



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

Robert Alexander Shannan and Rebecca Tran
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-H59-1369
NRAS Dwelling Address	13 Millbrae Street 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

Robert Alexander Shannan and Rebecca Tran
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-H59-1369
NRAS Dwelling Address	13 Millbrae Street 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 N13SHANN

Statement from 30 Jun 18

Statement to 28 Jun 19

Page number 1 of 1

Details	GST	Expenses	Income	Balance
13 Millbrae Street Deeragun				
Rent - Residential			\$12,468.00	\$12,468.00
Consortium Fee	*	\$886.44		\$11,581.56
Maintenance				\$11,581.56
Air Conditioning - Repairs	*	\$173.25		\$11,408.31
Electrical - Repairs	*	\$286.00		\$11,122.31
General Maintenance	*	\$170.50		\$10,951.81
		\$629.75		
Management Fee	*	\$1,828.20		\$9,123.61
Valuation Services	*	\$220.00		\$8,903.61
Total for property		\$3,564.39	\$12,468.00	\$8,903.61

Total expenses includes GST of \$324.04

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



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



023
1004019
R1_16411

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
13 Millbrae Street, DEERAGUN QLD
4818

paid 5.3.19

Description
Lot 199 SP 219290

Property No. 544234

Assessment No. 11681013

Customer Ref No. 96988330

Land Area 585 SQ.M

Valuation 125000

Valuation No. 5792810754

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: **BD57259B11**

GROSS AMOUNT



*403 96988330

DISCOUNT AMOUNT



*403 96988330

Property No. 544234

Customer Ref No. 96988330

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



Rates Notice



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



023
1004218
R1_17235

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
13 Millbrae Street, DEERAGUN QLD
4818

Description
Lot 199 SP 219290

Property No. 544234

Assessment No. 11681013

Customer Ref No. 96988330

Land Area 585 SQ.M

Valuation 125000

Valuation No. 5792810754

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: **4B80D7846Z**

GROSS AMOUNT

*403 96988330

DISCOUNT AMOUNT

*403 96988330

Property No. 544234

Customer Ref No. 96988330

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



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

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

N13SHANN

Statement from

30 Apr 2019

Statement to

31 May 2019

Statement number

85

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	13 Millbrae Street, Deeraqun			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 21 May 2019 (\$192.00 in credit)			
	Rent 10 Apr 2019 to 21 May 2019 (Credit \$192.00)		\$1,434.00	\$1,434.00
17 May	68469 * Consortium Fee NAHC May 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,360.19
31 May	69054 * Management fee (Millbrae13) (includes \$19.12 GST)	\$210.27		\$1,149.92
	69055 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$1,149.92		\$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 \$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	N13SHANN
Statement from	29 Mar 2019
Statement to	30 Apr 2019
Statement number	84

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>13 Millbrae Street, Deeraqun</u>			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 9 Apr 2019 (\$192.00 in credit)			
	Rent 27 Mar 2019 to 9 Apr 2019 (Credit \$192.00)		\$478.00	\$478.00
24 Apr	67418 * Consortium Fee NAHC April 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$404.19
	67643 * Invoice #9324263-1, Inv #9324263-1 - 13 Millbrae - Opteon Valuation (Opteon Property Group) (include	\$220.00		\$184.19
30 Apr	68148 * Management fee (Millbrae13) (includes \$6.37 GST)	\$70.09		\$114.10
	68149 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$114.10		\$0.00
	Totals at end of period	\$478.00	\$478.00	\$0.00

Total expenses on this tax invoice includes GST of \$6.37
 Total expenses on attached tax invoices includes GST of \$26.71

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

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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-H59-1369

Invoice No: 9324263-1
Invoice Date: 30/03/2019
Date Due: 13/04/2019
Payment Terms: 14 Days

Description:	Amount:
13 Millbrae Street, Deeragun, QLD 4818 Valuation	\$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: 13 Millbrae Street, Deeragun, QLD 4818 **Invoice No:** 9324263-1

