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SOLD

Recently Sold for \$455,000

## 7 Royal Palm Drive

Mission Beach QLD 4852

3 2 5 121m<sup>2</sup> 800m<sup>2</sup>

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Track Property

Track Suburb

Sold By



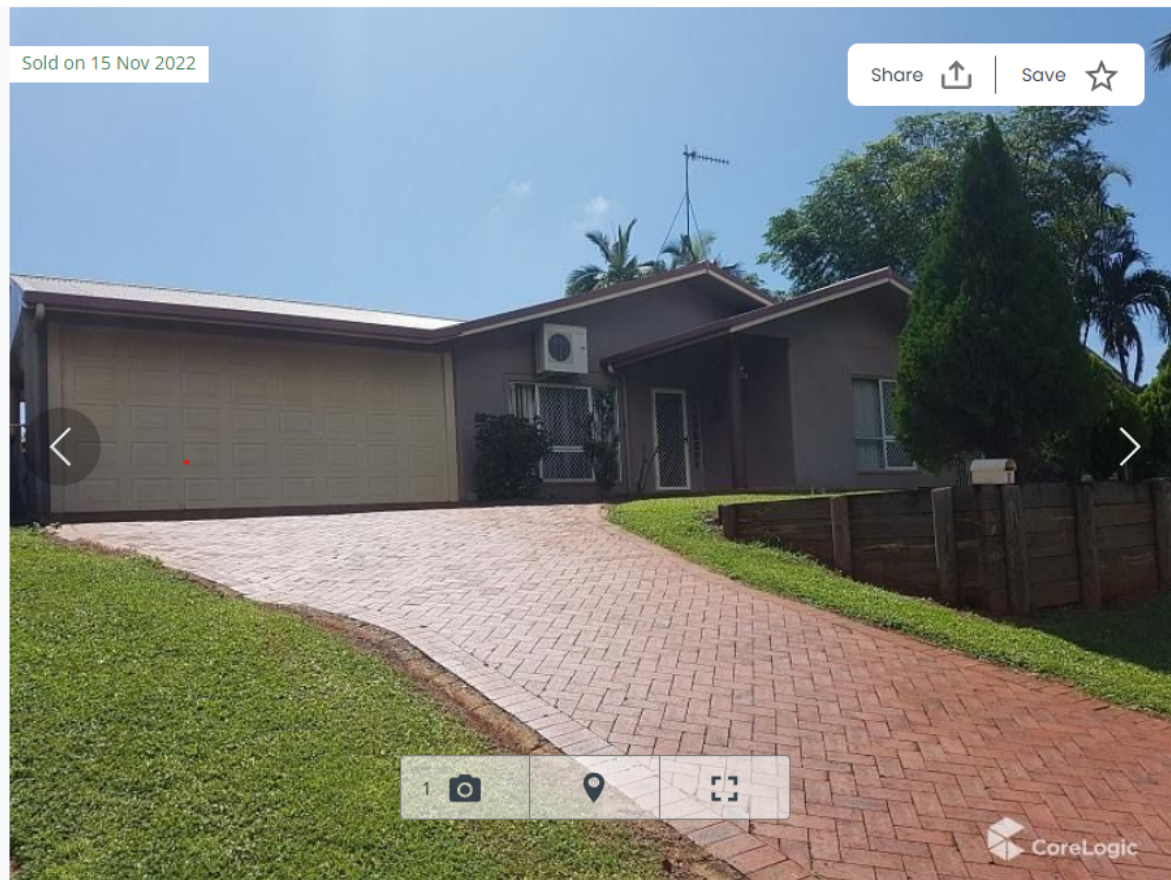
Agent name not disclosed

Agency name not disclosed

Sold on 15 Nov 2022

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## SETTLEMENT STATEMENT

**Matter No:** A222067  
**Seller:** Yvetteneil Pty Ltd atf Yvette & Neil Superannuation Fund  
**Buyer:** Melissa Sparrow  
**Property:** 7 Royal Palm Drive, Mission Beach Qld 4852  
**Contract Date:** 16 December 2022  
**Settlement Date:** 13 January 2023  
**Adjustment Date:** 13 January 2023  
**Settlement Place:** PEXA  
**Settlement Time:** 1.30 pm

*Notwithstanding the time for settlement appointed herein we reserve  
our clients right to settle at any time up to 4.00pm.*

### CONTRACT PRICE

**\$455,000.00**

<b>LESS</b>	Deposit ( <i>Mission Beach Property</i> )	\$1,000.00	
	Rates adjustment for period 01/01/2023 to 30/06/2023		
	\$2027.60 x 13/181 = \$145.63	\$145.63	
	Water adjustment ( <i>Paid to 07/12/2022</i> )		
	6 kls / 27 days = 0.222 kls daily		
	0.222 kls x 37 days x \$1.04 = \$8.54	\$8.54	
	<b>LESS</b>	<u>\$1,154.17</u>	<u>\$453,845.83</u>

### PLUS

<b>PLUS</b>	<u>\$0.00</u>	<u>\$453,845.83</u>
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### BALANCE PURCHASE PRICE

**\$453,845.83**

### SETTLEMENT PROCEEDS - SELLER'S PAYMENT DIRECTIONS

1.	Pexa fee for Seller	\$123.97
2.	MB Property Trust Account	\$13,080.17
3.	Ruddy Tomlins and Baxter Trust Account	\$1,056.00
4.	Y & N Super Fund	\$439,585.69
	<b>TOTAL</b>	<u><b>\$453,845.83</b></u>

**Mission Property to attend to rent adjustment between the parties following settlement**

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## SETTLEMENT STATEMENT ANNEXURE

**Matter No:** A222067  
**Re:** Yvetteneil Pty Ltd as trustee for Yvette & Neil  
**Property:** 7 Royal Palm Drive, MISSION BEACH, QLD 4  
**Adjustment Date:** 13 January 2023

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Adjustment Type	Rates		
Adjustment Amount	\$2,027.60		
Adjustment Period	Half Year		
Adjustment Date	1/01/2023	to	30/06/2023
Plus/Less	Less (Outgoings)		

**Rates adjustment for period 01/01/2023 to 30/06/2023**

\$2027.60 x 13/181 = \$145.63	Less (Outgoi	\$145.63
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Queensland  
Law Society®



REIQ Accredited Agency

# Contract for Houses and Residential Land

Seventeenth 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:** \_\_\_\_\_

*If no date is inserted, the Contract Date is the date on which the last party signs the Contract*

## SELLER'S AGENT

NAME: Mission Beach Property

ABN:

88728805572

LICENCE NO:

4058021

ADDRESS: 2044 Tully Mission Beach Road

SUBURB: Mission Beach

STATE: QLD

POSTCODE: 4852

PHONE:

0400 201 614

MOBILE:

0409897062

FAX:

EMAIL:

krystal@missionbeachproperty.com.au

## SELLER

NAME:

YVETTENEIL PTY LTD

ABN:

ADDRESS: 82 ROSS STREET

SUBURB: AYR

STATE: QLD

POSTCODE: 4807

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:

REF:

CONTACT:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

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

000025805956

Excluded Fixtures:

Included Chattels:

**PRICE**

Deposit Holder: The Trustee for Hayley Trading Trust t/as Mission Beach Property

Deposit Holder's Trust Account: The Trustee for Hayley Trading Trust t/as Mission Beach Property

Bank: NAB

BSB: 084 004

Account No: 755 940 578

**Cyber Warning**

Cyber criminals are targeting real estate transactions by sending fraudulent electronic communications (emails) impersonating lawyers and real estate agents. **Before** you pay any funds to another person or company using information that has been emailed to you or contained in this Contract, you should contact the intended recipient by telephone to verify and confirm the account details that have been provided to you.

Purchase Price: \$ 455,000

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

Deposit: \$ 1000

Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

3 BUSINESS DAYS FROM CONTRACT DATE

\$

Balance Deposit (if any) payable on:

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 CONTRACT

← 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:

Finance Date: 21 BUSINESS DAYS FROM CONTRACT DATE

**BUILDING AND/OR PEST INSPECTION DATE:**

Inspection Date: 21 BUSINESS DAYS FROM CONTRACT 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:

Currently tenanted until January 31, 2023

← **WARNING TO SELLER:** You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title in favour of other land 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:**

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

TENANTS NAME:

KATE VERKROOST

TERM AND OPTIONS:

STARTING DATE OF TERM:

01 February 2021

ENDING DATE OF TERM:

31 January 2023

RENT:

\$ 360

BOND:

\$ 1440

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

000025805956

The REIQ Terms of Contract for Houses and Residential Land (Pages 6-15) (Seventeenth Edition) contain the Terms of this Contract.

## SPECIAL CONDITIONS

## SETTLEMENT

Settlement Date: 13 January 2023

← or any later date for settlement in accordance with clause 6.2, 6.3, 10.5, 11.4 or any other provision of this Contract.

**WARNING:** The Settlement Date as stated may change. Read clauses 6.2, 6.3, 10.5 and 11.4. If you require settlement on a particular date, seek legal advice prior to signing.

Place for Settlement: At the discretion of the seller

← If Brisbane is inserted or this is not completed, this is a reference to Brisbane CBD.

## 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.

DocuSigned by:  
Buyer: Melissa Sparrow 14/11/2022 Witness: \_\_\_\_\_  
98E6D0111D61473

DocuSigned by:  
Buyer: Marc Lawrence Dressler 14/11/2022 Witness: \_\_\_\_\_  
A040909190674EA

By placing my signature above, I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign. (Note: No witness is required if the Buyer signs using an Electronic Signature)

DocuSigned by:  
Seller: Unsettled Pty Ltd AT&F Unsettled 15/11/2022 Witness: \_\_\_\_\_  
C268492B4DFA442

Seller: \_\_\_\_\_ Witness: \_\_\_\_\_  
By placing my signature above, I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign. (Note: No witness is required if the Seller signs using an Electronic Signature)

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

000025805956

- (hh) "**Transport Infrastructure**" has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (ii) "**Withholding Law**" means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

## 2. PURCHASE PRICE

### 2.1 GST

- (1) Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.
- (2) If a party is required to make any other payment or reimbursement under this contract, that payment or reimbursement will be reduced by the amount of any input tax credits to which the other party (or the representative member for a GST group of which it is a member) is entitled.

### 2.2 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
  - (a) does not pay the Deposit when required;
  - (b) pays the Deposit by a post-dated cheque; or
  - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) Subject to clause 2.2(4), if the Buyer:
  - (a) effects an electronic transaction to pay all or part of the Deposit to the account of Deposit Holder on a day;
  - (b) provides written evidence to the Deposit Holder that the electronic transaction has occurred; and
  - (c) does not take any action to defer the payment to the Deposit Holder to a later day,
 the payment is taken to be received by the Deposit Holder on the day the Buyer effects the electronic transaction even if, because of circumstances beyond the Buyer's control, the payment to the Deposit Holder's account happens on a later day.
- (4) If the buyer has complied with clause 2.2(3) but the Deposit Holder has not received the payment by the due date:
  - (a) the Seller may give the Buyer notice that the payment has not been received by the Deposit Holder; and
  - (b) if the payment has not been paid into the account of the Deposit Holder by 5pm on the date 2 Business Days after the Seller's notice under clause 2.2(4)(a) is given to the Buyer then clause 2.2(3) will not apply and the Buyer will be in default.
- (5) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

### 2.3 Investment of Deposit

- If:
- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
  - (2) it is lawful to do so;
- the Deposit Holder must:
- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
  - (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).

