

N & J W SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 242/000 TO 243/999 - ENTRIES: ALL
 Printed: Wednesday 25 November, 2020 @ 13:48:29

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Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>242</u> <u>Employer Contributions - Concessional</u>						
<u>242/001</u> <u>Williamson, Noel Stanley</u>						
02/07/2019	020719	Bank Statement			216.60	(216.60)
Narration: PRECISION CH PASCH1906260008319						
07/10/2019	071019	Bank Statement			108.30	(324.90)
Narration: QUICKSUPER QUICKSPR2536040377						
21/10/2019	211019	Bank Statement			1,299.60	(1,624.50)
Narration: QUICKSUPER QUICKSPR2546644833						
15/01/2020	150120	Bank Statement			1,516.20	(3,140.70)
Narration: QUICKSUPER QUICKSPR2611757607						
28/04/2020	280420	Bank Statement			1,269.39	(4,410.09)
Narration: QUICKSUPER QUICKSPR2684242473						
24/06/2020	240620	Bank Statement			1,299.60	(5,709.69)
Narration: QUICKSUPER QUICKSPR2719964471						
				Total Debits:		
				Total Credits:	\$5,709.69	
				Current Year Profit/(Loss):	N/A	

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View Transactions

*Required information

Display Contribution and Rollover Transactions as reported via the SuperStream system.

Please select a fund by either Name or ABN

Select fund by name *

The Trustee for N & J W Super Fund - 54 298 908 390

OR

Select fund by ABN *

--- Please select a fund ---

Download an Annual Statement of the current and previous financial year for the selected fund.

Start date *

2019-07-01

End date *

2020-06-30

Date (Type)	From	Amount	Details
2019-07-02 Contribution	PRECISION ADMINISTRATION SERVICES PTY LTD - CLEARING HOUSE (47098977667)	\$ 216.60	Hide details
		Member name	MR noel williamson
		Payment reference	PASCH1906260008319
		Pay period start date	2019-04-01
		Pay period end date	2019-06-30
		Contribution amounts	
		Super guarantee amount	\$ 216.60
2019-10-07 Contribution	QuickSuper (71088314827)	\$ 108.30	Hide details

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Date (Type)	From	Amount	Details
<p>Member name MR Noel WILLIAMSON Member number UNKNOWN Payment reference QUICKSPR2536040377 Pay period start date 2019-07-01 Pay period end date 2019-09-30 Contribution amounts Super guarantee amount \$ 108.30</p>			
2019-10-21 Contribution	QuickSuper (71088314827)	\$ 1,299.60	Hide details
<p>Member name MR Noel WILLIAMSON Member number UNKNOWN Payment reference QUICKSPR2546644833 Pay period start date 2019-07-01 Pay period end date 2019-09-30 Contribution amounts Super guarantee amount \$ 1,299.60</p>			
2020-01-15 Contribution	QuickSuper (71088314827)	\$ 1,516.20	Hide details
<p>Member name MR Noel WILLIAMSON Member number UNKNOWN Payment reference QUICKSPR2611757607 Pay period start date 2019-10-01 Pay period end date 2019-12-31 Contribution amounts Super guarantee amount \$ 1,516.20</p>			
2020-04-28 Contribution	QuickSuper (71088314827)	\$ 1,269.39	Hide details
<p>Member name MR Noel WILLIAMSON Member number UNKNOWN Payment reference QUICKSPR2684242473 Pay period start date 2020-01-01 Pay period end date 2020-03-31 Contribution amounts Super guarantee amount \$ 1,269.39</p>			
2020-06-24 Contribution	QuickSuper (71088314827)	\$ 1,299.60	Hide details
<p>Member name MR Noel WILLIAMSON Member number UNKNOWN Payment reference QUICKSPR2719964471 Pay period start date 2020-04-01 Pay period end date 2020-06-30 Contribution amounts Super guarantee amount \$ 1,299.60</p>			

Note: Transaction information searches may take up to 60 seconds.

Save as CSV

Return to Funds List

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N & J W Super Fund
 Rental Summary
 Lot 800, 30 Burnet Circuit, Baringa Qld 4551

Statement date	Statement number	Gross Rent	Advertising Fees	Agent Letting fee	Cleaning	Rates	R & M	Stationery , Postage etc	Water	Net Rent	Bankings
31/10/2019	1	0								0	
29/11/2019	2	750	115	28.88	440		159	2.75		4.37	
16/12/2019	3	750	120	86.64			330	2.75		210.61	214.98
31/12/2019	4	750		57.76			200			492.24	492.24
15/01/2020	5	750		57.76				2.75		689.49	689.49
31/01/2020	6	750							111.1	638.9	
17/02/2020	7	1150		146.32		1050.71	300	2.75		-49.78	589.12
28/02/2020	8	800		61.6				2.75		435.65	435.65
16/03/2020	9	800		61.6				2.75		735.65	735.65
31/03/2020	10	800		61.6				2.75		735.65	735.65
15/04/2020	11	200		15.4				2.75		181.85	181.85
30/04/2020	12	200							200		
15/05/2020	13	200		30.8				5.5	255.17	-91.47	108.53
29/05/2020	14	400		30.8				2.75		366.45	366.45
15/06/2020	15	600		46.2				2.75		551.05	551.05
30/06/2020	16	400		30.8				2.75		366.45	366.45
											0 \$1113.41 paid for insurances directly out of Macquarie bank account

9300	0	235	716.16	440	0	1050.71	989	35.75	366.27	5467.11	5467.11
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2.2



Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200

b.douglas@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Statement #1

31 Oct 2019

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$1,113.41
Money Out	\$1,113.41
You Received	\$0.00

Properties

30 Burnet Cct, Baringa QLD 4551

For rent

Details for Account OWN01423

	Money Out	Money In
Balance brought forward 30 Burnet Cct, Baringa QLD 4551		\$0.00
Reimburse to OH for insurance payment Account Transactions	\$1,113.41	
Payment for insurance invoice		\$1,113.41
Balance remaining		\$0.00

*Pd from Macy Alk
to Real Estate*

2.3



OLIVER HUME
ASSET MANAGEMENT

Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200

b.douglas@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Statement #2

29 Nov 2019

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$750.00
Money Out	\$745.63
You Received	\$0.00

Properties

30 Burnet Cct, Baringa QLD 4551

Rented for \$375.00 per week

Tenant Xin Zhao & Xiao Han is paid to 5/12/2019

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Cct, Baringa QLD 4551		
Rent paid to 5/12/2019 (moved in 22/11/2019)		\$750.00
Smoke Alarm Annual Plan - Property Compliance Australia Pty Ltd *	\$159.00	
Advertising Fee *	\$115.00	
Letting fee *	\$440.00	
Management fee *	\$28.88	
Account Transactions		
Sundry fee *	\$2.75	
Payment of \$4.37 was withheld		
Outstanding expenses, including:		
Management fee for \$28.88 (30 Burnet Cct) - Oliver Hume Real Estate Group (QLD) Pty Ltd		
Balance remaining		\$4.37

Total Tax on attached expenses \$14.45

Total Tax on agency fees \$53.33

(* includes Tax)

**Sunshine Coast Roofing
Pty Ltd**

PO Box 7421
Sippy Downs QLD 4556
Australia
Phone: 0438454580
accounts@sunshinecoastroofing.org



2.4

ABN: 66 634 888 252

Quote: 61

Quote

Quote date: 29/11/2019

Bill to:

Oliver Hume
Suite 19C. Level 9
50 Cavill Avenue
Surfers Paradise QLD 4217

Expiry:

29/12/2019

ITEM	DESCRIPTION		UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
001	30 Burnett Cct, Baringa QLD	Qty	1	0.00	GST	0.00
	Remove & Replace Existing Metal Roof Sheeting					
003	Remove & Replace all associated Cappings and flashings	Qty	1	0.00	GST	0.00
008	High Back Flashings and parapit caps	Qty	1	0.00	GST	0.00
1121	Replace 1x Whirly Bird, wind powered	Qty	1	0.00	GST	0.00
004	Installation of Safety Rail/ Edge Protection	Qty	1	0.00	GST	0.00
005	Provide progress photographs to owner via email	Qty	1	0.00	GST	0.00
009	Crane Hire x2	Qty	1	0.00	GST	0.00
006	Leave Site Clean & Tidy	Qty	1	0.00	GST	0.00
1000001	Total Cost Of Works	Qty	22,150	1.00	GST	22,150.00

Sub-Total (ex GST): \$22,150.00
GST: \$2,215.00
TOTAL (inc GST): \$24,365.00



Oliver Hume Real Estate Group (QLD) Pty Ltd

2-5

(w) 07 5564 3200

b.douglas@oliverhume.com.au

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Licence: 081536L

Tax Invoice

Statement #3

16 Dec 2019

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$750.00
Money Out	\$539.39
You Received	\$214.98

Properties

30 Burnet Cct, Baringa QLD 4551

Rented for \$375.00 per week

Tenant Xin Zhao & Xiao Han is paid to 19/12/2019

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$4.37
30 Burnet Cct, Baringa QLD 4551		
Rent paid to 12/12/2019 (previously paid to 5/12/2019)		\$375.00
Rent paid to 19/12/2019 (previously paid to 12/12/2019)		\$375.00
Interior and exterior photographs of property - Captured Moments Photography *	\$120.00	
Roof Report - Sunshine Coast Roofing Pty Ltd *	\$330.00	
Management fee *	\$86.64	
Account Transactions		
Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$214.98	
Balance remaining		\$0.00

Total Tax on attached expenses \$40.91

Total Tax on agency fees \$8.14

(* includes Tax)



Oliver Hume Real Estate Group (QLD) Pty Ltd

2.6

(w) 07 5564 3200

b.douglas@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Statement #4

31 Dec 2019

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$12,732.50
Money Out	\$12,240.26
You Received	\$492.24

Properties

30 Burnet Cct, Baringa QLD 4551

Rented for \$375.00 per week

Tenant Xin Zhao & Xiao Han is paid to 2/01/2020

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Cct, Baringa QLD 4551		
Rent paid to 26/12/2019 (previously paid to 19/12/2019)		\$375.00
Rent paid to 2/01/2020 (previously paid to 26/12/2019)		\$375.00
Roof repairs - Sunshine Coast Roofing Pty Ltd *	\$12,182.50	
Management fee *	\$57.76	
Account Transactions		
Owner Insurance - Roof Repairs IV00000000064		\$11,982.50
Withdrawal by EFT to owner N & J W Property Pty Ltd.	\$492.24	
[EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]		
Balance remaining		\$0.00

Total Tax on attached expenses \$1,107.50

Total Tax on agency fees \$5.26

(* includes Tax)



OLIVER HUME
ASSET MANAGEMENT

Oliver Hume Real Estate Group (QLD) Pty Ltd

2.7

(w) 07 5564 3200

b.douglas@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Statement #5

15 Jan 2020

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$750.00
Money Out	\$60.51
You Received	\$689.49

Properties

30 Burnet Cct, Baringa QLD 4551

Rented for \$375.00 per week

Tenant Xin Zhao & Xiao Han is paid to 16/01/2020

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Cct, Baringa QLD 4551		
Rent paid to 9/01/2020 (previously paid to 2/01/2020)		\$375.00
Rent paid to 16/01/2020 (previously paid to 9/01/2020)		\$375.00
Management fee *	\$57.76	
Account Transactions		
Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$689.49	
Balance remaining		\$0.00
Total Tax on agency fees	\$5.51	
(* includes Tax)		



Oliver Hume Real Estate Group (QLD) Pty Ltd

2-8

(w) 07 5564 3200

b.douglas@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Statement #6

31 Jan 2020

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$12,946.98
Money Out	\$12,308.08
You Received	\$0.00

Properties

Burnett Cct, Baringa QLD 4551

Rented for \$375.00 per week

Tenant Xin Zhao & Xiao Han is paid to 30/01/2020

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
Burnett Cct, Baringa QLD 4551		
Rent paid to 23/01/2020 (previously paid to 16/01/2020)		\$375.00
Rent paid to 30/01/2020 (previously paid to 23/01/2020)		\$375.00
WATER 22/11/19 - 12/12/19 WMR 00035 - 00039 *		\$14.48
Roof Repairs - Balance Payment - Sunshine Coast Roofing Pty Ltd *	\$12,182.50	
Water Rates - Unity Water *	\$125.58	
Account Transactions		
Insurance Refund		\$12,182.50
Payment of \$638.90 was withheld		
Outstanding expenses, including:		
Management fee for \$28.88 (Burnett Cct) - Oliver Hume Real Estate Group (QLD) Pty Ltd		
Management fee for \$28.88 (Burnett Cct) - Oliver Hume Real Estate Group (QLD) Pty Ltd		
Council Rates for \$1,050.71 (Burnett Cct) - Sunshine Coast Council		
Balance remaining		\$638.90

Total Tax on income \$1.32

Total Tax on attached expenses \$1,118.92

(* includes Tax)



OLIVER HUME
ASSET MANAGEMENT

Oliver Hume Real Estate Group (QLD) Pty Ltd

2.9

(w) 07 5564 3200

b.douglas@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Statement #7

17 Feb 2020

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$1,150.00
Money Out	\$1,199.78
You Received	\$589.12

Properties

Burnett Cct, Baringa QLD 4551

Rented for \$400.00 per week

Tenant Xin Zhao & Xiao Han is paid to 20/02/2020

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$638.90
Burnett Cct, Baringa QLD 4551		
Rent paid to 6/02/2020 (previously paid to 30/01/2020)		\$375.00
Rent paid to 13/02/2020 with part payment of \$25.00 (previously paid to 6/02/2020) , rent increased to \$400.00 on 14/02/2020		\$400.00
Rent paid to 20/02/2020 (previously paid to 13/02/2020 + \$25.00) , rent increased to \$400.00 on 14/02/2020		\$375.00
Council Rates - Sunshine Coast Council	\$1,050.71	
Management fee *	\$146.32	
Account Transactions		
Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$589.12	
Balance remaining		\$0.00
Total Tax on agency fees	\$13.57	
(* includes Tax)		



Oliver Hume Real Estate Group (QLD) Pty Ltd

2.10

(w) 07 5564 3200

a.bowes@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Statement #8

28 Feb 2020

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$800.00
Money Out	\$364.35
You Received	\$435.65

Properties

30 Burnet Circuit, Baringa QLD 4551

Rented for \$400.00 per week

Tenant Xin Zhao & Xiao Han is paid to 5/03/2020

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Circuit, Baringa QLD 4551		
Rent paid to 27/02/2020 (previously paid to 20/02/2020)		\$400.00
Rent paid to 5/03/2020 (previously paid to 27/02/2020)		\$400.00
Reimburse Tenant NBN Connection Fee - Xin Zhao & Xiao Han *	\$300.00	
Management fee *	\$61.60	
Account Transactions		
Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$435.65	
Balance remaining		\$0.00

Total Tax on attached expenses \$27.27

Total Tax on agency fees \$5.85

(* includes Tax)