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

N13SHANN

Statement from

28 Feb 2019

Statement to

29 Mar 2019

Statement number

83

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	13 Millbrae Street, Deeraqun			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 26 Mar 2019 (\$192.00 in credit)			
	Rent 13 Feb 2019 to 26 Mar 2019 (Credit \$192.00)		\$1,498.00	\$1,498.00
7 Mar	66590 * Consortium Fee NAHC March 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,424.19
29 Mar	67229 * Management fee (Millbrae13) (includes \$19.97 GST)	\$219.65		\$1,204.54
	67230 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$1,204.54		\$0.00
	Totals at end of period	\$1,498.00	\$1,498.00	\$0.00

Total expenses on this tax invoice includes GST of \$19.97

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

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

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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

N13SHANN

Statement from

31 Jan 2019

Statement to

28 Feb 2019

Statement number

82

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	13 Millbrae Street, Deeraqun			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 12 Feb 2019 (\$128.00 in credit)			
	Rent 30 Jan 2019 to 12 Feb 2019 (Credit \$128.00)		\$550.00	\$550.00
22 Feb	65626 * Consortium Fee NAHC February 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$476.19
25 Feb	65858 * Invoice #3654, Inv #3654 - 13 Millbrae - Glass & Screen Door Repairs (Home Pro NQ) (includes \$15.50)	\$170.50		\$305.69
28 Feb	66330 * Management fee (Millbrae13) (includes \$7.33 GST)	\$80.65		\$225.04
	66331 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$225.04		\$0.00
	Totals at end of period	\$550.00	\$550.00	\$0.00

Total expenses on this tax invoice includes GST of \$7.33

Total expenses on attached tax invoices includes GST of \$22.21

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

Home Pro NQ
PO Box 4824
Kirwan QLD 4817



Tax Invoice

Date: 12/02/2019
Invoice **00003654**
Your Order 16841
Page: Page 1 of 1

A.B.N. 81 019 025 738
QBCC Licence 1199369

Professional Home Maintenance

Phone: 0455 363 668
Fax: 07 4773 9584
Email: kane@homepro-nq.com.au

Bill To:

Nicholsons - NRAS
PO Box 555
Thuringowa QLD 4817

Description

Total - Incl GST

13 Millbrae St
Sliding glass door removed, new OEM roller/adjuster assemblies installed & door refitted. Rollers height adjusted & lock striker aligned.
Sliding security door - lock body straightened and reattached with new fixings.
Labour & materials

\$170.50

Payment by EFT to
BSB: 034668
A/C No: 344351
A/C Name: Home Pro
NQ

Thank you.

CODE	RATE	GST	SALE AMOUNT		
GST	10%	\$15.50	\$155.00	Freight:	\$0.00
				GST:	\$15.50 GST
				Total Inc GST:	\$170.50
Invoice Number	00003654			Amount	\$0.00
Terms:	Net 14			Balance Due:	\$170.50

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

N13SHANN

Statement from

21 Dec 2018

Statement to

31 Jan 2019

Statement number

81

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	13 Millbrae Street, Deeragun			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 29 Jan 2019 (\$56.00 in credit)			
	Rent 26 Dec 2018 to 29 Jan 2019 (Credit \$56.00)		\$1,158.00	\$1,158.00
21 Jan	64791 * Consortium Fee NAHC January 2019 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,084.19
30 Jan	65059 * Invoice #LE-007416, IV - LE-007416 - ELECTRICAL REPAIRS TO LOUNGE A/C & 2 X FANS (LAZZARONI ELECTRIC	\$286.00		\$798.19
31 Jan	65434 * Management fee (Millbrae13) (includes \$15.44 GST)	\$169.80		\$628.39
	65435 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$628.39		\$0.00
	Totals at end of period	\$1,158.00	\$1,158.00	\$0.00

Total expenses on this tax invoice includes GST of \$15.44

Total expenses on attached tax invoices includes GST of \$32.71

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

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Your contact: Green Team

Phone: 47737 000

* indicates taxable supply



Tax Invoice

Date: 21 Jan 2019
 Due Date: 04 Feb 2019
 Invoice #: LE-007416

Lazzaroni Electrical Pty Ltd
 PO Box 7842, GARBUTT QLD 4814
 ABN: 62 169 418 099
 LIC: 77 629
 PH: 07 4725 2808
 Email: accounts@lazzaroni.com.au