### 2.4 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
  - (a) if this contract settles, the Seller;
  - (b) if this contract is terminated without default by the Buyer, the Buyer; and

- (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest, unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

### 2.5 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, a reference to a "bank cheque" in clause 2.5:
  - (a) includes a cheque drawn by a building society or credit union on itself;
  - (b) does not include a cheque drawn by a building society or credit union on a Bank;
 and the Seller is not obliged to accept a cheque referred to in clause 2.5(2)(b) on the Settlement Date.
- (3) If both the following apply:
  - (a) the sale is not an excluded transaction under section 14-215 of the Withholding Law; and
  - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
    - (i) an ATO Clearance Certificate; or
    - (ii) a variation notice under section 14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.5(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
  - (d) the Buyer must lodge a *Foreign Resident Capital Gains Withholding Purchaser Notification Form* with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
  - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
  - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.5(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Land and Improvements; and
  - (b) no later than 2 Business Days before the Settlement Date, the Seller gives the Buyer a valuation of the Land and Improvements prepared by a registered valuer,
- in which case the market value of the Land and Improvements will be as stated in the valuation.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

### 3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
- (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
  - (2) the finance condition has been either satisfied or waived by the Buyer.
- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

### 4. BUILDING AND PEST INSPECTION REPORTS

- 4.1 This contract is conditional upon the Buyer obtaining a written building report from a Building Inspector and a written pest report from a Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- 4.2 The Buyer must give notice to the Seller that:
- (a) a satisfactory Inspector's report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
  - (b) clause 4.1 has been either satisfied or waived by the Buyer.
- 4.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waive pursuant to clause 4.2.

### 5. SETTLEMENT

#### 5.1 Time and Date

- (1) Settlement must occur:
  - (a) between 9am and 4pm AEST on the Settlement Date; and
  - (b) subject to clause 5.1(2), in the Place for Settlement at the office of a solicitor, Financial Institution or settlement agent nominated by the Seller.
- (2) If the Seller has not nominated an office under clause 5.1(1)(b) or the parties have not otherwise agreed where settlement is to occur by 5pm on the date 2 Business Days before the Settlement Date, section 61(2)(c) of the *Property Law Act 1974* applies.

#### 5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Queensland Revenue Office nearest the Place for Settlement for stamping before settlement.

#### 5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
  - (a) unstamped Transfer Documents capable of immediate registration after stamping; and
  - (b) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
  - (c) if requested by the Buyer not less than 2 clear Business Days before the Settlement Date, the Keys; and
  - (d) if there are Tenancies:
    - (i) the Seller's copy of any Tenancy agreements;
    - (ii) a notice to each Tenant advising of the sale in the form required by law; and
    - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
  - (e) a copy of a current Pool Compliance Certificate for each regulated pool on the Land unless:
    - (i) the Seller has done this before settlement; or
    - (ii) the Seller has given the Buyer a notice under section 28 of the *Building Regulation 2021* (Notice of No Pool Safety Certificate) before entry into this contract.
- (2) If the Keys are not required to be delivered at Settlement under clause 5.3(1)(c), the Seller must deliver the Keys to the Buyer on or before settlement. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

#### 5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer the benefit of all:

- (1) covenants by the Tenants under the Tenancies;
  - (2) guarantees and Bonds (subject to the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*) supporting the Tenancies;
  - (3) manufacturer's warranties regarding the Included Chattels; and
  - (4) builders' warranties on the Improvements;
- to the extent they are assignable. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

#### 5.5 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Land and the Improvements except for the Tenancies. Title to the Included Chattels passes at settlement.

#### 5.6 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.

- (b) the Seller has not received any communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(2)(a) or a notice or order referred to in clause 7.6(1);
  - (c) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the Property;
  - (d) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Land; and
  - (e) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of the *Environmental Protection Act 1994*.
- (3) The Seller warrants that at settlement:
- (a) if the Land is freehold: it will be the registered owner of an estate in fee simple in the Land and will own the rest of the Property;
  - (b) if the Land is leasehold: it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;
  - (c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
  - (d) there will be no unsatisfied Court order or writ of execution affecting the Property.
- (4) If the Seller breaches a warranty in clause 7.4(2) or 7.4(3), the Buyer may terminate this contract by notice to the Seller given before settlement.
- (5) The Seller does not warrant that the Present Use is lawful.

#### 7.5 Survey and Mistake

- (1) The Buyer may survey the Land.
- (2) If:
- (a) there is an error in the boundaries or area of the Land;
  - (b) there is an encroachment by structures onto or from the Land; or
  - (c) there are Services that pass through the Land which do not service the Land and are not protected by any Encumbrance disclosed to the Buyer in this contract; or
  - (d) there is a mistake or omission in describing the Property or the Seller's title to it,
- which is material, the Buyer may terminate this contract by notice to the Seller given before settlement.
- (3) If a matter referred to in clause 7.5(2) is:
- (a) immaterial; or
  - (b) material, but the Buyer elects to complete this contract,
- the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.
- (4) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(3).

#### 7.6 Requirements of Authorities

- (1) Any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property must be fully complied with:
- (a) if issued before the Contract Date: by the Seller before the Settlement Date unless clause 7.6(4) applies; or
  - (b) if issued on or after the Contract Date: by the Buyer unless clause 7.6(3) applies.

- (2) If the Seller fails to comply with clause 7.6(1)(a), the Buyer is entitled to claim the reasonable cost of complying with the notice or order from the Seller after settlement as a debt.
- (3) If any notice or order referred to in clause 7.6(1)(b) is required to be complied with before the Settlement Date:
- (a) the Seller must comply with the notice or order; and
  - (b) at settlement, the Buyer must pay the reasonable costs incurred by the Seller in doing so,
- unless the Buyer directs the Seller not to and indemnifies the Seller against any liability incurred for failure to comply with the notice or order.
- (4) The Buyer must comply with any notice or order referred to in clause 7.6(1) which is disclosed by the Seller to the Buyer:
- (a) in this contract; or
  - (b) in writing before the Buyer signed this contract.

#### 7.7 Property Adversely Affected

- (1) If at the Contract Date:
- (a) the Present Use is not lawful under the relevant town planning scheme;
  - (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
  - (c) access to the Land passes unlawfully through other land;
  - (d) any Services to the Land which pass through other land are not protected by a registered easement, building management statement or by statutory authority;
  - (e) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
  - (f) there is an outstanding condition of a development approval attaching to the Land under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(d);
  - (g) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
  - (h) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*;
  - (i) there is a charge against the Land under section 104 of the *Foreign Acquisitions and Takeovers Act 1975* (Cth),
- and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given before settlement.
- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- (3) The Seller authorises the Buyer to inspect records held by any authority, including Security Interests on the PPSR relating to the Property.

#### 7.8 Compliant Smoke Alarms

- (1) The Seller must install smoke alarms in any domestic dwelling on the Land in accordance with the Smoke Alarm Requirement Provision by the Settlement Date.

- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

## 10. GENERAL

### 10.1 Seller's Agent

The Seller's Agent is appointed as the Seller's agent to introduce a Buyer.

### 10.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

### 10.3 Duty

The Buyer must pay all duty on this contract.

### 10.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or notices required to be given by law may be given by:
  - (a) delivering or posting to the other party or its solicitor; or
  - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
  - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 10.4(5), a notice given after this contract is entered into in accordance with clause 10.4(3) will be treated as given:
  - (a) 5 Business Days after posting;
  - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
  - (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 10.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 10.4(3)(c) and clause 12.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

### 10.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.

- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.
- (3) If clause 11 applies and the Settlement Date falls on a day on which both the Sydney and Melbourne offices of the Reserve Bank of Australia are closed, the Settlement Date will be taken to be the next Business Day.

### 10.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

### 10.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

### 10.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

### 10.9 Interpretation

#### (1) Plurals and Genders

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a Body Corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

#### (2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

#### (3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

#### (4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

#### (5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

#### (6) Calculating Time

If anything is permitted or required to be done:

- (a) a number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date;  
Example: if the Settlement Date falls on a Friday, 2 days before the Settlement Date is Wednesday.
- (b) "at least" a number of days or Business Days before a specified date or a clear number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date and excluding the day on which the thing may or must be done;  
Example: if the Settlement Date falls on a Friday, at least 2 days before the Settlement Date or 2 clear days before the Settlement Date is Tuesday.
- (c) a number of days or Business Days after a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date.  
Example: if the Contract Date falls on a Monday, 2 days after the Contract Date is Wednesday.

### 11.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

### 11.7 Definitions for clause 11

In clause 11:

"**Digitally Sign**" and "**Digital Signature**" have the meaning in the ECNL.

"**ECNL**" means the Electronic Conveyancing National Law (Queensland).

"**Electronic Conveyancing Documents**" has the meaning in the *Land Title Act 1994*.

"**Electronic Lodgement**" means lodgement of a document in the Land Registry in accordance with the ECNL.

"**Electronic Settlement**" means settlement facilitated by an ELNO System.

"**Electronic Workspace**" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"**ELNO**" has the meaning in the ECNL.

"**ELNO System**" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"**Financial Settlement**" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"**Financial Settlement Schedule**" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"**Qualifying Conveyancing Transaction**" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Queensland Revenue Office, Land Registry, or a Financial Institution involved in the transaction.

## 12. ELECTRONIC CONTRACT AND DISCLOSURE

### 12.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

### 12.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

**NAB Business Everyday Account**

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

044/000786



YVETTE AND NEIL SUPERANNUATION FUND  
82/84 ROSS STREET  
AYR QLD 4807

**Account Balance Summary**

Opening balance	\$60,897.01	Cr
Total credits	\$6,870.90	
Total debits	\$3,752.89	
<b>Closing balance</b>	<b>\$64,015.02</b>	<b>Cr</b>

Statement starts 1 April 2022  
Statement ends 30 June 2022

**Outlet Details**

Darwin Office  
71 Smith St, Darwin City NT 0800

**Account Details**

YVETTENEIL PTY LTD T/AS YVETTE AND NEIL  
SUPERANNUATION FUND  
BUSINESS EVERYDAY AC

BSB number 085-933  
Account number 16-624-8049

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
1 Apr 2022	Brought forward			60,897.01 Cr
4 Apr 2022	7 Royal Palms Dve Mission Beach Pr 333732.....		1,296.00	62,193.01 Cr
21 Apr 2022	Internet Bpay Tax Office Payments 677452117683760.....	348.00		
	Internet Bpay Tax Office Payments 551008786555859021.....	579.85		61,265.16 Cr
29 Apr 2022	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Withdrawal	2	\$0.00	\$0.00
	<b>Transaction Fees</b>			<b>\$0.00</b>
	<b>Flat Monthly Fee</b>			<b>\$10.00</b>
	<b>Less Free Eligible Trans.(max 30)</b>			<b>\$0.00</b>
	<b>Total Fees Charged</b>			<b>\$10.00</b>
	Account Fees .....	10.00		61,255.16 Cr
3 May 2022	716 McGees 333732.....		2,334.90	63,590.06 Cr
4 May 2022	7 Royal Palms Dve Mission Beach Pr 333732.....		1,296.00	64,886.06 Cr
13 May 2022	Please Note From Today Your Dr Interest Rate Is	6.720%		64,886.06 Cr
18 May 2022	Internet Bpay Elders Ins 0221915476025.....		1,280.04	
	Internet Transfer Inv 2622 .....	400.00		63,206.02 Cr
31 May 2022	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Withdrawal	2	\$0.00	\$0.00
	<b>Transaction Fees</b>			<b>\$0.00</b>
	<b>Flat Monthly Fee</b>			<b>\$10.00</b>
	<b>Less Free Eligible Trans.(max 30)</b>			<b>\$0.00</b>
	<b>Total Fees Charged</b>			<b>\$10.00</b>
	Internet Bpay Debt Payments 3051771490041.....		1,115.00	
	Account Fees .....	10.00		62,081.02 Cr
	Carried forward			62,081.02 Cr

8<sup>th</sup> February 2023

YvetteNeil Pty Ltd  
Attention: Mr Neil Wadsworth

Darwin

Level 1, 82 Smith Street  
Darwin NT 0800

GPO Box 2761  
Darwin NT 0801

T 08 8941 1550

F 08 8941 2239

darwin@mcgees.com.au  
www.mcgees.com.au

Dear Neil

**Re: Appraisal of Unit 4 / 11 Bombing Road, Winnellie**

---

As per your request I have prepared the following appraisal of the above named property for YvetteNeil Pty Ltd. The appraisal date is of today's date the 8<sup>th</sup> February 2023. This is **NOT** to be construed as a formal valuation.

I have previously inspected the property and I am familiar with it and the location and condition of the property. The Appraisal is based on the following information,:

Current Rent \$22,800 pa (GST exc)

The current lease has been renewed and now expires 30<sup>th</sup> April 2024. It is a gross rent with rates and body corporate fees paid by the owner.