OLIVER HUME
ASSET MANAGEMENT

Oliver Hume Real Estate Group (QLD) Pty Ltd

J.11

(w) 07 5564 3200

a.bowes@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Statement #9

16 Mar 2020

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$800.00
Money Out	\$64.35
You Received	\$735.65

Properties

30 Burnet Circuit, Baringa QLD 4551

Rented for \$400.00 per week

Tenant Xin Zhao & Xiao Han is paid to 19/03/2020

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Circuit, Baringa QLD 4551		
Rent paid to 12/03/2020 (previously paid to 5/03/2020)		\$400.00
Rent paid to 19/03/2020 (previously paid to 12/03/2020)		\$400.00
Management fee *	\$61.60	
Account Transactions		
Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$735.65	
Balance remaining		\$0.00
Total Tax on agency fees	\$5.85	
(* includes Tax)		



Oliver Hume Real Estate Group (QLD) Pty Ltd

2-12

(w) 07 5564 3200

a.bowes@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Tax Invoice

Account OWN01423

Statement #10

31 Mar 2020

Money In	\$800.00
Money Out	\$64.35
You Received	\$735.65

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Circuit, Baringa QLD 4551		
Rented for \$400.00 per week		
Xin Zhao & Xiao Han paid to 2/04/2020		
Rent paid to 26/03/2020 (previously paid to 19/03/2020)		\$400.00
Rent paid to 2/04/2020 (previously paid to 26/03/2020)		\$400.00
Management fee *	\$61.60	
Total	\$61.60	\$800.00

Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$735.65	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$5.85
(* includes Tax)	



Oliver Hume Real Estate Group (QLD) Pty Ltd

2.13

(w) 07 5564 3200

a.bowes@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Tax Invoice

Account OWN01423

Statement #11

15 Apr 2020

Money In	\$200.00
Money Out	\$18.15
You Received	\$181.85

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Circuit, Baringa QLD 4551		
Rented for \$400.00 per week		
Xin Zhao & Xiao Han paid to 6/04/2020		
Rent paid to 2/04/2020 with part payment of \$200.00 (previously paid to 2/04/2020)		\$200.00
Management fee *	\$15.40	
Total	\$15.40	\$200.00

Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$181.85	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$1.65
(* includes Tax)



Oliver Hume Real Estate Group (QLD) Pty Ltd

2.14

(w) 07 5564 3200

a.bowes@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Tax Invoice

Account OWN01423

Statement #12

30 Apr 2020

Money In	\$200.00
Money Out	\$0.00
You Received	\$0.00

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Circuit, Baringa QLD 4551		
Rented for \$400.00 per week		
Xin Zhao & Xiao Han paid to 9/04/2020		
Rent paid to 2/04/2020 with part payment of \$300.00 (previously paid to 2/04/2020 + \$200.00)		\$100.00
Rent paid to 9/04/2020 (previously paid to 2/04/2020 + \$300.00)		\$100.00
Total	\$0.00	\$200.00

Account Transactions

Payment of \$200.00 was withheld

Outstanding expenses, including:

- Sundry fee for \$2.75 - Oliver Hume Real Estate Group (QLD) Pty Ltd
- Management fee for \$7.70 (30 Burnet Circuit) - Oliver Hume Real Estate Group (QLD) Pty Ltd
- Management fee for \$7.70 (30 Burnet Circuit) - Oliver Hume Real Estate Group (QLD) Pty Ltd
- Water Rates for \$255.17 (30 Burnet Circuit) - Unity Water

Balance remaining	\$200.00
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GST Summary



Oliver Hume Real Estate Group (QLD) Pty Ltd

2.15

(w) 07 5564 3200

a.bowes@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Tax Invoice
Account OWN01423
Statement #13
15 May 2020

Money In	\$200.00
Money Out	\$291.47
You Received	\$108.53

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$200.00
30 Burnet Circuit, Baringa QLD 4551		
Rented for \$400.00 per week		
Xin Zhao & Xiao Han paid to 13/04/2020		
Rent paid to 9/04/2020 with part payment of \$100.00 (previously paid to 9/04/2020)		\$100.00
Rent paid to 9/04/2020 with part payment of \$200.00 (previously paid to 9/04/2020 + \$100.00)		\$100.00
Water Rates - Unity Water *	\$255.17	
Management fee *	\$30.80	
Total	\$285.97	\$200.00

Account Transactions

Sundry fee *	\$5.50	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd.. (182512) - ***045]	\$108.53	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$23.20
Total Tax on agency fees	\$3.30
(* includes Tax)	



OLIVER HUME
ASSET MANAGEMENT

Oliver Hume Real Estate Group (QLD) Pty Ltd

2-16

(w) 07 5564 3200

a.bowes@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

Tax Invoice

Account OWN01423

Statement #14

29 May 2020

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Money In	\$400.00
Money Out	\$33.55
You Received	\$366.45

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Circuit, Baringa QLD 4551		
Rented for \$400.00 per week		
Xin Zhao & Xiao Han paid to 16/04/2020		
Rent paid to 16/04/2020 (previously paid to 9/04/2020 + \$200.00)		\$200.00
Rent paid to 16/04/2020 with part payment of \$200.00 (previously paid to 16/04/2020)		\$200.00
Management fee *	\$30.80	
Total	\$30.80	\$400.00

Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$366.45	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.05
(* includes Tax)



Oliver Hume Real Estate Group (QLD) Pty Ltd

2-17

(w) 07 5564 3200
a.bowes@oliverhume.com.au
ABN: 66158624867
Licence: 081536L

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Tax Invoice
Account OWN01423
Statement #15
15 Jun 2020

Money In	\$600.00
Money Out	\$48.95
You Received	\$551.05

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Circuit, Baringa QLD 4551		
Rented for \$400.00 per week		
Xin Zhao & Xiao Han paid to 30/04/2020		
Rent paid to 23/04/2020 (previously paid to 16/04/2020 + \$200.00)		\$200.00
Rent paid to 23/04/2020 with part payment of \$200.00 (previously paid to 23/04/2020)		\$200.00
Rent paid to 30/04/2020 (previously paid to 23/04/2020 + \$200.00)		\$200.00
Management fee *	\$46.20	
Total	\$46.20	\$600.00

Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$551.05	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$4.45
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Oliver Hume Real Estate Group (QLD) Pty Ltd

2-18

(w) 07 5564 3200

a.bowes@oliverhume.com.au

ABN: 66158624867

Licence: 081536L

N & J W Property Pty Ltd.
52 Harding Blvd
Mount Warren Park QLD 4207

Tax Invoice

Account OWN01423

Statement #16

30 Jun 2020

Money In	\$400.00
Money Out	\$33.55
You Received	\$366.45

Details for Account OWN01423

	Money Out	Money In
Balance brought forward		\$0.00
30 Burnet Circuit, Baringa QLD 4551		
Rented for \$400.00 per week		
Xin Zhao & Xiao Han paid to 7/05/2020		
Rent paid to 30/04/2020 with part payment of \$200.00 (previously paid to 30/04/2020)		\$200.00
Rent paid to 7/05/2020 (previously paid to 30/04/2020 + \$200.00)		\$200.00
Management fee *	\$30.80	
Total	\$30.80	\$400.00

Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner N & J W Property Pty Ltd. [EFT Transfer to: N & J W Property Pty Ltd., (182512) - ***045]	\$366.45	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$3.05
(* includes Tax)

General tenancy COVID-19 variation agreement (Form 18d)

Residential Tenancies and Rooming Accommodation Act 2008



Note: Subject to proposed legislative amendments of the Residential Tenancies and Rooming Accommodation Act 2008, there will be a six-month freeze on evictions due to rent arrears for tenancies experiencing financial hardship due to the impacts of COVID-19. All parties are encouraged to agree on solutions together. If you are unable to reach an agreement, conciliation through the RTA will be a mandatory process, subject to proposed legislative amendments. Learn more at COVID19.qld.gov.au/the-hub.

Part 1 Current tenancy details

Item 1	1.1 Lessor or agent			
	Name/trading name	Oliver Hume Asset Management QLD Pty Ltd on behalf of N & J W Property Pty Ltd.		
	Address	Suite 19C, Level 19 50 Cavill Ave	Surfers Paradise	QLD Postcode 4217
	1.2 Phone	Mobile	Email	Notices by Email: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	07 5564 3200		propertymanagementQLD@oliverhume.com.au	
Item 2	2.1 Tenant/s			
	Tenant 1	Full name/s Xin Zhao		
	Phone	0410022566	Email	martin27351347@live.cn Notices by Email: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Tenant 2	Full name/s Xiao Han		
	Phone	0410256658	Email	250818110@qq.com Notices by Email: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Tenant 3	Full name/s		
	Phone	Email		Notices by Email: Yes <input type="checkbox"/> No <input type="checkbox"/>
Item 3	Address of the rental premises			
	30 Burnet Circuit	Baringa QLD Postcode 4551		
Item 4	Current rent	\$ 400.00	per <input checked="" type="checkbox"/> week <input type="checkbox"/> fortnight <input type="checkbox"/> month	
	Item 5	5.1 The current term of the agreement is <input type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement		
5.2 Starting on		22 / 11 / 2019	5.3 Ending on	21 / 11 / 2020

Part 2 COVID-19 rent variation agreement

Item 6	6.1 New rent	\$ 400.00	per <input checked="" type="checkbox"/> week <input type="checkbox"/> fortnight <input type="checkbox"/> month
	6.2 Starting on	22 / 11 / 2019	6.3 Ending on

Part 3 COVID-19 special terms

Insert any special terms other than a rent variation here and/or attach a separate list if required. (Clause 2(3) of the General tenancy agreement)

Item 7	It is agreed that the tenants will pay \$200.00 per week, accruing a debt of \$200.00 per week until their financial circumstances return to normal or 1/07/2020, whichever comes first. Tenants will re-pay the debt at a minimum of \$100.00 per week when their financial circumstances return to normal or 1/07/2020, whichever comes first. If the tenant vacates the property prior to the debt being paid in full the total debt will be due on vacate, or from the bond. The agency undertake to ensure that rental references and history are not negatively impacted because of COVID-19 on the tenant.
---------------	---

Each party to this agreement certifies that the information is true and correct.

Do not send this agreement to the RTA—all parties should keep a copy for their records.

Signature of lessor/agent/s Name/trading name Amanda Bowes	Signature	DocuSigned by: Amanda Bowes E36F2B9958C84C3...	Date	14-05-2020 12
Signature of tenant 1 Print name/s Xin Zhao	Signature	DocuSigned by: 李 浩	Date	16-05-2020 10:27
Signature of tenant 2 Print name/s Xiao Han	Signature	DocuSigned by: 韩 笑	Date	15-05-2020 11:39
Signature of tenant 3 Print name/s	Signature	DocuSigned by: 82338C1830E0495...	Date	

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Part 1 Tenancy details

2.20

Item 1	1.1 Lessor	Name/trading name	Oliver Hume Asset Management QLD Pty Ltd on behalf of		
---------------	-------------------	-------------------	---	--	--

Address

PO BOX 1447		
BROADBEACH	QLD	Postcode 4218

1.2 Phone	Mobile	Email
075564 3200		propertymanagementQLD@oliverhume.com.au

Item 2	2.1 Tenant/s	Tenant 1	Full name/s	Xin Zhao	
	Phone	0410022566	Email	martin27351347@live.cn	

Tenant 2	Full name/s	Xiao Han	
Phone	0410256658	Email	250818110@qq.com

Tenant 3	Full name/s		
Phone		Email	

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

Item 3	3.1 Agent If applicable. See clause 43	Full name/trading name	Oliver Hume Asset Management QLD Pty Ltd		
---------------	---	------------------------	--	--	--

Address

Suite 19C, Level 19	50 Cavill Avenue
Surfers Paradise	QLD Postcode 4217

3.2 Phone	Mobile	Email
07 5564 3200		propertymanagementQLD@oliverhume.com.au

Item 4	Notices may be given to	(Indicate if the email is different from item 1, 2 or 3 above)			
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4.1 Lessor	Email	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Facsimile	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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4.2 Tenant/s	Email	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

4.3 Agent	Email	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
				07 5564 3299

Item 5	5.1 Address of the rental premises	30 Burnet Cct
	Baringa	QLD Postcode 4551

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

SEE ENTRY CONDITION REPORT

Item 6	6.1 The term of the agreement is	<input checked="" type="checkbox"/> fixed term agreement	<input type="checkbox"/> periodic agreement
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6.2 Starting on	22 / 11 / 2019	6.3 Ending on	21 / 11 / 2020
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Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



2.21

Item 7 Rent \$ 400.00 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the day of each
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)

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)

Item 11 Rental bond amount \$ 1,600.00 See clause 13

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

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

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

Yes No

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

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

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

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

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

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

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

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

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

Type Number Type Number

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

Electrical repairs Phone

Plumbing repairs Phone

Other Phone

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

2.21

- (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.

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

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

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

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

14 Increase in bond - s 154

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

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

Division 5 Outgoings

15 Outgoings - s 163

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

Examples -

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

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

16 General service charges - ss 164 and 165

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

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

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

17 Water service charges - ss 164 and 166W

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

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

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

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

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

- (6) In this clause -

water consumption charge for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

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

Examples of possible legal impediments -

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

19 Vacant possession and quiet enjoyment - ss 182 and 183

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

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

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

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

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

Note - See the information statement for details.

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

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

22 Units and townhouses - s 69

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

23 Number of occupants allowed

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

24 Pets

2-23

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

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

- (1) At the start of the tenancy, the lessor must ensure -
 - (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must -
 - (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (d) keep any common area included in the premises clean.

Note - For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
 - (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - (d) the non-standard items are not a risk to health or safety; and
 - (e) for fixtures - the fixtures were not attached to the premises by the lessor.
- (4) In this clause -

non-standard items means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

premises include any common area available for use by the tenant with the premises.

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

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

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.

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

Examples of terms -

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

28 Supply of locks and keys - s 210

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

29 Changing locks - ss 211 and 212

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

Subdivision 4 Damage and repairs**30 Meaning of emergency and routine repairs - ss 214 and 215**

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

31 Nominated repairer for emergency repairs - s 216

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

32 Notice of damage - s 217

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

33 Emergency repairs arranged by tenant - ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant**34 General - ss 238 and 240**

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

35 State assisted lessors or employees of lessor - s 237

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

Division 8 When agreement ends**36 Ending of agreement - s 277**

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

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

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

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

Note - See the information statement for details.

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

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

Examples of what may be fair wear and tear -

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

38 Keys

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

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

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

40 Exit condition report - s 66

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

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

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

Division 9 Miscellaneous

42 Supply of goods and services - s 171

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

Note - See section 164 for what is a service charge.

43 Lessor's agent

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

44 Notices

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

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General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



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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.

SEE ATTACHED ANNEXURE

Please note the weekly rent has been discounted to \$375 for the first 12 weeks of the lease agreement. Thereafter, the rent will return to the normal rate of \$400 as per Item 7 of this lease agreement.

Names of Approved Occupants:

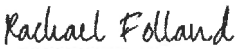
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA - give this form to the tenant/s. keep a copy for your records.**

Signature of lessor/agent

Name/trading name

Oliver Hume Asset Management QLD Pty Ltd

Signature

DocuSigned by:

 E9C61F295499433...

