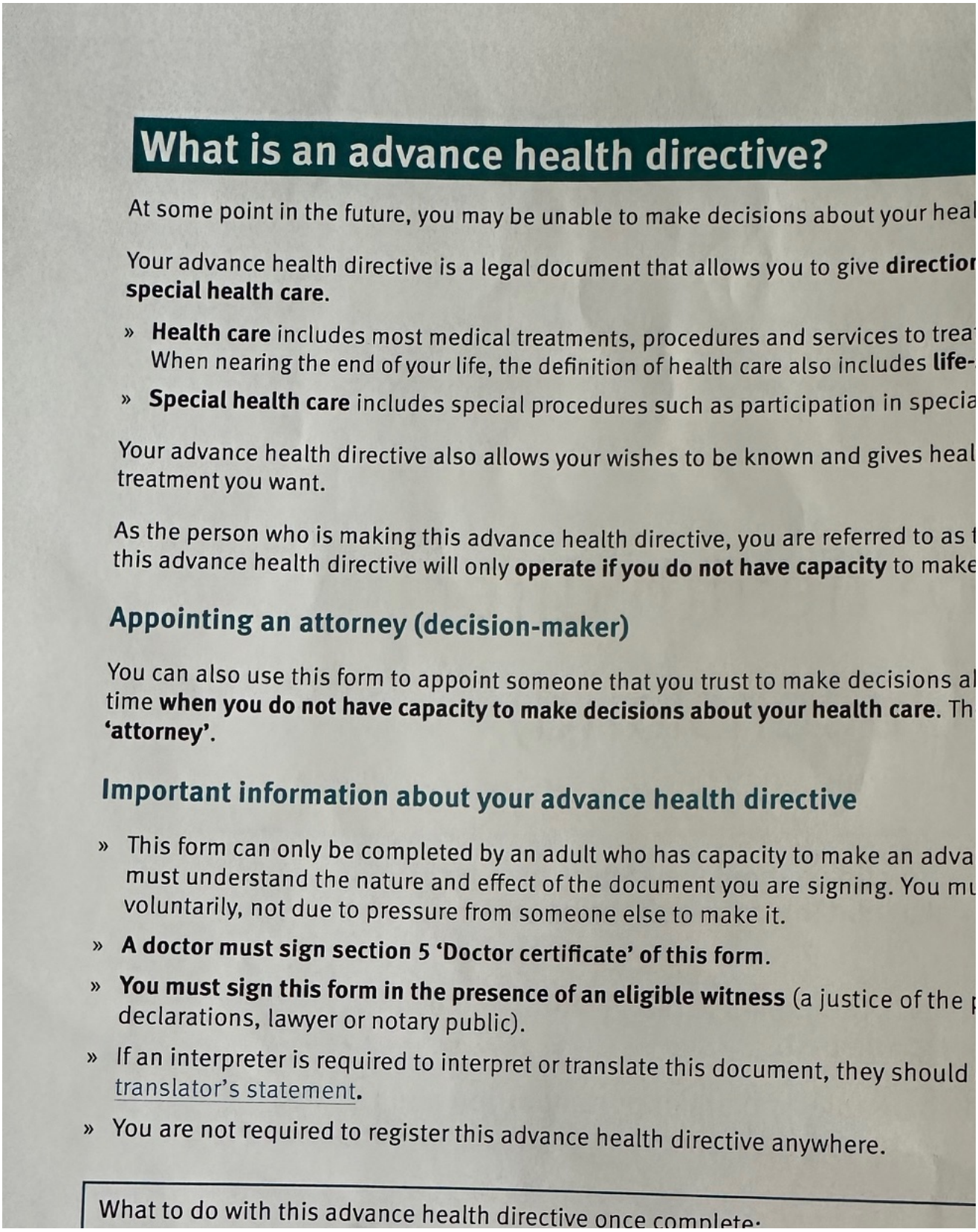
Subject: Fwd: EPOA dated 9.03.2025 - Rhonda Ann Knyvett
Date: Tuesday, 11 March 2025 at 2:09:23 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
CC: honda.r@hotmail.com <honda.r@hotmail.com>, Riki Dahm <rikidahm84@gmail.com>
Category: H & W
Attachments: image0.jpeg, image1.jpeg, image2.jpeg, image3.jpeg, image4.jpeg, image5.jpeg, image6.jpeg, image7.jpeg, image8.jpeg, image9.jpeg, image10.jpeg, image11.jpeg, image12.jpeg, image13.jpeg, image14.jpeg, image15.jpeg

Please find below AHD



What is an advance health directive?

At some point in the future, you may be unable to make decisions about your heal

Your advance health directive is a legal document that allows you to give **direction special health care**.

» **Health care** includes most medical treatments, procedures and services to trea When nearing the end of your life, the definition of health care also includes **life-**

» **Special health care** includes special procedures such as participation in specia

Your advance health directive also allows your wishes to be known and gives heal treatment you want.

As the person who is making this advance health directive, you are referred to as t this advance health directive will only **operate if you do not have capacity** to make

Appointing an attorney (decision-maker)

You can also use this form to appoint someone that you trust to make decisions a time **when you do not have capacity to make decisions about your health care**. Th **'attorney'**.

Important information about your advance health directive

» This form can only be completed by an adult who has capacity to make an adva must understand the nature and effect of the document you are signing. You mu voluntarily, not due to pressure from someone else to make it.

» **A doctor must sign section 5 'Doctor certificate' of this form.**

» **You must sign this form in the presence of an eligible witness** (a justice of the declarations, lawyer or notary public).

» If an interpreter is required to interpret or translate this document, they should translator's statement.

» You are not required to register this advance health directive anywhere.

What to do with this advance health directive once complete:

» give a certified copy to your attorney(s) (if appointed), lawyer, doctor or he

» notify your close family and friends that you have made an advance health document.

Form 4

Powers of Attorney Act 1998 (Qld) section 44(2)
Version 5: approved for use from 30 November 2020.

For patient record purposes, health servic

Advance health direc (Queensland)

Use this form to give directions about your future health ca
health care. You can also use this form to appoint an attor
health matters.

To help you complete this form, please read **Form 10 — Ad
directive explanatory guide** first.

You should then talk to people who are important to you a
inform your healthcare choices including your doctor, fami

Forms and explanatory guides are available at www.qld.gov.au/guardia

SECTION 1: YOUR PERSONAL DETAILS

You must fill in your full name, date of birth and address

Full name	Rhonda Ann Knyvett

Refer to section 1, page 5 of Form 10 — Advance health directive explanatory guide.

Date of birth	18/10/1957
Address	[redacted]
	Bracken Ridge Suburb / Qld St
Phone number	0413688334
Email	hond.r@hotmail.com

SECTION 2: YOUR HEALTH CONDITIONS AND CONC

Refer to section 2, page 5 of Form 10 — Advance health directive explanatory guide.

Cross out this section if you do not want to complete it. If you do complete this section cross out any space in the box that you do not use.

My major health conditions and concerns are:

CREST syndrome
Kidney damage post AKI
Cardiac issues
Liver cirrhosis- Hep C from blood transfusion
Breast Cancer- Bilateral mastectomies
Osteoporosis
Hypothyroidism
Multiple tendon releases and orthopedic procedures
Chronic infection left elbow

SECTION 3: YOUR VIEWS, WISHES AND PREFEREN

This section lets your health provider, family and friends know what is important to you now and into the future.

You are not giving directions about your health care (section 4 allows you to do this). You should discuss this section with your doctor before completing it.

Refer to section 3, pages 5–6 of Form 10 — Advance health directive explanatory guide.

Cross out this section if you

(a) **These things are important to me:** (*Describe what liv into the future* e.g. spending time with your family and

The joy of being closer to my family.
To live without pain as much as possible.
To not be in hospital. Living with family.
When I'm well I volunteer and cook.
Reading
Visit family in Koah (North QLD)

do not want to complete it. If you do complete this section cross out any space in the boxes that you do not use.

(b) These things worry me about my future: (e.g. being unable to live at home, being unable to com

Pain and having no quality of life. Not being able to speak or feed myself.

(c) These are the cultural, religious or spiritual values, rituals or beliefs I would like considered in

(d) When I am nearing death, the following would be important to me and would comfort me: (e.g. at home or you may like a certain type of music played)

At home unless it becomes difficult then be in Palliative care.
Have family with me and have their faces as the last thing I see.
Listen to audio books.

(e) I would prefer these people to be involved in discussions about my health care:

Holly Dahm (daughter/EPOA)
Riki Dahm

(f) I would prefer these people not be involved in discussions about my health care:

SECTION 4: YOUR DIRECTIONS

Before completing section 4, it is recommended that you discuss your proposed directi

DIRECTIONS ABOUT LIFE-SUSTAINING TREATMENT

This part allows you to give **directions about life-sustaining treatment when you are nearing the** directions about health care other than life-sustaining treatments, complete the part 'Directions care' on page 7.

Life-sustaining treatments are aimed at sustaining or prolonging your life (i.e. keeping you aliv death). Examples could include CPR (cardiopulmonary resuscitation) and assisted ventilation (e of a breathing machine).

Your directions about life-sustaining treatment that you provide below will only apply if you are capacity to make your own decisions about health care and one of the following applies:

- you are so unwell due to a terminal illness or condition that, in the opinion of two doctors, yo to die in the next 12 months
- you are so unwell due to an injury or illness that there is no reasonable prospect that you will that you can live without life-sustaining treatment
- you are permanently unconscious (with no reasonable prospect of regaining consciousness)
- you are in a persistent vegetative state (involving severe and irreversible brain damage).

A health provider does not have to follow directions in an advance health directive that are not medical practice or will not benefit you. A health provider also does not have to follow direction where circumstances, including advances in medicine, have changed to the point that your dire appropriate. **Before completing this section, it is recommended that you discuss your propose your doctor.**

You can only choose one option.

Read all four options (see next page for option 4) before you make a decision.

Refer to section 4, pages 7–8 of Form 10 — Advance health directive explanatory guide.

I give the following directions about life-sustaining treatment:

*(Please choose **only one** of the following four options)*

Option 1

☐ **I consent to all** treatments aimed at sustaining or prolongin

OR

Option 2

☑ **I refuse** any treatments aimed at sustaining or prolonging n

OR

Option 3

☐ **I cannot decide at this point.** I want my attorney(s) to make sustaining treatment on my behalf at the time the decision the information in this advance health directive and in con providers and the people I have listed in section 3.

OR

See next page for option 4.

DIRECTIONS ABOUT BLOOD TRANSFUSIONS

A blood transfusion is the transfer of blood, including blood products (e.g. red cells, platelets and plasma) from one person to another.

Refer to section 4, page 9 of Form 10 — Advance health directive explanatory guide.

