

Account enquiry

FMVL Super Properties Pty Ltd

For 1 July 2021 to 8 September 2021, cash basis

DATE	TYPE	NUMBER	CONTACT	AMOUNT
INTEREST RECEIVED (Code: 4-5120, Type: Income)				
			Opening balance	\$0.00
31 Jul 2021	Receipt	RCPT0159	Bank Australia	\$1.23
01 Sep 2021	Receipt	RCPT0163	Bank Australia	\$1.34
CLOSING BALANCE				\$2.57
REFUND (Code: 4-0070, Type: Income)				
			Opening balance	\$0.00
08 Sep 2021	Receipt	RCPT0166	aami	\$229.80
CLOSING BALANCE ✓				\$229.80
RENTAL INCOME (Code: 4-0000, Type: Income)				
			Opening balance	\$0.00
14 Jul 2021	Receipt	RCPT0140	Mark Nelson & Kate Campbell	\$495.00
28 Jul 2021	Receipt	RCPT0142	Mark Nelson & Kate Campbell	\$990.00
11 Aug 2021	Receipt	RCPT0160	Mark Nelson & Kate Campbell	\$990.00
25 Aug 2021	Receipt	RCPT0161	Mark Nelson & Kate Campbell	\$777.86
CLOSING BALANCE ✓				\$3,252.86
SELL PROPERTY (Code: 4-0060, Type: Income)				
			Opening balance	\$0.00
06 Sep 2021	Receipt	RCPT0164	River City Conveyancing	\$828,330.00
06 Sep 2021	Receipt	RCPT0165	Jones Property	\$3,765.05
CLOSING BALANCE				\$832,095.05
SELLING SHARES TO F.MILANESI (Code: 4-0050, Type: Income)				
			Opening balance	\$0.00
05 Aug 2021	Receipt	RCPT0162	Frank Milanesi	\$2,025.21
CLOSING BALANCE				\$2,025.21
SUPER FROM EMPLOYERS (Code: 4-0010, Type: Income)				

Enquiries:	Customer Service Centre
Phone:	(07) 3205 0555
Property Number:	525939
Date:	20-Aug-2021

LAND RECORD SEARCH

Property Number: - 525939

Property Location: - 27 Eromba Crescent FERNY HILLS QLD 4055

Property Description:- Lot 115 RP 108613

The following is provided for the information of prospective purchasers. To ensure full disclosure to the interested party, Council request you provide your client with the original search response. It is also recommended that a Building and Plumbing Search is undertaken on all developed properties.

Please note that flooding information is not included in this search document as it is now available online for free at www.moretonbay.qld.gov.au.

Additional rates, charges and payments may occur between the issuing of this certificate and the settlement date. An outstanding rates balance enquiry is available free of charge for a three month period from the issue date of this search. Registered eServices users are encouraged to check this balance online on settlement day, whilst non-registered users should contact Council to obtain the outstanding balance.

This information has been automatically generated from Council's property database. Council accepts no responsibility whatsoever should the information hereby given contain any error, omission or inaccuracy.

RATING INFORMATION

Property Number: **525939**
 Ratepayer Name: **FMVL Super Properties Pty Ltd Tte**
 Reference: **211644**
 Application No: **CT/2021/13702**
 Property Address: **27 Eromba Crescent FERNY HILLS QLD 4055**
 Property Description: **Lot 115 RP 108613**
 Area: **620 SQM**
 Rateable Value: **\$350000**

OUTSTANDING BALANCE SUMMARY

Balance Brought Forward		
Arrears brought forward	0.00	
Total Arrears Brought Forward		\$0.00

Particulars of Quarterly Rates and Charges – 01-Jul-2021 – 30-Sep-2021:		
General	455.53	
Garbage Service	62.00	
State Emergency Management Levy	57.45	
Rural Fire Levy	0.00	
Special Charges	0.00	
Regional Infrastructure Separate Charge	22.50	
Total Particulars		\$597.48

Net Rates = 597.48 - 155.86 = \$441.62



Other Charges		
Interest (Period)	0.00	
Total Other		\$0.00

Credits		
Payments	(597.48)	
Refunds	0.00	
Rebates	0.00	
Total Credits		(\$597.48)