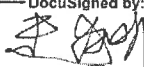
Date 18-11-2019 | 09:18 AEDT

Signature of tenant 1

Print name

Xin Zhao

Signature

DocuSigned by:

 13A0A740D02A4E6...

Date 15-11-2019 | 18:54


SIGN HERE

Signature of tenant 2

Print name

Xiao Han

Signature

DocuSigned by:

 82338C1830E0405...

Date 15-11-2019 | 19:14 AEDT

Signature of tenant 3

Print name

Signature

Date / /

SIGN HERE

Special Terms

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

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45 Occupation and use of premises

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

46 Subletting via online home sharing platforms

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

47 Care of the premises by the tenant

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

48 Photographs of the property during an inspection

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

49 Locks and keys and remote controls

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

50 Early termination by tenant

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

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

Special Terms *continued...*

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

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- (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 54(1) and 54(2), where consent is provided by the lessor to the tenant for a portable pool of a depth of 300mm or greater and/or as prescribed by the *Building Act 1975*, the tenant hereby agrees to indemnify and hold harmless the lessor and agent for any loss, claim, suit or demand, brought, caused or contributed to, directly or indirectly, by the portable pool.

Special Terms *continued...*

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

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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.

Property occupations Form 6



Queensland
Government

Appointment and reappointment of a property agent, resident letting agent or property auctioneer

Property Occupations Act 2014

This form is effective from 1 August 2016

ABN: 13 846 673 994

2-30

Part 1—Client details

Client 1

Note: The client is the person or entity appointing the agent to provide the services. This may be the owner (or authorised representative of the owner) of the land, property or business that is to be sold or may be a prospective buyer seeking to purchase land or a property.

Client name N & J W Property Pty. Ltd.

ABN ACN 628 729 340

Are you registered for GST? Yes No

Address 52 Harding Boulevard

Suburb Mt Warren Park State QLD Postcode 4207

Phone Fax Mobile 0427375753

Email address.....

Client 2

Note: Annexures detailing additional clients may be attached if required.

Client name

ABN ACN

Are you registered for GST? Yes No

Address.....

Suburb State Postcode

Phone Fax Mobile.....

Email address.....

Part 2—Licensee details

Licensee type

More than one box may be ticked if appropriate.

Note: Annexures detailing conjuncting agents may be attached if required.

Real estate agent Resident letting agent Property auctioneer

Trading name Oliver Hume Asset Management QLD Pty Ltd

Licensee name (corporation, if applicable)

Oliver Hume Asset Management QLD Pty Ltd

ABN 20619724408

ACN

Licence number 4136020

Expiry 25 / 10 / 2020
DD MM YYYY

Address Suite 19C, Level 19
50 Cavill Avenue

Suburb Surfers Paradise State QLD Postcode 4217

Phone 07 5564 3200 Fax 07 5564 3299 Mobile.....

Email address b.douglas@oliverhume.com.au

Licensee name

Where a corporation licensee is to be appointed, state the corporation's name and licence number.

Where a sole trader is to be appointed, state the individual's name and licence number.

[Handwritten signature] Page 1 of 1

Part 3—Details of property or business that is to be sold, let, purchased, or managed

<p>Please provide details of the property, land, or business as appropriate.</p> <p>Note: Annexures detailing multiple properties may be attached if required.</p>	<p>Description RESIDENTIAL - House</p> <p>Address 30 Burnet Circuit</p> <p>Suburb Baringa State QLD Postcode 4551</p> <p>Lot 800 Plan</p> <p>Title reference</p>
--	--

Part 4—Appointment of property agent

<p>Section 1 Performance of service</p> <p>Annexures detailing the performance of service may be attached if required.</p>	<p>The client appoints the agent to perform the following service/s:</p> <p><input type="checkbox"/> Sale <input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Letting / collection of rent / management</p> <p><input type="checkbox"/> Leasing (Commercial agents)</p> <p><input type="checkbox"/> Auction Auction date / / (must be completed)</p> <p style="margin-left: 100px;">DD MM YYYY</p> <p><input type="checkbox"/> Other (please specify)</p>
<p>Section 2 Term of appointment</p> <p>Sole and exclusive appointments: for sales of one or two residential properties, the term is negotiable and agent can be appointed or reappointed up to a maximum of 90 days per term. There are no limitations on the length of an appointment for anything other than a residential property sale.</p>	<p><input type="checkbox"/> Single appointment for a particular service or services</p> <p style="margin-left: 40px;">Start DD / MM / YYYY End DD / MM / YYYY</p> <p><input checked="" type="checkbox"/> Continuing appointment for a service or a number of services over a period</p> <p style="margin-left: 40px;">Start DD / MM / YYYY</p>
<p>Section 3 Price</p> <p>State the price for which the property, land or business is to be sold or let.</p> <p>Note: Bait advertising is an offence under the Australian Consumer Law.</p>	<p><input type="checkbox"/> Reserve <input type="checkbox"/> List <input type="checkbox"/> Letting</p> <p>\$ TO BE DISCUSSED AFTER PLANS AND SPECIFICATIONS ARE PROVIDED TO THE AGENT</p> <ul style="list-style-type: none"> For auctions: If a reserve price is unknown at the time of appointment, it can be advised <i>in writing</i> at a later date. For residential property auctions and residential properties to be marketed without a price: If the client agrees to marketing via an <i>electronic listing provider</i>, the client agrees for the agent to disclose to the <i>electronic listing provider</i> a price or price range of <p>\$..... to establish a search criteria.</p>
<p>Section 4 Instructions/conditions</p> <p>The client may list any condition, limitation or restriction on the performance of the service.</p> <p>Note: Annexures detailing instructions/conditions may be attached if required.</p>	<p>REFER TO ATTACHED PROPERTY MANAGEMENT SCHEDULE</p> <p>REFER TO PRIOR APPOINTMENT STATEMENT - SECTION A OF ATTACHED PROPERTY MANAGEMENT SCHEDULE (IF APPLICABLE)</p>

Handwritten initials and a stamp.

Part 5—Termination of appointment

Residential sales of 1 or 2 properties only	Open listing: You may terminate in writing at any time. Sole or exclusive: The client and agent can agree in writing to end the appointment early. For appointments of 60 days or more, either party can end the appointment by giving 30 days written notice, but the appointment must run for at least 60 days unless both parties agree to an earlier end date.
Open listing	You may terminate an open listing for either commercial or residential property sales at any time.
Other fixed term appointments (excluding residential property sales)	The parties may agree to a fixed term appointment of their choice. This term may be ended earlier by mutual agreement.
Continuing appointments (for example: letting, collection of rents etc)	You may terminate in writing with 30 days notice, or less if both parties agree.

Part 6—PROPERTY SALES : open listing, sole agency or exclusive agency**To the client**

You may appoint an agent to sell a property or land on the basis of an open listing, or a sole agency, or exclusive agency.

The following information explains the circumstances under which you will, and won't, have to pay a commission to the agent if the property is sold during their term of appointment.

 OPEN LISTING

- You appoint the agent to sell the property but you retain a right to appoint other agents on similar terms, without penalty or extra commission.
- No end date required.
- Appointment can be ended by either you or the agent at any time by giving written notice.

When you must pay the agent

- The agent is entitled to the agreed commission if the agent is the effective cause of sale.

When you don't have to pay the agent

- If the client sells the property privately and the agent is not the effective cause of sale i.e.: purchaser did not contact the agent, did not attend open house inspections etc.

 SOLE AGENCY**When you must pay the agent**

- If you appoint a new agent during an existing agent's sole agreement term and the property is sold during that term, you may have to pay:
 - A commission to each agent (two commissions)
 - Damages for breach of contract arising under the existing agent's appointment

When you don't have to pay the agent

- If the client sells the property privately and the agent is not the effective cause of sale i.e.: purchaser did not contact the agent, did not attend open house inspections etc.

 EXCLUSIVE AGENCY**When you must pay the agent**

- The client will pay the appointed agent whether this agent, any other agent, or person (including the client themselves) sells the property during the term of the appointment.
- If the client sells the property, after the exclusive appointment expires and if the agent was the effective cause of sale (introduced the buyer to the property) the agent may be entitled to commission.

At the end of the sole or exclusive agency, the parties Agree Do not agree

that the appointment will continue as an open listing. (Please tick whichever is relevant)

2.33

Part 6—PROPERTY SALES: open listing, sole agency or exclusive agency continued

Acknowledgement for sole and exclusive agency

I/we acknowledge the appointed agent has provided me/us with information about sole and exclusive agency appointments.

Client

Date / /
DD MM YYYY

Client

Date / /
DD MM YYYY

Agent

Date / /
DD MM YYYY

Part 7—Commission

To the client

The commission is negotiable. It must be written as a percentage or dollar amount.

Make sure you understand when commission is payable. If you choose 'Other' and the contract does not settle, the agent may still seek commission.

To the agent

You should ensure that commission is clearly expressed and the client fully understands the likely amount and when it is payable. Refer to section 104 and 105 of the *Property Occupations Act 2014*.

The client and the agent agree that the commission including GST payable for the service to be performed by the agent is:

.....

When commission is payable

For sales, including auctions, commission is payable if a contract is entered into and settlement of the contract occurs.

REFER TO SECTION D OF THE PROPERTY MANAGEMENT SCHEDULE

Other
(for specific other circumstances in which commission is payable see annexure).

For all other types of appointments:

.....

The agent has been appointed as the agent for the property.

Handwritten initials/signature

234

Part 8—Authorisation to incur fees, charges and expenses

The client authorises the agent to incur the following expenses in relation to the performance of the service/s. Annexures may be attached if required.

**Section 1
Advertising/marketing**

To the client

Your agent may either complete this section or attach annexures of marketing/advertising activities. In either case, the *authorised amount* must be written here.

REFER TO SECTION F OF THE PROPERTY MANAGEMENT SCHEDULE

Authorised amount \$.....

When payable DD / MM / YYYY

**Section 2
Repairs and maintenance
(if applicable)
Property management**

The maximum value of repairs and maintenance to be paid by the agent without prior approval by the client is \$NIL (NON EMERGENCY) EQUIVALENT TWO WEEKS RENT (EMERGENCY)

**Section 3
Other**

Description of fees and charges.

The agent may either complete this section or attach annexures.

Description	Amount	When payable
REFER TO ATTACHED
PROPERTY MANAGEMENT
SCHEDULE

**Section 4
Agent's rebate, discount, commission or benefit incurred in the provision of or performance of the service**

Service	Source	Estimated amount
INSURANCE PROVIDER	EBM RENTCOVER PLUS	\$12 - \$20 PER REFERRAL
UTILITY CONNECTION	CONNECT NOW	\$3 - \$40 PER CONNECTION
SMOKE ALARM SERVICES	SMOKE ALARM SOLUTION	POINTS - 1 EQUIV TO .003C

Do not write on this area. It is reserved for the agent's use.

[Handwritten signature]

N & J W SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 301 TO 301 - ENTRIES: ALL

3.1

Printed: Wednesday 25 November, 2020 @ 13:52:40

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
301 <u>Accountancy Fees</u>						
15/10/2019	151019	Bank Statement		220.00	3.2	220.00
Narration: SLA INVOICE 017678						
15/10/2019	151019	Bank Statement		220.00	3.3	440.00
Narration: SLA INVOICE 018002						
26/02/2020	260220	Bank Statement		1,870.00	3.4	2,310.00
Narration: Part of \$2200						
Total Debits:				\$2,310.00		
Total Credits:						
Current Year Profit/(Loss):				N/A		



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

Noel & Jackie Williamson
N & J W SMSF Pty Ltd
52 Harding Boulevard
MOUNT WARREN PARK QLD 4207

Tax Invoice
017678

Ref: WILLSC1
29 August, 2019

Description	Amount						
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> N & J W SMSF Pty Ltd The following gives details of the work undertaken: <u>N & J W SMSF 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						
<table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Please note that this invoice is now due.</td> <td style="width: 20%; text-align: right;">200.00</td> </tr> <tr> <td style="text-align: right;">GST: \$</td> <td style="text-align: right;">20.00</td> </tr> <tr> <td style="text-align: right;">Amount Due: \$</td> <td style="text-align: right;">220.00</td> </tr> </table>		Please note that this invoice is now due.	200.00	GST: \$	20.00	Amount Due: \$	220.00
Please note that this invoice is now due.	200.00						
GST: \$	20.00						
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"/> Direct Deposit (EFT)	Ref: WILLSC1
Account Name Simmons Livingstone & Associates	Invoice: 017678
BSB: 064 445 Account: 1052 7520	29 August, 2019
Amount Due: \$	220.00
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa
Card Number: <input type="text"/>	Card CCV <input type="text"/>
Cardholder	Signature
	Expiry/.....

33



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

Noel & Jackie Williamson
N & J W Property Pty Ltd
52 Harding Boulevard
MOUNT WARREN PARK QLD 4207

Tax Invoice
018002

Ref: WILLSC2
25 September, 2019

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> N & J W Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>N & J W Property Pty Ltd</u></p> <p>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.</p>	200.00
<p>Please note that this invoice is now due.</p> <p style="text-align: right;">200.00</p> <p style="text-align: right;">GST: \$ 20.00</p> <p style="text-align: right;">Amount Due: \$ 220.00</p>	

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"/> Direct Deposit (EFT) Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: WILLSC2 Invoice: 018002 25 September, 2019 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"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>
Cardholder	Signature	Expiry/.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		



Simmons Livingstone & Associates

3.4

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

The Trustees
N & J W Super Fund
52 Harding Boulevard
MOUNT WARREN PARK QLD 4207

Tax Invoice
019565

Ref: WILLSS1
21 February, 2020

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2019 including the following:- - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Preparation of Member's Statements - Processing Rollover Benefit Statements - Preparation of records in accordance with the auditor's requirements including payment of disbursement to SMSF Audits.	2,000.00
<p><i>Acc 1870</i> <i>Audit 330</i> <hr/><i>2200</i></p>	
2,000.00	
GST: \$ 200.00	
Amount Due: \$ 2,200.00	

Please note that this invoice is now due.

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 practioner, 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 practioner.

Direct Deposit (EFT)
Account Name Simmons Livingstone & Associates
BSB: 064 445 Account: 1052 7520

Ref: WILLSS1
Invoice: 019565
21 February, 2020
Amount Due: \$ 2,200.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

SMSF AUDITS

PO BOX 2182
MILTON QLD 4064

ABN: 71 157 191 962

Ph: (07) 3367 2477
Fx: (07) 3367 3208

TAX INVOICE

Please note our new bank account details.

To: N & J W Super Fund
c/- Simmons Livingstone & Associates
PO Box 806
OXENFORD QLD 4210

Invoice No: 178883
Date: 20/02/20
Our Ref: 178883

Description	Professional Services Rendered	Amount
Review and Audit of Financial Statements for N & J W Super Fund for the period ended 30 June 2019		

Inclusive of:

- Preparation of audit report
- Trustees letter
- Review for SIS Act compliance

WITH ALL DUE CARE & ATTENTION

OUR FEE DUE & PAYABLE	500.00
GST	50.00
O. & O.E.	