The Darwin investment market has remained 'soft' most buyer demand is from, owner occupier. Darwin has seen a resurgence in the residential market but this has not happened in the Industrial market. Being sold with a lease in place means it can be sold as a Going Concern and GST would not apply.

A direct comparison with sales of other units has also been undertaken within Winnellie and Berrimah.

Based on these considerations I believe the property could achieve a **current value of \$290,000.**

***This appraisal is not to be construed or relied upon as a formal valuation***

**McGEES PROPERTY**



Martin Gore  
Director

[illegible]

**PROF. UNITS PLAN 87/60**

ABN: 20090617595

11 Bombing Road

WINNELLIE NT 0820

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

**YVET00**

Date of issue

**2 May 2022**

Total amount payable

**\$1115.00**

New charges due for payment

**1 Jun 2022****TAX INVOICE**

Yvetteneil Pty Ltd as Trustee for the Y  
& N Superannuation  
82 Ross Street  
AYR QLD 4807

Property Address  
Unit 4, 11 Bombing Road  
WINNELLIE NT 0820

Unit number

**4**

Lot number

**4**

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/06/22 to 31/08/22	917.00	0.00	917.00
Sinking Fund Contributions	01/06/22 to 31/08/22	198.00	0.00	198.00
				<b>1115.00</b>

TOTAL DUE IF PAID BY 01/06/22 (Includes GST of \$0.00)

**\$1115.00**

Late fees and interest may apply if levies are not paid by the due date



DEFT Reference Number

3051771490041

Date due  
1 Jun 2022

Amount due  
\$1115.00

Plan: 0008760  
Unit: 00004  
Account: YVET00



\*496 305177149 0041

Registration is required for payments from cheque or savings accounts. Please register at [www.deft.com.au](http://www.deft.com.au). You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments. Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

**PAYMENT OPTIONS**

Phone  
1300 301 090

Call this number to pay by credit card using a land line or mobile phone. Payments by credit cards will attract a surcharge.



Credit Card  
[www.deft.com.au](http://www.deft.com.au)

Visit [www.deft.com.au](http://www.deft.com.au) to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



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+305177149 0041&lt;

000111500&lt;3+

**PROP. UNITS PLAN 87/60**

ABN: 20090617595

11 Bombing Road

WINNELLIE NT 0820

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

**YVET00**

Date of issue

**1 Nov 2021**

Total amount payable

**\$1044.00**

New charges due for payment

**1 Dec 2021****TAX INVOICE**

Yvetteneil Pty Ltd as Trustee for the Y  
& N Superannuation  
82 Ross Street  
AYR QLD 4807

Property Address

Unit 4, 11 Bombing Road  
WINNELLIE NT 0820

Unit number

**4**

Lot number

**4**

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/12/21 to 28/02/22	846.00	0.00	846.00
Sinking Fund Contributions	01/12/21 to 28/02/22	198.00	0.00	198.00
				<b>1044.00</b>

TOTAL DUE IF PAID BY 01/12/21 (Includes GST of \$0.00)

**\$1044.00**

Late fees and interest may apply if levies are not paid by the due date



DEFT Reference Number

3051771490041

Date due

1 Dec 2021

Amount due

**\$1044.00**

Plan: 0008760

Unit: 00004

Account: YVET00



\*496 305177149 0041

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[www.deft.com.au](http://www.deft.com.au)

Visit [www.deft.com.au](http://www.deft.com.au) to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



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[www.deft.com.au](http://www.deft.com.au)

Register at [www.deft.com.au](http://www.deft.com.au) to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



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+305177149 0041&lt;

000104400&lt;3+

**PROP.UNITS PLAN 87/60****ABN: 20090617595****11 Bombing Road****WINNELLIE NT 0820**

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number  
**YVET00**Date of issue  
**2 Aug 2021**Total amount  
**\$1044.00**New charges  
**1 Sep 2021****TAX INVOICE**Yvetteneil Pty Ltd as Trustee for the Y  
& N Superannuation  
82 Ross Street  
AYR QLD 4807Property Address  
Unit 4, 11 Bombing Road  
WINNELLIE NT 0820Unit number  
**4**Lot number  
**4**

Details	Period	Amount
Admin Fund Contributions	01/09/21 to 30/11/21	846.00
Sinking Fund Contributions	01/09/21 to 30/11/21	198.00
TOTAL DUE IF PAID BY 01/09/21 (Includes GST of \$0.00)		\$1044.00

Late fees and interest may apply if levies are not paid by the due date

DEFT Reference Number  
3051771490041Date due  
1 Sep 2021  
Amount due  
\$1044.00Plan: 0008760  
Unit: 00004  
Account: YVET00

\*496 305177149 0041

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do not need to re-register if you are already registered for phone payments. Registration is not required for credit card, direct debit, or online payments.  
Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or BPAY.  
BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points will be earned.**PAYMENT OPTIONS**Phone  
1300 301 090Call this number to pay by credit card using a landline or mobile.  
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[www.deft.com.au](http://www.deft.com.au)Visit [www.deft.com.au](http://www.deft.com.au) to make a secure credit card payment.  
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DEFT Payment SystemsBy post: Send a cheque with this slip by mail to:  
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+305177149 0041&lt;

000104400&lt;3+

**PROP. UNITS PLAN 87/60****ABN: 20090617595****11 Bombing Road****WINNELLIE NT 0820**

Accounts enquiries: (08) 8943 1250

Accounts email: [accounts.nt@whittles.com.au](mailto:accounts.nt@whittles.com.au)

Your account number

**YVET00**

Date of issue

**1 Feb 2022**

Total amount payable

**\$1186.00**

New charges due for payment

**1 Mar 2022****TAX INVOICE**

Yvetteneil Pty Ltd as Trustee for the Y  
& N Superannuation  
82 Ross Street  
AYR QLD 4807

Property Address  
Unit 4, 11 Bombing Road  
WINNELLIE NT 0820

Unit number

**4**

Lot number

**4**

etails	Period	Amount	GST Incl	Total
Admin Contribution Increase Backdated Period 01/12/21 to 28/02/22 Due & Payable By 01/03/22		71.00	0.00	71.00
Admin Fund Contributions	01/03/22 to 31/05/22	917.00	0.00	917.00
Sinking Fund Contributions	01/03/22 to 31/05/22	198.00	0.00	198.00
				<b>1186.00</b>

TOTAL DUE IF PAID BY 01/03/22 (Includes GST of \$0.00)

**\$1186.00**

Late fees and interest may apply if levies are not paid by the due date



DEFT Reference Number

3051771490041

Date due  
1 Mar 2022

Amount due  
\$1186.00

Plan: 0008760  
Unit: 00004  
Account: YVET00



\*496 305177149 0041

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# Policy Schedule

## Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit [terriscbeer.com.au/paperless](http://terriscbeer.com.au/paperless)



044

Yvetteneil Pty ATF Yvette & Neil Superannuaion Fund  
82 Ross Street  
AYR QLD 4807

13 December 2021

**POLICY NUMBER:** TS0594838LPP  
**AMOUNT DUE:** \$ 385.00  
**DUE DATE:** 29/01/2022

**Insured:** Yvetteneil Pty ATF Yvette & Neil Superannuaion Fund

**Insured Address:** 7 Royal Palm Drive, MISSION BEACH QLD 4852

### Premium Type

Renewal

### Sum Insured

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

### Expiry Date

29/01/2022. We invite you to renew your policy until 12:01am  
29/01/2023

### Managing Agent

Tropical Property Mission Beach

### Excess per claim

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

### Property Details

The land size is less than 2 acres.  
There is no business activity operated from this property.  
The property is kept well maintained and in good condition\*

**Annual Premium** **\$385.00**

Last year's annual premium	\$399.00
Change on last year	-3.5 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

### Special Conditions/Additional Information

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

Please turn over for important policy information and payment details

# Endorsement Notice

## Landlord Preferred Policy



17 January 2022

044

Yvetteneil Pty ATF Yvette & Neil Superannuaion Fund  
82 Ross Street  
AYR QLD 4807

**POLICY NUMBER:** TS0594838LPP

**Insured:** Yvetteneil Pty ATF Yvette & Neil Superannuaion Fund

**Insured Address:** 7 Royal Palm Drive, MISSION BEACH QLD 4852

### Premium Type

Renewal

### Sum Insured

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

### Period of Insurance

29/01/2021 until 29/01/2022

### Managing Agent

Mission Beach Property

### Excess per claim

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

### Property Details

The land size is less than 2 acres.  
The property is maintained in a good state of repair\*

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

**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

### Endorsement

With effect from 14th of January 2022, the Managing Agent changed from Tropical Property Mission Beach to Mission Beach Property as per instructions of the Policy Holder, Neil Wadsworth.

**Please turn over for important policy information**

# Home Insurance

## Your Renewal Certificate

Ph: 13 46 46 Web: shannons.com.au  
State Branch: 107 Fison Avenue West, Eagle Farm QLD 4009



SHARE THE PASSION

YVETTE NEIL PTY LTD TRADING AS YVETTE  
AND NEIL SUPERANUAITON FUND  
82 ROSS ST  
AYR QLD 4807

Policy Number

**SHH010482106**

Period of Insurance

**29 Jan 2022 to 29 Jan 2023**

**To ensure cover  
please pay by  
29 Jan 2022**

14 January 2022

Dear Policy Holder,

We are pleased to invite you to renew your Home Insurance. Your current policy expires at 3.59pm on 29 Jan 2022.

A new Product Disclosure Statement (PDS) applies to your policy on renewal. There are new and changed benefits, features, options, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the changes in our new PDS please visit [www.shannons.com.au/pds-update](http://www.shannons.com.au/pds-update)

### **! IMPORTANT CHANGE !**

**FROM THIS RENEWAL, YOUR POLICY WILL NOT PROVIDE ANY COVER IF ANY PART OF THE HOME IS USED FOR SHORT TERM RENTAL, HOLIDAY LETTING OR HOUSE SHARING.**

**If this applies to you, do not pay this account.**

Please see last page for more detail.

Shannons enjoys a special relationship with motoring enthusiasts, and our dedicated team is in place to offer you a knowledgeable and personalised service.

Please find enclosed your certificate showing policy details for the new period of insurance. Please read the certificate carefully. If any of the details shown on your certificate are incorrect or there is information you need to tell us, please call us on 13 46 46.

You must pay the premium by the due date to be insured. If you have any questions, please call 13 46 46.

Thank you for insuring with Shannons – Insurance for motoring enthusiasts.

Page 1 of 5

### **How to Pay**

See over for annual payment methods



Policy Number

**SHH010482106**

### **Direct Debit - no hassle payment**

Automatic instalments from your nominated debit or credit card account.

**Call 13 46 46 to arrange today**

Monthly Direct Debit	\$223.62	Quarterly Direct Debit	\$670.88
Half Yearly Direct Debit	\$1,341.76	Yearly Direct Debit	\$2,683.53

Date Due: **29 Jan 2022**

Amount Due: **\$2,683.53**

This document will be a Tax invoice for GST when you have made your payment



YVETTE AND NEIL SUPERANNUATION FUND  
82 ROSS ST  
AYR QLD 4807

Our reference: 7123198918079  
Phone: 13 10 20  
ABN: 67 745 211 768

22 July 2021

### **Superannuation remittance advice**

To whom it may concern

An amount of **\$128.05** has been forwarded to you from the low income super amount account for YVETTE AND NEIL SUPERANNUATION FUND as per the enclosed remittance advice.

More information about the remittance process is provided on the back of this page, but if you have any questions please phone **13 10 20** between 8.00am and 6.00pm, Monday to Friday.

Yours faithfully

Grant Brodie  
Deputy Commissioner of Taxation

### Reading your remittance advice

This remittance advice provides details of low income super amounts credited to you for one or more of your members.

### Payment for and account details

These details are provided so you can reconcile each payment with the correct member account.

Where you have made a claim for payment, the member and account details will match those you reported to us as part of your claim.

### Remittance reference number

This is a unique identifier we assign to the remittance of a member's low income super amount payment.