I give the following direction about blood transfusions:

(Tick one box only)

☑ I **consent** to a blood transfusion

OR

☐ I **do not** consent to a blood transfusion

OR

☐ **other:**

(If you tick this box you must specify the circumstances or t

consent to or refuse, e.g. I consent to a transfusion of bloo

SECTION 5: DOCTOR CERTIFICATE

A doctor must complete, sign and date this section.

INFORMATION FOR THE DOCTOR

Refer to section 5, pages 9–10 of Form 10 — Advance health directive explanatory guide and the *Queensland Capacity Assessment Guidelines 2020*.

By signing below, I certify that:

- I am a doctor.
- I have discussed the contents of this advance health direct
- At the time of making this advance health directive the prin the capacity to make this advance health directive. The prir
  - understand the nature and effect of this advance health
  - be capable of making this advance health directive free
- I am not:
  - the person witnessing this advance health directive
  - the person signing this advance health directive for the
  - an attorney of the principal
  - a relation of the principal or relation of an attorney of th
  - a beneficiary under the principal's will.

Doctor's name	Dr. Shaheed Moideen smar	
Name of facility or practice	Prov. No. 281627HL SmartClinics Taigum	
Address of facility or practice	1/217 Beams Rd Taigum Qld 4018 Ph: (07) 3205 4555	
	Suburb	State
Phone number		
Doctor's signature:		

DR.

Option 4

☐ **I give the following specific directions** about life-sustaining trea

(Tick one box per row in the table below)

Life-sustaining treatment	(a) I consent to this treatment in all circumstances	(b) I refuse this treatment in all circumstances	(c) I consent to this trea circumstances *(You m circumstances for each trea*
CPR (cardiopulmonary resuscitation) *(For option (c), specify circumstances here)*	☐	☐	
Assisted ventilation (e.g. a machine which assists your breathing through a face mask or a breathing tube) *(For option (c), specify circumstances here)*	☐	☐	
Artificial nutrition (e.g. a feeding tube through the nose or stomach) *(For option (c), specify circumstances here)*	☐	☐	
Artificial hydration (e.g. intravenous (IV) fluids) *(For option (c), specify circumstances here)*	☐	☐	
Antibiotics *(For option (c), specify circumstances here)*	☐	☐	
Other life-sustaining treatment (*state the treatment*, e.g. kidney dialysis) *(For option (c), specify circumstances here)*	☐	☐	

☐ I need more space.

Attach any additional pages to this form and tick the box to indicate that extra pages are attached.

DIRECTIONS ABOUT OTHER HEALTH CARE

This part allows you to give directions about health care, other than life-sustaining treatment.

You can use this part to give directions to consent to or refuse health care.

You do not need to specify a health condition but your directions need to be clear.

Refer to section 4, page 9 of Form 10 — Advance health directive explanatory guide.

I give the following directions about my health care:

Health condition (if relevant)	Directions about my health care
Multiple co-morbidities	I do not want CPR or intubation and v life under any circumstances.
Kidney failure	I would only want renal dialysis if con the benefit outweighs the burden on r

☐ I need more space.

Attach any additional pages to this form and tick the box to indicate that extra pages are attached.

SECTION 6: APPOINTING AN ATTORNEY(S) FOR HE

This section allows you to appoint one or more attorneys to make decisions about health c
your attorney(s) can make decisions (e.g. jointly, severally, by a majority, successively or al
terms on your attorney(s)' decision-making power or provide instructions on how your atto

WHO ARE YOU APPOINTING AS YOUR ATTORNEY(S) FOR HE

Your attorney(s) must:

- have capacity to make decisions for the matter they are being appointed for
- be 18 years or older
- not be a service provider for a residential service if you are a resident there
- not be your paid carer in the previous three years or your health provider.

Note: a paid carer is someone who is paid a fee or wage to care for a person but not someone

**If you do not want to appoint an attorney(s) for health ma
appointed one in an enduring power of attorney and you c
section 7.**

I appoint the person(s) listed below as my attorney(s) for
(in no particular order)

Full name		
Address		
	Suburb	State
Phone number		
Email		
Full name		

receiving a carer's pension or benefit.

Your attorney(s) cannot make decisions that are inconsistent with your directions in section 4 if those directions are clear and can be followed by your health providers.

Refer to section 6, pages 10–11 of Form 10 — Advance health directive explanatory guide.

Cross out this part if you do not want to complete it.

Full name		
Address		
	Suburb	State
Phone number		
Email		

Full name		
Address		
	Suburb	State
Phone number		
Email		

Full name		
Address		
	Suburb	State
Phone number		
Email		

☐ I am appointing an additional attorney(s) and need mor

Attach any additional pages to this form and tick the box to indicate that ext

HOW MUST YOUR ATTORNEYS MAKE DECISIONS?

Only complete this part if you are appointing more than one attorney.

Refer to section 6, pages 12–13 of Form 10 — Advance health

If you do not complete this part your attorneys must make decisio

I authorise my attorneys to make decisions:

(Tick one box only)

☐ jointly (all of my attorneys must agree on all decisions)

directive explanatory guide.

OR

☐ severally (any one of my attorneys may decide)

OR

☐ by a majority (more than half of my attorneys must agree on a

OR

☐ other: (e.g. jointly and severally, or appointing a successive o
(If you choose 'other', please specify how you want your attorn

TERMS AND INSTRUCTIONS FOR YOUR ATTORNEY(S)

Only complete this part if you want to set terms on the exercise of power by your attorney(s) or provide instructions to your attorney(s) about the exercise of their powers.

Refer to section 6, page 13 of Form 10 — Advance health directive explanatory guide.

Cross out this part if you do not want to complete it. If you do complete this part cross out any space in the box that you do not use.

Write the terms and instructions for your attorney(s) here:

☐ I need more space to write my terms and instructions.

Attach any additional pages to this form and tick the box to indicate th

SECTION 7: DECLARATIONS AND SIGNATURES

PRINCIPAL'S SIGNATURE

As the principal you must sign this part in front of an eligible witness.

Refer to section 7, pages 14–15 of Form 10 — Advance health directive explanatory guide and the *Queensland Capacity Assessment Guidelines 2020*.

An eligible witness **must** be a:

- justice of the peace (JP)
- commissioner for declarations
- lawyer
- notary public.

The witness **must not** be:

- the person signing for you
- your attorney (e.g. under an advance health directive or enduring power of attorney)
- someone related to you or related to your attorney
- a paid carer or health provider for you (i.e. your health provider)
- a beneficiary under your will.

By signing this document, I confirm that:

- I am making this advance health directive freely and voluntarily.

AND

- I understand the nature and effect of this advance health directive
  - the nature and likely effects of each direction in this advance h
  - that a direction operates only while I do not have capacity for t covered by the direction
  - that I may revoke a direction at any time I have the capacity to the health matter covered by the direction
  - that at any time I do not have capacity to revoke a direction, I w effectively oversee the implementation of the direction.

AND

- I understand that if I am appointing an attorney(s) for health matt
  - I may specify or limit my attorney(s)' power and instruct my att exercise of the power
  - the power given to my attorney(s) begins when I lose capacity health matters
  - once my attorney(s)' power begins, my attorney(s) will have fu power to make decisions about, health matters subject to any included in this advance health directive
  - I may revoke the power given to my attorney(s) in this advance time I am capable of making an advance health directive givin
  - the power I am giving to my attorney(s) continues even if I do make decisions about health matters
  - if I am not capable of revoking this advance health directive, oversee the use of the power given to my attorney(s) for healt

ONLY SIGN THIS PART IN FRONT OF AN ELIGIBLE WITNESS

Principal's signature: _____

Witness's signature: _____

(Witness must also sign page 12)

Person signing for the principal

If you are physically unable to sign this form another person who is

By signing this document, I confirm that:

- the principal instructed me to sign this document
- I am not a witness for th health directive

eligible must sign the form for you.

Refer to section 7, page 15 of Form 10 — Advance health directive explanatory guide.

» I am 18 years or older

» I am not an attorney of t

Name			
Address			
Suburb		State	Postcod

ONLY SIGN THIS PART IN FRONT OF THE PRINCIPAL AND AN E

Person signing for the principal signs here: _____

Witness's signature: _____

WITNESS CERTIFICATE

This part must be filled in and signed by the eligible witness at the same time that you sign the advance health directive.

INFORMATION FOR THE WITNESS

As a witness you are not simply witnessing the principal's signature.

You must also be satisfied that the principal appears to have capacity to make the advance health directive.

Refer to section 7, page 16 and pages 20–21 of Form 10 — Advance health directive explanatory guide and the *Queensland Capacity Assessment Guidelines 2020*.

If an interpreter assisted in the preparation of this document or if an interpreter is present when this document is witnessed, complete Form 7 – Interpreter's/

By signing this document, I certify that: *(Tick one box only)*

☒ the principal signed this advance health directive in my presence

OR

☐ in my presence, the principal instructed another person to sign this directive for the principal, and that person signed it in my presence of the principal.

AND

» I am a: *(Tick one box only)*

☒ justice of the peace (JP)

☐ commissioner for declarations

☐ lawyer

☐ notary public.

» I am not:

- » the person signing the document for the principal
- » an attorney of the principal
- » a relation of the principal or relation of an attorney of the princip
- » a paid carer or health provider of the principal
- » a beneficiary under the principal's will.

» I have verified that section 5 of this advance health directive has be and dated by a doctor.

» At the time of making this advance health directive the principal ap the capacity to make this advance health directive. The principal ap

- » understand the nature and effect of this advance health directive
- » be capable of making the advance health directive freely and volu

translator's statement at www.publications.qld.gov.au

This document (including any additional pages) has 14 pages.

Witness's signature: _____

(Witness must also sign page 11)

Witness's name: Ross Michael Dwyer

JUSTICE OF THE PEACE
QUEENSLAND GOVERNMENT
Reg.No. 304
DEPT. OF JUSTICE & ATTO

SECTION 8: ATTORNEY(S)' ACCEPTANCE

If you have appointed an attorney(s) under section 6 the attorney(s) must sign this section.

It does not matter which order your attorney(s) sign this section.

Your attorney(s) must sign this section of the original form after you and the witness have signed section 7.

INFORMATION FOR ATTORNEYS

An attorney has important duties and obligations.

Refer to section 8, page

In signing this advance health directive I accept the appointment in accorda terms of this advance health directive and confirm that:

» I have **read** this advance health directive and I understand that I **must** ma and exercise power in accordance with this advance health directive, the *Attorney Act 1998* and the *Guardianship and Administration Act 2000*.

» I **understand:**

  » in exercising my powers I must apply the general principles and if I ex health care matters, the health care principles under the *Powers of At* and the *Guardianship and Administration Act 2000*

  » the obligations of an attorney and the consequences of failing to com obligations.

» I **declare** that:

  » I have capacity for the matter that I am appointed for

  » I am 18 years or older

  » I am not a paid carer for the principal

  » I am not a health provider for the principal

  » I am not a service provider for a residential service where the princip

Refer to section 8, page 17 and pages 22–24 of Form 10 — Advance health directive explanatory guide for further information about the duties and obligations of an attorney.