** \$220 discount fee will be applicable if total amount is paid within 14 days **

The Amount Due includes GST

Amount **\$ 550.00** -220

PLEASE USE INVOICE NUMBER AS REFERENCE FOR DIRECT PAYMENTS

INVOICE 178883

PAYMENT TERMS: Payment within fourteen days
Cash/Cheque/Bankcard/Mastercard/Visa

Direct Cr facility: Commonwealth Bank, BSB – 064121 A/C No – 10306474

Cardholder's Name:

Cardholder's Signature:

Amount: **\$ 561.00**
(incl. of 2% charge)

Card Number: _____ Expiry Date: ____/____/____

Credit Card Payments are accepted by Phone, Fax or Post

**** \$220 discount fee will be applicable if total amount is paid within 14 days ****

Invoices must be disputed within 14 days

\$ 330

N & J W Super Fund

4.1

Formation Costs

\$2,500.00 establishment costs

Year

2019	500.00	2,000.00
2020	500.00	1,500.00
2021	500.00	1,000.00
2022	500.00	500.00
2023	500.00	0.00

N & J W Super Fund
Summary of Quantity Surveyor Report
30 Burnet Circuit, Barina

- Plant & Equipment

Year	Claim	Closing WDV	Total Cost
		20129.25	
2020	3135.62	16993.63	
2021	4205.71	12787.92	
2022	3013.98	9773.94	
2023	2198.9	7575.04	
2024	1632.29	5942.75	
2025	1231.57	4711.18	
2026	943.13	3768.05	
2027	731.86	3036.19	
2028	574.48	2461.71	
2029	455.41	2006.3	
2030	364.03	1642.27	
2031	293.03	1349.24	
2032	237.26	1111.98	
2033	193.04	918.94	
2034	157.71	761.23	
2035	129.3	631.93	
2036	106.32	525.61	
2037	87.66	437.95	
2038	72.43	365.52	
2039	59.98	305.54	
2040	49.76	255.78	
2041	41.35	214.43	
2042	34.43	180	
2043	28.7	151.3	
2044	23.96	127.34	
2045	20.04	107.3	
2046	16.78	90.52	
2047	14.07	76.45	
2048	11.81	64.64	
2049	9.93	54.71	
2050	8.35	46.36	
2051	7.04	39.32	
2052	5.94	33.38	
2053	5.01	28.37	
2054	4.24	24.13	
2055	3.59	20.54	
2056	3.04	17.5	
2057	2.58	14.92	
2058	2.19	12.73	
2059	1.86	10.87	
2060	10.87	0	

Capital Works & Tax Depreciation Financial Year Summary:

Capital Works & Tax Depreciation Financial Year Summary				
Financial Year	Capital Allowances (Div. 43)	Depreciable Items (Div. 40)	Total Depreciation Deduction	Cumulative Total
2019 / 2020	\$4,895.16	\$3,135.62	\$8,030.78	\$8,030.78
2020 / 2021	\$6,971.31	\$4,205.71	\$11,177.02	\$19,207.80
2021 / 2022	\$6,971.31	\$3,013.98	\$9,985.29	\$29,193.09
2022 / 2023	\$6,971.31	\$2,198.90	\$9,170.21	\$38,363.30
2023 / 2024	\$6,971.31	\$1,632.29	\$8,603.60	\$46,966.90
2024 / 2025	\$6,971.31	\$1,231.57	\$8,202.88	\$55,169.78
2025 / 2026	\$6,971.31	\$943.13	\$7,914.45	\$63,084.23
2026 / 2027	\$6,971.31	\$731.86	\$7,703.17	\$70,787.40
2027 / 2028	\$6,971.31	\$574.48	\$7,545.79	\$78,333.20
2028 / 2029	\$6,971.31	\$455.41	\$7,426.72	\$85,759.92
2029 / 2030	\$6,971.31	\$364.03	\$7,335.34	\$93,095.26
2030 / 2031	\$6,971.31	\$293.03	\$7,264.34	\$100,359.60
2031 / 2032	\$6,971.31	\$237.26	\$7,208.57	\$107,568.17
2032 / 2033	\$6,971.31	\$193.04	\$7,164.35	\$114,732.52
2033 / 2034	\$6,971.31	\$157.71	\$7,129.02	\$121,861.55
2034 / 2035	\$6,971.31	\$129.30	\$7,100.61	\$128,962.16
2035 / 2036	\$6,971.31	\$106.32	\$7,077.63	\$136,039.79
2036 / 2037	\$6,971.31	\$87.66	\$7,058.97	\$143,098.76
2037 / 2038	\$6,971.31	\$72.43	\$7,043.75	\$150,142.51
2038 / 2039	\$6,971.31	\$59.98	\$7,031.29	\$157,173.80
2039 / 2040	\$6,971.31	\$49.76	\$7,021.07	\$164,194.87
2040 / 2041	\$6,971.31	\$41.35	\$7,012.67	\$171,207.54
2041 / 2042	\$6,971.31	\$34.43	\$7,005.74	\$178,213.28
2042 / 2043	\$6,971.31	\$28.70	\$7,000.01	\$185,213.29
2043 / 2044	\$6,971.31	\$23.96	\$6,995.28	\$192,208.57
2044 / 2045	\$6,971.31	\$20.04	\$6,991.35	\$199,199.92
2045 / 2046	\$6,971.31	\$16.78	\$6,988.09	\$206,188.01
2046 / 2047	\$6,971.31	\$14.07	\$6,985.38	\$213,173.39
2047 / 2048	\$6,971.31	\$11.81	\$6,983.12	\$220,156.51
2048 / 2049	\$6,971.31	\$9.93	\$6,981.24	\$227,137.75
2049 / 2050	\$6,971.31	\$8.35	\$6,979.67	\$234,117.41
2050 / 2051	\$6,971.31	\$7.04	\$6,978.35	\$241,095.77
2051 / 2052	\$6,971.31	\$5.94	\$6,977.25	\$248,073.02
2052 / 2053	\$6,971.31	\$5.01	\$6,976.33	\$255,049.34
2053 / 2054	\$6,971.31	\$4.24	\$6,975.55	\$262,024.90
2054 / 2055	\$6,971.31	\$3.59	\$6,974.90	\$268,999.80
2055 / 2056	\$6,971.31	\$3.04	\$6,974.35	\$275,974.15
2056 / 2057	\$6,971.31	\$2.58	\$6,973.89	\$282,948.04
2057 / 2058	\$6,971.31	\$2.19	\$6,973.50	\$289,921.54
2058 / 2059	\$6,971.31	\$1.86	\$6,973.17	\$296,894.71
2059 / 2060	\$2,076.16	\$10.89	\$2,087.04	\$298,981.76
Total	\$278,852.51	\$20,129.25	\$298,981.76	



6-1

**Simmons
Livingstone
& Associates**

N & J W SMSF Pty Ltd ATF N & J W SUPER FUND
52 Harding Boulevard
MOUNT WARREN PARK QLD 4207

Simmons Livingstone & Associates
PO Box 806
Oxenford QLD 4210
Telephone: 07 5561 8800
Facsimile: 07 5561 8700
Email: admin@simmonslivingstone.com.au

TAX INVOICE

Tax Invoice Number :	73458000713
Date:	01 June 2020

Description	Amount
• Adviser Ongoing Fee 2020	\$1,363.64
• GST	\$136.36
Total Amount Due: (includes GST) Terms : 7 days	\$1,500.00



Please detach and return with your payment or Credit Card authority to :	Infocus Securities Australia Pty Ltd PO Box 806 Oxenford QLD 4210	Account: N & J W SMSF Pty Ltd ATF N & J W PE ID: SUPER FUND Invoice: 601351 Due Date: 73458000713 Adviser: 08 June 2020 Amount Due: Thomas Graham \$1,500.00
--	--	---

If paid by Credit Card, a 1.5% surcharge will apply and the invoice value will become \$1,522.50 (inc GST).
 Charge \$1,522.50 to my MasterCard VISA

Card No :

Cardholder Name : _____

Expiry Date : ____/____/____ Signature of Cardholder : _____

Other Payment Methods:
 Direct Credit:
Account Name: Infocus Securities Australia Pty Ltd
Westpac BSB: 034-676
Account Number: 279166
Reference: Please include ID: 6013510713.
 (Please email accounts@infocus.com.au on the day you send your payment via direct credit to enable Infocus to correctly receipt the payment).
 Cheque: Please make cheque payable to Infocus Securities Australia Pty Ltd

Office Use Only Authority Number: Date Received:	Infocus Securities Australia Pty Ltd ABN 47 097 797 049 AFSL and Australian Credit Licence No. 236523 trading as Infocus Wealth Management
---	--

b.2



**Simmons
Livingstone
& Associates**

N & J W SMSF Pty Ltd ATF N & J W SUPER FUND
52 Harding Boulevard
MOUNT WARREN PARK QLD 4207

Simmons Livingstone & Associates
PO Box 806
Oxenford QLD 4210
Telephone: 07 5561 8800
Facsimile: 07 5561 8700
Email: admin@simmonslivingstone.com.au

RECEIPT

Receipt Number :	82458000505
Date:	30 June 2020

Description	Amount
<ul style="list-style-type: none"> Payment in Full of Tax Invoice Number 73458000713 	\$1,363.64
<ul style="list-style-type: none"> Including GST 	\$136.36
Total Amount Paid	\$1,500.00
Infocus Securities Australia Pty Ltd ABN 47 097 797 049 AFSL and Australian Credit Licence No. 236523 trading as Infocus Wealth Management	

Receipt issued by Lauren Buggy:





7-1

Client Acceptance Form

N & J W Super Fund
52 Harding Bvd
MOUNT WARREN PARK QLD 4207

Tax Invoice
TAI-19635220

Ref: WILLSS1
25 November 2020

This *Client Acceptance Form* is your invitation to participate in the Simmons Livingstone & Associates Audit Shield service.
Participation in the Audit Shield service is active the next business day upon receipt of payment.
Liability limited by a scheme approved under Professional Standards Legislation.
This document serves as a tax invoice/receipt upon payment.

Details
Expiry Date: 31 October 2020 at 4p.m.
Level of Cover: \$ 10,000.00
Turnover Category: Self-Managed Super Fund

Name of Entities / Individuals to be covered:
N & J W Super Fund


Payment
Fee for Audit Shield service participation: \$ 290.91
GST: \$ 29.09
Amount Due: \$ 320.00

Privacy Statement
By paying this invoice, and in the event of any claims, you authorise us to provide reasonable personal/private information about you and/or any related entity to support the claim.


-----><----- For cheque payments, please detach beneath this line and forward it along with your cheque payment to the address listed below. -----><-----



DEFT Reference Number: 404251196352207

BPAY
To pay via BPAY, use the following details:
 **Biller Code:** 253575
Biller Reference: 404251196352207

Contact your participating financial institution to make a payment from your cheque or savings account.

Mail
 Post cheques to: GPO BOX 794,
BRISBANE QLD 4001.

Cheques must accompany this form and are payable to: **Audit Shield - Simmons Livingstone & Associates**
Please note this GPO Box is for cheque payments only.

Total Due
\$ 320.00

8-1

N & J W SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 381 TO 381 - ENTRIES: ALL
Printed: Wednesday 25 November, 2020 @ 13:57:05

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
381	Filing fees - ASIC					
15/10/2019	151019	Bank Statement		54.00	8.2	54.00
Narration: BPAY TO AUSTRALIAN SECURITIES & INV						
15/10/2019	151019	Bank Statement		267.00	8.5	321.00
Narration: BPAY TO AUSTRALIAN SECURITIES & INV						
Total Debits:				\$321.00		
Total Credits:						
Current Year Profit/(Loss):				N/A		

8.2



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

N & J W SMSF PTY, LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT
Issue date 22 Aug 19
N & J W SMSF PTY, LTD.

ACN 628 314 410
Account No. 22 628314410

Summary

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

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 22 Oct 19	\$54.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
N & J W SMSF PTY, LTD.

ACN 628 314 410 Account No: 22 628314410



22 628314410

TOTAL DUE	\$54.00
Immediately	\$0.00
By 22 Oct 19	\$54.00

Payment options are listed on the back of this payment slip



Billor Code: 17301
Ref: 2296283144105



*B14 129 0002296283144105 85

**ASIC**

Australian Securities & Investments Commission

83

Forms Manager

Registered Agents

Company: N & J W SMSF PTY. LTD. ACN 628 314 410

Company details

Date company registered 22-08-2018
 Company next review date 22-08-2021
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

52 HARDING BOULEVARD , MOUNT WARREN PARK QLD 4207

Officeholders

WILLIAMSON, JACQUELINE AMY

Born 28-03-1969 at TOOWOOMBA QLD

52 HARDING BOULEVARD , MOUNT WARREN PARK QLD 4207

Office(s) held: Director, appointed 22-08-2018
Secretary, appointed 22-08-2018

WILLIAMSON, NOEL STANLEY

Born 24-05-1966 at BOWEN QLD

52 HARDING BOULEVARD , MOUNT WARREN PARK QLD 4207

Office(s) held: Director, appointed 22-08-2018

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

WILLIAMSON , NOEL STANLEY 52 HARDING BOULEVARD , MOUNT WARREN PARK QLD 4207

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

WILLIAMSON , JACQUELINE AMY

8.4

52 HARDING BOULEVARD , MOUNT WARREN PARK
QLD 4207

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

Document history

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

Received	Number	FormDescription	Status
22-08-2018	0ECL17740201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

8.5

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

N & J W PROPERTY PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT
Issue date 11 Sep 19
N & J W PROPERTY PTY LTD

ACN 628 729 340
Account No. 22 628729340

Summary

Opening Balance	\$0.00
New items	\$267.00
Payments & credits	\$0.00
TOTAL DUE	\$267.00

- 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 11 Nov 19	\$267.00

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
N & J W PROPERTY PTY LTD

ACN 628 729 340 Account No: 22 628729340



22 628729340

TOTAL DUE	\$267.00
Immediately	\$0.00
By 11 Nov 19	\$267.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296287293403



*814 129 0002296287293403 07

**ASIC**

Australian Securities & Investments Commission

s.b

Forms Manager

Registered Agents

Company: N & J W PROPERTY PTY LTD ACN 628 729 340

Company details

Date company registered 11-09-2018
 Company next review date 11-09-2021
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD ,
 HELENSVALE QLD 4212

Principal place of business

52 HARDING BOULEVARD , MOUNT WARREN PARK QLD 4207

Officeholders

WILLIAMSON, JACQUELINE AMY

Born 28-03-1969 at TOOWOOMBA QLD

52 HARDING BOULEVARD , MOUNT WARREN PARK QLD 4207

Office(s) held: Director, appointed 11-09-2018

Secretary, appointed 11-09-2018

WILLIAMSON, NOEL STANLEY

Born 24-05-1966 at BOWEN QLD

52 HARDING BOULEVARD , MOUNT WARREN PARK QLD 4207

Office(s) held: Director, appointed 11-09-2018

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

WILLIAMSON , NOEL STANLEY

52 HARDING BOULEVARD , MOUNT WARREN PARK
 QLD 4207

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

8.7

WILLIAMSON , JACQUELINE AMY 52 HARDING BOULEVARD , MOUNT WARREN PARK
QLD 4207

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

Document history

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

Received	Number	FormDescription	Status
11-09-2018	0ECZ18380201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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9-1