It is important to note this number as it needs to be quoted if you are not accepting a particular payment on this remittance.

### Payment

This is the total amount of low income super amounts being credited for a member.

### Tax file numbers

From 1 July 2007, funds cannot accept any member contributions, including low income super amount paid by the Australian Taxation Office unless the fund holds a tax file number for that member.

### What should you do if you will not be accepting one or more payments on the remittance?

You will need to complete a *Superannuation payment variation advice* (NAT 8451) statement and lodge it and your repayment with us on or before **27 August 2021**.

The *Completing the Superannuation payment variation advice* (NAT 8450) statement instructions will help you fill out this form.

Your repayment can be sent electronically to us by BPAY® or direct credit, or by cheque enclosed with the completed form.

If you are paying by cheque, please refer to the 'How to pay' information on the *Superannuation payment variation advice* (NAT 8451) statement. This will help you to complete the repayment details.

## HOW TO PAY

Your payment reference number (PRN) is:

BPAY®



Billers code: 75556

Ref:

#### Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

More info: [www.bpay.com.au](http://www.bpay.com.au)

#### CREDIT OR DEBIT CARD

Pay online with your credit or debit card at [www.governmenteasypay.gov.au/PayATO](http://www.governmenteasypay.gov.au/PayATO)

To pay by phone, call the Government EasyPay service on **1300 898 089**.

A card payment fee applies.

#### OTHER PAYMENT OPTIONS

For other payment options, visit [www.ato.gov.au/paymentoptions](http://www.ato.gov.au/paymentoptions)

## Superannuation remittance advice

Provider: YVETTE AND NEIL SUPERANNUATION FUND  
Tax file number: 878 655 585  
Remittance type: Low income super amount

Payment for	Account/Other ID	TFN	Date of birth	Remittance reference number	Financial year	Payment
Neil Wadsworth	SMSF12134828857 5	546 424 479	26/11/1956	7026806278059	2019	\$128.05

	Description	Processed date	Credit
Payment details	Low income super amount remittance	21 July 2021	\$128.05 CR
Total payment amount			\$128.05 CR

Yvetteneil Pty Ltd ATF Yvette &  
Neil Superannuation Fund  
82 Ross Street  
AYR QLD 4807

044

R0\_23000

Your Rates Account is Due **25 February 2022** Total Net Amount Due **\$1,901.17**Property Location: 7 Royal Palm Drive MISSION BEACH QLD 4852  
Property Description: L26 RP800961Valuation: \$77000  
Area: 0.08 HaFor emailed notices:  
ccrc.enotices.com.au  
Ref: B4078D8B6F

## SUMMARY OF RATES &amp; CHARGES

	UNITS	RATES / CHARGE	AMOUNT
General Rate - Residential	77000	Minimum Levy	\$811.50
State EML Levy Group 2 - Class D	1	\$56.20	\$56.20
M/Bch Sewerage - Residential	1	\$478.00	\$478.00
Water Access - 20mm	1	\$243.50	\$243.50
Water Consumption		\$37.62	\$37.62
Waste - Residential A	1	\$176.00	\$176.00
Environment Management Levy	1	\$107.00	\$107.00
Transport Infrastructure Levy	1	\$72.50	\$72.50

## Water Consumption Details

Meter	Previous	Reading	Current	Reading	Usage
16W066495	09/06/2021	1671	02/12/2021	1709	38 KL

Total Rates and Charges for this Period	\$1,982.32
Discount	-\$81.15
Net payable	\$1,901.17

Please Note: Payments made after 11 January 2022 may not be shown on this rate notice.

## Payment by BPAY

Billers Code: 243386  
Reference: 1105 1513\*Registered to BPAY Pty Ltd ABN 69 079 137 518  
BPAY® this payment via Internet or  
phone banking.  
BPAY View® - View and pay this bill  
using internet banking.  
BPAY View Registration No.:  
1105 1513Scan the QR Code  
to Pay Online

SCAN ME

## Payment by Phone

Billpay Code: 5751  
Ref: 1105 1513

Call 1300 276 468

## Payment by Internet

cassowarycoast.qld.gov.au/  
payment-optionsCassowary Coast  
REGIONAL COUNCIL  
*Better Together*

\*2445 1 1051513

## REMITTANCE ADVICE BY MAIL

Post your payment with the  
payment slip to:Cassowary Coast Regional Council  
PO Box 887  
Innisfail QLD 4860

## PAY IN PERSON AT AUSTRALIA POST

Post Billpay Code: 2445  
Reference: 1105 1513Pay in store at Australia Post, call  
131 816 or visit postbillpay.com.auTick box if receipt required ☐RATES PAYMENT SLIP  
PROPERTY NO: 166010NAME  
Yvetteneil Pty Ltd ATF Yvette &PROPERTY  
7 Royal Palm Drive  
MISSION BEACH QLD 4852DATE OF ISSUE 25/01/2022  
DUE DATE 25/02/2022  
Total Gross Amount \$1,982.32  
Discount -\$81.15  
Net Payable \$1,901.17



Yvetteneil Pty Ltd ATF Yvette &  
Neil Superannuation Fund  
82 Ross Street  
AYR QLD 4807

044

R0\_25120

Your Rates Account is Due **10 September 2021**

Total Net Amount Due **\$771.14**

**Property Location:** 7 Royal Palm Drive MISSION BEACH QLD 4852  
**Property Description:** L26 RP800961

**Valuation:** \$77000  
**Area:** 0.08 Ha



For emailed notices:  
ccrc.enotices.com.au  
Ref: F42D7235FS

### SUMMARY OF RATES & CHARGES

	UNITS	RATES / CHARGE	AMOUNT
General Rate - Residential	77000	Minimum Levy	\$811.50
State EMFR Levy Group 2 - Class D	1	\$56.20	\$56.20
M/Bch Sewerage - Residential	1	\$478.00	\$478.00
Water Access - 20mm	1	\$243.50	\$243.50
Water Consumption			\$45.60
Waste - Residential A	1	\$176.00	\$176.00
Environment Management Levy	1	\$107.00	\$107.00
Transport Infrastructure Levy	1	\$72.50	\$72.50
Balance Brought Forward			-\$1,138.01

### Payment by BPAY



Billers Code: **243386**  
Reference: **1105 1513**

\*Registered to BPAY Pty Ltd ABN 69 079 137 518  
BPAY® this payment via Internet or  
phone banking.  
BPAY View® - View and pay this bill  
using internet banking.  
BPAY View Registration No.:  
1105 1513

Scan the QR Code  
to Pay Online



SCAN ME

### Payment by Phone



Billpay Code: **5751**  
Ref: **1105 1513**

Call 1300 276 468

### Payment by Internet

cassowarycoast.qld.gov.au/  
payment-options

### Water Consumption Details

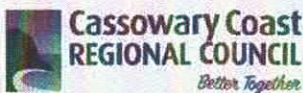
Meter	Previous	Reading	Current	Reading	Usage
16W066495	10/12/2020	1623	09/06/2021	1671	48 KL

Total Rates and Charges for this Period **\$1,990.30**

Discount **-\$81.15**

Net payable **\$771.14**

Please Note: Payments made after 28 July 2021 may not be shown on this rate notice.



\*2445 1 1051513

### REMITTANCE ADVICE BY MAIL

Post your payment with the  
payment slip to:

Cassowary Coast Regional Council  
PO Box 887  
Innisfail QLD 4860

### PAY IN PERSON AT AUSTRALIA POST



Post Billpay Billpay Code: 2445  
Reference: 1105 1513

Pay in store at Australia Post, call  
131 816 or visit [postbillpay.com.au](http://postbillpay.com.au)

Tick box if receipt required ☐

### RATES PAYMENT SLIP

PROPERTY NO: 166010

### NAME

Yvetteneil Pty Ltd ATF Yvette &

### PROPERTY

7 Royal Palm Drive  
MISSION BEACH QLD 4852

### DATE OF ISSUE

11/08/2021

### DUE DATE

10/09/2021

Total Gross Amount

\$852.29

Discount

-\$81.15

Net Payable

\$771.14

E. & O.E.  
SHOULD THE ADDRESS SHOWN ON THIS NOTICE  
BE INCORRECT PLEASE NOTIFY COUNCIL IN WRITING

Account Number: 21218-3

Valuation Number: 055042160004

Notice Print Date: 17 August 2020



044-4807 (16593)

YVETTENEIL PTY LTD ATF YVETTE & NEIL  
SUPERANNUATION FUND  
82 Ross Street  
AYR QLD 4807

ALLOTMENT LOCATION AND DESCRIPTION 4/11 Bombing Road WINNELLIE NT 0820

CURRENT YEARS RATES AND CHARGES	UNIMPROVED CAPITAL VALUE	NTPS ZONE	RATE IN \$ OR MINIMUM	AMOUNT \$
General Rate	\$130,000	GI	Minimum	\$1,207.00
Balance of Account				\$1,207.00

Overpayment of \$304  
on 29/09/2021  
allocated to Sundry  
Debtors

prepaid \$304 deducted from Q1 2022

Should the above record of principal ratepayer, allotment description, or classification details be incorrect, please submit a written request to Council to correct the record per section 233 of the Local Government Act 2019.

**PAYMENT OPTIONS AND DUE DATES FOR PAYMENT**

Arrears	AND	INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
		\$304.00	\$301.00	\$301.00	\$301.00
Due Now		30/09/20	30/11/20	31/01/21	31/03/21

OR

Arrears	AND	Full Payment
		\$1,207.00
Due Now		30/09/20

NOTE: Debit balances from past years are accruing penalty interest on a daily basis and are due and payable now. You will need to contact Council for an updated payment amount.

Should payment be received after the close of business on the above due dates, late payment penalties will be added on a daily basis at 18% pa.

All credit card payments will incur a processing surcharge of 0.4% of the total transaction amount

**City of Darwin – Rates and Charges Payment Methods**



Billpay Code: 0955  
Reference No: 2121 83

Pay in person at any  
Post Office, by phone  
13 18 16 or go to  
[Postbillpay.com.au](http://Postbillpay.com.au)



BPAY Biller Code: 5074  
Reference No: 212183

In response to COVID19, City of Darwin will  
no longer accept cash payments at Council  
premises. EFTPOS facilities are available.



\*955 212183

BPAY® this payment via internet or phone banking.  
BPAY View® – View and pay this bill using internet banking.  
BPAY View Registration No.: 212183

**INTERNET PAYMENTS**



Account No: 21218  
Valuation No:  
055042160004

Visit our website:  
[www.darwin.nt.gov.au](http://www.darwin.nt.gov.au)  
and follow the prompts  
to pay your rates  
using your credit card.

Electronic notices



Sign up on your online banking account



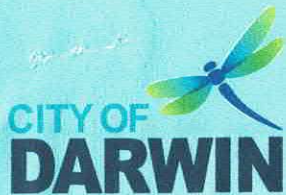
By Phone 13 18 16 MasterCard or  
Visa 24 hours 7 days per week  
Billpay Code: 0955  
Reference No: 212183



Account No: 212183  
Valuation No: 055042160004

Register to receive your bill by email by visiting  
[darwin.ezybill.com.au](http://darwin.ezybill.com.au)

YVETTENEIL PTY LTD ATF YVETTE & NEIL



**City of Darwin**  
CIVIC CENTRE, HARRY CHAN AVENUE  
DARWIN NT 0800  
GPO BOX 84 DARWIN NT 0801  
TEL: (08) 8930 0300 FAX: (08) 8930 0311  
Email: [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)  
Website: [www.darwin.nt.gov.au](http://www.darwin.nt.gov.au)  
ABN: 11 503 313 301

## RATES NOTICE FOR THE YEAR 1 JULY 2021 – 30 JUNE 2022

ISSUED UNDER SECTION 242  
OF THE LOCAL GOVERNMENT ACT  
2019

E. & O.E.  
SHOULD THE ADDRESS SHOWN ON THIS NOTICE  
BE INCORRECT PLEASE NOTIFY COUNCIL IN WRITING

Account Number: 21218-3

Valuation Number: 055042160004

Notice Print Date: 20 August 2021



044-4807 (16774)

**YVETTENEIL PTY LTD ATF YVETTE & NEIL  
SUPERANNUATION FUND**  
82 Ross Street  
AYR QLD 4807

ALLOTMENT LOCATION AND DESCRIPTION 4/11 Bombing Road WINNELLIE NT 0820

CURRENT YEARS RATES AND CHARGES	UNIMPROVED CAPITAL VALUE	NTPS ZONE	RATE IN \$ OR MINIMUM	AMOUNT \$
<b>Credit Balance Brought Forward</b>				<b>- \$304.00</b>
General Rate	\$92,000	GI	Minimum	\$1,237.00
<b>Balance of Account</b>				<b>\$933.00</b>

Should the above record of principal ratepayer, allotment description, or classification details be incorrect, please submit a written request to Council to correct the record per section 233 of the *Local Government Act 2019*.