Note: a paid carer is someone who is paid a fee or wage to care for a person but not someone receiving a carer's pension or benefit.

Signature: _____

Full name: _____ D

Signature: _____

Full name: _____ D

Signature: _____

Full name: _____ D

Signature: _____

Full name: _____ D

☐ I have appointed an additional attorney(s) and need more space for my

Attach any additional pages to this form and tick the box to indicate extra pa

SECTION 9: WHAT TO DO WITH YOUR COMPLETED A HEALTH DIRECTIVE

You should:

» keep the original in a safe place

» give a certified copy to your attorney(s) (if appointed), doctor, other health provider(s), ban

and friends that you have made an advance health directive and wh

» notify your close family and friends that you

» review your advance health directive at least every two years or if your health changes signi

Refer to 'Further information' on pages 18–19 of Form 10 — Advance health directive explanat on how to make a certified copy and how your advance health directive may be revoked.

My Health Record

If you wish your document to be in My Health Record you can upload it via the My Health Rec www.myhealthrecord.gov.au. Your document will be valid regardless of whether it is upload

Office of Advance Care Planning

You are able to have your advance health directive uploaded to your Queensland Health ele send a copy of your document to the Office of Advance Care Planning. This way it will be eas clinicians involved in your care when it is required. A copy of your document can be sent to t Planning at acp@health.qld.gov.au, PO Box 2274, Runcorn, Queensland 4113 or fax 1300 00

What about registering as an organ donor?

If you are interested in donating your organs **after death**, visit the Australian Organ Donor Re

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Licensed under: http://creativecommons.org/licenses/by-nc-nd/3.0/au/deed.en
For copyright enquiries: ip_officer@health.qld.gov.au

Queensland Government

Acute Resuscitation Plan (ARP)

For adults at risk of acute deterioration

Facility: Redcliffe Hospital

URN: RDH 792758 0413688334

Family name: Knyvett

Given name(s): Rhonda

Address: [redacted]

Date of birth: 18-Oct-1957 Sex:

Clinical assessment and appropriate treatment options should be guided by good me which includes discussions with the patient and/or their substitute decision-maker(s)

- This ARP form has been developed as a clinical support tool for use in 'public sector health services' and 'public s facilities' as defined by Hospital and Health Boards Act 2011 (Qld). This ARP form includes references to legal cor indemnities, procedures and conditions of use which may apply only to usage in 'public sector health services' an facilities'. For usage in other services and facilities, these considerations may not apply and/or other considerations independent legal advice or other professional advice is recommended. **While usage of the ARP form by other is authorised by Queensland Health, it is the responsibility of medical practitioners and other health profe this ARP form or using a completed ARP form, without limitation, to independently and adequately satisfy all relevant matters to the standards applicable at law.** To the fullest extent permissible by law, Queensland H warranties, representations and liability in relation to the use of this ARP form.
- **The Quick Guide attached to this form contains important information and should be read prior to comple**
- If there is insufficient room on this form to record information, please cross-reference with the progress notes.

1. Clinical assessment

Record details/assessment of relevant medical conditions relating to the patient's physical and men This section may include clinical reasons why resuscitation planning is necessary.

Lier cirrhosis secondary to hepatitis C and EtOH, previous breast cancer with bilater CREST syndrome, recurrrent GIT bleeding from CABE, osteoporosis

2. Capacity assessment

☒ I believe that the patient **has capacity*** to consent to and/or refuse medical treatment.

☐ I believe that the patient **does not have capacity** to consent to and/or refuse medical treatment.

If there is a change in capacity, this form must be reviewed.

Details of assessment:

*A patient with capacity can understand information about their medical treatment and treatment options, weigh up the benefits, risks and bu and voluntarily make and communicate a decision. Refer to QH Withholding and withdrawing life-sustaining measures clinical guidelines for

3. Resuscitation management plan

If an acute deterioration or critical event occurs, it is clinically indicated to:

Provide e.g. ventilation, IV fluids, supportive therapies.

Intravenous antibiotics (IV AB), Intravenous fluids (IVF), MET Calls/Code Blue/RRT/ Dialysis only if appropriate with discussion

Not provide e.g. defibrillation, intubation, antibiotics.

Defibrillation, Cardiopulmonary resuscitation (CPR), Intubation / Ventilation, Inten admission / Transfer to ICU/HDU

DO NOT WRITE IN THIS BINDING MARGIN

v6.00 - 11/20

SW065

There is further documentation in the progress notes on the following dates: 21/11/2023

If a cardiac or respiratory arrest occurs, it is clinically appropriate to:

CPR ☐ Provide ☒ Do not pro

A decision not to provide CPR does not limit other treatn

Acting on the Resuscitation management plan: if this section differs from section 4 (Patient choic appropriate dispute resolution process (see Quick Guide). If the dispute remains unresolved, or th incomplete or unclear when a resuscitation decision is required, attending clinicians should exerc judgement based on the circumstances, and document this.

Queensland Government

Acute Resuscitation Plan (ARP)

For adults at risk of acute deterioration

Facility: Redcliffe Hospital

URN: RDH 792758 0413688334

Family name: Knyvett

Given name(s): Rhonda

Address: [redacted]

Date of birth: 18-Oct-1957 Sex: ☐ M

4. Patient choices

The patient has the following views and wishes about their end-of-life care: (e.g. CPR, pain management option visiting arrangements, spiritual and/or cultural support). Discuss the views and wishes of patients who have impaired their substitute decision-maker(s). Record the dates and times of discussions.

Has the patient participated in advance care planning? ☐ Yes ☒ No

Provide details:

5. Consenting details

Complete this section, irrespective of the patient's capacity.

Patients with capacity can provide their own consent.
For patients with impaired capacity, consent must be obtained from a substitute decision-maker(s), in the order below.

The patient has:

1. Advance Health Directive (AHD)	☐ Yes	☐ No
2. Tribunal-appointed Guardian (see 5. below)	☐ Yes	☐ No
3. Attorney(s) for health matters under Enduring Power of Attorney or AHD	☐ Yes	☐ No
4. Statutory Health Attorney†	☐ Yes	☐ No

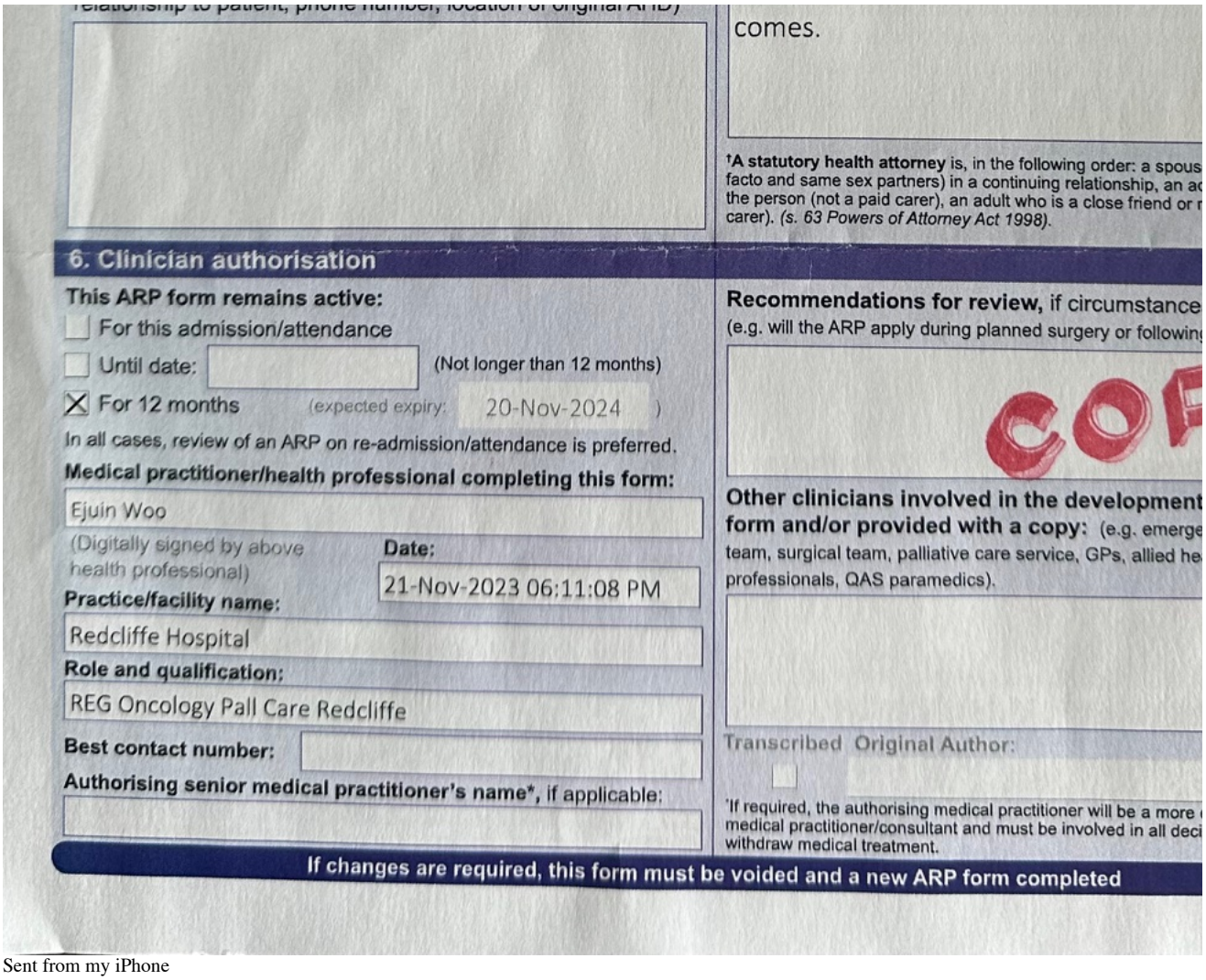
5. If no to all, The Public Guardian can be contacted for consent for further discussions about withholding and/or withdrawing life sustaining measures.
Visit www.publicguardian.qld.gov.au

Name/details of substitute decision-maker(s): (e.g. relationship to patient, phone number, location of original AHD)

Record the dates and times of discussions held w consent obtained from, the patient and/or substitu maker(s). Cross reference with progress notes.

Details of consenting discussions:

Discussed with Dr Carroll during consu round. Explained that Rhonda has mu comorbidities and if she becomes ver would need to make a call on how agg treatments need to be. Rhonda agree would want her ceiling of care to be f based cares with MET calls, and in the renal failure (current admission) woul renal replacement therapy only if app would want further discussion when t



Sent from my iPhone

Begin forwarded message:

From: Holly Osborne <hollyteganosborne@hotmail.com>
Date: 11 March 2025 at 1:01:40 pm AEST
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
Subject: Fw: EPOA dated 9.03.2025 - Rhonda Ann Knyvett

Hi Christie,
Please find attached new EPOA dated 9.03.2025 for the time being.