N & J W SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/000 TO 425/999 - ENTRIES: ALL
Printed: Wednesday 25 November, 2020 @ 13:58:12

Date	Ref	Type	Units	Debits	Credits	Balance
				\$	\$	\$
425 <u>Rental Property Expenses</u>						
425/001 <u>Advertising</u>						
30/06/2020	280	Journal - Cash		235.00		235.00
Narration: T/up Agent statement						
425/009 <u>Council rates</u>						
21/10/2019	77201	Journal - Cash		261.91		261.91
Narration: Extract rates on settlement						
19/11/2019	191119	Bank Statement		76.50	9.2	338.41
Narration: BPAY TO SUNSHINE COAST REGIONAL COU - change of ownership charge						
30/06/2020	280	Journal - Cash		1,050.71	9.3	1,389.12
Narration: T/up Agent statement						
425/011 <u>Insurance</u>						
18/10/2019	181019	Bank Statement		1,113.41	10.1	1,113.41
Narration: RENT COVER INSURANCE						
425/014 <u>Letting Fee</u>						
30/06/2020	280	Journal - Cash		440.00		440.00
Narration: T/up Agent statement						
425/015 <u>Property Agent Fees</u>						
30/06/2020	280	Journal - Cash		716.16		716.16
Narration: T/up Agent statement						
425/017 <u>Repairs & Maintenance</u>						
12/12/2019	121219	Bank Statement		330.00	11.1	330.00
Narration: ROOF REPAIR IV00000000053						
30/06/2020	280	Journal - Cash		989.00	2.1	1,319.00
Narration: T/up Agent statement						
425/018 <u>Stationery, postage etc</u>						
30/06/2020	280	Journal - Cash		35.75		35.75
Narration: T/up Agent statement						
425/019 <u>Water</u>						
30/06/2020	280	Journal - Cash		366.27		366.27
Narration: T/up Agent statement						
				Total Debits:		\$5,614.71
				Total Credits:		
				Current Year Profit/(Loss):		N/A

SUPPLEMENTARY RATE NOTICE

HALF YEARLY RATE NOTICE FOR PERIOD

1 July 2019 to 31 December 2019

ISSUE DATE 12 November 2019
 PROPERTY NO. **258027**
 VALUATION \$85,000
 PAYMENT REFERENCE NO. 101537685
 DUE DATE FOR PAYMENT **13 December 2019**

NET AMOUNT PAYABLE \$76.50

001891 000

 N & J W PROPERTY PTY LTD TTE
 52 HARDING BVD
 MOUNT WARREN PARK QLD 4207


PROPERTY LOCATION: 30 Burnet Cct BARINGA QLD 4551
 PROPERTY DESCRIPTION: Lot 800 SP 299781

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
Change of Ownership Charge*			76.50
TOTAL:			\$76.50

*This is not a rate. Non payment of this amount does not affect discount

PAYMENT OPTIONS

PROPERTY NO. 258027 N & J W PROPERTY PTY LTD TTE	GROSS 76.50	DISCOUNT 0.00	NET AMOUNT PAYABLE 76.50	DUE DATE 13 December 2019
--	----------------	------------------	-----------------------------	------------------------------



Billers Code: 18259
Ref: 101537685

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




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




*214 101537685

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





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



Credit Card by Phone
 Phone 13 18 16 and follow the prompts
 Billpay Code: 0214
 Ref: 1 0153 7685
 MasterCard & Visa accepted



Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
 Ref: 1 0153 7685
 MasterCard & Visa accepted

4251

CUSTOMER ENQUIRIES

Phone: (07) 5475 7542
 Email: rates@sunshinecoast.qld.gov.au
 Live Chat via our website
 ABN 37 876 973 913

9-3

HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2020 to 30 June 2020

ISSUE DATE 21 January 2020
 PROPERTY NO. **258027**
 VALUATION \$85,000
 PAYMENT REFERENCE NO. 101537685
 DUE DATE FOR PAYMENT 21 February 2020

NET AMOUNT PAYABLE \$1,050.71

041989 038

 N & J W PROPERTY PTY LTD TTE
 52 HARDING BVD
 MOUNT WARREN PARK QLD 4207

PROPERTY LOCATION: 30 Burnet Cct BARINGA QLD 4551
 PROPERTY DESCRIPTION: Lot 800 SP 299781

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 6		22/11/2019 to 31/12/2019 =	135.13-
General Rate - Category 16		22/11/2019 to 31/12/2019 =	162.39
General Rate - Category 16		Minimum Rate =	747.00
Waste Bin - 240 Litre		22/11/2019 to 31/12/2019 =	32.46
Waste Bin - 240 Litre	1 x	\$298.60 x .5 =	149.30
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$76.00 x .5 =	38.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class E Group 02	1 x	\$108.80 x .5 =	54.40
Berwah & Dist Rural Fire Charge	1 x	\$25.00 x .5 =	12.50
TOTAL:			\$1,089.42
Discount - (only if paid by 21 February 2020):			\$38.71-
Net amount Payable:			\$1,050.71

Please refer to the enclosed Schedule of Rates to ensure that your property is in the correct general rate category, in particular the *Transitory Accommodation* rating categories. It is the property owner's responsibility to confirm all rates and charges are correct.

PAYMENT OPTIONS

PROPERTY NO. 258027 N & J W PROPERTY PTY LTD TTE	GROSS 1,089.42	DISCOUNT 38.71-	NET AMOUNT PAYABLE 1,050.71	DUE DATE 21 February 2020
--	-------------------	--------------------	--------------------------------	------------------------------



Billers Code: 18259
Ref: 101537685

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

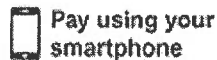


Pay in Person at any Post Office. Credit Card not accepted.

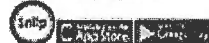


*214 101537685

Credit Card by Phone
 Phone 13 18 16 and follow the prompts
Billpay Code: 0214
Ref: 1 0153 7685
 MasterCard & Visa accepted



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



Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: 1 0153 7685
 MasterCard & Visa accepted



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



9.4

N & J W SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 425/013 TO 425/013 - ENTRIES: ALL
Printed: Thursday 18 February, 2021 @ 09:51:08

Date	Ref	Type	Units	Debits	Credits	Balance
				\$	\$	\$
425 <u>Rental Property Expenses</u>						
<u>425/013 <u>Interest</u></u>						
22/11/2019	1	Journal - Cash		1,304.67		1,304.67
22/12/2019	1	Journal - Cash		1,261.20		2,565.87
22/01/2020	2	Journal - Cash		1,301.86		3,867.73
22/02/2020	2	Journal - Cash		1,300.18		5,167.91
22/03/2020	2	Journal - Cash		1,215.42		6,383.33
22/04/2020	2	Journal - Cash		1,297.13		7,680.46
22/05/2020	2	Journal - Cash		1,264.50		8,944.96
22/06/2020	2	Journal - Cash		1,341.83		10,286.79
					} 14	
				Total Debits:		\$10,286.79
				Total Credits:		
				Current Year Profit/(Loss):		N/A



RentCover Platinum

425/11

10-1

Your quote number: '001000080429' on 17 October, 2019

Thank you for the opportunity to provide you with a combined Landlords and Building Insurance quotation.

Before deciding whether this policy is appropriate for you, we recommend that you read the enclosed Product Disclosure Statement (PDS) which provides more information. We also enclose our Financial Services Guide (FSG) that will provide information about our company and the way we are paid. Please ensure that you retain these documents for your records.

Privacy

We are committed to protecting your privacy. We use the information you provide to advise about and assist with your insurance and/or financial planning needs. We only provide your information to insurance companies, underwriting agencies, wholesale brokers, premium funders and other companies with whom you choose to deal (and their representatives). We do not trade, rent or sell your information. If you don't provide us with full information, we can't properly advise you and you could breach your duty of disclosure. You can check the information we hold about you at any time. For more information about our privacy policy, ask us for a copy or visit our website www.RentCover.com.au. By completing the request for insurance below, I certify that I am aware that any collection of personal information is used in accordance with EBM's privacy policy.

Your quote details

Policy type	RentCover Platinum
Underwritten by	QBE Insurance (Australia) Limited
Owner's name	N & J W Property Pty Ltd
Property address	30 Burnet Cct CALOUNDRA QLD 4551
Construction type	Brick
Single or multiple dwellings	Single
Year built	2019
Weekly rent	Under \$1,500 per week
Building sum insured	\$ 325,000
Contents sum insured	\$ 65,000
Accidental and malicious damage to loose contents option	Not Insured (applies to fully furnished properties only)
Managing agent	Oliver Hume Real Estate Group (Qld) Pty Ltd (OH01)
Period of insurance	17/10/2019 to 17/10/2020

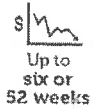
Your premium details (includes a discounted premium of 60 days)

Transaction premiums		Annual premiums	
Premium	887.45	Premium	1062.03
FSL	0.00	FSL	0.00
Stamp duty	87.86	Stamp duty	105.14
Admin fee	44.86	Admin fee	53.68
Sub total excl. GST	1,020.17	Sub total excl. GST	1,220.85
GST total	93.24	GST total	111.57
Total due	\$1,113.41	Annual total	\$1,332.42

This is the current premium but subject to change in accordance with the underwriters instructions.



Cover for stand-alone homes and townhouses needing protection for the entire property, from the driveway to the backyard. And, for those who prefer their building and contents insurance combined under one policy.



Loss of rent

Protection during hardship and when a tenant stops paying rent or has left unexpectedly (up to six weeks cover).

Protection during repairs when a property is uninhabitable following tenant damage or insured events (up to 52 weeks cover).



Legal liability

Protection when you are found legally liable for an incident, including tenant injury.



Pet damage

Covers damage caused by a tenant's domestic pet kept at the property, including those not named on the lease.



Death of a tenant

Protection for lost rent after the death of a tenant, including murder and suicide.



Denial of access

Protection for lost rent when a tenant refuses to leave the property and a court order is required for possession of the property.



Water damage

Covers damage by water, including from overflowing basins and bursting pipes.



Storm damage

Covers damage caused by rain, storm, cyclone and flood.



Fire damage

Covers damage by fire or explosion, including arson by the tenant.



Tenant damage

Covers tenant damage, including intentional and accidental damage.



Legal expenses

Covers court and tribunal fees for loss of rent claims.



Drug lab clean-up

Covers damage caused by meth labs and hydroponic set-ups.

Up to sum insured for building

Up to \$65,000 contents

Apply online at RentCover.com.au or call 1800 661 662

Elkington Disher Molineaux Insurance Brokers Pty Ltd (EDM) (ABN 51 009 179 640, AFSLN 246906) holds a binding authority from CPE Insurance (Australia) Limited (QBE) (ABN 72 003 191 035, AFSLN 239545) which allows EDM to arrange, issue and distribute insurance on behalf of QBE, and to deal with or settle claims on their behalf. Any recommendation made about this insurance is general advice only and does not take account of your particular needs and circumstances. Before purchasing insurance, read the Product Disclosure Statement and the Financial Services Guide available on our website (RentCover.com.au) or by contacting 1800 661 662, and use the information to decide whether to buy or hold the insurance.

Complete the application form below and email it to admin@rentcover.com.au. Alternatively you can apply for cover online at www.RentCover.com.au. Please read the Financial Services Guide (FSG), Product Disclosure Statement (PDS) and policy wording for more information. (These documents are available online at www.RentCover.com.au or by calling 1800 661 662).

Privacy

We are committed to protecting your privacy. We use the information you provide to advise about and assist with your insurance and/or financial planning needs. We only provide your information to insurance companies, underwriting agencies, wholesale brokers, premium funders and other companies with whom you choose to deal (and their representatives). We do not trade, rent or sell your information. If you don't provide us with full information, we can't properly advise you and you could breach your duty of disclosure. You can check the information we hold about you at any time. For more information about our privacy policy, ask us for a copy or visit our website www.RentCover.com.au. By completing the request for insurance below, I certify that I am aware that any collection of personal information is used in accordance with EBM's privacy policy.

- 1. **Owner's name in full:** N & J W Property Pty Ltd
- 2. **Owner's postal address:** 52 HARDING BUD MT WARREN PARK
 State: QLD Post Code: 4207 Mobile: 0402490076
 Phone: Email: jackiewilliamson9@hotmail.com
 Would you like to have the FSG, PDS and policy wording sent to the above email? YES / NO
- 3. **Quote number** 001000080429 **Quote amount** \$1,113.41
- 4. **Insured property address** (incl. state & post code) 30 Burnet Cct
CALOUNDRA QLD 4551
- 5. **Weekly rent:** Under \$1,500 per week
NB: Rent higher than \$1,500 per week will attract a higher premium.
- 6. **If applicable, please complete details:**
Name of managing agent: Oliver Hume Real Estate Group (Qld) Pty Ltd (OH01) Suburb:
- 7. **Is the Property fully furnished?** YES / NO
If yes, would you like cover for your Non-Fixed Contents against Accidental & Malicious Damage by Tenant? (additional premium is payable)
NB: Fixtures and fittings included in standard policy
- 8. **Is the property under 10 acres of land?** YES / NO
- 9. **Will the property be sublet?**
NB: We cannot provide insurance if you are subletting the property. YES / NO
- 10. **There is one lease in place that meets legislative requirements and the person(s) named on the lease are residing in the property?** YES / NO
- 11. **Replacement cost of building (sum insured):**
Including outbuildings & all landlords fixtures & fittings but not floor coverings nor window treatments) \$ 325,000
- 12. **Walls:** Brick / Other **Roof:** Tiles / Other
- 13. **Age of building** 0 year(s)
If over 70 years, has the property been rewired and replumbed? YES / NO
If over 70 years, is the property heritage listed? YES / NO
- 14. **Nominate a mortgagee:** MACQUARIE BANK

By signing below I certify:

- There is no existing problem which has already occurred or is currently occurring (RentCoverPlatinum will not cover claims for problems which have already commenced).
- The rent is currently up-to-date.
- There is a bond held on the property equivalent to a minimum of 4 (four) weeks rent, or if there is no existing tenant I understand that a bond must be collected equivalent to a minimum of 4 (four) weeks rental value prior to the tenant occupying the property.
- Any common areas at the property, such as driveways, foyers or hallways will not be covered. Where we are covering the building, in the event of a claim, common walls will only be covered up to 50%.
- I have a duty of disclosure, which means I need to tell EBM any information that may alter the underwriters decision to place cover on your property.
- I have received a copy of and have read and understand the Financial Services Guide, Product Disclosure Statement (PDS) & Policy Wording.
- I am aware that any collection of personal information is used in accordance with EBM's Privacy Policy. Further information is available at www.ebm.com.au

My cheque is enclosed (payable to EBM) or

Please debit my rental account (and renew annually via the same method until otherwise advised in writing) or

Please debit my credit card as detailed: _____




Expiry: ____ / ____ CW / CVC No: ____ (on reverse of card)

Signature of owner:

Date: 18/10/19

Policy Commencement Date:

 J. Williamson

10.5

Leeza Cox

From: Lauren Buggy
Sent: Friday, 18 October 2019 10:58 AM
To: 'Ryan Wood'
Cc: 'jackiewilliamson9@hotmail.com'; Leeza Cox
Subject: RE: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551
Attachments: Rent cover 2019.10.18.pdf

Hi Ryan,

Payment has been made, thank you. Will this need to be done every year or can something be signed for funds to be debited every year. Obviously up to Jackie but thought I would ask.