### PAYMENT OPTIONS AND DUE DATES FOR PAYMENT

Arrears		INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
	<b>AND</b>	<b>\$6.00</b>	\$309.00	\$309.00	\$309.00
Due Now		30/09/21	30/11/21	31/01/22	31/03/22

OR

Arrears		Full Payment
	<b>AND</b>	<b>\$933.00</b>
Due Now		30/09/21

NOTE: Debit balances from past years are accruing penalty interest on a daily basis and are due and payable now. You will need to contact Council for an updated payment amount.

Should payment be received after the close of business on the above due dates, late payment penalties will be added on a daily basis at 18% pa.

All credit card payments will incur a processing surcharge of 0.4% of the total transaction amount

### City of Darwin – Rates and Charges Payment Methods



Billpay Code: 0955  
Reference No: 2121 83

Pay in person at any  
Post Office, by phone  
13 18 16 or go to  
[Postbillpay.com.au](http://Postbillpay.com.au)



BPay Biller Code: 5074  
Reference No: 212183

In response to COVID19, City of Darwin will  
no longer accept cash payments at Council  
premises. EFTPOS facilities are available.



\*955 212183

BPAY® this payment via internet or phone banking.  
BPAY View® – View and pay this bill using internet banking.  
BPAY View Registration No.: 212183

### INTERNET PAYMENTS



Account No: 21218  
Valuation No:  
055042160004

Visit our website:  
[www.darwin.nt.gov.au](http://www.darwin.nt.gov.au)  
and follow the prompts  
to pay your rates  
using your credit card.

Electronic notices

**BPAY VIEW**

Sign up on your online banking account



By Phone 13 18 16 MasterCard or  
Visa 24 hours 7 days per week  
Billpay Code: 0955  
Reference No: 212183

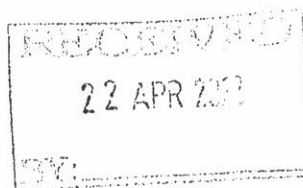


Account No: 212183  
Valuation No: 055042160004

Register to receive your bill by email by visiting  
[darwin.ezybill.com.au](http://darwin.ezybill.com.au)

YVETTENEIL PTY LTD ATF YVETTE & NEIL

# Darwin Locksmiths



Shop 1/9 Westralia st, Stuart Park  
NT 0820

PH: (08) 8981 2611

EMAIL:

info@darwinlocksmiths.com.au

WEB:

www.darwinlocksmiths.com.au

**TAX INVOICE**

ABN: 92 132 295 464

Invoice # 50901

Rejuan Hasan  
McGEES NT PTY LTD  
GPO BOX 2761  
DARWIN, NT 0801

Job Contact  
Rejuan Hasan

Phone:  
8941 1550

WORK CARRIED OUT AT: 4/11 Bombing Road, Winnellie NT 0820

DATE: 20/04/2022

CUST ORDER NO: 000373

JOB NO: 50901

DESCRIPTION		PRICE INC GST
quote to rekey 3 lever locks and a deadlatch lock to new keys. all locks keyed alike and supply 1 garage remote		
1	ON ROAD LABOUR	\$132.00
4	REKEY A SINGLE SIDED BARREL	\$100.00
1	rcg10 remote	\$95.00

SUBTOTAL	\$297.27
GST	\$29.73
TOTAL CHARGE	\$327.00

WORK COMPLETED:

TECHNICIAN HAS CARRIED OUT THE ABOVE WORK TO MY SATISFACTION. I HAVE READ AND AGREE TO THE TERMS AND CONDITIONS.

Customers Signature:

## REMITTANCE

Payment Options:

CASH OR CREDIT CARD

ACCOUNT CUSTOMER

## Bank Details

Name: Darwin Locksmiths

BSB: 015 901 Account #: 205 854 026

Customer Name: McGEES NT PTY LTD

POST: GPO BOX 4040, DARWIN N.T 0801

INVOICE #50901

Payment terms;

# Tax Invoice



**Ink Station**

**Invoice #: A47**

A.B.N 34 135 131 770  
www.inkstation.com.au

CGA Trading Pty Ltd  
Email: sales@inkstation.com.au

Tel: 1300 655 943

Fax: 02 8208 9939

PO Box 3308, Marrickville Metro, NSW 2204

Bill To:

Ship To:

neil wadsworth  
82 Ross Street  
AYR, QLD, 4807

neil wadsworth  
82 Ross Street  
AYR, QLD, 4807  
0438166294

Payment Method: Secure Credit Card

Invoice: A4789983

Order Date: Mon, 26

QTY	Products	Unit Price (Incl. GST)	Total (Incl. GST)
2	Brother LC-3317 M Compatible Magenta Ink Cartridge - 550 pages	\$8.90	

**PAID IN FULL**

Payment Log  
Secure Credit Card : \$24.30  
Total Received: \$24.30

Sub-Total: \$17.80  
Shipping: \$6.50  
GST: \$2.21  
Total (Incl. GST): \$24.30

**Ken Allen**

*Drone Imagery and Virtual tours*

# INVOICE

21 Lindsay road  
Carmoo QLD  
0429121747

INVOICE #2622  
DATE:12-5-22

**TO:**  
Mission Beach Property

**PROPERTY LOCATION:**  
7 Royal Palm Dve Mission Beach

COMMENTS OR SPECIAL INSTRUCTIONS:

					<b>TERMS</b>
					7 days

QUANTITY	COST PER ITEM		DESCRIPTION	TOTAL
1	160		Drone shots of the property incl' boundary markings and local area highlights.	160
1	300		Listing images. (No virtual tour)	300
SUBTOTAL				460
DISCOUNT				60
TOTAL DUE				\$400

**Kenneth Allen ANZ. BSB:014663 Account number: 289473633**

**ABN: 73933 596930**

If you have any questions concerning this invoice, contact: Ken Allen at 0429121747 or ken00allen@gmail.com

THANK YOU FOR YOUR BUSINESS!

Policy Number

SHH010482106

Page 4 of 4



SHARE THE PASSION

## Your Discounts

You have received our **Multi Policy Discount** of up to 10% on this policy.

## Your Premium

	Sum Insured	Premium	FSL/ESL	GST	Stamp Duty	Total Premium
Your Home	\$396,900	\$2,091.06	\$0.00	\$209.11	\$207.02	\$2,507.19
<b>Total</b>		<b>\$2,091.06</b>	<b>\$0.00</b>	<b>\$209.11</b>	<b>\$207.02</b>	<b>\$2,507.19</b>
<b>Annual Amount</b>						<b>\$2,507.19</b>
<b>Monthly Amount</b>						<b>\$208.93</b>

## About Your Home

7 Royal Palm Dr , Mission Beach 4852

Cover has been provided on the basis of the following information which you have told us.

Type of Cover	Sum Insured
Home	\$396,900
Contents	Not Taken
Legal Liability	\$20 million
Enthusiast Items Cover	Not Taken
Unspecified Personal Effects	Not Taken
Specified Personal Effects	Not Taken
Accidental Damage Cover	Not Taken

Please check the amount of cover meets your needs.

Refer to your Product Disclosure Statement for full details.

Excesses	Amount
Home	\$500

### Interested Party

No Interested Party Noted

Cover has been provided on the basis of the following information which you have told us.

Please answer the following question and tell us if there have been any changes to these details.

### Are the following details correct?

You have told us the following about your home:

- Your Home is not used for a business or trade.
- Your Home has security doors fitted to all external doors.
- Your Home is not undergoing renovation nor is it under construction.
- Your Home is in good condition.  
This includes, but is not limited to, there are: no leaks, holes, damage, rust, or wood rot in the roof, gutters, windows, walls, floors, fences, or anywhere else; no damage to foundations, walls, steps, flooring, ceilings, gates, and fences and is structurally sound; no damage from or infestation of termites, ants, vermin, or other creatures; no broken, missing glass or boarded-up windows. Refer to the PDS for further details.
- Your Home has keyed locks or grills on all windows.
- The construction type of Your Home is concrete.
- Your Home is an investment property.
- Your Home is described as a house.
- Your Home does not have a security alarm.
- Your Home has deadlocks fitted to all external doors.

PAID ON 26-3-21. \$630. FOR LATE PAYMENT  
AT MISSION BEACH.

# Home Insurance

## Your Renewal Certificate

Ph: 13 46 46 Web: [shannons.com.au](http://shannons.com.au)  
Fax: 1300 135 335  
Claims Fax: 1300 794 662



SHARE THE PASSION

YVETTE NEIL PTY LTD TRADING AS YVETTE  
AND NEIL SUPERANUAITON FUND  
82 ROSS ST  
AYR QLD 4807

Policy Number

**SHH010482106**

Period of Insurance

**29 Jan 2021 to 29 Jan 2022**

26 March 2021

Dear Policy Holder,

We are pleased to invite you to renew your Home Insurance. Your current policy expires at 3.59pm on 29 Jan 2021.

Shannons enjoys a special relationship with motoring enthusiasts, and our dedicated team is in place to offer you a knowledgeable and personalised service.

Please find enclosed your certificate showing policy details for the new period of insurance. Please read the certificate including the Duty of Disclosure section carefully. If any of the details shown on your certificate are incorrect or there is information you need to tell us, please call us on 13 46 46.

If you have any questions, please call **13 46 46**.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: [www.moneysmart.gov.au](http://www.moneysmart.gov.au)

Thank you for insuring with Shannons – Insurance for motoring enthusiasts.

### Direct Debit Premium Payment

Card Account Visa Card  
Card Holder Neil Wadsworth  
Debit Date Monthly Debit - on or the next business day after the 26th of the month

**Your policy will automatically renew with payments to be processed from your nominated account or card. Please contact us if you do not want this.**

Financial Institution fees (including dishonour charges) and government charges may apply to instalment amounts

Monthly Debit: **\$208.93**

This document will be a Tax Invoice for GST when you have made your payment



# Home Insurance Renewal Reminder

Ph: 13 46 46 Web: shannons.com.au  
Fax: 1300 135 335  
Claims Fax: 1300 794 662



SHARE THE PASSION

YVETTE NEIL PTY LTD TRADING AS YVETTE  
AND NEIL SUPERANUAITON FUND  
82 ROSS ST  
AYR QLD 4807

Policy Number

**SHH010482106**

Period of Insurance

**29 Jan 2021 to 29 Jan 2022**

5 February 2021

## Overdue Account

Dear Policy Holder,

Recently, you received our renewal notice for your Shannons Home and Contents Insurance. As the expiry date has passed and we have not received your renewal premium, you are now without cover. As a valued customer, we are prepared to extend your cover for 21 days from the expiry of your policy.

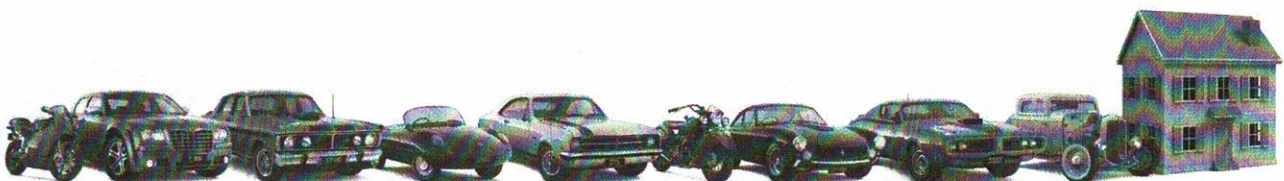
If payment is not received prior to the end of this extension, you will not be insured. The wide range of payment options available to you is detailed overleaf. The Direct Debit plan allows you to have your premium automatically deducted from your bank account or credit card, ensuring you can't forget to pay your policy, as well as offering you the flexibility of payment by instalments.