From: Holly Osborne
Sent: Tuesday, 11 March 2025 1:00 PM
To: Simon Thompson <Simon@lifelegacylegal.com.au>; Stuart Loudon <Stuart@loudonlegal.com.au>; Tammy Slater <tammys@gillandlane.com.au>; Simon Thompson <Simon@lifelegacylegal.com.au>; Honda.r@hotmail.com <honda.r@hotmail.com>; Michelle Tesch <Michelle@gillandlane.com.au>
Subject: EPOA dated 9.03.2025 - Rhonda Ann Knyvett

Afternoon

Please find attached enduring power of attorney (EPOA) dated 9.03.2025 naming Holly Dahm, and Riki Dahm as EPOA severely for Rhonda Ann Knyvett.
@Honda.r@hotmail.com<mailto:honda.r@hotmail.com> as required, I am notifying you that the EPOA has been enlivened.
A scanned copy will be provided shortly.

Kind regards
Holly

Contact details

Rhonda Ann Knyvett
honda.r@hotmail.com
0413 688 334

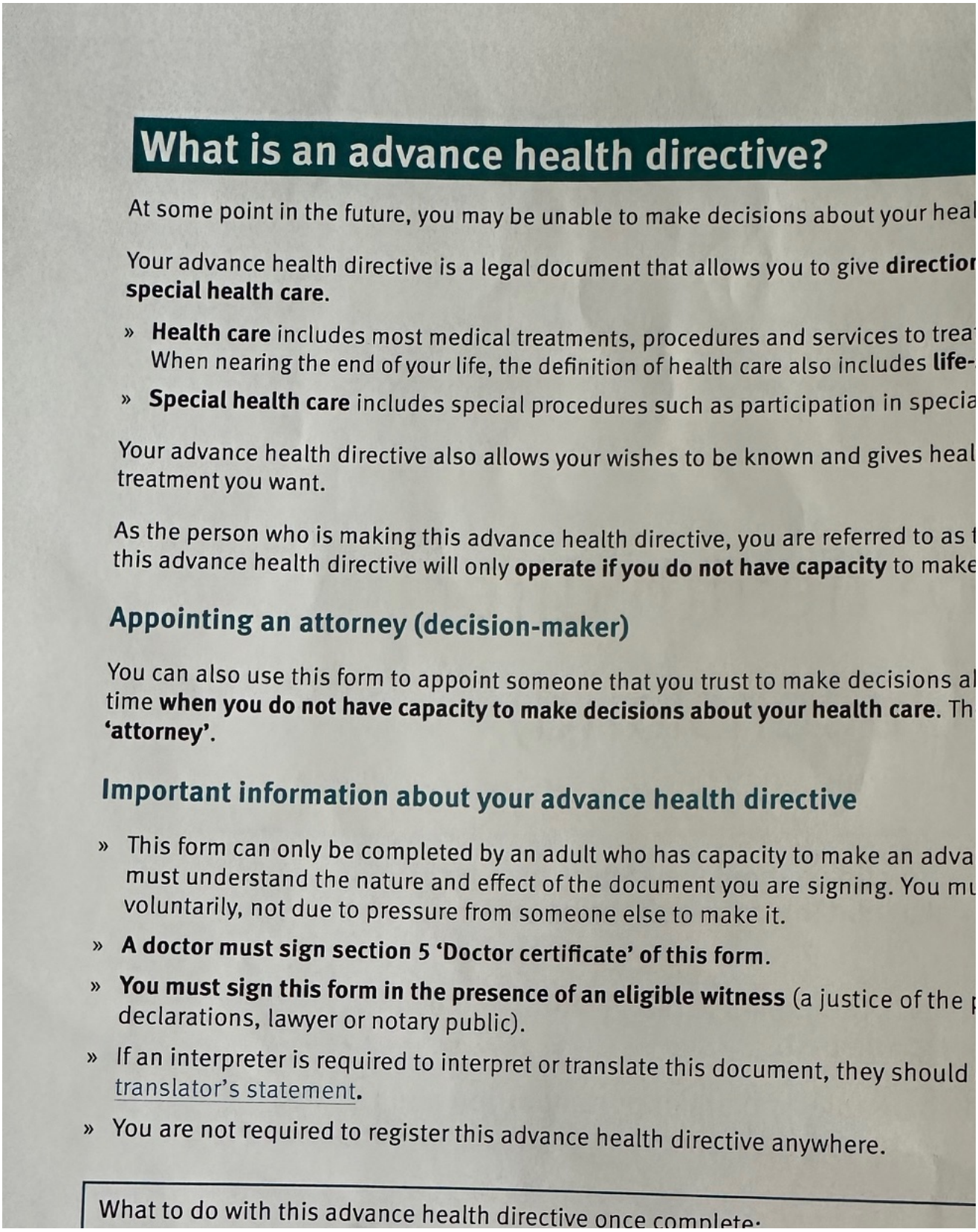
Riki Lee Dahm
rikidahm@gmail.com
0421 161 433

Holly Tegan Dahm
hollyteganosborne@hotmail.com
0401219842

<EPOA 9.03.2025.zip>

Subject: Fwd: EPOA dated 9.03.2025 - Rhonda Ann Knyvett
Date: Tuesday, 11 March 2025 at 2:08:13 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
CC: honda.r@hotmail.com <honda.r@hotmail.com>, Riki Dahm <rikidahm84@gmail.com>
Category: H & W
Attachments: image0.jpeg, image1.jpeg, image2.jpeg, image3.jpeg, image4.jpeg, image5.jpeg, image6.jpeg, image7.jpeg, image8.jpeg, image9.jpeg, image10.jpeg, image11.jpeg, image12.jpeg, image13.jpeg, image14.jpeg, image15.jpeg

Please find below AHD



What is an advance health directive?

At some point in the future, you may be unable to make decisions about your heal

Your advance health directive is a legal document that allows you to give **direction special health care**.

» **Health care** includes most medical treatments, procedures and services to trea When nearing the end of your life, the definition of health care also includes **life-**

» **Special health care** includes special procedures such as participation in specia

Your advance health directive also allows your wishes to be known and gives heal treatment you want.

As the person who is making this advance health directive, you are referred to as t this advance health directive will only **operate if you do not have capacity** to make

Appointing an attorney (decision-maker)

You can also use this form to appoint someone that you trust to make decisions a time **when you do not have capacity to make decisions about your health care**. Th **'attorney'**.

Important information about your advance health directive

» This form can only be completed by an adult who has capacity to make an adva must understand the nature and effect of the document you are signing. You mu voluntarily, not due to pressure from someone else to make it.

» **A doctor must sign section 5 'Doctor certificate' of this form.**

» **You must sign this form in the presence of an eligible witness** (a justice of the declarations, lawyer or notary public).

» If an interpreter is required to interpret or translate this document, they should translator's statement.

» You are not required to register this advance health directive anywhere.

What to do with this advance health directive once complete:

Subject: Fw: EPOA dated 9.03.2025 - Rhonda Ann Knyvett
Date: Tuesday, 11 March 2025 at 1:01:40 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
Category: H & W
Attachments: EPOA 9.03.2025.zip

Hi Christie,
Please find attached new EPOA dated 9.03.2025 for the time being.

From: Holly Osborne
Sent: Tuesday, 11 March 2025 1:00 PM
To: Simon Thompson <Simon@lifelegacylegal.com.au>; Stuart Loudon <Stuart@loudonlegal.com.au>; Tammy Slater <tammys@gillandlane.com.au>; Simon Thompson <Simon@lifelegacylegal.com.au>; Honda.r@hotmail.com <honda.r@hotmail.com>; Michelle Tesch <Michelle@gillandlane.com.au>
Subject: EPOA dated 9.03.2025 - Rhonda Ann Knyvett

Afternoon

Please find attached enduring power of attorney (EPOA) dated **9.03.2025** naming Holly Dahm, and Riki Dahm as EPOA severely for Rhonda Ann Knyvett.
@Honda.r@hotmail.com as required, I am notifying you that the EPOA has been enlivened.
A scanned copy will be provided shortly.

Kind regards
Holly

Contact details

Rhonda Ann Knyvett
honda.r@hotmail.com
0413 688 334

Riki Lee Dahm
rikidahm@gmail.com
0421 161 433

Holly Tegan Dahm
hollyteganosborne@hotmail.com
0401219842

Subject: EPOA and other things
Date: Tuesday, 11 March 2025 at 8:50:17 AM Australian Eastern Standard Time
From: rhonda knyvett <honda.r@hotmail.com>
To: Christie Gardiner <christie.gardiner@hallandwilcox.com.au>, laura.hanrahan@hallandwilcox.com.au <laura.hanrahan@hallandwilcox.com.au>
CC: holly tegan <Hollyteganosborne@hotmail.com>, Riki Dahm <rikidahm84@gmail.com>
Category: H & W

Hi Christie
Please do up a EPOA listing Holly and Riki both to make decisions severely on my behalf.
On the 9th I did a new EPOA, Holly will email it to you. Riki can give you instructions as well. Holly will also email you the advanced health directive.

This one is to deal with the tenancy dispute involving Garth, and allowing Riki to represent me. I still want you to proceed with the more
Detailed EPOA.

Holly will email you a medical certificate showing advice from my doctor about the effects contact with Garth has on me. He is still emailing constantly, which is very stressful. Please make him stop.
Please, if possible finish the new EPOA as soon as you can. We have a JP close by so we will deal with that part.

You can call me if needed
My number is 0413 688 334, but please include Holly if it's something new.
Sent from my iPhone

Subject: Re: Enduring Power of Attorney and Advance Health Directive [HW-ACTIVE.FID5037940]
Date: Tuesday, 11 March 2025 at 7:53:20 AM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
CC: honda.r@hotmail.com <honda.r@hotmail.com>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
Category: H & W
Attachments: image001.png, image001.png

Yes, please do. Will email over the advanced health directive shortly.

[redacted]

0424 161 433
Would you be in a position to finalise before the 27th of March?
Sent from my iPhone

On 11 Mar 2025, at 7:31 am, Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au> wrote:

Dear Rhonda

Last week Holly and I discussed updating your Enduring Power of Attorney and looking at your existing Advance Health Directive to ensure they do not inadvertently conflict.

Are you available for a telephone call this week to discuss further?