To

Oliver Hume Asset Management
084-044 | 974417883

Description: 30 BURNET

Amount: \$1,113.41

Payment request 415732, created on 18/10/2019

Payment request completed on 18/10/2019 10:51:39 AM

Regards,

Lauren Buggy | Administration Manager

lauren@simmonslivingstone.com.au



Simmons Livingstone & Associates

ACCOUNTING | TAXATION | INSURANCE | BUSINESS ADVICE | FINANCIAL PLANNING

30/340 Hope Island Road, Hope Island 4212 Qld
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700

simmonslivingstone.com.au

ABN 17 872 182 446

10.6

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From: Ryan Wood [mailto:ryan@wealthseekers.com.au]
Sent: Friday, 18 October 2019 10:04 AM
To: Lauren Buggy <Lauren@Simmonslivingstone.com.au>
Cc: 'jackiewilliamson9@hotmail.com' <jackiewilliamson9@hotmail.com>
Subject: Re: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551

Hi Lauren,

It is the 1113 amount.

Kind regards
Ryan Wood

Get [Outlook for Android](#)

From: Lauren Buggy <Lauren@Simmonslivingstone.com.au>
Sent: Friday, October 18, 2019 9:30:24 AM
To: Ryan Wood <ryan@wealthseekers.com.au>
Cc: 'jackiewilliamson9@hotmail.com' <jackiewilliamson9@hotmail.com>
Subject: RE: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551

Hi Ryan,

Can you please confirm what amount needs to be paid? Is it the \$1,113.41 or \$1,332.42

Thank you

10-7

Your premium details (includes a discounted premium of 60 days)

Transaction premiums

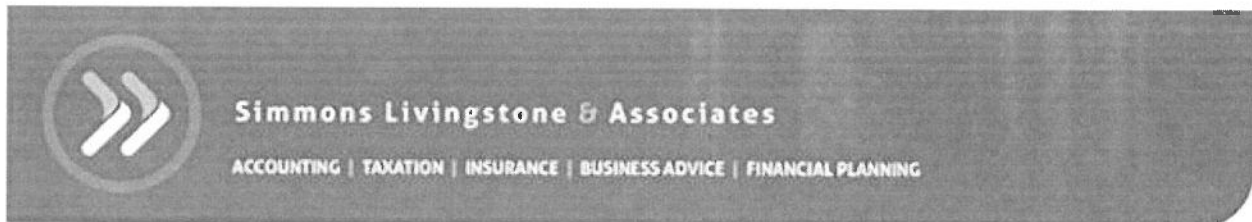
Annual premiums

Premium	887.45	Premium	
FSL	0.00	FSL	
Stamp duty	87.86	Stamp duty	
Admin fee	44.86	Admin fee	
Sub total excl. GST	1,020.17	Sub total excl. GST	
GST total	93.24	GST total	
Total due	\$1,113.41	Annual total	\$

Regards,

Lauren Buggy | Administration Manager

lauren@simmonslivingstone.com.au



30/340 Hope Island Road, Hope Island 4212 Qld
 PO Box 806, Oxenford 4210 Queensland
 Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au
 ABN 17 872 182 446

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From: Ryan Wood [<mailto:ryan@wealthseekers.com.au>]
Sent: Friday, 18 October 2019 9:08 AM
To: Jackie Williamson <jackiewilliamson9@hotmail.com>; Lauren Buggy <Lauren@Simmonslivingstone.com.au>
Subject: RE: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551

Thanks Jackie,

Hi Lauren,

Would you be able to send through the payment receipt when the payment has been made.

10-8

I need to get the insurance certificate issued today from Oliver Hume / EBM.

Kind regards

Ryan Wood | Property Adviser

WealthSeekers

P: 1300 122 488 | P: 0422 532 592

Unit 7, 7 Hudson Road, Albion QLD 4010

ryan@wealthseekers.com.au | www.wealthseekers.com.au

WealthSeekers

Family Financial Planning

Wealth Seekers Financial Services Pty Ltd ACN 622 190 925 is a Corporate Authorised Representative (No. 001259408) of Financial Masterplan Pty Ltd ABN 88 133 306 251 AFSL No. 344628.

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From: Jackie Williamson <jackiewilliamson9@hotmail.com>

Sent: Friday, 18 October 2019 9:05 AM

To: Lauren Buggy <Lauren@Simmonsivingstone.com.au>; Ryan Wood <ryan@wealthseekers.com.au>

Subject: Fw: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551

Hi Lauren

Does this help

Thanks Jackie

From: Amanda Bowes <a.bowes@oliverhume.com.au>

Sent: Friday, 18 October 2019 9:00 AM

To: jackiewilliamson9@hotmail.com <jackiewilliamson9@hotmail.com>

Cc: Ben Douglas <b.douglas@oliverhume.com.au>

Subject: FW: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551

Hi Jackie,

Thanks for your email. I have copied below our trust account details. If you make the payment for the insurance we can process to EBM.

Oliver Hume Asset Management Trust Account

BSB: 084 044

Account: 974417883

Your Reference: 30BURNET

If you have any queries please don't hesitate to contact me.

Kind Regards

Amanda Bowes

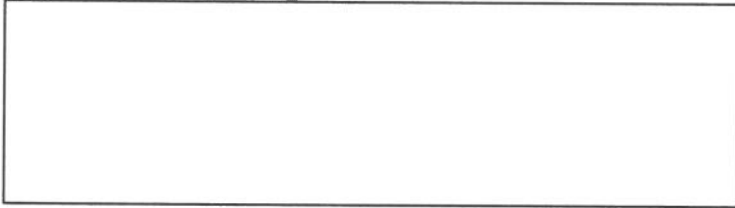
10-9

Sent from Mail for Windows 10

Amanda Bowes
Office Manager
Asset Management (QLD)

Phone: 07 5564 3200
Fax: 07 5564 3299

Suite 19C, Level 19
50 Cavill Avenue
Surfers Paradise QLD 4217
www.oliverhume.com.au



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Consider the environment. Do you really need to print this email?

From: Jackie Williamson <jackiewilliamson9@hotmail.com>
Sent: Thursday, 17 October 2019 2:47 PM
To: Ben Douglas <b.douglas@oliverhume.com.au>
Subject: Re: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551

Hi Ben
Do we have a rental account set up with you so we can pay the insurance
Thanks Jackie

From: Ben Douglas <b.douglas@oliverhume.com.au>
Sent: Thursday, 17 October 2019 12:37 PM
To: bushy240566@gmail.com <bushy240566@gmail.com>; Jackie Williamson <jackiewilliamson9@hotmail.com>
Cc: Ryan Wood <ryan@wealthseekers.com.au>
Subject: FW: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551

Hi Noel & Jacqueline,

Please find attached quote for combined landlord insurance (normally \$320 pa) and building insurance (total \$1113.41). The quickest way of taking out the policy is to pay EBM directly as per their payment options. Alternatively I can send you our trust account details to transfer the funds into our account but we will need to wait until the funds have appeared then request our finance team to disburse – this process could take a few days).

Let me know if you have any queries or if there is anything else I can do.

Please see note below regarding suburb.

Regards,

10-10

Ben Douglas
General Manager
Asset Management (QLD)

Phone: 07 5564 3200
Mobile: 0404 878 608
Fax: 07 5564 3299

Suite 19C, Level 19
50 Cavill Avenue
Surfers Paradise QLD 4217
www.oliverhume.com.au



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Consider the environment. Do you really need to print this email?

From: Alia McDonald <aliam@ebm.com.au>
Sent: Thursday, 17 October 2019 12:19 PM
To: Amanda Bowes <a.bowes@oliverhume.com.au>
Cc: Michelle Stone <MichelleS@ebm.com.au>
Subject: RE: N & J W Property Pty Ltd - 001000080383 - 30 Burnet Cct Baringa QLD 4551

Hi Amanda,

Please refer to the attached amended quote - 30 Burnet Cct Baringa QLD 4551, the quote is noted under Caloundra as this is the same area code 4551.

As per Michelle's email Baringa QLD 4551 must be a new suburb.

Please do not hesitate to email me should you have further queries.

Thank you.

Kind Regards

Alia McDonald Tier 2 (Insurance)

RentCover Relationship Manager



T 03 9425 1870 F 1300 794 773
8 Redfern Road Hawthorn East VIC 3123
RentCover.com.au

10.17

From: Amanda Bowes [mailto:a.bowes@oliverhume.com.au]
Sent: Thursday, 17 October 2019 12:21 PM
To: Alia McDonald; Michelle Stone
Subject: FW: N & J W Property Pty Ltd - 001000080383

Hi Alia and Michelle,

Wondering if one of you can help me. I have just realised that the suburb on the attached quote is incorrect. The suburb should be Baringa QLD 4551. Every time I type this in it reverts to what is on the attached quote and the EBM system doesn't seem to recognise or be able to find the suburb. I have checked everything and it doesn't come under any other suburb. Can you help me to get correct quote?

Kind Regards

Amanda Bowes
Office Manager
Asset Management (QLD)

Phone: 07 5564 3200
Fax: 07 5564 3299

Suite 19C, Level 19
50 Cavill Avenue
Surfers Paradise QLD 4217
www.oliverhume.com.au



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From: Amanda Bowes
Sent: Wednesday, 16 October 2019 2:36 PM
To: Ben Douglas <b.douglas@oliverhume.com.au>
Subject: FW: N & J W Property Pty Ltd - 001000080383

From: no-reply-onlinequotes@rentcover.com.au <no-reply-onlinequotes@rentcover.com.au>
Sent: Wednesday, 16 October 2019 2:34 PM
To: Amanda Bowes <a.bowes@oliverhume.com.au>
Cc: no-reply-onlinequotes@rentcover.com.au
Subject: N & J W Property Pty Ltd - 001000080383

Dear Amanda Bowes,

Thanks for choosing EBM RentCover. We are pleased to provide you with a quote for RentCover Platinum - please find attached your estimate.

10.12

While having insurance is important, EBM RentCover adds true value with its service and support. As a client of ours, you will receive efficiency and consideration throughout the period of your policy, with a real person (not a machine) answering calls. When you submit a claim, it will be assigned a dedicated claims specialist who will work on it from start to finish – there is no bouncing from consultant to consultant. The EBM RentCover team also works to settle the majority of claims within five working days and has the ability to manage any claim in-house up to the value of \$70,000.

To make sure you have important information at your fingertips, please see below relevant links:

[Product Disclosure Statement](#) – this outlines the features and coverage of the policy

[Financial Services Guide](#) – contains information about EBM RentCover including the services offered

We are here to help so if you have any questions about your quote or the policy coverage please contact admin@rentcover.com.au or 1800 661 662 (please do not respond to this email).

Regards,
The EBM RentCover team



**Sunshine Coast Roofing
Pty Ltd**

PO Box 7421
Sippy Downs QLD 4556
Australia
Phone: 0438454580
accounts@sunshinecoastroofing.org



11-1

ABN: 66 634 888 252

Invoice: IV00000000053

Tax Invoice

Invoice date: 29/11/2019

Bill to:
Oliver Hume
Suite 19C. Level 9
50 Cavill Avenue
Surfers Paradise QLD 4217

Due:
06/12/2019

ITEM	DESCRIPTION	UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
11011	Roof Report- 30 Burnett Cct, Baringa QLD	Qty 1	300.00	GST	300.00

Sub-Total (ex GST): \$300.00
GST: \$30.00
Total (inc GST): \$330.00
Amount Paid: \$0.00
AMOUNT DUE: \$330.00

How to Pay Due 06/12/2019

Bank Deposit via EFT

Bank: ANZ
Name: Sunshine Coast Roofing Pty Ltd
BSB: 014512
AC#: 472739399
Ref#: IV00000000053

12-1



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 1459
Brisbane, QLD 4001



N & J W SMSF PTY LTD
52 HARDING BOULEVARD
MOUNT WARREN PARK QLD 4207

Level 16A
345 Queen St
Brisbane, QLD 4000

account balance **\$37,892.25**
as at 31 Dec 19

account name N & J W SMSF PTY LTD ATF
N & J W SUPER FUND
account no. 966504045

transaction	description	debits	credits	balance
30.06.19	OPENING BALANCE			206,547.29
02.07.19	Deposit PRECISION CH PASCH1906260008319		216.60	206,763.89
08.07.19	Direct debit Infocus Infocus	125.00		206,638.89
31.07.19	Interest MACQUARIE CMA INTEREST PAID*		142.55	206,781.44
09.08.19	Direct debit Infocus Infocus	125.00		206,656.44
30.08.19	Interest MACQUARIE CMA INTEREST PAID*		137.03	206,793.47
09.09.19	Direct debit Infocus Infocus	125.00		206,668.47
30.09.19	Interest MACQUARIE CMA INTEREST PAID*		132.61	206,801.08
07.10.19	Deposit QUICKSUPER QUICKSPR2536040377		108.30	206,909.38
08.10.19	Direct debit Infocus Infocus	125.00		206,784.38
09.10.19	Funds transfer LOT 800 BARINGA	23,625.00		183,159.38
10.10.19	Dishonour RETURNED TRANSFER LOT 800 BARINGA		23,625.00	206,784.38

how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 966504045

deposits using BPay
From another bank



Billers code: 667022
Ref: 966 504 045

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name N & J W SMSF PTY LTD ATF
N & J W SUPER FUND
account no. 966504045

	transaction	description	debits	credits	balance
15.10.19	Funds transfer	SMH LEGAL DEPOSIT PAYMENT	23,625.00		183,159.38
15.10.19	Funds transfer	SLA INVOICE 018002	220.00		182,939.38
15.10.19	BPAY	BPAY TO AUSTRALIAN SECURITIES & INV	267.00		182,672.38
15.10.19	Funds transfer	SLA INVOICE 017678	220.00		182,452.38
15.10.19	BPAY	BPAY TO AUSTRALIAN SECURITIES & INV	54.00		182,398.38
18.10.19	Funds transfer	RENT COVER INSURANCE	1,113.41		181,284.97
18.10.19	Funds transfer	SETTLEMENT - BARINGA	153,700.00		27,584.97
21.10.19	Deposit	QUICKSUPER QUICKSPR2546644833		1,299.60	28,884.57
25.10.19	Deposit	CBA E1282181370		12,417.29	41,301.86
31.10.19	Interest	MACQUARIE CMA INTEREST PAID*		60.65	41,362.51
08.11.19	Direct debit	Infocus Infocus	125.00		41,237.51
19.11.19	BPAY	BPAY TO AUDIT SHIELD	320.00		40,917.51
19.11.19	BPAY	BPAY TO SUNSHINE COAST REGIONAL COU	76.50		40,841.01
22.11.19	Direct debit	Origin MMS 42379020-400057358	1,616.41		39,224.60
29.11.19	Interest	MACQUARIE CMA INTEREST PAID*		16.15	39,240.75
09.12.19	Direct debit	Infocus Infocus	125.00		39,115.75
12.12.19	Funds transfer	ROOF REPAIR IV00000000053	330.00		38,785.75
17.12.19	Deposit	Oliver Hume Real 30 Burnett Cct Bar		214.98	39,000.73
23.12.19	Direct debit	Origin MMS 42603886-400057358	1,616.41		37,384.32
31.12.19	Interest	MACQUARIE CMA INTEREST PAID*		15.69	37,400.01
31.12.19	Deposit	Oliver Hume Real 30 Burnett Cct Bar		492.24	37,892.25