TOTAL RATES & CHARGES OUTSTANDING – PAYMENT DUE 15-Sep-2021	\$0.00
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PLUS: <i>Property Related Debt Outstanding</i>	\$0.00
Current Legal/Judgement/Misc/Overgrown Costs	
TOTAL OUTSTANDING AMOUNT	\$0.00

PAYMENT OPTIONS

Payments can be made via the following options:



Biller Code: 339457
 Payment Ref:
 500525939005259399

PHONE: Call 07 3480 6346
 Online: Go to www.moretonbay.qld.gov.au
 MAIL: Send your payment to PO Box 159,
 Caboolture QLD 4510
 IN PERSON: Pay at any Customer Service Centre

Settlement Statement

Matter: Fmvl Super Properties Pty Ltd As Trustee to Small - Our Ref: 43918
Property Address: 27 Eromba Crescent FERNY HILLS QLD 4055
Settlement Date: Monday, 6 September 2021
Settlement Venue:
Settlement Time: 2:00 PM
Adjustment Date: 6/09/2021

Contract Price:	\$856,000.00
Less Deposit:	\$25,000.00
	\$831,000.00
 Plus Council Rates (Quarterly) Period from 01/07/2021 to 30/09/2021 - 92 days \$597.48 x 24 / 92 days	
	\$155.86
	\$831,155.86

BALANCE AT SETTLEMENT: **\$831,155.86**

Bank Cheque Details:

Office of State Revenue	\$1,450.00
UnityWater	Water rates \$548.14 ✓
River City Conveyancing	\$710.00
PEXA	\$117.92
Funds to Vendor	\$828,329.80

BANK CHEQUE TOTAL **\$831,155.86**

Documents to be handed over at Settlement: To

Documents to collect/show at Settlement: From

Documents to check at Settlement: Collected by

Special Instructions:

Loan Transaction Listing

Loan For - VLFM Super Fund

Loan Desc - FT

Listing From - 01/07/2020 To - 07/09/2021

Date:		Reference:	Notes:	Debit:	Credit:	Balance:
				Statement Opening Balance		98,608.92
01/07/2020	Int		Calculated Interest Entry.	486.37		99,095.29
01/07/2020	Rate		Int Rate changed to 5.1%			0.00
31/07/2020	Pay				1,006.59	98,088.70
01/08/2020	Int		Calculated Interest Entry.	429.10		98,517.80
31/08/2020	Pay				1,006.59	97,511.21
01/09/2020	Int		Calculated Interest Entry.	426.59		97,937.80
30/09/2020	Pay				1,006.59	96,931.21
01/10/2020	Int		Calculated Interest Entry.	410.39		97,341.60
31/10/2020	Pay				1,006.59	96,335.01
01/11/2020	Int		Calculated Interest Entry.	421.49		96,756.50
30/11/2020	Pay				1,006.59	95,749.91
01/12/2020	Int		Calculated Interest Entry.	405.44		96,155.35
31/12/2020	Pay				1,006.59	95,148.76
01/01/2021	Int		Calculated Interest Entry.	416.35		95,565.11
31/01/2021	Pay				1,006.59	94,558.52
01/02/2021	Int		Calculated Interest Entry.	413.80		94,972.32
28/02/2021	Pay				1,006.59	93,965.73
01/03/2021	Int		Calculated Interest Entry.	371.42		94,337.15
31/03/2021	Pay				1,006.59	93,330.56
01/04/2021	Int		Calculated Interest Entry.	408.48		93,739.04
30/04/2021	Pay				1,006.59	92,732.45
01/05/2021	Int		Calculated Interest Entry.	392.80		93,125.25
31/05/2021	Pay				1,006.59	92,118.66
01/06/2021	Int		Calculated Interest Entry.	403.23		92,521.89
30/06/2021	Pay				1,006.59	91,515.30
01/07/2021	Int		Calculated Interest Entry.	387.69	✓	91,902.99
31/07/2021	Pay				1,006.59	90,896.40
01/08/2021	Int		Calculated Interest Entry.	397.94		91,294.34
31/08/2021	Pay				1,006.59	90,287.75
01/09/2021	Int		Calculated Interest Entry.	395.31	✓	90,683.06
6/09/2021	Int		Interest	76.02	✓	90,759.08
6/09/2021	Pay		Loan repaid in full		90,759.08	0.00

Totals

\$1,256.96 ✓

PROPERTY CONDITIONS:-**MBRC PLANNING SCHEME INFORMATION:-**

The MBRC Planning Scheme commenced on 1 February 2016. The previous planning schemes are now superseded. If information is required regarding the superseded planning schemes please contact council.