Regards

Christie Gardiner | Associate

T +61 7 3231 7798 | F +61 7 3231 7799
Christie.Gardiner@hallandwilcox.com.au



Hall & Wilcox | Smarter Law Update
Keep up to date and view our Latest Thinking
If our bank account details change, we will notify you by letter, phone call or face-to-face, but never by email.
Hall & Wilcox acknowledges the Traditional Custodians of the land, sea and waters on which we work, live and engage. We pay our respects to Elders past, present and future.
This email and any attachment is confidential and for the use of the intended recipient(s) only. It may also be the subject of legal professional privilege. If you are not the intended recipient, any use, interference with, disclosure or copying of this material is unauthorised and prohibited. Hall & Wilcox handles information according to relevant privacy laws.
Our privacy policy can be reviewed at our website: http://www.hallandwilcox.com.au/privacy/

Subject: Re: Enduring Power of Attorney and Advance Health Directive [HW-ACTIVE.FID5037940]
Date: Tuesday, 11 March 2025 at 7:53:14 AM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
CC: honda.r@hotmail.com <honda.r@hotmail.com>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
BCC: Riki Dahm <rikidahm84@gmail.com>
Category: H & W
Attachments: image001.png, image001.png

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[redacted]
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Christie.Gardiner@hallandwilcox.com.au



Hall & Wilcox | Smarter Law Update
Keep up to date and view our Latest Thinking
If our bank account details change, we will notify you by letter, phone call or face-to-face, but never by email.
Hall & Wilcox acknowledges the Traditional Custodians of the land, sea and waters on which we work, live and engage. We pay our respects to Elders past, present and future.
This email and any attachment is confidential and for the use of the intended recipient(s) only. It may also be the subject of legal professional privilege. If you are not the intended recipient, any use, interference with, disclosure or copying of this material is unauthorised and prohibited. Hall & Wilcox handles information according to relevant privacy laws.
Our privacy policy can be reviewed at our website: http://www.hallandwilcox.com.au/privacy/

Subject: Fwd: Complaint - serious criminal offences [MCW-ACTIVE.FID2659967]
Date: Monday, 10 March 2025 at 11:32:41 AM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
Category: GARTH WILFRED OSBORNE
Attachments: image001.png

Hi Christie,

Please feel free to confirm with Chris again that the complaint has been withdrawn.

He can verify this with the Queensland Police Service if needed. I don't believe it's necessary, nor do I wish for my email to QPS to be provided to him.

No need to respond today, waiting a few days will help manage expectations.

Holly

Begin forwarded message:
Sent from my iPhone

Begin forwarded message:

From: Chris Davis <CDavis@mcw.com.au>
Date: 10 March 2025 at 8:28:04 am AEST
To: Holly Osborne <hollyteganosborne@hotmail.com>
Cc: go56@bigpond.com, ann.z.shopz@gmail.com, Emily Ryan <ERyan@mcw.com.au>
Subject: RE: Complaint - serious criminal offences [MCW-ACTIVE.FID2659967]

Holly

Did you respond to my email below?

Hall & Wilcox have advised me that you have not instructed them on criminal matters.

Despite that, Hall & Wilcox do say that you have withdrawn the complaint. If so would you please confirm that you have and provide evidence of that?

Kind regards

Chris

From: Chris Davis
Sent: Thursday, 6 March 2025 12:54 PM
To: Holly Osborne <hollyteganosborne@hotmail.com>
Cc: go56@bigpond.com; ann.z.shopz@gmail.com
Subject: RE: Complaint - serious criminal offences [MCW-ACTIVE.FID2659967]

Hello Holly

Would you please let me know if you and Rhonda are represented by lawyers in the complaint matter referred to below? If so please do provide details.

Kind regards

Chris



From: Holly Osborne <hollyteganosborne@hotmail.com>
Sent: Wednesday, 5 March 2025 10:57 PM
To: Prosecutions.Sandgate@police.qld.gov.au
Cc: Chris Davis <CDavis@mcw.com.au>; go56@bigpond.com; ann.z.shopz@gmail.com
Subject: Complaint - serious criminal offences
Importance: High

Dear Sir/Madam,

I am writing to formally lodge a complaint against Mr Garth Wilfred Osborne and Ms Ann Anthonisz for actions that I believe constitute serious criminal offences, including but not limited to fraud, false declaration, and attempting to pervert the course of justice in a current Queensland Civil and Administrative Tribunal (QCAT) proceeding set for hearing on 28 March 2025 at Sandgate Magistrates Court.

I am the Enduring Power of Attorney on behalf of Ms Rhonda Ann Knyvett, the Applicant in QCAT proceedings involving the Respondents Mr Osborne and Ms Anthonisz. During these proceedings, the Respondents submitted and served the following documents on 27 February 2025, and for a second time on 28 February 2025, serving an additional statement (4).

1. A bank statement from his Mr Osborne's personal NAB bank account

2. A cheque stub

3. An affidavit certified before a Justice of the Peace

4. A statement lodged with QCAT.

In these documents, Mr Osborne declared that a $10,000 cheque issued to Ms Knyvett was a gift. Mr Osborne and Ms Knyvett are co trustee's of a Self-Managed Superannuation Fund (SMSF). The SMSF financial operating statement for financial year ending 30 June 2023 records the $10,000 payment as a superannuation payment made to Ms Knyvett on page 5. The cheque cannot be a gift as it was recorded in the SMSF operating statement, and reported to Australian Tax Office in the SMSF annual tax lodgement.

Based on the available information, it is my interpretation that the Respondents, Mr Osborne and Ms Anthonisz, have allegedly engaged in conduct that may constitute serious offences, including but not limited to fraud, false declaration, and attempting to pervert the course of justice.

It appears that Mr Osborne knowingly misrepresented the nature of a $10,000 cheque payment, intentionally making a false declaration to a Justice of the Peace (JP). The document was certified, and the Respondents submitted the document to the QCAT as part of proceedings in Case No. Q1499-25, a residential tenancy dispute concerning a periodic lease. This false declaration was also served on the Applicant, Ms Knyvett, presented as evidence before QCAT.

Mr Osborne swore an affidavit before a JP, despite allegedly knowing the contents to be false, and subsequently submitted this affidavit to QCAT in an apparent attempt to mislead the Tribunal to secure a more favourable outcome. This affidavit appears to have been designed to falsely recharacterise the cheque payment made to Ms Knyvett, with the apparent objective of concealing the true nature of the transaction.

While the misleading information was served on behalf of both Respondents, Mr Osborne and Ms Anthonisz, it remains a key consideration whether Ms Anthonisz was aware that the statement was false. Based on the circumstances, it appears Ms Anthonisz stood to benefit from the misrepresentation, and if it is established that she had knowledge of the false statement and did not dispute its accuracy, she may be complicit in the deceptive conduct.

In Queensland law, accessorial liability may arise if an individual:

- Knowingly aids, abets, counsels, or procures the commission of an offence; or
- Intentionally participates in an act designed to mislead a legal process for personal gain.

The actions undertaken appear to be a deliberate attempt to pervert the course of justice by submitting false information to a legal authority, with the Respondents seemingly seeking to gain an advantage in a tenancy dispute. Given the seriousness of these allegations, this information is submitted in good faith for consideration by the relevant authorities, to determine whether criminal charges should be pursued against either or both Respondents.

Supporting evidence

- All documentation lodged with the QCAT and served to the Applicant on 27 February 2025 and 28 February 2025

- SMSF financial operating statement FY23

Contempt Application

Please be advised that I am in the process of preparing submissions and will lodge a complaint of contempt against the Respondents with the QCAT.

Request

Given the seriousness of the allegations against The Respondents, I respectfully request the issuance of a complaint number for this report and to be notified of public developments, such as charges or convictions.

As the evidence pertaining to these allegations remains preserved and cannot be altered, I have included Mr Osborne, Ms Anthonisz, and Mr Osborne's SMSF legal representative, Mr Davis, in this correspondence, ensuring the Respondents have the opportunity to proactively engage with enquiries initiated by the Queensland Police Service regarding this complaint. To assist with enquiries, the Respondents contact information is provided below. Should you require any additional information, please do not hesitate to contact me via phone at 0401 219 842 or by email.

Thank you for your attention to this serious matter.

Kind regards,

Holly Dahm

Enduring power of attorney

On behalf of Rhonda Ann Knyvett

CONTACT INFORMATION

Garth Wilfred Osborne
0407755084
Go56@bigpond.com.au
18 Magnetic Street
Boondall 4018
PO BOX 321
Taigum 4018

Ann Anthonisz
0401 072 389
ann.z.shopz@gmail.com
18 Magnetic Street
Boondall 4018
PO BOX 321
Taigum 4018

SMSF Legal Representation
Chris Davis
McInnes Wilson Lawyers
3014 6530
cdavis@mcw.com.au
Level 23, Central Plaza,
345 Queen Street

Subject: Fwd: Complaint - serious criminal offences
Date: Monday, 10 March 2025 at 11:25:26 AM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
Category: H & W

Sent from my iPhone

Begin forwarded message:

From: "Prosecutions.Sandgate[NBD]" <Prosecutions.Sandgate@police.qld.gov.au>
Date: 10 March 2025 at 10:18:35 am AEST
To: Holly Osborne <hollyteganosborne@hotmail.com>
Subject: RE: Complaint - serious criminal offences

OFFICIAL

Dear Ms OSBORNE,

Thank you for your email. Prosecutions are not involved in the matter on the 28th March 2025.

In relation to a criminal complaint, you can make a report at any police station or via police link – online or via phone 131 444.

Kind regards,

Angela

A/Sgt Angela GOODWIN
OIC Sandgate PPC
Police Prosecutor
4032982
North Brisbane District Prosecutions, Sandgate| Prosecution Services | Legal Division
Address: 80-84 Brighton Road, Sandgate.
Brisbane Qld 4017
Phone: +61 07 3631 7022
Email: Goodwin.Angelae@police.qld.gov.au
https://qldpolice.sharepoint.com/sites/BrisbaneRegion/SitePages/NBD-Prosecutions-Sandgate.aspx

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From: Holly Osborne <hollyteganosborne@hotmail.com>
Sent: Wednesday, March 5, 2025 10:57 PM
To: Prosecutions.Sandgate[NBD] <Prosecutions.Sandgate@police.qld.gov.au>
Cc: Chris Davis <CDavis@mcw.com.au>; go56@bigpond.com; ann.z.shopz@gmail.com
Subject: Complaint - serious criminal offences
Importance: High

CAUTION: This email originated from outside of Queensland Police Service. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

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the true nature of the transaction.

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As the evidence pertaining to these allegations remains preserved and cannot be altered, I have included Mr Osborne, Ms Anthonisz, and Mr Osborne's SMSF legal representative, Mr Davis, in this correspondence, ensuring the Respondents have the opportunity to proactively engage with enquiries initiated by the Queensland Police Service regarding this complaint. To assist with enquiries, the Respondents contact information is provided below. Should you require any additional information, please do not hesitate to contact me via phone at 0401 219 842 or by email.

Thank you for your attention to this serious matter.

