27 Aug	60768 * INV 5095 - Test & Clean Smoke alarms (E.A.S Pty Ltd) (includes \$7.50 GST)	\$82.50		\$799.69
31 Aug	61153 * Management fee (Richfield02) (includes \$12.74 GST)	\$140.18		\$659.51
	61154 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$659.51		\$0.00
	Totals at end of period	\$956.00	\$956.00	\$0.00

Total expenses on this tax invoice includes GST of \$12.74

Total expenses on attached tax invoices includes GST of \$14.21

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

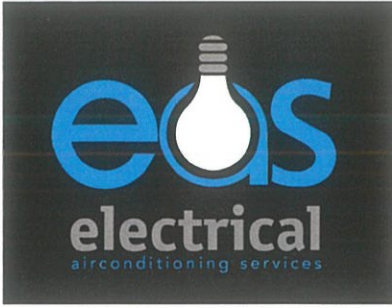
"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 47737 000

* indicates taxable supply



Electrical & Airconditioning Services Pty Ltd

27 Squires Crescent, Kirwan
 Townsville, QLD 4817
 ABN 5 608 731 139

Contractors No. 82938
 ARC Licence No. AU41341

M: 0417 006 372

Tax Invoice

Date	Invoice No.
1/08/2018	EAS-5095

www.easttownsville.com.au admin@easttownsville.com.au

Invoice To
First National Real Estate - Nicholson

PAYMENT TERMS
 Visa/ Master Card Plus 1.3%
 Surcharge
 Eftpos/ Cash

ELECTRONIC TRANSFERS
 ACC Name: EAS Pty Ltd
 ACC No: 10451193
 BSB: 064819

Work Order	Terms	Due Date
15540	Net 30	31/08/2018

Description	Unit	Qty	Price	Amount
2 Richfield Court, Deeragun				
Attend property and inspect and test all smoke alarms fitted at property. Record and submit smoke alarm compliance report.	ea	1	60.00	60.00
Test all safety switches fitted in switchboard. Tested OK *			15.00	15.00

Thank you for your business.	Subtotal	\$75.00
The Goods invoiced become the responsibility of the customer upon delivery but remain the property of Electrical & Airconditioning Services Pty Ltd until paid for in full, and may be recovered in the event of non-payment in accordance with our trading terms. We certify that the electrical installation, to the extent it is effected by the electrical work, has been tested to ensure it is electrically safe and is in accordance with the requirements of AS/NZS3000 and any other applicable standard. This invoice is in accordance with the 'Building and Construction Industry Payments Act 2004'. We also certify that the cabling work described complies with the ACI wiring rules and Electrical Safety Regulations 2008	GST	\$7.50
	Total Incl GST	\$82.50
	Balance Due	\$82.50

REMITTANCE ADVICE TEAR OFF

EAS-5095

Bankcard Visa Mastercard

Card No: _____

Amount \$: _____

CCV No on rear of card: _____

Cardholder Name: _____

Expiry Date: _____

Signed: _____

Remittance Advice
 ABN: 72 099 347 485
 54 Thuringowa Drive,
 (PO Box 555)
 KIRWAN QLD 4817

Nicholson First National Real Estate

P: (07) 4773 7000

Account
name(s)

Robert Shannon & Rebecca Tran
 Shannan Trust Pty Ltd ATF Shannan Tran Super Fund
 34 Simmons Drive
 Seaholme VIC 3018

Account

N02SHANN

Statement from

29 Jun 2018

Statement to

31 Jul 2018

Statement number

76

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>2 Richfield Court, Deeraqun</u>			
	Brooks, Lynette; \$239.00 per week; Paid to: 8 Aug 2018			
	Rent 5 Jul 2018 to 8 Aug 2018		\$1,195.00	\$1,195.00
25 Jul	59825 * Consortium Fee NAHC July 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,121.19
31 Jul	60346 * Management fee (Richfield02) (includes \$15.93 GST)	\$175.22		\$945.97
	60347 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$945.97		\$0.00
	Totals at end of period	\$1,195.00	\$1,195.00	\$0.00

Total expenses on this tax invoice includes GST of \$15.93

Total expenses on attached tax invoices includes GST of \$6.71

NOTE: 10% MANAGEMENT FEE APPLIES TO "MARKET RENT"

"Is your NRAS property insured? Check today. You are responsible for maintaining/renewing insurance coverage on your NRAS property."

"Any Financial queries should be accompanied by the follow information: First National, followed by owners' name & property address"

Your contact: Green Team

Phone: 4773 000

* indicates taxable supply



ABN: 52 124 164 003

Tax Invoice

PO BOX 7973 GARBUTT BC QLD 4814
 PH: 07 4758 4900
<http://www.steel-line.com.au>

INVOICE No.	SIN1809114307211
DATE	8/10/2018
CUSTOMER REF	15821

paid 11.10.18

SEND TO:- NICHOLSON FIRST NATIONAL R/E P.O BOX 555 THURINGOWA CENTRAL QLD 4817	DELIVER TO:- MAINTENANCE ORDER # 15821 2 RICHFIELD COURT DEERAGUN QLD 4818
--	--

DESCRIPTION	H*W	QTY.	PRICE	TOTAL
SERVICE OF DOOR CHECKED TENSION ON DOOR DOOR IS VERY HEAVY AT SOME PARTS & LIGHT ON OTHERS IT IS POSSIBLE THAT THE DOOR HAS THE INCORRECT SPRINGS ADDED TENSION LUBRICATED HINGES, ROLLERS BEARINGS AND SPRINGS TEST RAN DOOR NOTES: Title of goods supplied does not transfer to customer until paid in full, as per Sale of Goods Act 1979 All payments payable to Steel-Line Garage Doors BSB: 082 057 ACC# 829381108 All Installations in Queensland will be undertaken by Steel-Line Installations Australia Pty Ltd (ABN: 97 128 107 344; QBCC 1129059)				

SUB-TOTAL	\$	113.64
GST COMPONENT	\$	11.36
LESS DEPOSIT PAID		
BALANCE	\$	125.00

Licences and Warranties: <http://steel-line.com.au/site/certificates.cfm>