The Place Type, Zone and Local Plan which apply to this property are -
Rates Zoning:
Inspection Areas <ul style="list-style-type: none">• Plumbing Inspections Area 8 Planning Scheme Zone <ul style="list-style-type: none">• General Residential Planning Scheme Zone Precinct <ul style="list-style-type: none">• Suburban Neighbourhood Planning Scheme Place Type <ul style="list-style-type: none">• Suburban Neighbourhood
Notes and abbreviations:
pre, preci, prec, precin = precinct Redcliffe KR LP = Redcliffe Kippa-Ring local plan Refer to Part 10.1 = refer to Part 10.1 of MBRC Planning Scheme

The Overlay maps which apply to this property are -
Planning Scheme Overlay - Stormwater Catchment <ul style="list-style-type: none">• Brisbane Coastal Planning Scheme Overlay - Building Heights <ul style="list-style-type: none">• Maximum 8.5m Planning Scheme Overlay - Bushfire Hazard <ul style="list-style-type: none">• Potential Impact Buffer
Notes and Abbreviations:

OTHER IMPORTANT INFORMATION:-

To minimise issues following property settlement, it is in the purchaser's best interest to make payment of the total amount of rates and charges outstanding at settlement. When making a payment for rates please quote Property No: 525939 for receipting purposes.

Interest on outstanding balances:

Interest at the rate of 8.000000% per annum, compounded on daily rests, will be charged on current rates that remain unpaid immediately after the due date shown on the rate notice. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period. Prompt payment will avoid ongoing interest charges and an updated balance should be obtained prior to payment.

It should be noted that delays in receiving notification from the Department of Natural Resources, Mines and Energy that this property has changed ownership may mean that the rates notice for the next quarter will be sent to the previous owner. If this notice is not paid within the required time interest will be charged to the property.

Pensioner rebate:

If there is a pensioner rebate detailed in this search, it has been granted to the eligible pensioner for the entire billing period specified. The Council will not adjust the rebate even though a settlement may occur during the disclosed billing period. Settlement adjustments should ensure the eligible pensioner received the full benefit of the rebate.

If a new owner occupies the property and has a current Pension Concession card, they may be eligible for rates concessions. For application forms and more information visit www.moretonbay.qld.gov.au/rates.

Pensioners selling and re-purchasing property within the region must lodge an application for the new property.

Valuation of land:

Please note, if there is no current valuation (from the Department of Natural Resources, Mines and Energy), a pro-rata General Rate will issue based on the valuation from the date of registration of the plan. This charge will issue on the next scheduled rate notice. For payment obligations please refer to Section 127 and Section 163 of the *Local Government Regulation 2012*

Public access files:

Additional property information regarding zoning, overlays and parcel conditions is available free via Council's PD Online. Information can be viewed by accessing Council's website at www.moretonbay.qld.gov.au Select 'PD Online', then select 'property enquiry' and search for the property. Should any of the above property conditions mention a Public Access File or PAF, this means that the relevant document can be viewed by drilling out on the list of 'applications' and look for the application with a prefix PAF. When the application is selected, scroll down to the documents heading and use the view button to open the document.

Title search:

Council recommends that a title search be conducted through the Department of Natural Resources, Mines and Energy to obtain information on whether there are any encumbrances on this property.

Your ref 211644
Our ref 1695918
Phone 1300 300 734



06 August 2021

Pacific Law Pty Ltd
InfoTrack Pty Limited
Po Box 10314
BRISBANE ADELAIDE STREET QLD 4000

AMOUNT PAYABLE TO SECURE A LAND TAX CLEARANCE CERTIFICATE

The amount of land tax to which the described land **is potentially** liable up to and including 30 June 2022 is detailed below. To obtain a land tax clearance certificate up to 30 June 2022 the total amount stated below must be paid to the Commissioner of State Revenue.