Kind regards,

Holly Dahm

Enduring power of attorney

On behalf of Rhonda Ann Knyvett

CONTACT INFORMATION

Garth Wilfred Osborne
0407755084
Go56@bigpond.com.au
18 Magnetic Street
Boondall 4018
PO BOX 321
Taigum 4018

Ann Anthonisz
0401 072 389
ann.z.shopz@gmail.com
18 Magnetic Street
Boondall 4018
PO BOX 321
Taigum 4018

SMSF Legal Representation
Chris Davis
McInnes Wilson Lawyers
3014 6530
cdavis@mcw.com.au
Level 23, Central Plaza,
345 Queen Street

****
CONFIDENTIALITY: The information contained in this electronic mail message and any electronic files attached to it may be confidential information, and may also be the subject of legal professional privilege and/or public interest immunity. If you are not the intended recipient you are required to delete it. Any use, disclosure or copying of this message and any attachments is unauthorised. If you have received this electronic message in error, please inform the sender or contact 1300.psaict@police.qld.gov.au. This footnote also confirms that this email message has been checked for the presence of computer viruses.
****

Subject: Re: Request to Close Out Complaint [HW-ACTIVE.FID5037940]
Date: Sunday, 9 March 2025 at 5:06:27 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
CC: Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>, McLane Edinger <McLane.Edinger@hallandwilcox.com.au>, Riki Dahm <rikidahm84@gmail.com>
Category: GARTH WILFRED OSBORNE
Attachments: image002.png, image003.png

Hi Christie,
No delay at all, it is the weekend.
Do stay safe.
Holly

Sent from my iPhone

On 9 Mar 2025, at 4:13 pm, Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au> wrote:

Hi Holly

I apologise for the delay in responding – we have been without power.

Thanks for your email and for letting us know that you have withdrawn your complaint to QPS. We will convey this to Chris.

Regards

Christie Gardiner | Associate

T +61 7 3231 7798 | F +61 7 3231 7799
Christie.Gardiner@hallandwilcox.com.au

<image002.png>

From: Holly Osborne <hollyteganosborne@hotmail.com>
Sent: Saturday, 8 March 2025 8:26 PM
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>; Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>; McLane Edinger <McLane.Edinger@hallandwilcox.com.au>
Cc: Riki Dahm <rikidahm84@gmail.com>
Subject: Request to Close Out Complaint
Importance: High

Hi Christie,

Chris Davis contacted me directly about the complaint I made to QPS (**below**). It now appears Rhonda received the funds, so I have withdrawn the complaint.

As per your instructions not to engage directly with Garth or his legal representatives, I have not responded. If a response is required, please close this out. I've attached the withdrawal for your records.

Let me know if you need anything further.

Holly

From: Chris Davis <CDavis@mcw.com.au>
Sent: Thursday, 6 March 2025 12:53 PM
To: Holly Osborne <hollyteganosborne@hotmail.com>
Cc: go56@bigpond.com <go56@bigpond.com>; ann.z.shopz@gmail.com <ann.z.shopz@gmail.com>
Subject: RE: Complaint - serious criminal offences [MCW-ACTIVE.FID2659967]

Hello Holly

Would you please let me know if you and Rhonda are represented by lawyers in the complaint matter referred to below? If so please do provide details.

Kind regards

Chris

<image003.png>

Chris Davis
Principal

T +61 7 3014 6530
cdavis@mcw.com.au
Brisbane | Level 23, Central Plaza, 345 Queen Street QLD 4000

mcw.com.au

Privacy Policy | EFT Transfers

From: Holly Osborne <hollyteganosborne@hotmail.com>

Sent: Wednesday, 5 March 2025 10:57 PM
To: Prosecutions.Sandgate@police.qld.gov.au
Cc: Chris Davis <CDavis@mcw.com.au>; go56@bigpond.com; ann.z.shopz@gmail.com
Subject: Complaint - serious criminal offences
Importance: High

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Supporting evidence

- All documentation lodged with the QCAT and served to the Applicant on 27 February 2025 and 28 February 2025
- SMSF financial operating statement FY23

Contempt Application
Please be advised that I am in the process of preparing submissions and will lodge a complaint of contempt against the Respondents with the QCAT.

Request

Given the seriousness of the allegations against The Respondents, I respectfully request the issuance of a complaint number for this report and to be notified of public developments, such as charges or convictions.

As the evidence pertaining to these allegations remains preserved and cannot be altered, I have included Mr Osborne, Ms Anthonisz, and Mr Osborne's SMSF legal representative, Mr Davis, in this correspondence, ensuring the Respondents have the opportunity to proactively engage with enquiries initiated by the Queensland Police Service regarding this complaint. To assist with enquiries, the Respondents contact information is provided below. Should you require any additional information, please do not hesitate to contact me via phone at 0401 219 842 or by email.

Thank you for your attention to this serious matter.

Kind regards,

Holly Dahm

Enduring power of attorney

On behalf of Rhonda Ann Knyvett

CONTACT INFORMATION

Garth Wilfred Osborne
0407755084
Go56@bigpond.com.au
18 Magnetic Street
Boondall 4018

PO BOX 321
Taigum 4018

Ann Anthonisz
0401 072 389
ann.z.shopz@gmail.com
18 Magnetic Street
Boondall 4018
PO BOX 321
Taigum 4018

SMSF Legal Representation
Chris Davis
McInnes Wilson Lawyers
3014 6530
cdavis@mcw.com.au
Level 23, Central Plaza,
345 Queen Street

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Keep up to date and view our Latest Thinking
If our bank account details change, we will notify you by letter, phone call or face-to-face, but never by email.
Hall & Wilcox acknowledges the Traditional Custodians of the land, sea and waters on which we work, live and engage. We pay our respects to Elders past, present and future.
This email and any attachment is confidential and for the use of the intended recipient(s) only. It may also be the subject of legal professional privilege. If you are not the intended recipient, any use, interference with, disclosure or copying of this material is unauthorised and prohibited. Hall & Wilcox handles information according to relevant privacy laws.
Our privacy policy can be reviewed at our website: http://www.hallandwilcox.com.au/privacy/

Subject: Request to Close Out Complaint
Date: Saturday, 8 March 2025 at 8:26:10 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>, McLane Edinger <McLane.Edinger@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Priority: High
Category: GARTH WILFRED OSBORNE
Attachments: image001.png, Withdrawal of Complaint.eml

Hi Christie,

Chris Davis contacted me directly about the complaint I made to QPS (**below**). It now appears Rhonda received the funds, so I have withdrawn the complaint.

As per your instructions not to engage directly with Garth or his legal representatives, I have not responded. If a response is required, please close this out. I've attached the withdrawal for your records.

Let me know if you need anything further.

Holly

From: Chris Davis <CDavis@mcw.com.au>
Sent: Thursday, 6 March 2025 12:53 PM
To: Holly Osborne <hollyteganosborne@hotmail.com>
Cc: go56@bigpond.com <go56@bigpond.com>; ann.z.shopz@gmail.com <ann.z.shopz@gmail.com>
Subject: RE: Complaint - serious criminal offences [MCW-ACTIVE.FID2659967]

Hello Holly

Would you please let me know if you and Rhonda are represented by lawyers in the complaint matter referred to below? If so please do provide details.

Kind regards

Chris

Chris Davis
Principal

T +61 7 3014 6530
cdavis@mcw.com.au
Brisbane | Level 23, Central Plaza, 345 Queen Street QLD 4000

mcw.com.au

Privacy Policy | EFT Transfers

From: Holly Osborne <hollyteganosborne@hotmail.com>
Sent: Wednesday, 5 March 2025 10:57 PM
To: Prosecutions.Sandgate@police.qld.gov.au
Cc: Chris Davis <CDavis@mcw.com.au>; go56@bigpond.com; ann.z.shopz@gmail.com
Subject: Complaint - serious criminal offences
Importance: High

Dear Sir/Madam,

I am writing to formally lodge a complaint against Mr Garth Wilfred Osborne and Ms Ann Anthonisz for actions that I believe constitute serious criminal offences, including but not limited to fraud, false declaration, and attempting to pervert the course of justice in a current Queensland Civil and Administrative Tribunal (QCAT) proceeding set for hearing on 28 March 2025 at Sandgate Magistrates Court.

I am the Enduring Power of Attorney on behalf of Ms Rhonda Ann Knyvett, the Applicant in QCAT proceedings involving the Respondents Mr Osborne and Ms Anthonisz. During these proceedings, the Respondents submitted and served the following documents on 27 February 2025, and for a second time on 28 February 2025, serving an additional statement (4).

1. A bank statement from his Mr Osborne's personal NAB bank account
2. A cheque stub
3. An affidavit certified before a Justice of the Peace
4. A statement lodged with QCAT.

In these documents, Mr Osborne declared that a $10,000 cheque issued to Ms Knyvett was a gift. Mr Osborne and Ms Knyvett are co trustee's of a Self-Managed Superannuation Fund (SMSF). The SMSF financial operating statement for financial year ending 30 June 2023 records the $10,000 payment as a superannuation payment made to Ms Knyvett on page 5. The cheque cannot be a gift as it was recorded in the SMSF operating statement, and reported to Australian Tax Office in the SMSF annual tax lodgement.

Based on the available information, it is my interpretation that the Respondents, Mr Osborne and Ms Anthonisz, have allegedly engaged in conduct that may constitute serious offences, including but not limited to fraud, false declaration, and attempting to pervert the course of justice.

It appears that Mr Osborne knowingly misrepresented the nature of a $10,000 cheque payment, intentionally making a false declaration to a Justice of the Peace (JP). The document was certified, and the Respondents submitted the document to the QCAT as part of proceedings in

Case No. Q1499-25, a residential tenancy dispute concerning a periodic lease. This false declaration was also served on the Applicant, Ms Knyvett, presented as evidence before QCAT.

Mr Osborne swore an affidavit before a JP, despite allegedly knowing the contents to be false, and subsequently submitted this affidavit to QCAT in an apparent attempt to mislead the Tribunal to secure a more favourable outcome. This affidavit appears to have been designed to falsely recharacterise the cheque payment made to Ms Knyvett, with the apparent objective of concealing the true nature of the transaction.

While the misleading information was served on behalf of both Respondents, Mr Osborne and Ms Anthonisz, it remains a key consideration whether Ms Anthonisz was aware that the statement was false. Based on the circumstances, it appears Ms Anthonisz stood to benefit from the misrepresentation, and if it is established that she had knowledge of the false statement and did not dispute its accuracy, she may be complicit in the deceptive conduct.

In Queensland law, accessorial liability may arise if an individual:

- Knowingly aids, abets, counsels, or procures the commission of an offence; or
- Intentionally participates in an act designed to mislead a legal process for personal gain.

The actions undertaken appear to be a deliberate attempt to pervert the course of justice by submitting false information to a legal authority, with the Respondents seemingly seeking to gain an advantage in a tenancy dispute. Given the seriousness of these allegations, this information is submitted in good faith for consideration by the relevant authorities, to determine whether criminal charges should be pursued against either or both Respondents.