INVOICE TO
Nicholsons First National - NRAS Attention: The Property Owner Nicholson First National Real Estate 54 Thuringowa Dr KIRWAN QLD 4817

JOB LOCATION
13 Millbrae - REF16497

Description	Qty	Rate	Amount
05/01/19			
Labour - Electrician	1.50	80.00	120.00
Lounge A/C Test/Inspect Temperatures checked OK at time of visit ## During visit noted fan surging during operation Investigate further and found caused by buildup in evaporator restricting airflow This would be affecting performance of the unit. Recommend chemical clean of this unit. Lounge Failed motor cap Replaced 1 x fan + controller Dining Room Failed controller Replaced 1 x fan + controller			
Ceiling Fan 1200mm White - 3blade CW 3speed wall controller (Hangsure)	2.00	70.00	140.00

TERMS - Payment in full within 14 days of invoice date
 DIRECT DEPOSIT - Lazzaroni Electrical Pty Ltd –NAB – BSB: 084-502 ACC No 83 833 8427
 Please quote invoice number as reference
 CHEQUE - Payable to Lazzaroni Electrical Pty Ltd – PO Box 7842, Garbutt BC, 4814

Subtotal	\$260.00
Total GST 10%	\$26.00
Payments	\$0.00
Balance Due	\$286.00

THANK YOU FOR YOUR BUSINESS

For Electrical Installations, this certifies that the electrical installation, to the extent it is affected by the electrical work described above, has been tested to ensure it is electrically safe and in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the installation. For Electrical Equipment, this certifies that the electrical equipment described above is electrically safe.

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

N13SHANN

Statement from

30 Nov 2018

Statement to

21 Dec 2018

Statement number

80

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>13 Millbrae Street, Deeragun</u>			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 25 Dec 2018 (\$93.00 in credit)			
	Rent 28 Nov 2018 to 25 Dec 2018 (Credit \$93.00)		\$956.00	\$956.00
14 Dec	63946 * Consortium Fee NAHC December 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
18 Dec	64167 * Invoice #LE-007226, Inv #LE-007226 - 13 Millbrae - A/C Repairs (LAZZARONI ELECTRICAL) (includes \$15)	\$173.25		\$708.94
21 Dec	64575 * Management fee (Millbrae13) (includes \$12.74 GST)	\$140.18		\$568.76
	64576 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$568.76		\$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 \$22.46

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."

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Your contact: Green Team

Phone: 47737 000

* indicates taxable supply



Tax Invoice

Lazzaroni Electrical Pty Ltd
 PO Box 7842, GARBUTT QLD 4814
 ABN: 62 169 418 099
 LIC: 77 629
 PH: 07 4725 2808
 Email: accounts@lazzaroni.com.au

Date: 08 Dec 2018
 Due Date: 22 Dec 2018
 Invoice #: LE-007226

INVOICE TO
Nicholsons First National - NRAS Attention: The Property Owner Nicholson First National Real Estate 54 Thuringowa Dr KIRWAN QLD 4817

JOB LOCATION
13 Millbrae - REF16272

Description	Qty	Rate	Amount
03/12/18			
Labour - Appliance Diagnose/Quote/Repair	1.25	90.00	112.50
Lounge A/C Test/Inspect A/C was set on 'Auto' Changed setting to 'Cool' and cleaned filters Unit checked cooling OK at time of visit Main Bedroom A/C Test/Inspect Replaced 1 x failed compressor capacitor Test run OK ## Please note both of these units are very dirty and require a chemical clean of indoor units Cost to attend and clean 1x Split and 3x box is \$407.00			
Capacitor - motor	1.00	45.00	45.00
		Subtotal	\$157.50
		Total GST 10%	\$15.75
		Payments	\$0.00
		Balance Due	\$173.25

TERMS - Payment in full within 14 days of invoice date
 DIRECT DEPOSIT - Lazzaroni Electrical Pty Ltd - NAB - BSB: 084-502 ACC No 83 833 8427
 Please quote invoice number as reference
 CHEQUE - Payable to Lazzaroni Electrical Pty Ltd - PO Box 7842, Garbutt BC, 4814

THANK YOU FOR YOUR BUSINESS

For Electrical Installations, this certifies that the electrical installation, to the extent it is affected by the electrical work described above, has been tested to ensure it is electrically safe and in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the installation. For Electrical Equipment, this certifies that the electrical equipment described above is electrically safe.