Please disregard this notice if payment has already been made.

If you have any further enquiries please call 13 46 46.

Thank you for insuring with Shannons - Insurance for motoring enthusiasts.

**Pay by 29 Jan 2021  
or cover will cease**



Insurance issued by AAI Limited ABN 48 005 297 807 AFSL 230859. Shannons Pty Limited ABN 91 099 692 636 acts as an agent and authorised representative of AAI Limited. Page 1 of 2

### How to Pay

See over for annual payment methods



Policy Number

**SHH010482106**

### Direct Debit - no hassle payment

Automatic instalments from your nominated debit or credit card account.

**Call 13 46 46 to arrange today**

Monthly Direct Debit	\$208.93	Quarterly Direct Debit	\$626.79
Half Yearly Direct Debit	\$1,253.59	Yearly Direct Debit	\$2,507.19

Date Due: **29 Jan 2021**

Amount Due: **\$2,507.19**

This document will be a Tax invoice for GST when you have made your payment

Policy Number

**SHH010482106**

Page 4 of 5



SHARE THE PASSION

## Your Discounts

You have received our **Multi Policy Discount** of up to 10% on this policy.

## Your Premium

	Sum Insured	Premium	FSL/ESL	GST	Stamp Duty	Total Premium
Your Home	\$416,700	\$2,238.14	\$0.00	\$223.81	\$221.58	\$2,683.53
<b>Total</b>		<b>\$2,238.14</b>	<b>\$0.00</b>	<b>\$223.81</b>	<b>\$221.58</b>	<b>\$2,683.53</b>
<b>Annual Amount</b>						<b>\$2,683.53</b>
<b>Monthly Amount</b>						<b>\$223.62</b>

$$2238.14 + 223.81 = 2461.95$$

---

**New bill payment - bank acknowledgement**

---

**Acknowledgement details**

Status report:	Paid ?
Confirmation number:	M7554518331
Created:	18/05/22
From account:	0085933166248049/085-933 16-624-8049
Biller code:	106591
Biller name:	ELDERS INSURANCE UNDERWRITING ACCOUNT
Customer reference no:	0221915476025
Amount:	1,280.04
Payment date:	18/05/22

**End of Report**

---

Date 18/05/22 Time 16:14  
National Australia Bank Limited A.B.N. 12 004 044 937

## Business Insurance Policy Schedule

Policy Number EGU915476BPK

Client Number EG164266

Client Name N & Y WADSWORTH

N & Y WADSWORTH  
82-84 ROSS STREET  
AYR QLD 4807

### Notice Sent Via: Elders Insurance

ELDERS INSURANCE AYR

ABN: 71 164 501 348

PO BOX 1323

AYR QLD 4807

(P) 07 4790 2600

(F) 07 4790 2655

(E) insurancetownsville@elders.com.au

### Period of Insurance

From 18/05/2022 To 18/05/2023 at 4pm

This policy schedule indicates the cover you have selected for the period shown. It forms part of and must always be read in conjunction with the policy wording supplied. Please check the policy details as set out below and let us know if any change is necessary.

### The Insured

YVETTE & NEIL SUPERANNUATION FUND

### Payment Advice/Options



#### By Mail:

If payment is by cheque or credit card please detach this Payment Advice and forward to:

ELDERS INSURANCE AYR  
PO BOX 1323  
AYR QLD 4807



**Billers Code:** 106591  
**Ref:** 0221915476025

#### 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](http://www.bpay.com.au)

**Please make Cheque payable to: Elders Insurance**  
**Payment by Credit Card**

☐ MasterCard ☐ Visa

Credit Card

Account Name  Expiry Date  /  /

Signature  Date  /  /

For the Amount of \$

Client name:

N & Y WADSWORTH

Client Number: EG164266

Policy Number: EGU915476BPK

Agent Number: EG0040446

<b>Total Amount Payable</b>	<b>\$1,280.04</b>
<b>Due Date</b>	<b>18/05/2022</b>

**Business Insurance  
Policy Schedule**

**Policy Number** EGU915476BPK

**Client Number** EG164266

**Client Name** N & Y WADSWORTH

N & Y WADSWORTH  
82-84 ROSS STREET  
AYR QLD 4807

Elders Insurance  
ELDERS INSURANCE AYR  
**ABN: 71 164 501 348**  
PO BOX 1323  
AYR QLD 4807

**Period of Insurance**  
**From 18/05/2022 To 18/05/2023 at 4pm**

**The Insured**

YVETTE & NEIL SUPERANNUATION FUND

**Location Summary**

**Address**

U 4 11 BOMBING RD WINNELLIE NT 0820

insurance part:  $1030.62+30=1060.62$

**This document becomes your Policy Schedule and Tax Invoice/Adjustment Note on payment.**

**Total Premium and Charges**

Premium	\$1,030.62	ABN	67 745 211 768
Levies	NIL	Tax Status	Taxable
GST	\$103.06	Tax Percentage	\$100.00%
Stamp Duty	\$113.36		
*Intermediary Service Fee	\$30.00		
*Intermediary Service Fee GST	\$3.00		
<b>Total Premium</b>	<b>\$1,280.04</b>		

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

**Important information about Your duty of disclosure appears at the back of this Policy Schedule and on your application. Please read this information carefully.**

**\*Invoiced for and on behalf of Elders Insurance Authorised Representative.**

## Business Insurance Policy Schedule

Policy Number EGU915476BPK

Client Number EG164266

Client Name N & Y WADSWORTH

### Cover Summary

**Location** U 4 11 BOMBING RD WINNELLIE NT 0820

**Business** TRAINING CONSULTANCY SERVICE  
PROPERTY OWNER - SINGLE TENANT

Policy Section	Insured	Policy Section	Insured
Property	Yes	Machinery Breakdown	Yes
Business Interruption	No	Electronic Equipment	No
Theft	No	Employee Dishonesty	No
Money	No	Tax Audit	No
Glass	No	Transit	No
Broadform Liability	Yes	Employment Practices	No
General Property	No	Statutory Liability	No

**Business Insurance  
Policy Schedule**

**Policy Number** EGU915476BPK

**Client Number** EG164266

**Client Name** N & Y WADSWORTH

**Cover Details**

<b>Location</b>	U 4 11 BOMBING RD WINNELLIE NT 0820	<b>Risk Number 1</b>
<b>Business</b>	TRAINING CONSULTANCY SERVICE	
<b>Interested Party</b>	None Noted	

**Property Section**

Particulars	Total Sum Insured	Excess
Buildings	NIL	NIL
Contents	\$50,000	\$500
Reinstatement / extra cost conditions apply		
Earthquake excess as per the policy wording		

Premium	Levies	GST	Stamp Duty
\$369.30	NIL	\$36.93	\$40.62
<b>Premium for Property/Business Interruption cover:</b>			<b>\$446.85</b>

## Business Insurance Policy Schedule

Policy Number EGU915476BPK

Client Number EG164266

Client Name N & Y WADSWORTH

### Cover Details

Location	U 4 11 BOMBING RD WINNELLIE NT 0820	Risk Number 2
Business	PROPERTY OWNER - SINGLE TENANT	
Interested Party	None Noted	

### Broadform Liability Section

Particulars	Total Sum Insured	Limit
Limit of liability, any one occurrence		\$10,000,000
Property in Your physical and legal control	As per Policy wording	
Excess	\$500 for property damage claims only	
	\$0 for personal injury claims	

### Property owners liability only

The rating of this section based on having a property value of \$375,000. If there is any change to this, you must notify your Elders Insurance Authorised Representative.

### Clauses

**B50: PROPERTY OWNERS EXCLUDING TRADE RISKS**  
The Broadform Liability Section of this Policy does not cover liability in respect of Personal Injury or Property Damage arising out of or in connection with any Business, Profession, Trade or Manufacturing Operations other than as owner of Property specified in the schedule the subject of this indemnity conducted by You.

Premium	Levies	GST	Stamp Duty	
\$250.00	NIL	\$25.00	\$27.50	
Premium for Broadform Liability cover:				\$302.50

## Business Insurance Policy Schedule

Policy Number EGU915476BPK

Client Number EG164266

Client Name N & Y WADSWORTH

### Cover Details

Location	U 4 11 BOMBING RD WINNELLIE NT 0820	Risk Number 3
Business	TRAINING CONSULTANCY SERVICE	
Interested Party	None Noted	

### Machinery Breakdown Section

Particulars	Total Sum Insured	Sum Insured	Excess
Blanket Cover		Not Insured	
Specified machinery items	\$10,000		
1 X A IRCONDITIONER UNIT (4 HEADS)		\$10,000	
Deterioration of stock in cold storage		NIL	\$500

Premium

Levies

GST

Stamp Duty

\$411.32

NIL

\$41.13

\$45.24

Premium for General Property/Machinery Breakdown cover:

\$497.69

**This completes your policy.**

# Business Insurance Policy Schedule

Policy Number EGU915476BPK

Client Number EG164266

Client Name N & Y WADSWORTH

## Important Information

**Please carefully read the following important information and contact your Elders Insurance Authorised Representative if you require further assistance or explanation.**

### Who provides this insurance

The Policy is underwritten by QBE Insurance (Australia) Limited ABN 78 003 191 035 AFS Licence No. 239545 ("QBE") of Level 18, 388 George Street Sydney NSW 2000.

The Policy is issued by Elders Insurance (Underwriting Agency) Pty Limited ABN 56 138 879 026 AFS Licence No. 340965 ("Elders Insurance") of Level 15, 11 Waymouth Street Adelaide SA 5000.

In this Schedule QBE and Elders Insurance is referred to as "we", "us" and "our".

### Your duty of disclosure

Before you enter into an insurance contract, you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms.

You have this duty until we agree to insure you.

You have the same duty before you renew, extend, vary or reinstate an insurance contract.

You do not need to tell us anything that:

- reduces the risk we insure you for; or
- is common knowledge; or
- we know or should know as an insurer; or
- we waive your duty to tell us about.

### If you do not tell us something

If you do not tell us anything you are required to, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

### Cooling-off Information

If you want to return your insurance after Your decision to buy it, you may cancel it and receive a full refund. To do this you may notify your Elders Insurance Authorised Representative electronically or in writing within 21 days from the date the policy commenced.

This cooling-off entitlement does not apply if you have made or are entitled to make a claim. Even after the cooling-off period ends, you still have cancellation rights as detailed in the Product Disclosure Statement.

### Payment of premium

You must pay your premium on time otherwise your Policy may not operate.

You may choose to pay your premium by instalments. If you do so, you must ensure you pay the instalments on time as we may cancel the Policy if any instalment of premium has remained unpaid for one month from the date on which payment was due.

We will send you a notice giving you details of the action we intend to take and when any cancellation will become effective.

We also may not pay any claim you make under the Policy if your periodic instalment is more than one month overdue.

If you are paying your premium in instalments by direct debit from your credit card or financial institution account you must tell us if those details change. You must do this no later than 7 days before your next instalment is due.

We are entitled to deduct from any amount we pay you under a claim any unpaid premium or instalment of premium.

## Mission Beach Property

The Trustee for Hayley Trading Trust

A.B.N. 88 728 805 572 A.C.N.

2044 Tully Mission Beach Road

PO Box 578

Wongaling Beach QLD 4852

Email [todd@missionbeachproperty.com.au](mailto:todd@missionbeachproperty.com.au)

Phone 0400 201 614

Fax



7 ROYAL PA

TO: Neil & Yvette Wadsworth  
YvetteNeil Pty Ltd ATF YvetteNeil  
Superannuation Fund  
82-82 Ross St AYR QLD 4807

### Financial Year Summary For The Year Ending 2022

Description	Debit	Credit
<b>Royal Palms Dve</b>		
<b>Income</b>		
Rental Income		\$18,720.00
Other Income		\$0.00
<b>Expenses</b>		
Management Fees	\$1,872.00	
Repairs & Maintenance	\$533.74	
<b>Other Items</b>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credit		\$0.00
Administration Fee	\$0.00	
Other Account Debit	\$0.00	
Total Payments to Owner	\$16,314.26	

bring in expenses and rental income paid on 04/07/2022 as 2022 rental income. 18720-533.74-1872-15018.26 (bank statement balance)=\$1,296. Match with payment on 04/07/22.