Supporting evidence

- All documentation lodged with the QCAT and served to the Applicant on 27 February 2025 and 28 February 2025
- SMSF financial operating statement FY23

Contempt Application

Please be advised that I am in the process of preparing submissions and will lodge a complaint of contempt against the Respondents with the QCAT.

Request

Given the seriousness of the allegations against The Respondents, I respectfully request the issuance of a complaint number for this report and to be notified of public developments, such as charges or convictions.

As the evidence pertaining to these allegations remains preserved and cannot be altered, I have included Mr Osborne, Ms Anthonisz, and Mr Osborne's SMSF legal representative, Mr Davis, in this correspondence, ensuring the Respondents have the opportunity to proactively engage with enquiries initiated by the Queensland Police Service regarding this complaint. To assist with enquiries, the Respondents contact information is provided below. Should you require any additional information, please do not hesitate to contact me via phone at 0401 219 842 or by email.

Thank you for your attention to this serious matter.

Kind regards,

Holly Dahm

Enduring power of attorney

On behalf of Rhonda Ann Knyvett

CONTACT INFORMATION

Garth Wilfred Osborne
0407755084
Go56@bigpond.com.au
18 Magnetic Street
Boondall 4018
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Taigum 4018

Ann Anthonisz
0401 072 389
ann.z.shopz@gmail.com
18 Magnetic Street
Boondall 4018
PO BOX 321
Taigum 4018

SMSF Legal Representation
Chris Davis
McInnes Wilson Lawyers
3014 6530
cdavis@mcw.com.au
Level 23, Central Plaza,
345 Queen Street

Subject: Re: Garth's Deliberate Obstruction & Next Steps
Date: Friday, 7 March 2025 at 8:34:21 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>, Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, McLane Edinger <McLane.Edinger@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Category: GARTH WILFRED OSBORNE

Further to my previous email, it critical that we formally correct the false narrative Garth is presenting in his correspondence. He continues to misrepresent the situation, create unnecessary urgency around payments, and shift focus away from his own non-compliance.

Please confirm that this will be included in the correspondence next week.

Thank you,

Holly

Sent from my iPhone

> On 7 Mar 2025, at 8:24 pm, Holly Osborne <hollyteganosborne@hotmail.com> wrote:
>
> Hi Laura, McLane, and Christie,
>
> I will support Rhonda in completing the necessary steps on her end. However, this process still requires Garth to take action, which he has deliberately chosen not to do.
>
> As outlined, Garth must obtain the prescribed authorisation form from his Suncorp branch, complete and sign it, and submit it for processing. Once both approvals are received, two-person authorisation will allow the payments to proceed.
>
> Rhonda's personal banker, Kharen de Guzman (Kharen.deGuzman@suncorpbank.com.au), is fully available to assist with this process. If further clarification is required, we can provide additional details, and direct contact with Kharen can be made if needed.
>
> Given the number of times Garth has attended the bank over the past 40 years, depositing and withdrawing over $4 million in funds, it is highly likely he has a personal banker available to him.
>
> If assistance is required, Garth should engage directly with his personal banker to obtain, complete, and submit the necessary authorisation form.
>
> Garth's ongoing failure to take this simple step is a deliberate choice, **not** an oversight. He is intentionally misrepresenting the situation in his emails to create a false narrative while actively refusing to complete the required steps. Garth's continued failure to supply any information, comply any request, or facilitate this process is a deliberate strategy to obstruct and delay.
>
> Garth is not acting in good faith. I believe it is time to take a firm stance and make it clear we are prepared to escalate.
>
> I will again reconfirm the process early next week and return to you.
>
> Holly
>
> Begin forwarded message:
>
> **From:** Garth Osborne <go56@bigpond.com>
> **Date:** 7 March 2025 at 7:08:30 pm AEST
> **To:** HOlly Osborne <hollyteganosborne@hotmail.com>
> **Cc:** Chris Davis <CDavis@mcw.com.au>, Rhonda knyvett <honda.r@hotmail.com>
> **Subject: Ultra Super Fund**
>
> Holly Tegan Dahm
> EPA for Rhonda Ann Knyvett
>
> RE: Block placed on Suncorp Bank Ultra Super Fund A/C No: 001422502 BSB No: 484-799
>
> Suncorp Bank have informed me they require the signature of both Trustees for the block to be removed.
> Hall & Wilcox informed us you would be attending to this matter by the 28/02/2025.
> As of todays date, 7th March 2025 you have failed to address the matter.
> The outstanding payments continue to accrue penalties.
> As a Trustee you have a fiduciary responsibility to be acting in good faith.

I await to hear of your actions,

GARTH OSBORNE
Trustee for Ultra Super Fund

Subject: Garth's Deliberate Obstruction & Next Steps
Date: Friday, 7 March 2025 at 8:24:24 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>, Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, McLane Edinger <McLane.Edinger@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Category: GARTH WILFRED OSBORNE

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As outlined, Garth must obtain the prescribed authorisation form from his Suncorp branch, complete and sign it, and submit it for processing. Once both approvals are received, two-person authorisation will allow the payments to proceed.

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If assistance is required, Garth should engage directly with his personal banker to obtain, complete, and submit the necessary authorisation form.

Garth's ongoing failure to take this simple step is a deliberate choice, **not** an oversight. He is intentionally misrepresenting the situation in his emails to create a false narrative while actively refusing to complete the required steps. Garth's continued failure to supply any information, comply any request, or facilitate this process is a deliberate strategy to obstruct and delay.

Garth is not acting in good faith. I believe it is time to take a firm stance and make it clear we are prepared to escalate.

I will again reconfirm the process early next week and return to you.

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> **From:** Garth Osborne <go56@bigpond.com>
> **Date:** 7 March 2025 at 7:08:30 pm AEST
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> **Cc:** Chris Davis <CDavis@mcw.com.au>, Rhonda knyvett <honda.r@hotmail.com>
> **Subject: Ultra Super Fund**
>
> Holly Tegan Dahm
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> As of todays date, 7th March 2025 you have failed to address the matter.
> The outstanding payments continue to accrue penalties.
> As a Trustee you have a fiduciary responsibility to be acting in good faith.
>
> I await to hear of your actions,
>
> GARTH OSBORNE
> Trustee for Ultra Super Fund

Subject: Update on Trust Account Funds Usage
Date: Friday, 7 March 2025 at 6:43:57 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
Category: H & W

Hello Christie,

Could you please provide an update on the current status of the funds held in trust?

Thank you

Holly

Subject: Fwd: Complaint - serious criminal offences [MCW-ACTIVE.FID2659967]
Date: Thursday, 6 March 2025 at 7:56:12 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>, McLane Edinger <McLane.Edinger@hallandwilcox.com.au>
Category: GARTH WILFRED OSBORNE
Attachments: image001.png

Evening

Just a quick update to keep you informed, Garth's SMSF lawyer has contacted me directly regarding my complaint to the QPS, despite it being made in my private capacity.

The complaint includes only relevant individuals, specifically, the respondents and the relevant legal representative. Whilst legal representatives are not typically included in private complaints, Garth's SMSF lawyer is directly involved in the fund's legal matters. Given the complaint's relevance to SMSF, their inclusion ensures all legal considerations are appropriately addressed.

I don't consider a response necessary at this stage but wanted to flag it with you.

Let me know if you have any thoughts.

Holly

From: Chris Davis <CDavis@mcw.com.au>
Date: 6 March 2025 at 12:54:03 pm AEST
To: Holly Osborne <hollyteganosborne@hotmail.com>
Cc: go56@bigpond.com, ann.z.shopz@gmail.com
Subject: RE: Complaint - serious criminal offences [MCW-ACTIVE.FID2659967]

Hello Holly

Would you please let me know if you and Rhonda are represented by lawyers in the complaint matter referred to below? If so please do provide details.

Kind regards

Chris



From: Holly Osborne <hollyteganosborne@hotmail.com>
Sent: Wednesday, 5 March 2025 10:57 PM
To: Prosecutions.Sandgate@police.qld.gov.au
Cc: Chris Davis <CDavis@mcw.com.au>; go56@bigpond.com; ann.z.shopz@gmail.com
Subject: Complaint - serious criminal offences
Importance: High

Dear Sir/Madam,

I am writing to formally lodge a complaint against Mr Garth Wilfred Osborne and Ms Ann Anthonisz for actions that I believe constitute serious criminal offences, including but not limited to fraud, false declaration, and attempting to pervert the course of justice in a current Queensland Civil and Administrative Tribunal (QCAT) proceeding set for hearing on 28 March 2025 at Sandgate Magistrates Court.

I am the Enduring Power of Attorney on behalf of Ms Rhonda Ann Knyvett, the Applicant in QCAT proceedings involving the Respondents Mr Osborne and Ms Anthonisz. During these proceedings, the Respondents submitted and served the following documents on 27 February 2025, and for a second time on 28 February 2025, serving an additional statement (4).

1. A bank statement from his Mr Osborne's personal NAB bank account

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In these documents, Mr Osborne declared that a $10,000 cheque issued to Ms Knyvett was a gift. Mr Osborne and Ms Knyvett are co trustee's of a Self-Managed Superannuation Fund (SMSF). The SMSF financial operating statement for financial year ending 30 June 2023 records the $10,000 payment as a superannuation payment made to Ms Knyvett on page 5. The cheque cannot be a gift as it was recorded in the SMSF operating statement, and reported to Australian Tax Office in the SMSF annual tax lodgement.

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Mr Osborne swore an affidavit before a JP, despite allegedly knowing the contents to be false, and subsequently submitted this affidavit to QCAT in an apparent attempt to mislead the Tribunal to secure a more favourable outcome. This affidavit appears to have been designed to falsely recharacterise the cheque payment made to Ms Knyvett, with the apparent objective of concealing the true nature of the transaction.

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- Intentionally participates in an act designed to mislead a legal process for personal gain.

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- SMSF financial operating statement FY23

Contempt Application

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Request

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As the evidence pertaining to these allegations remains preserved and cannot be altered, I have included Mr Osborne, Ms Anthonisz, and Mr Osborne's SMSF legal representative, Mr Davis, in this correspondence, ensuring the Respondents have the opportunity to proactively engage with enquiries initiated by the Queensland Police Service regarding this complaint. To assist with enquiries, the Respondents contact information is provided below. Should you require any additional information, please do not hesitate to contact me via phone at 0401 219 842 or by email.

Thank you for your attention to this serious matter.