Any payment must be accompanied by this notice.

Should settlement extend over the relevant 30 June, a new application is required to be lodged.

Failure to obtain a clearance certificate can result in the purchaser being liable for the land tax assessed on the land. Payment of the amount (potential tax only) removes the liability for the tax from the purchaser but not the vendor.

Land Description		Parish
Lot 115 on Plan RP108613		BUNYA
Land Owner	Landowner Name	Amount
4164440	Fmvl Super Property Trust	\$ 1450.00
		Total \$ 1450.00



Yours sincerely

land tax

Mark Jackson
Commissioner of State Revenue



Bill Code: 625178
Ref: 450006862095

Website: www.qld.gov.au/osr
A Portfolio Office of Queensland Treasury
ABN: 90 856 020 239

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More info: www.bpay.com.au

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Lot 115 on Plan RP108613		BUNYA	
Land Owner	Landowner Name	Amount	
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		Total \$	1450.00

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Mark Jackson
Commissioner of State Revenue



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4 5000686 2095



TAX INVOICE


Frank Milnesi
27 Eromba Crescent
FERNY HILLS QLD 4055
AUSTRALIA

Invoice Date
29 Jun 2021

Invoice Number
INV-92546

ABN
19 637 513 618

Bittn Australia Pty Ltd
PO Box 55,
Surfers Paradise QLD
4217
accounts@bittn.com.au
1300 438 248

Description	Quantity	Unit Price	GST	Amount AUD
Timber Pest Inspection Completed Date: 2021-06-29 Job Number: 00149055 Site: 27 Eromba Crescent, Ferny Hills QLD 4055	1.00	250.00	10%	250.00
Bittn Termite Protection System - Annual Program Completed Date: 2021-06-29 Job Number: 00149055 Site: 27 Eromba Crescent, Ferny Hills QLD 4055	1.00	700.00	10%	700.00
Subtotal				950.00
TOTAL GST 10%				95.00
Pest control 				TOTAL AUD 1,045.00
Less Amount Paid				1,045.00
AMOUNT DUE AUD				0.00

Due Date: 29 Jun 2021

PLEASE NOTE: NEW BANK ACCOUNT DETAILS

Direct Deposits to:
Acc Name: Bittn Australia Pty Ltd
BSB: 034 216
ACC: 773 120

Please remit your payment advice to:- accounts@bittn.com.au

Please pay by due date. Any overdue account may be liable for debt collection and recovery costs.

Title of any materials used on-site does not pass law until payment is made in full and at this time Certification Documentation and/or Service Reports will be released.

Subcontractor Statement: We hereby confirm we have employed workers to assist on-site or have engaged (at least) one other subcontractor to assist us in the course of delivering the agreed outcome of this job.


ORIGINAL COPY

TAX INVOICE/STATEMENT

DATE: 4/8/21	ORDER NO:	TAX INVOICE NUMBER ADG 0719593
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FROM: M3R PLASTIC WELDING SERVICES	TO: VLFM.
	27 EROMBA CRS
	FERNY HILLS
ABN (Supplier): 98069477658	ABN (Recipient):

[illegible]

SIGNED: 

*Indicates taxable supply

Spirax 500

SUB TOTAL

GST

**TOTAL INCLUSIVE
OF GST**

330



ABN: 86 236 335 849

Arctick Licence L157147

Invoice

Invoice to

VLFM Superannuation fund
20 Hoffman Street
McDowall QLD 4053

Date	01 Jul 2021
Invoice #	INV0529
Ref #	27 Eromba Crescent Ferny hills (Pre sale)
Terms	7 day account
Due date	08 Jul 2021