# Profit & Loss

for the period 01/07/2021 to 30/06/2022 (Per Month - Cash Bal)  
for 4/11 Bombing Road (BOMB11-4)



	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	YTD
<b>Income</b>													
<b>Owners Income</b>													
1001 Rent	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,900.00	1,900.00	1,900.00	21,000.00
Sub-total	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,900.00	1,900.00	1,900.00	21,000.00
<b>Directly Recoverable Income</b>													
3636 R&M - Security and Alarms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	297.27	0.00	0.00	297.27
3689 Leasing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	350.00
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	647.27	0.00	0.00	647.27
Total Income	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	2,547.27	1,900.00	1,900.00	21,647.27
<b>Expenditure</b>													
<b>Owners Expenses</b>													
4689 Leasing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,805.00	445.00	2,250.00
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,805.00	445.00	2,250.00
<b>Variable Outgoings Expenses</b>													
5671 Management Fees	85.00	85.00	85.00	85.00	85.00	0.00	85.00	85.00	85.00	127.36	95.00	95.00	997.36
Sub-total	85.00	85.00	85.00	85.00	85.00	0.00	85.00	85.00	85.00	127.36	95.00	95.00	997.36
<b>Directly Recoverable Expenses</b>													
6636 R&M - Security and Alarms	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	297.27	0.00	0.00	297.27
Sub-total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	297.27	0.00	0.00	297.27
Total Expenditure	85.00	85.00	85.00	85.00	85.00	0.00	85.00	85.00	85.00	424.63	1,900.00	540.00	3,544.63
<b>Balance Sheet</b>													
Total Balance Sheet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net cash before distributions & GST	1,615.00	1,615.00	1,615.00	1,615.00	1,615.00	1,700.00	1,615.00	1,615.00	1,615.00	2,122.64	0.00	1,360.00	18,102.64
GST Received	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	254.73	190.00	190.00	2,164.73
GST Paid	(8.50)	(8.50)	(8.50)	(8.50)	(8.50)	0.00	(8.50)	(8.50)	(8.50)	(42.47)	(190.00)	(54.00)	(354.47)
Net GST Received / Paid	161.50	161.50	161.50	161.50	161.50	170.00	161.50	161.50	161.50	212.26	0.00	136.00	1,810.26
Net cash before distributions	1,776.50	1,776.50	1,776.50	1,776.50	1,776.50	1,870.00	1,776.50	1,776.50	1,776.50	2,334.90	0.00	1,496.00	19,912.90
<b>Balance Sheet Movements</b>													
10048 Owner Remittances	0.00	1,776.50	1,776.50	3,553.00	0.00	3,553.00	1,870.00	1,776.50	1,776.50	2,334.90	0.00	1,496.00	19,912.90
Total Balance Sheet Movements	0.00	1,776.50	1,776.50	3,553.00	0.00	3,553.00	1,870.00	1,776.50	1,776.50	2,334.90	0.00	1,496.00	19,912.90
Net Cash	1,776.50	0.00	0.00	(1,776.50)	1,776.50	(1,683.00)	(93.50)	0.00	0.00	0.00	0.00	0.00	0.00

\$1,496.00 paid on 01/07/2022

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	YTD
Opening Cash Balance	0.00	1,776.50	1,776.50	1,776.50	0.00	1,776.50	93.50	0.00	0.00	0.00	0.00	0.00	0.00
Closing Cash Balance	1,776.50	1,776.50	1,776.50	0.00	1,776.50	93.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Tel: +61 8 8981 7066  
Fax: +61 8 8981 7493  
www.bdo.com.au

72 Cavenagh St  
Darwin NT 0800  
GPO Box 4640 Darwin NT 0801  
AUSTRALIA

## Tax invoice

Yvetteneil Pty Ltd 82 Ross Street Ayr QLD 4807  Via Email: nwadsy1@telstra.com	Invoice	50937
	Date	11 November 2021
	Amount	\$2,695.00

### OUR FEE SUMMARY

OUR FEE	\$2,450.00
GST	245.00
TOTAL	\$2,695.00

### PAYMENT TERMS: 14 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to [accounts.darwin@bdo.com.au](mailto:accounts.darwin@bdo.com.au)

Client Name Yvetteneil Pty Ltd

Client Code YVE10

Invoice 50937

Cheque/money order for

enclosed.

A/C Name	BDO (NT)
Bank	NAB
Branch	Darwin
BSB	085-949
A/C No.	739079271

**OUR FEE FOR PROFESSIONAL SERVICES RENDERED**

Work performed for the period 28 June 2021 to 9 November 2021:-

Preparation of accounts and statements for the year ended 30 June 2021 including:

Maintaining member and trustee records and associated accounting.

Processing of applications, contributions, benefits and distributions.

Production and distribution of reports, statements and forms to members and trustees.

Compliance with superannuation industry regulatory requirements.

Sundry associated discussions and meetings regarding the above.

OUR FEE	\$2,250.00
---------	------------

Preparation and lodgement of the income tax return for the year ended 30 June 2021.

OUR FEE	\$ 200.00
---------	-----------

OUR TOTAL FEE	\$2,450.00
GST	245.00
TOTAL	<hr/> \$2,695.00



Tel: +61 8 8981 7066  
Fax: +61 8 8981 7493  
www.bdo.com.au

72 Cavenagh St  
Darwin NT 0800  
GPO Box 4640 Darwin NT 0801  
AUSTRALIA

## Tax invoice

Mr Neil Deacon & Mrs Yvette Wadsworth 82 Ross Street Ayr NT 4807  Via Email: nwadsy1@telstra.com	Invoice	51117
	Date	09 December 2021
	Amount	\$ 99.00

### OUR FEE FOR PROFESSIONAL SERVICES RENDERED

Preparation and lodgement of Activity Statements, as required.

Sundry associated discussions, meetings and advice, as required.

OUR FEE	\$ 90.00
GST	9.00
TOTAL	<u>\$ 99.00</u>

### PAYMENT TERMS: 14 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to [accounts.darwin@bdo.com.au](mailto:accounts.darwin@bdo.com.au)

Client Name Mr Neil Deacon & Mrs Yvette

Client Code ASS20 Invoice 51117

Cheque/money order for enclosed.

A/C Name	BDO (NT)
Bank	NAB
Branch	Darwin
BSB	085-949
A/C No.	739079271

The Trustees  
Yvette & Neil Superannuation Fund  
C/- GPO Box 4640,  
DARWIN NT 0801

A.W. Boys  
Box 3376  
Rundle Mall 5000  
1 November 2021

Dear Trustees,

I have completed the audit of the Yvette & Neil Superannuation Fund for the financial year ending 30 June 2021. The Trustees have complied in all material respects with the *Superannuation Industry (Supervision) Act 1993* and Regulations. ***The trustees are obliged to obtain valuations or market appraisals of the real property assets held by the Fund and report those market values every year in the financial statements of the Fund pursuant to Regulation 8.02B. In addition, the trustees are requested to minute all nonstandard significant events and transactions in the AGM minutes of the Fund.***

The Trustees are required to maintain the financial records of the Fund for a minimum of five years and the minutes of meetings are to be retained for ten years.

It is recommended that the trustees review their Investment Strategy annually to ensure the strategy meets the objectives of the members having regard to risk, return, liquidity and diversification of investments. Further, the trustees should determine whether the Fund should hold a contract of insurance that provides insurance cover for one or more members of the Fund.

Thank you for your professionalism and full cooperation throughout the audit process.

Should you have any queries regarding any of the above please contact me on 0410 712708.

Yours sincerely



SMSF Auditor's signature

Tony Boys  
SMSF Auditor Number (SAN) 100014140  
Registered Company Auditor 67793



**TAX INVOICE**

**Supplier:** Super Audits

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

**Address:** Box 3376  
Rundle Mall 5000

**ABN:** 20 461 503 652

**Services:** Auditing

**Date:** 1 November 2021

**Recipient:** Yvette & Neil Super Fund

**Address:** C/- GPO Box 4640 Darwin NT 0801

**Description of Services**

Statutory audit of the Yvette & Neil Super Fund for the financial year ending 30 June 2021.

**Fee:** \$250.00

**GST:** \$25.00

**Total:** \$275.00

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



# ASIC

Australian Securities and Investments Commission  
ABN 86 768 265 615

**Inquiries**  
[www.asic.gov.au/invoices](http://www.asic.gov.au/invoices)  
1300 300 630

**YVETTENEIL PTY LTD**  
**ACN/ARBN 129 560 416**  
**C/- BDO (NT)**  
**72 Cavenagh Street, Darwin, NT 0800**

## Invoice Statement

Issue Date: 06/02/2022  
Account Number: 22 129560416

### Summary

Balance Outstanding	\$0.00
New Charges	\$56.00
<b>TOTAL DUE</b>	<b>\$56.00</b>

### Please Pay

Immediately	\$0.00
By 06/04/2022	\$56.00

***If you have already paid please ignore this invoice statement***

- Amounts 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
- 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 company statement, or
  - pay your annual review within 2 months of the annual review date
- Information on late fee amounts can be found on the ASIC website

Date	Reference	Description	Amount
06/02/2022	3X9096051480P PA	2022 Annual Review	56.00

## Payment Slip

**YVETTENEIL PTY LTD**

**ACN/ARBN 129 560 416**  
Account Number: 22 129560416

### Payment Options

Immediately	\$0.00
By 06/04/2022	\$56.00
<b>Total Due</b>	<b>\$56.00</b>



\*814 129 0002291295604162 95



22 129560416



**Billpay Code: 8929**  
**Ref: 2291 2956 0416 295**



**Biller Code: 17301**  
**Reference: 2291295604162**



In person at any Post Office, pay by cash, Cheque, EFTPOS, Mastercard or VISA



By phone 13 18 16 pay by Mastercard or VISA



Online [postbillpay.com.au](http://postbillpay.com.au) by Mastercard or VISA



Mail this payment slip and your cheque to  
ASIC, Locked Bag 5000, Gippsland Mail Centre VIC 3841.

Telephone & Internet Banking – BPAY  
Contact your bank, credit union or building society to make payment

TAX INVOICE

**Supplier:** Super Audits

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

**Address:** Box 3376  
Rundle Mall 5000

**ABN:** 20 461 503 652

**Services:** Auditing

**Date:** 1 November 2021

**Recipient:** Yvette & Neil Super Fund

**Address:** C/- GPO Box 4640 Darwin NT 0801

Description of Services

Statutory audit of the Yvette & Neil Super Fund for the financial year ending 30 June 2021.