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name N & J W SMSF PTY LTD ATF
N & J W SUPER FUND
account no. 966504045

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 31 DEC 19	207,533.73	38,878.69	37,892.25

* Stepped interest rates as at 31 December 2019: balances \$0.00 to \$4,999.99 earned 0.00%; balances \$5,000.00 and above earned 0.55%

12.4



enquiries 1800 806 310

Macquarie Cash Management Account

account name N & J W SMSF PTY LTD ATF
N & J W SUPER FUND
account no. 966504045

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- Increase your limit to \$100,000 temporarily or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- If you have a complaint about our service, or you'd like more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your account or contact us.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

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- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



N & J W SMSF PTY LTD
52 HARDING BOULEVARD
MOUNT WARREN PARK QLD 4207

1 Shelley Street
Sydney, NSW 2000

account balance **\$33,002.60**
as at 30 Jun 20

account name N & J W SMSF PTY LTD ATF
N & J W SUPER FUND
account no. 966504045

transaction	description	debits	credits	balance
31.12.19	OPENING BALANCE			37,892.25
08.01.20	Direct debit Infocus Infocus	125.00		37,767.25
15.01.20	Deposit QUICKSUPER QUICKSPR2611757607		1,516.20	39,283.45
15.01.20	Deposit Oliver Hume Real 30 Burnett Cct Bar		689.49	39,972.94
22.01.20	Direct debit Origin MMS 42828500-400057358	1,616.41		38,356.53
31.01.20	Interest MACQUARIE CMA INTEREST PAID*		15.59	38,372.12
10.02.20	Direct debit Infocus Infocus	125.00		38,247.12
17.02.20	Deposit Oliver Hume Real 30 Burnet Cct Bari		589.12	38,836.24
24.02.20	Direct debit Origin MMS 43074382-400057358	1,616.41		37,219.83
26.02.20	Funds transfer SLA INVOICE 019565	2,200.00		35,019.83
26.02.20	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	740.25		34,279.58
28.02.20	Interest MACQUARIE CMA INTEREST PAID*		14.29	34,293.87

how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 966504045

deposits using BPay
From another bank



Billers code: 667022
Ref: 966 504 045

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name N & J W SMSF PTY LTD ATF
N & J W SUPER FUND
account no. 966504045

	transaction	description	debits	credits	balance
02.03.20	Deposit	Oliver Hume Real 30 Burnet Circuitt		435.65	34,729.52
09.03.20	Direct debit	Infocus Infocus	125.00		34,604.52
16.03.20	Deposit	Oliver Hume Real 30 Burnet Circuit		735.65	35,340.17
23.03.20	Direct debit	Origin MMS 43331310-400057358	1,616.41		33,723.76
31.03.20	Interest	MACQUARIE CMA INTEREST PAID*		7.04	33,730.80
31.03.20	Deposit	Oliver Hume Real 30 Burnet Circuit		735.65	34,466.45
08.04.20	Direct debit	Infocus Infocus	125.00		34,341.45
15.04.20	Deposit	Oliver Hume Real 30 Burnet Circuit		181.85	34,523.30
22.04.20	Direct debit	Origin MMS 43570189-400057358	1,616.41		32,906.89
28.04.20	Deposit	QUICKSUPER QUICKSPR2684242473		1,269.39	34,176.28
30.04.20	Interest	MACQUARIE CMA INTEREST PAID*		1.41	34,177.69
08.05.20	Direct debit	Infocus Infocus	125.00		34,052.69
15.05.20	Deposit	Oliver Hume Real 30 Burnet Circuit		108.53	34,161.22
22.05.20	Direct debit	Origin MMS 43807390-400057358	1,616.41		32,544.81
29.05.20	Interest	MACQUARIE CMA INTEREST PAID*		1.44	32,546.25
29.05.20	Deposit	Oliver Hume Real 30 Burnet Circuit		366.45	32,912.70
08.06.20	Direct debit	Infocus Infocus	125.00		32,787.70
15.06.20	Deposit	Oliver Hume Real 30 Burnet Circuit		551.05	33,338.75
22.06.20	Direct debit	Origin MMS 44045092-400057358	1,637.09		31,701.66
24.06.20	Deposit	QUICKSUPER QUICKSPR2719964471		1,299.60	33,001.26
30.06.20	Interest	MACQUARIE CMA INTEREST PAID*		1.34	33,002.60

continued on next

12-7



Macquarie Cash Management Account

enquiries 1800 806 310

account name N & J W SMSF PTY LTD ATF
N & J W SUPER FUND
account no. 966504045

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 20	13,409.39	8,519.74	33,002.60

* Stepped interest rates for the period 1 January to 5 March: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.55% pa (65 days); 6 March to 23 March: balances \$0.00 to \$4,999.99
earned 0.00% balances \$5,000.00 and above earned 0.30% pa (18 days); 24 March to 30 June: balances
\$0.00 to \$4,999.99 earned 0.05% balances \$5,000.00 and above earned 0.05% pa (99 days)

annual interest summary 2019/2020

INTEREST PAID	545.79
TOTAL INCOME PAID	545.79



Macquarie Cash Management Account

enquiries 1800 806 310

account name N & J W SMSF PTY LTD ATF
N & J W SUPER FUND
account no. 966504045

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- Increase your limit to \$100,000 temporarily or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

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- If you have a complaint about our service, or you'd like more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your account or contact us.

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13-1

N & J W SUPER FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 772/001 TO 772/003 - ENTRIES: ALL

Printed: Thursday 18 February, 2021 @ 09:55:46

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
772 <u>Real Estate Properties (Australian)</u>						
772/001 <u>30 Burnet Circuit, Baringa Q 4551</u>						
01/07/2019		Opening Balance	1.0000		5-2 20,129.25	1,000.00
01/07/2019*	772	Journal - Cash				(19,129.25)
Narration: extract P&E per QSR						
15/10/2019*	151019	Bank Statement		23,625.00		4,495.75
Narration: SMH LEGAL DEPOSIT PAYMENT						
18/10/2019*	181019	Bank Statement		153,700.00	12-2	158,195.75
Narration: SETTLEMENT - BARINGA						
21/10/2019*	77201	Journal - Cash			261.91	157,933.84
Narration: Extract rates on settlement						
22/10/2019*	1	Journal - Cash		285,000.00		442,933.84
Narration: Loan funding settlement						
25/10/2019*	251019	Bank Statement			12,417.29	430,516.55
Narration: CBA E1282181370 - settlement refund						
			1.0000			
			Total Debits:	\$462,325.00		
			Total Credits:	\$32,808.45		
			Current Year Profit/(Loss):	N/A		

13-2
\$24,625

12-2

13-2

14-1

13-3

SETTLEMENT STATEMENT

13-2

MATTER: Metricon Homes Qld Pty Ltd as trustee sale to N & JW Property Pty Ltd as trustee
PROPERTY: Lot 800, 30 Burnet Circuit, Baringa, Qld, 4551
SETTLEMENT DATE: 21 October 2019
ADJUSTMENT DATE: 21 October 2019
SETTLEMENT PLACE: Small Myers Hughes Lawyers, Level 2, 17 Welch St, Southport
SETTLEMENT TIME: 2:00 pm

	Amount (\$)
CONTRACT PRICE	429,500.00
LESS DEPOSIT	24,625.00
	<u>404,875.00</u>
PLUS COUNCIL RATES \$678.75 paid for the period 01 July 2019 to 31 December 2019 Proportion being 71/184 days Gross minus Discount	261.91
	<u>405,136.91</u>
PLUS SELLER'S LEGAL FEES - FINANCE EXTENSIONS REQUESTED BY BUYER \$150.00 + GST x2	330.00
	<u>\$405,466.91</u>

Payee	Amount (\$)
1. Unitywater	82.00
2. SMH Legal Pty Ltd	2,392.50
3. Deputy Commissioner of Taxation - BANK CHEQUE	30,065.00
4. Metricon Homes Pty Ltd - BANK CHEQUE	372,927.41
TOTAL	<u>\$405,466.91</u>

Our Requirements at Settlement

1. SIGHT - Cheque to Unitywater
2. COLLECT - Cheque to SMH Legal Pty Ltd
3. COLLECT - Cheque to Deputy Commissioner of Taxation
4. COLLECT - Cheque to Metricon Homes Pty Ltd
5. COLLECT - Order on Stakeholder

GST WITHHOLDING:-

Buyer to provide Seller with GST Withholding Forms 1, 2 and Payment Slip prior to Settlement.

LAND TAX:-

Refer to Special Condition 3 of the Contract. Seller is not required to pay prior to settlement.

POSTED

772/1

13-3

Leeza Cox

From: Jackie Williamson <jackiewilliamson9@hotmail.com>
Sent: Friday, 15 January 2021 2:13 PM
To: Leeza Cox
Subject: Fwd: Settlement Refund

Sent from my iPhone

Begin forwarded message:

From: Jackie Williamson <jackiewilliamson9@hotmail.com>
Date: 17 December 2020 at 1:06:32 pm AEST
To: Leeza Cox <Leeza@SimmonsLivingstone.com.au>
Subject: Fw: Settlement Refund

Hi Leeza
Please see below email from Ryan re the 12417.29.
Mystery solved
Thanks
Jackie

From: Ryan Wood <ryan@wealthseekers.com.au>
Sent: Friday, 25 October 2019 9:47 AM
To: bushy240566@gmail.com <bushy240566@gmail.com>; 'jackiewilliamson9@hotmail.com' <jackiewilliamson9@hotmail.com>
Subject: Settlement Refund

Good morning Noel and Jackie,

I have some good news, there is a \$12,417.29 refund owing to your SMSF after settlement.

I have provided your SMSF account details to the solicitor and they will be processing this payment shortly.

Kind regards
Ryan Wood | Property Adviser
WealthSeekers

P: 1300 122 488 | P: 0422 532 592
Unit 7, 7 Hudson Road, Albion QLD 4010
ryan@wealthseekers.com.au | www.wealthseekers.com.au

WealthSeekers
Family Financial Planning

Wealth Seekers Financial Services Pty Ltd ACN 622 190 925 is a Corporate Authorised Representative (No. 001259408) of Financial Masterplan Pty Ltd ABN 88 133 306 251 AFSL No. 344628.

13-4



Queensland Law Society.



REIQ
REAL ESTATE INSTITUTE
QUEENSLAND

Contract for Houses and Residential Land

Fifteenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society incorporated as being suitable for the sale and purchase of houses and residential land in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date: 6 December 2018

SELLER'S AGENT

NAME:

ABN:

LICENCE NO:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

SELLER

NAME:

ABN:

METRICON HOMES QLD PTY LTD ACN 005 149 137 AS TRUSTEE FOR METRICON HOMES QLD UNIT TRUST

ADDRESS: 501 Blackburn Road

SUBURB: Mount Waverley

STATE: QLD

POSTCODE: 3149

PHONE:

MOBILE:

FAX:

EMAIL:

NAME:

ABN:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

SELLER'S SOLICITOR

← or any other solicitor notified to the Buyer

NAME:

SMALL MYERS HUGHES LAWYERS

REF:

CONTACT:

20181333:JLM:RNP

Roslyn Paulsen

ADDRESS: PO Box 1876

SUBURB: Southport

STATE: QLD

POSTCODE: 4215

PHONE:

MOBILE:

FAX:

EMAIL:

07 5552 6621

07 5528 0955

rpaulsen@smh.net.au

INITIALS (Note: initials are required to be signed with Electronic Signature)

[Handwritten initials]

0000086/5342

EF001 06/18

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Page 1 of 15

13-5

BUYER N and J W Property Pty Ltd atf
NAME: N and J W Bare Trust Pty Ltd ABN: 628 729 340
ADDRESS: 52 Harding Blvd

SUBURB: Mt Warren Park STATE: QLD POSTCODE: 4207
PHONE: MOBILE: 0427 375 753 FAX: EMAIL:

NAME: ABN:
ADDRESS:

SUBURB: STATE: POSTCODE:
PHONE: MOBILE: FAX: EMAIL:

BUYER'S AGENT (if applicable)

NAME:

ABN: LICENCE NO:

ADDRESS:

SUBURB: STATE: POSTCODE:
PHONE: MOBILE: FAX: EMAIL:

BUYER'S SOLICITOR

← or any other solicitor notified to the Seller

NAME: CLG Legal

REF: CONTACT: Administration

ADDRESS: P.O. Box 1207

SUBURB: Milton STATE: QLD POSTCODE: 4064

PHONE: 07 3161 9555 MOBILE: FAX: EMAIL: info@jlglegal.com.au

PROPERTY

Land: ADDRESS: 30 Burnet Circuit

SUBURB: Baringa STATE: QLD POSTCODE: 4551

Built On Vacant

Description: Lot: 800
on: SP299781

Title Reference: 51136585

Area: 113 m2 ← (more or less) Land sold as: Freehold Leasehold ← if neither is selected, the land is treated as being Freehold.

Present Use: Residential

Local Government: Sunshine Coast

INITIALS (Name) with Electronic Signature

000004875342

13.6

Excluded Fixtures: NIL

Included Chattels: NIL

PRICE

Deposit Holder: Small Myers Hughes Lawyers

Deposit Holder's Trust Account: SMH Legal Pty Ltd Law Practice Trust Account

Bank: NAB

BSB: 084-917 Account No: 78840 9820

Purchase Price: \$ 429,500.00

← Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

Deposit: \$ 1,000.00 Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

\$ 23,625.00 Balance Deposit (if any) payable on: Satisfaction or waiver of the finance condition

Default Interest Rate: % ← If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE

Finance Amount: \$ Sufficient to complete

← Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.

Financier: of Buyer's choice

Finance Date: 14 days from the Date the Buyer is provided with the Final Inspection Certificate (Form 21)

BUILDING AND/OR PEST INSPECTION DATE:

Inspection Date: ← If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? No Yes, listed below:

- High-Density Development Easement no. 718612496
- High-Density Development Easement no. 718612499
- Veg Notice no. 712292989
- Veg Notice no. 712292992
- Veg Notice no. 712293010
- DSI/Offset no. 716792467

← WARNING TO SELLER: You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

Tenancies:

TENANTS NAME:

← If the property is sold with vacant possession from settlement, insert 'Nil'. Otherwise complete details from Residential Tenancy Agreement.