Item	Description	Qty	Price	Amount
Sundries	29/6/21 Wall paint for external of house, paint for front door,Pine moulding for garage skirting,light bulbs for upstairs lounge area,conduit and PVC fittings for air conditioning drain extension.		259.85	259.85
Handyman Services	29/6/21 8.00 am to 11.30 Pick up material from bunnings. Scrape flaking paint in spare bedroom ceiling and apply filler getting ready to paint. Install air con drain to downpipe-1 of 2 (termite inspection recommendation)	3.5	40.00	140.00
Handyman Services	30/6/21 7.30 am to 3.30 pm Commence painting front of house (bricks only) and front door.	8	40.00	320.00
Sundries	30/6/21 Paint Roller and oak moulding for bathroom		29.39	29.39
Handyman Services	1/7/21 7:45 am to 3:45 pm Continue painting exterior bricks.	8	40.00	320.00
Sundries	3/7/21 Purchase Fluorescent tube, starters and ceiling paint.		58.38	58.38
Handyman Services	3/7/21 9.00 am to 12.00 pm Repair fluorescent light in porch area near front door. Sand and paint ceiling in spare bedroom. Install cover strip between shower screen and wall.Extend drain pipe to middle air conditioner as per termite report.	3	40.00	120.00
Handyman Services	5/7/21 8.00 am to 2.00 pm. Continue with painting. Undercut gate post as per termite report. Re-glued tank water inlet PVC pipe which had come apart and has caused damage to house paint, commenced house paint repair behind water tank.	6	40.00	240.00

Handyman Services	6/7/21 . 8.00am to 2.00pm Finish painting brickwork on outside of house. Scraped flaking paint on barge board and painted. Repaired and painted water damage behind tank.	6	40.00	240.00
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Notes

Surplus paint left at property for new owners.

Paid	\$	1,727.62	✓
Balance due	\$	0.00	

Payment Method

Account name Fix It Frankie
BSB Number 484-799
Account Number 607322038
Reference (Invoice number)

Status: Paid



ABN: 86 236 335 849

Arctick Licence L157147

Invoice

Invoice to

VLFM Superannuation fund
20 Hoffman Street
McDowall QLD 4053

Date	16 Aug 2021
Invoice #	INV0546
Ref #	27 Eromba Crescent Ferny hills (Pre sale)
Terms	7 day account
Due date	23 Aug 2021

Item	Description	Qty	Price	Amount
Sundries	PVC fittings purchased at bunnings invoice 8056/90007637 and 8057/90005891		26.42	26.42
Handyman Services	4/8/21 Re-direct water tank overflow from sewage to stormwater as per building report and capped sewage pipe.	1	40.00	40.00
Sundries	Paint for stormwater PVC fittings bought at bunnings on 6/8/21 invoice number 8056/90007762		5.65	5.65
Handyman Services	16/8/21 Paint pvc pipe ,install window locks to 4 windows and repair upstairs lounge room air conditioner	2	40.00	80.00
Sundries	4 x window locks (purchased 16/8/21)		67.45	67.45

Payment Method

Account name Fix It Frankie
BSB Number 484-799
Account Number 607322038
Reference (Invoice number)

Paid		\$	219.52	
Balance due		\$	0.00	

Status: Paid



PRO FORMA TAX INVOICE

Actron Engineering Pty Ltd

ABN 34 002 767 240

RTA No AU06394

7 Fairview Place, MARSDEN PARK NSW 2765

PO Box 7705, BAULKHAM HILLS NSW 2153

Phone (02) 8814 4000 Fax (02) 8814 4001

INVOICE TO:

FRANK MILANESI
119 BENJAMIN PLACE
LYTTON QLD 4178

DELIVERY TO:

FRANK MILANESI
20 HOFFMAN STREET
MCDOWALL
QLD 4053 AUS

DETAILS:

Date: 10/08/2021
Customer Order No: [FRANK MILANESI](#)
Account & Sales Order No: [CASH401/SO637135](#)
Territory: 401
Payment Terms: Cash With Order
Reference:

Product Code	Product Description	UOM	Quantity	Unit Price	Amount (Excl GST)	GST	Amount (Incl GST)
AW36C019	Outdoor Control Assembly suits SWB36C	EA	1	192.72	192.72	19.27	211.99
Delivery	Delivery Charges	EA	1	20.00	20.00	2.00	22.00
MISC CHARGES					0.00	0.00	0.00
TOTAL AUD					212.72	21.27	✓ 233.99

PLEASE NOTE: A credit card surcharge will apply to all credit card payments. (1.17% Visa 1.27% Mastercard & 1.95% Amex)