**Fee:** \$250.00

**GST:** \$25.00

**Total:** \$275.00

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





**Agent** M CARDELLINI & P MAHER TRUST  
          & C J SCI  
**Client** YVETTE AND NEIL  
          SUPERANNUATION FUND  
**ABN** 67 745 211 768  
**TFN** 878 655 585

# Income tax 551

Date generated	12/07/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

## Transactions

2 results found - from 01 July 2021 to 12 July 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
22 Apr 2022	21 Apr 2022	Payment received		\$579.85	\$0.00
3 Nov 2021	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$579.85		\$579.85 DR



**Australian Government**  
**Australian Taxation Office**

**Agent** M CARDELLINI & P MAHER TRUST  
& C J SCI  
**Client** YVETTE AND NEIL  
SUPERANNUATION FUND  
**ABN** 67 745 211 768  
**TFN** 878 655 585

## Activity statement 001

<b>Date generated</b>	01 March 2023
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

**24** results found - from **01 March 2020** to **01 March 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
27 Feb 2023	24 Feb 2023	Payment received		\$541.00	\$0.00
22 Feb 2023	28 Feb 2023	Original Activity Statement for the period ending 31 Dec 22 - GST	\$541.00		\$541.00 DR
31 Oct 2022	28 Oct 2022	Payment received		\$675.00	\$0.00
13 Oct 2022	25 Nov 2022	Original Activity Statement for the period ending 30 Sep 22 - GST	\$675.00		\$675.00 DR
2 Aug 2022	25 Aug 2022	Original Activity Statement for the period ending 30 Jun 22 - GST	\$130.00		\$0.00
29 Jul 2022	28 Jul 2022	Payment received		\$130.00	\$130.00 CR
22 Apr 2022	26 May 2022	Original Activity Statement for the period ending 31 Mar 22 - GST	\$675.00		\$0.00
22 Apr 2022	21 Apr 2022	Payment received		\$348.00	\$675.00 CR
9 Feb 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - GST	\$327.00		\$327.00 CR
9 Feb 2022	14 Feb 2022	EFT refund for Activity Statement Payment for the period from 01 Jan 00 to 31 Dec 99	\$1,894.30		\$654.00 CR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Nov 2021	25 Nov 2021	Original Activity Statement for the period ending 30 Sep 21 - GST	\$783.00		\$2,548.30 CR
29 Oct 2021	28 Oct 2021	Payment received		\$783.00	\$3,331.30 CR
16 Jul 2021	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21 - GST	\$1,451.00		\$2,548.30 CR
				3993.30-1894.30(cash received) =\$2105(GST adjustable)	
28 Jun 2021	25 Jun 2021	Payment received		\$558.30	\$3,999.30 CR
27 Jun 2021	1 Feb 2021	Credit transferred to Income Tax Account	\$558.30		\$3,441.00 CR
7 Apr 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21 - GST	\$354.00		\$3,999.30 CR
7 Apr 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - GST	\$293.00		\$4,353.30 CR
4 Feb 2021	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20	\$342.00		\$4,646.30 CR
4 Feb 2021	25 Nov 2020	- GST	\$261.00		
4 Feb 2021	25 Nov 2020	- PAYG Instalments	\$81.00		
2 Feb 2021	1 Feb 2021	Payment received		\$1,326.00	\$4,988.30 CR
6 Aug 2020	5 Aug 2020	Payment received		\$1,250.00	\$3,662.30 CR
5 Aug 2020	25 Aug 2020	Original Activity Statement for the period ending 30 Jun 20	\$275.00		\$2,412.30 CR
5 Aug 2020	25 Aug 2020	- GST	\$185.00		
5 Aug 2020	25 Aug 2020	- PAYG Instalments	\$90.00		
30 Apr 2020	26 May 2020	Original Activity Statement for the period ending 31 Mar 20 - GST		\$36.00	\$2,687.30 CR
30 Apr 2020	5 May 2020	EFT refund for GST for the period from 01 Jan 20 to 31 Mar 20	\$36.00		\$2,651.30 CR
30 Apr 2020	29 Apr 2020	Payment received		\$1,029.00	\$2,687.30 CR



**Australian Government**  
**Australian Taxation Office**

**Agent** M CARDELLINI & P MAHER  
TRUST & C J SCI  
**Client** YVETTE AND NEIL  
SUPERANNUATION FUND  
**ABN** 67 745 211 768

## Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – YVETTE AND NEIL SUPERANNUATION FUND	Jul 2021 – Sep 2021	45021158983	Accrual

**Receipt ID** 8535485332  
**Date lodged** 03 November 2021  
**Payment due date** 25 November 2021

## Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
<b>Goods and services tax (GST)</b>			
1A Owed to ATO		\$877.00	
1B Owed by ATO			\$94.00
G1 Total sales	\$9,784.00		
Does this include GST?	Yes		

## Amount owing to ATO

\$783.00

**BPAY®**



**Biller code** 75556  
**Ref** 677452117683760

### Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see [www.bpay.com.au](http://www.bpay.com.au)

## Australia Post

Payment can be made in person at Australia Post outlets with cash, cheque or money order using the barcode below.

**Payment reference number**

677452117683760



\*171 677452117683760



**Australian Government**  
**Australian Taxation Office**

**Agent** M CARDELLINI & P MAHER  
TRUST & C J SCI  
**Client** YVETTE AND NEIL  
SUPERANNUATION FUND  
**ABN** 67 745 211 768

## Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – YVETTE AND NEIL SUPERANNUATION FUND	Oct 2021 – Dec 2021	45081517460	Accrual

**Receipt ID** 8193914023  
**Date lodged** 09 February 2022  
**Payment due date** 28 February 2022

## Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
<b>Goods and services tax (GST)</b>			
1A Owed to ATO		\$1,011.00	
1B Owed by ATO			\$684.00
G1 Total sales	\$11,121.00		
Does this include GST?	Yes		

## Amount owing to ATO

\$327.00

BPAY®



**Biller code** 75556  
**Ref** 677452117683760

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**Australian Government**  
**Australian Taxation Office**

**Agent** M CARDELLINI & P MAHER  
TRUST & C J SCI  
**Client** YVETTE AND NEIL  
SUPERANNUATION FUND  
**ABN** 67 745 211 768

## Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – YVETTE AND NEIL SUPERANNUATION FUND	Jan 2022 – Mar 2022	45142017292	Accrual

**Receipt ID** 7787111345  
**Date lodged** 22 April 2022  
**Payment due date** 26 May 2022

## Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
<b>Goods and services tax (GST)</b>			
1A Owed to ATO		\$1,033.00	
1B Owed by ATO			\$358.00
G1 Total sales	\$13,591.00		
Does this include GST?	Yes		

## Amount owing to ATO

\$675.00

BPAY®



**Biller code** 75556  
**Ref** 677452117683760

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**Payment reference number**

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**Australian Government**  
**Australian Taxation Office**

**Agent** M CARDELLINI & P MAHER  
TRUST & C J SCI  
**Client** YVETTE AND NEIL  
SUPERANNUATION FUND  
**ABN** 67 745 211 768

## Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – YVETTE AND NEIL SUPERANNUATION FUND	Apr 2022 – Jun 2022	49606074279	Accrual

**Receipt ID** 5901399311  
**Date lodged** 02 August 2022  
**Payment due date** 25 August 2022

## Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
<b>Goods and services tax (GST)</b>			
1A Owed to ATO		\$130.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$1,440.00		
Does this include GST?	Yes		

## Amount owing to ATO

\$130.00

**BPAY®**



**Biller code** 75556  
**Ref** 677452117683760

### Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see [www.bpay.com.au](http://www.bpay.com.au)

## Australia Post

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**Payment reference number**  
677452117683760



\*171 677452117683760



## Year to date revenue product summary report 2021/2022

**Client Name** YVETTE AND NEIL SUPERANNUATION FUND  
**Last Updated** 18/02/2023  
**TFN** 878655585

### Net amounts applicable for the year to date.

Description	ICA001 Total (\$)
Fringe benefits tax instalments	
Wine equalisation tax	
Deferred company/fund instalments	
Pay as you go income tax instalments	
Pay as you go income tax withholding	
Luxury car tax	
Goods and services tax	1,915.00
Goods and services tax instalments	0.00
Goods and services return	0.00
Fuel tax credit	

**Total clients for this tax agent : 1**

**YVETTENEIL PTY LTD**  
Company Number: **129 560 416**

COMPANY REPORT AT 30/06/2022

**Company Details**

<b>Company Number</b>	129 560 416	<b>Jurisdiction</b>	Australia
<b>Incorp Date</b>	06/02/2008	<b>State</b>	NT
<b>Company Type</b>	Small Proprietary	<b>Company Class</b>	Limited by Shares
<b>Home Unit</b>	No	<b>Non Profit</b>	No
<b>Super Trustee</b>	Yes	<b>Reference</b>	YVE10
<b>Annual Review Date</b>	06/02/2023	<b>Partner(s)</b>	---
<b>Current Year AGM</b>	---	<b>Manager(s)</b>	---
<b>Previous Year AGM</b>	---		

**Company Addresses**

<b>Registered Office</b>	<b>Effective Date</b>
72 Cavenagh Street, Darwin, NT 0800	06/02/2008

**Previous:** ---

<b>Business Address</b>	<b>Effective Date</b>
82 Ross Street, Ayr, QLD 4807	21/06/2016

**Previous:** 10 Downes Street, Winnellie, NT 0820

<b>Meeting Address</b>	<b>Effective Date</b>
82 Ross Street, Ayr, QLD 4807	06/02/2008

<b>Location of Registers</b>	<b>Effective Date</b>
C/- Bdo Business Centre, 72 Cavenagh Street, Darwin, NT 0800	06/02/2008

**Company Officers**

<b>NEIL DEACON WADSWORTH</b> 82 Ross Street, Ayr, QLD 4807 Born 26/11/1956 at BRISBANE, Queensland <b>Director</b>	<b>Appointed: 06/02/2008</b>	<b>Ceased: ---</b>
---	------------------------------	--------------------

<b>YVETTE DAWN WADSWORTH</b> 82 Ross Street, Ayr, QLD 4807 Born 09/01/1959 at KATHERINE, Northern Territory <b>Director</b>	<b>Appointed: 06/02/2008</b>	<b>Ceased: ---</b>
<b>Secretary</b>	<b>Appointed: 06/02/2008</b>	<b>Ceased: ---</b>

**Members**

<b>Beneficial Owner</b>	<b>Number</b>
-------------------------	---------------

**ORD - ORDINARY SHARES**

**NEIL DEACON WADSWORTH**  
82 Ross Street, Ayr, QLD 4807

Held under shareholder's name

1

**YVETTE DAWN WADSWORTH**  
82 Ross Street, Ayr, QLD 4807

Held under shareholder's name

1

**Issued Capital**

Class	Description	Number	Amount Payable	Amount Paid
ORD	ORDINARY SHARES	2	\$0.00	\$2.00
		<b>2</b>	<b>\$2.00</b>	<b>\$2.00</b>

**Documents for YVETTENEIL PTY LTD**

Document Date	Document	Status Date	Status
06/02/2008	Form - 362 APPOINTMENT OR CESSATION OF ASIC AGENT	23/04/2008	LODGED
06/02/2009	Form - 480 ANNUAL COMPANY STATEMENT	02/04/2009	DOCUMENT PROCESSED
06/03/2009	Form - 492 AMENDMENT TO LODGED DOCUMENT - NOT REQUISITIONED	06/03/2009	SENT TO CLIENT
06/02/2010	Form - 480 ANNUAL COMPANY STATEMENT	24/02/2010	DOCUMENT PROCESSED
06/02/2011	Form - 480 ANNUAL COMPANY STATEMENT	15/02/2011	DOCUMENT PROCESSED
06/02/2012	Form - 480 ANNUAL COMPANY STATEMENT	15/02/2012	DOCUMENT PROCESSED
06/02/2013	Form - 480 ANNUAL COMPANY STATEMENT	08/02/2013	DOCUMENT PROCESSED
08/02/2013	Form - 484 CHANGE TO COMPANY DETAILS	27/02/2013	LODGED
06/02/2014	Form - 480 ANNUAL COMPANY STATEMENT	10/02/2014	DOCUMENT PROCESSED
06/02/2015	Form - 480 ANNUAL COMPANY STATEMENT	12/02/2015	DOCUMENT PROCESSED
06/02/2016	Form - 480 ANNUAL COMPANY STATEMENT	07/02/2016	DOCUMENT PROCESSED
21/06/2016	Form - 484 CHANGE TO COMPANY DETAILS	15/07/2016	LODGED
06/02/2017	Form - 480 ANNUAL COMPANY STATEMENT	15/02/2017	DOCUMENT PROCESSED
06/02/2018	Form - 480 ANNUAL COMPANY STATEMENT	09/02/2018	DOCUMENT PROCESSED
06/02/2019	Form - 480 ANNUAL COMPANY STATEMENT	19/02/2019	DOCUMENT PROCESSED
07/02/2020	Form - 480 ANNUAL COMPANY STATEMENT	08/02/2020	DOCUMENT PROCESSED
07/02/2021	Form - 480 ANNUAL COMPANY STATEMENT	13/02/2021	DOCUMENT PROCESSED
07/02/2022	Form - 480 ANNUAL COMPANY STATEMENT	10/02/2022	DOCUMENT PROCESSED