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 54 Thuringowa Drive,
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 KIRWAN QLD 4817

Nicholson First National Real Estate

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Account
name(s)

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

Account

N13SHANN

Statement from

31 Oct 2018

Statement to

30 Nov 2018

Statement number

79

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	13 Millbrae Street, Deeraqun			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 27 Nov 2018 (\$93.00 in credit)			
	Rent 24 Oct 2018 to 27 Nov 2018 (Credit \$93.00)		\$1,220.00	\$1,220.00
22 Nov	63294 * Consortium Fee NAHC November 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,146.19
30 Nov	63752 * Management fee (Millbrae13) (includes \$16.26 GST)	\$178.89		\$967.30
	63753 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$967.30		\$0.00
	Totals at end of period	\$1,220.00	\$1,220.00	\$0.00

Total expenses on this tax invoice includes GST of \$16.26

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

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

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"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

N13SHANN

Statement from

28 Sep 2018

Statement to

31 Oct 2018

Statement number

78

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>13 Millbrae Street, Deeraqun</u>			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 23 Oct 2018 (\$68.00 in credit)			
26 Oct	62254 * Rent 3 Oct 2018 to 23 Oct 2018 (Credit \$68.00)		\$720.00	\$720.00
	* Consortium Fee NAHC October 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$646.19
31 Oct	62880 * Management fee (Millbrae13) (includes \$9.60 GST)	\$105.57		\$540.62
	62881 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$540.62		\$0.00
	Totals at end of period	\$720.00	\$720.00	\$0.00

Total expenses on this tax invoice includes GST of \$9.60

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

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

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N13SHANN

Statement from

31 Aug 2018

Statement to

28 Sep 2018

Statement number

77

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>13 Millbrae Street, Deeraqun</u>			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 2 Oct 2018 (\$65.00 in credit)			
	Rent 5 Sep 2018 to 2 Oct 2018 (Credit \$65.00)		\$956.00	\$956.00
21 Sep	61323 * Consortium Fee NAHC September 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
28 Sep	62024 * Management fee (Millbrae13) (includes \$12.74 GST)	\$140.18		\$742.01
	62025 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"

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N13SHANN

Statement from

31 Jul 2018

Statement to

31 Aug 2018

Statement number

76

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	13 Millbrae Street, Deeraqun			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 4 Sep 2018 (\$65.00 in credit)			
	Rent 25 Jul 2018 to 4 Sep 2018 (Credit \$65.00)		\$1,434.00	\$1,434.00
22 Aug	60702 * Consortium Fee NAHC August 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$1,360.19
31 Aug	61151 * Management fee (Millbrae13) (includes \$19.12 GST)	\$210.27		\$1,149.92
	61152 Payment to owner (Shannan Trust Pty Ltd ATF Shannan Tran Sup (Shannan Tran Superannuation Fund, Macquarie Bank, 182-512 961868254)	\$1,149.92		\$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 \$6.71

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

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 Seaholme VIC 3018

Account

N13SHANN

Statement from

29 Jun 2018

Statement to

31 Jul 2018

Statement number

75

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	13 Millbrae Street, Deeragun			
	Guy, Terri-Ann; \$239.00 per week; Paid to: 24 Jul 2018 (\$65.00 in credit)			
	Rent 27 Jun 2018 to 24 Jul 2018 (Credit \$65.00)		\$956.00	\$956.00
25 Jul	59826 * Consortium Fee NAHC July 2018 (National Affordable Housing Consortium Ltd) (includes \$6.71 GST)	\$73.81		\$882.19
31 Jul	60344 * Management fee (Millbrae13) (includes \$12.74 GST)	\$140.18		\$742.01
	60345 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"

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