TERM AND OPTIONS:

STARTING DATE OF TERM: _____ ENDING DATE OF TERM: _____ RENT: _____ BOND: _____
 \$ _____ \$ _____

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

J.W. [Signature] [Signature]

00008675342

13-7

Managing Agent:

AGENCY NAME:

PROPERTY MANAGER:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

POOL SAFETY

Q1 Is there a pool on the Land or on an adjacent land used in association with the Land?

- Yes
- No Clause 4.2 of this contract does not apply

← **WARNING TO SELLER:** Failure to comply with the Pool Safety Requirements is an offence with substantial penalties.

← **WARNING TO BUYER:** If there is no Compliance or Exemption Certificate at settlement, the Buyer becomes responsible at its cost to obtain a Pool Safety Certificate within 90 days after settlement. The Buyer can also become liable to pay any costs of rectification necessary to comply with the Pool Safety Requirements to obtain a Pool Safety Certificate. The Buyer commits an offence and can be liable to substantial penalties if the Buyer fails to comply with this requirement.

Q2 If the answer to Q1 is Yes, is there a Compliance or Exemption Certificate for the pool at the time of contract?

- Yes Clause 5.3(1)(f) applies
- No Clause 4.2 applies (except for auction and some other excluded sales)

← If there is a pool on the Land and Q2 is not completed then clause 4.2 applies.

Q3 If the answer to Q2 is No, has a Notice of no pool safety certificate been given prior to contract?

- Yes
- No

← Note: This is an obligation of the Seller under section 16 of the Building Regulation 2006.

POOL SAFETY INSPECTOR

Pool Safety Inspector:

← The Pool Safety Inspector must be licensed under the Building Act 1975 and Building Regulation 2006.

Pool Safety Inspection Date:

← Clause 4.2(?) applies except where this contract is formed on a sale by auction and some other excluded sales.

ELECTRICAL SAFETY SWITCH AND SMOKE ALARM

This section must be completed unless the Land is vacant.

The Seller gives notice to the Buyer that an Approved Safety Switch for the General Purpose Socket Outlets is:

(select whichever is applicable)

- installed in the residence
- not installed in the residence

← **WARNING:** By giving false or misleading information in this section, the Seller may incur a penalty. The Seller should seek expert and qualified advice about completing this section and not rely on the Seller's Agent to complete this section.

The Seller gives notice to the Buyer that a Compliant Smoke Alarm(s) is/are:

(select whichever is applicable)

- installed in the residence
- not installed in the residence

← **WARNING:** Failure to install a Compliant Smoke Alarm is an offence under the Fire and Emergency Services Act 1990.

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with section 83 of the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 that the Land:

(select whichever is applicable)

- is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or
- is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

← **WARNING:** Failure to comply with section 83 Neighbourhood Disputes (Dividing Fences and Trees Act) 2011 by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

INITIALS (Note: initials not required if signed by Agent/ Vendor/ Bank/ Signature)

[Handwritten initials and signatures]

00009875342

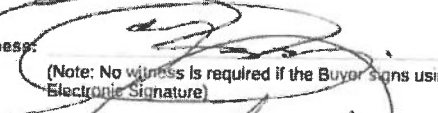
SIGNATURES

The contract may be subject to a 5 business day statutory cooling-off period. A termination penalty of 0.25% of the purchase price applies if the Buyer terminates the contract during the statutory cooling-off period. It is recommended the Buyer obtain an independent property valuation and independent legal advice about the contract and his or her cooling-off rights, before signing.

Buyer: 

Witness: 

Buyer: J. Williamson

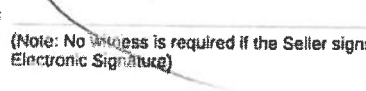
Witness: 
(Note: No witness is required if the Buyer signs using an Electronic Signature)

By placing my signature above, I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

Seller: 

Witness: 

Seller: Metricon Homes and Pty Ltd ACN 005 199 137 as trustee
by its duly appointed attorney Jordie Leigh Mills under
power of Attorney dated 22 November 2019

Witness: 
(Note: No witness is required if the Seller signs using an Electronic Signature)

By placing my signature above, I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

Deposit Holder: _____

← Who acknowledges having received the Initial Deposit and agrees to hold that amount and any Balance Deposit when received as Deposit Holder for the parties as provided in the Contract.

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

13-9

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Land for a creditable purpose?

(select whichever is applicable)

- Yes
- No

[Note: An example of an acquisition for a creditable purpose would be the purchase of the Land by a building contractor, who is registered for GST, for the purposes of building a house on the Land and selling it in the ordinary course of its business.]

← **WARNING:** the Buyer warrants in clause 2.5(6) that this information is true and correct.

The Seller gives notice to the Buyer in accordance with section 14-255(1)(a) of the Withholding Law that:

(select whichever is applicable)

- the Buyer is *not* required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property
- the Buyer is required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property. Under section 14-255(1) of the Withholding Law, the Seller is required to give further details prior to settlement.

← **WARNING:** All sellers of residential premises or potential residential land are required to complete this notice. Section 14-250 of the Withholding Law applies to the sale of 'new residential premises' or 'potential residential land' (subject to some exceptions) and requires an amount to be withheld from the Purchase Price and paid to the ATO. The Seller should seek legal advice if unsure about completing this section.

The REIQ Terms of Contract for Houses and Residential Land (Pages 7-15) (Fifteenth Edition) contain the Terms of this Contract.

SPECIAL CONDITIONS

See Annexure A

SETTLEMENT

Settlement Date: See Special Conditions

← or the next Business Day if that is not a Business Day in the Place for Settlement.

Place for Settlement: Southport

← If Brisbane is inserted, this is a reference to Brisbane CBD.

INITIALS (Note: It is not required to sign with Electronic Signature)

JW *[Signature]* *[Signature]*

000008675342



14-1



0070090-25-0000001-0000001

Mrs J A Williamson
52 Harding Boulevard
Mount Warren Park QLD 4207

Account Number 400057358
Account Name/s N & J W Smsf Pty. Ltd. Ior & Atf N & J W Super Fund

ALC 810

Statement Period	
Issued Date	7 Jan 2020
Start Date	22 Oct 2019
End Date	31 Dec 2019

Statement Details	
Statement Number	1-00001
Page Number	1 of 1
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	22 Jan 2020

Loan Account Limit:	\$284,333.05	Available Redraw:	\$0.00	Current Interest Rate:	5.39% p.a.
---------------------	--------------	-------------------	--------	------------------------	------------

Date	Transaction Particulars	Debits	Credits	Balance
22 OCT	BALANCE BROUGHT FORWARD			0.00 DR
22 OCT	Settlement Amount	285,000.00		285,000.00 DR
22 NOV	Notice of Interest Rate Change Interest rate adjusted from 5.4900 to 5.3900 effective from 22/10/2019			285,000.00 DR
22 NOV	Direct Debit Payment Direct Debit Payment		1,616.41	283,383.59 DR
22 NOV	Regular Interest Charge	1,304.67		284,688.26 DR
22 DEC	Regular Interest Charge	1,261.20		285,949.46 DR
23 DEC	Direct Debit Payment Direct Debit Payment		1,616.41	284,333.05 DR
TOTALS AT END OF PERIOD		287,565.87	3,232.82	284,333.05 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400057358
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd
ABN 56606554321 Australian Credit Licence Number 494807
Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
Website: www.mezy.com.au

POSTED

1

Rec'd 17/12/20

0075025/0000001/0000001



14-2



1880090-15-0000001-0000001

Mrs J A Williamson
52 Harding Boulevard
Mount Warren Park QLD 4207

Account Number	400057358
Account Name/s	N & J W Smsf Pty. Ltd. lor & Atf N & J W Super Fund

Statement Period	
Issued Date	5 Jul 2020
Start Date	1 Jan 2020
End Date	30 Jun 2020

Statement Details	
Statement Number	1-00002
Page Number	1 of 2
Account Status	Active

Past statement over limit and overdue details	
Your past due/over limit amount:	\$0.00
The above amount is due and payable immediately.	

Current statement payment due details	
Your current payment due amount:	\$0.00
Current payment due date:	22 Jul 2020

Loan Account Limit:	\$282,334.83	Available Redraw:	\$0.00	Current Interest Rate:	5.59% p.a.
---------------------	--------------	-------------------	--------	------------------------	------------

Date	Transaction Particulars	Debits	Credits	Balance
01 JAN	BALANCE BROUGHT FORWARD			284,333.05 DR
22 JAN	Direct Debit Payment Direct Debit Payment		1,616.41	282,716.64 DR
22 JAN	Regular Interest Charge	1,301.86		284,018.50 DR
22 FEB	Regular Interest Charge	1,300.18		285,318.68 DR
24 FEB	Direct Debit Payment Direct Debit Payment		1,616.41	283,702.27 DR
22 MAR	Regular Interest Charge	1,215.42		284,917.69 DR
23 MAR	Direct Debit Payment Direct Debit Payment		1,616.41	283,301.28 DR
22 APR	Direct Debit Payment Direct Debit Payment		1,616.41	281,684.87 DR

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400057358
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd
 ABN 56606554321 Australian Credit Licence Number 494807
 Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
 Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
 Website: www.mezy.com.au

2

1889015/0000001/0000001



14-3

Statement Period	
Issued Date	5 Jul 2020
Start Date	1 Jan 2020
End Date	30 Jun 2020

Statement Details	
Statement Number	1-00002
Page Number	2 of 2
Account Status	Active

Date	Transaction Particulars	Debits	Credits	Balance
	BALANCE BROUGHT FORWARD			281,684.87 DR
22 APR	Regular Interest Charge	1,297.13		282,982.00 DR
14 APR	Notice of Interest Rate Change Interest rate adjusted from 5.390% to 5.590% effective from 15/05/2020			282,982.00 DR
22 MAY	Direct Debit Payment Direct Debit Payment		1,616.41	281,365.59 DR
22 MAY	Regular Interest Charge	1,264.50		282,630.09 DR
22 JUN	Direct Debit Payment Direct Debit Payment		1,637.09	280,993.00 DR
22 JUN	Regular Interest Charge	1,341.83		282,334.83 DR
	TOTALS AT END OF PERIOD	7,720.92	9,719.14	282,334.83 DR

POSTED

Payments to this account may be made at any time. Your Loan Account Number for direct credit payments is:	BSB & Account number: 012-666 400057358
--	---

Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.

Mortgage Ezy Pty Ltd
 ABN 56606554321 Australian Credit Licence Number 494807
 Address: 7/42 Bundall Road BUNDALL QLD 4217, Locked Bag 7640 GCMC 9726
 Telephone: 1300 835 399 Fax: 1300 329 399 email: clientcare@mezy.com.au
 Website: www.mezy.com.au

3

18890/15/0000001/0000002



Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR N & J W SUPER FUND
ABN 54 298 908 390
TFN 508 167 533

15.1

Activity statement 004

Date generated	16/09/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from 16 September 2018 to 16 September 2020 sorted by processed date ordered newest to oldest



Australian Government
Australian Taxation Office

Agent SIMMONS LIVINGSTONE AND
ASSOCIATES PTY
Client THE TRUSTEE FOR N & J W
SUPER FUND
ABN 54 298 908 390
TFN 508 167 533

15.2

Income tax 002

Date generated	16/09/2020
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from 16 September 2018 to 16 September 2020 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
27 Feb 2020	26 Feb 2020	Payment received		\$740.25	\$0.00
25 Feb 2020	28 Feb 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$740.25		\$740.25 DR

N & J W SUPER FUND
Trial Balance at 30/06/2020

Printed: Wednesday 16 September, 2020 @ 07:45:57

Last Year	Account	Account Name	Units	Debits \$	Credits \$
	242	Employer Contributions - Concessional			
(1,191.30)	242/001	Williamson, Noel Stanley			
	250	Interest Received			
(1,928.60)	250/001	Cash at Bank - Macquarie 182512 966504045			
	285	Transfers In - Preserved/Taxable			
(112,602.25)	285/001	Williamson, Noel Stanley			
(84,610.87)	285/002	Williamson, Jacqueline Amy			
	286	Transfers In - Preserved/Tax Free			
(7,746.52)	286/001	Williamson, Noel Stanley			
(15,543.75)	286/002	Williamson, Jacqueline Amy			
440.00	301	Accountancy Fees			
2,000.00	302	Administration Costs			
500.00	306	Amortisation of formation costs			
	375	Investment Expenses			
6,125.00	375/001	Infocus Portfolio			
	460	Transfers Out - Preserved/Taxable			
4,709.75	460/001	Williamson, Noel Stanley			
	461	Transfers Out - Preserved/Tax Free			
290.25	461/001	Williamson, Noel Stanley			
233.25	485	Income Tax Expense			
209,325.04	490	Profit/Loss Allocation Account			
	501	Williamson, Noel Stanley (Accumulation)			
	501/001	Opening Balance - Preserved/Taxable			104,957.37
	501/002	Opening Balance - Preserved/Tax Free			7,456.27
(1,191.30)	501/011	Employer Contributions - Concessional			
(112,602.25)	501/021	Transfers In - Preserved/Taxable			
(7,746.52)	501/022	Transfers In - Preserved/Tax Free			
3,918.00	501/031	Share of Profit/(Loss) - Preserved/Taxable			
178.70	501/051	Contributions Tax - Preserved			
29.73	501/053	Income Tax - Preserved/Taxable			
4,709.75	501/091	Transfers Out - Preserved/Taxable			
290.25	501/092	Transfers Out - Preserved/Tax Free			
	502	Williamson, Jacqueline Amy (Accumulation)			
	502/001	Opening Balance - Preserved/Taxable			81,367.65
	502/002	Opening Balance - Preserved/Tax Free			15,543.75
(84,610.87)	502/021	Transfers In - Preserved/Taxable			
(15,543.75)	502/022	Transfers In - Preserved/Tax Free			
3,218.40	502/031	Share of Profit/(Loss) - Preserved/Taxable			
24.82	502/053	Income Tax - Preserved/Taxable			
206,547.29	604	Cash at Bank - Macquarie 182512 966504045		206,547.29	
2,000.00	640	Formation Expenses		2,000.00	
	772	Real Estate Properties (Australian)			
1,000.00	772/001	30 Burnet Circuit, Baringa Q 4551	1.0000	1,000.00	
	850	Income Tax Payable			
(233.25)	850/001	Income Tax Payable			222.25

24/5/66
Age @ 1/7/19
= 53

28/3/69
Age @ 1/7/19
= 50.

N & J W SUPER FUND
Trial Balance at 30/06/2020
Printed: Wednesday 16 September, 2020 @ 07:45:57

Last Year	Account	Account Name	Units	Debits \$	Credits \$
11.00	850/005	Tax File Number Credits		209,547.29	209,547.29
0.00					

Current Year Profit/(Loss): \$0.00