Kind regards,

Holly Dahm

Enduring power of attorney

On behalf of Rhonda Ann Knyvett

CONTACT INFORMATION

Garth Wilfred Osborne
0407755084
Go56@bigpond.com.au
18 Magnetic Street
Boondall 4018
PO BOX 321
Taigum 4018

Ann Anthonisz
0401 072 389
ann.z.shopz@gmail.com
18 Magnetic Street
Boondall 4018
PO BOX 321
Taigum 4018

SMSF Legal Representation
Chris Davis
McInnes Wilson Lawyers
3014 6530
cdavis@mcw.com.au
Level 23, Central Plaza,
345 Queen Street

Subject: Direct correspondence
Date: Wednesday, 5 March 2025 at 6:41:17 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>, Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Category: H & W
Attachments: Untitled.eml, Ultra Super Fund.eml

Evening ladies

I've received multiple direct correspondence from Garth today (**Attached**). As previously advised, I will be ignoring it, as I've instructed his legal representatives to engage directly with Hall & Wilcox.

Could you please reinforce this direction with his legal team and directly address Garth's continued lack of compliance?

Thank you

Holly

Subject: Re: Laurie Carawardine Auditor's ASIC Review
Date: Wednesday, 5 March 2025 at 1:11:30 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Category: H & W

Hello
Further to the below please issue the correspondence for Laurie Carwardine, auditor to info@auditbox.com.au

Thank you

Sent from my iPhone

> On 5 Mar 2025, at 10:40 am, Holly Osborne <hollyteganosborne@hotmail.com> wrote:
>
> Hello Christie
>
> Here is the link about ASIC announcing action against 11 SMSF auditors
>
> https://asic.gov.au/about-asic/news-centre/find-a-media-release/2023-releases/23-275mr-asic-announces-action-against-11-smsf-auditors/
>
> > On 5 Mar 2025, at 10:32 am, Holly Osborne <hollyteganosborne@hotmail.com> wrote:
> >
> > Dear Christie,
> >
> > I hope this message finds you well.
> >
> > I wanted to inform you that the auditor, Laurie Carwardine of Carwardine & Associates, has recently undergone a review by the Australian Securities and Investments Commission (ASIC). As a result, additional conditions have been imposed on his Self-Managed Superannuation Fund (SMSF) auditor registration.
> >
> > Laurie continues to operate and provided services to Ultra Super Fund under tAuditBox. Notably, on the AuditBox website, the Australian Business Number (ABN) appears to be intentionally obscured. However, by copying the website's content and pasting it into a document, the ABN becomes visible.
> >
> > For your reference, I have included this copied content below:
> >
> > https://www.auditbox.com.au/
> >
> > "This website is the website of Carwardine & Associates Pty Ltd and its related entities. The information contained on this website does not constitute financial product advice, is general in nature and does not take into account your personal situation. You should consider whether the information is appropriate to your needs, and where appropriate, seek professional advice. Financial Services provided by Carwardine Financial Services ABN 23 126 007 065, Australian Financial Services License No. 323462."
> >
> > Holly

Subject: Re: Laurie Carawardine Auditor's ASIC Review
Date: Wednesday, 5 March 2025 at 10:40:27 AM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Category: H & W

Hello Christie

Here is the link about ASIC announcing action against 11 SMSF auditors

https://asic.gov.au/about-asic/news-centre/find-a-media-release/2023-releases/23-275mr-asic-announces-action-against-11-smsf-auditors/

On 5 Mar 2025, at 10:32 am, Holly Osborne <hollyteganosborne@hotmail.com> wrote:

Dear Christie,

I hope this message finds you well.

I wanted to inform you that the auditor, Laurie Carwardine of Carwardine & Associates, has recently undergone a review by the Australian Securities and Investments Commission (ASIC). As a result, additional conditions have been imposed on his Self-Managed Superannuation Fund (SMSF) auditor registration.

Laurie continues to operate and provided services to Ultra Super Fund under tAuditBox. Notably, on the AuditBox website, the Australian Business Number (ABN) appears to be intentionally obscured. However, by copying the website's content and pasting it into a document, the ABN becomes visible.

For your reference, I have included this copied content below:

https://www.auditbox.com.au/

"This website is the website of Carwardine & Associates Pty Ltd and its related entities. The information contained on this website does not constitute financial product advice, is general in nature and does not take into account your personal situation. You should consider whether the information is appropriate to your needs, and where appropriate, seek professional advice. Financial Services provided by Carwardine Financial Services ABN 23 126 007 065, Australian Financial Services License No. 323462."

Holly

Subject: Laurie Carawardine Auditor's ASIC Review
Date: Wednesday, 5 March 2025 at 10:32:33 AM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Category: H & W

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Holly

Subject: Re: Ultra Super Fund [HW-ACTIVE.FID5037940]
Date: Tuesday, 4 March 2025 at 10:04:30 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
Category: H & W

Hey Christie,

Thanks for flicking over the correspondence.

It appears accountants actions may extend beyond negligence. In an email issued to Rhonda on 15 January 2025 (incorporated below) David stated:

“I personally enter every transaction into our system from the bank statements. Monies do move from one bank account to another, but the money does not leave the fund.”

Additionally, the actuary stated:

“We rely on this data to do the required calculations and issue the actuarial certificate. We do not receive financial statements, valuation reports, or income and expense records of the Fund; the accountant would have this information and the data they provide us would be based on those documents.”

I understand that once all relevant information is gathered, it provides an opportunity to encourage settlement discussions and potentially avoid further civil proceedings.

As identified, this approach applies to Garth, the auditor, and the actuary. However, I note the accountant appears particularly exposed given his role and potential liability for either facilitating tax evasion or gross negligence. It makes sense to leverage this to motivate engagement in settlement discussions, and I see this as a key point of pressure in negotiations.

Holly

From: David Wrangell <david@prctax.com.au>
Date: 15 January 2025 at 15:46:31 AEST
To: rhonda knyvett <honda.r@hotmail.com>
Subject: RE: Instructions & Request for Information and Documentation

Hi Rhonda

I acknowledge the emails from you and Holly.

I have appointments running all day Thursday.
I should have time Friday to furnish you with more info.
Many of the items listed were sent to Holly.

I do not believe that there are any errors in the financial statements or tax returns.
I personally enter every transaction into our system from the bank statements.
Monies do move from one bank account to another, but the money does not leave the fund.

They have been externally audited as well every year.

The market valuations of real estate are somewhat subjective and 5 difference real estate agents will come up with 5 different figures, but they will be roughly close.

You are very welcome to obtain current valuations on the properties from any real estate agent you choose.

There is always the option of engaging a registered valuer for a cost.

Regards

David Wrangell
Accountant & Registered Tax Agents
Pine Rivers Consulting
PO Box 54 / 14 Mecklem Street
STRATHPINE QLD 4500
P: (07) 3205 2881
Email: david@prctax.com.au

<image001.png> Like our facebook page to get up to date Tax Information

Sent from my iPhone

On 4 Mar 2025, at 4:18 pm, Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au> wrote:

Hi Holly

Please see the below email and attachments received from Accurium today.

Regards

Christie Gardiner | Associate

T +61 7 3231 7798 | F +61 7 3231 7799
Christie.Gardiner@hallandwilcox.com.au

<image004.png>

From: Accurium Actuary <act@accurium.com.au>
Sent: Tuesday, 4 March 2025 3:01 PM
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
Cc: Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>; Accurium Actuary <act@accurium.com.au>
Subject: RE: Ultra Super Fund [HW-ACTIVE.FID5037940]

Hi Christie,

Thank you for taking my call this morning.

As discussed much of the information which you have requested is not data which we collect or have available to provide to you.

We provide actuarial services for SMSFs and in this instance the accountant has obtained the annual actuarial certificate for the Fund from us. We have managed to find the Fund in our records and can see the accountant Pine Rivers Consulting has ordered the actuarial certificate from us directly for a number of years. I have attached for you the actuarial certificates we completed for the 2016-2023 financial years for the Ultra Superannuation Fund. I have also attached a copy of the data provided to us by the accountant to complete the actuarial certificate for each of the financial years.

We have an online form the accountant completes to provide us with the information we require to do the actuarial calculation, we rely on this data to do the required calculations and issue the actuarial certificate. We do not receive financial statements, valuation reports, or income and expense records of the Fund, the accountant would have this information and the data they provide us would be based on those documents. Our actuarial certificate calculation will take account of the transactions of the fund such as pension payments and contributions, these will be provided to us in the application form by the accountant. Similarly, we do not have the Fund's deed, investment strategy, binding death benefit nomination or other compliance or legal documents. From our perspective there was nothing unusual or concerning with the actuarial certificates for this Fund, we were able to complete the certificate based on the information provided by the accountant and did not need to contact them in respect to having any questions or issues.

The type of actuarial certificate obtained by the Fund accountant is for an SMSF which has only account-based type income streams and provides the actuarial exempt income proportion under Section 295.390 of ITAA 1997. There is no actuarial valuation required for the types of pensions this Fund was shown to have, if instead the Fund had a defined benefit pension (SIS Regulation 1.06(2), 1.06(7), 1.06(6)), then an actuarial valuation would be required, and the incorrect actuarial certificate has been obtained.

Please let me know if any further information is required or if you have any questions you would like to discuss.

Kind regards,

Melanie Dunn, FIAA SSA
Principal
Accurium

<image002.png>
Level 1, 144 Macquarie Street, HOBART TAS 7000
<image002.png>
Tel: 1800 203 123
<image002.png>
Web: www.accurium.com.au
<image002.png>
Linkedin

<image003.jpg>

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From: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
Sent: Monday, 3 March 2025 1:43 PM
To: Accurium Actuary <act@accurium.com.au>
Cc: Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
Subject: Ultra Super Fund [HW-ACTIVE.FID5037940]

Dear Doug

Please see our correspondence **attached**.

Regards

Christie Gardiner | Associate

T +61 7 3231 7798 | F +61 7 3231 7799
Christie.Gardiner@hallandwilcox.com.au

<image004.png>

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<Ultra Superannuation Fund 2017 Application Details.pdf>
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<S390UltraSuperannuationFund2023.pdf>
<S390UltraSuperFund2016.pdf>
<S390UltraSuperFund2017.pdf>
<Ultra Superannuation Fund 2016 Application Details.pdf>

Subject: Re: Caveats – Fee Estimate & Timeframe
Date: Tuesday, 4 March 2025 at 1:16:42 PM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Category: H & W

Hi Christie

Just confirming, I'm very keen to proceed on with this request as soon as possible given the nature of the stakeholder I want to be able to ensure there is a safety net to recover funds and member benefits in the event of a worse case scenario.

Holly
Sent from my iPhone

> On 4 Mar 2025, at 7:17 am, Holly Osborne <hollyteganosborne@hotmail.com> wrote:
>
> Hi Christie,
>
> In terms of concerns around the properties being moved or shifted, I would like to have a backup plan in place to safeguard my mums position.
>
> Lodging caveats on all six units and 158 Church Road is a priority, as this represents the key mechanism for recovering funds, given the funds have left the accounts, and recovery is very challenging.
>
> Can you provide me with a fee estimate and an indication of the timeframe required to complete this process? I'd also appreciate advice on the next steps and documentation needed to progress this.
>
> Looking forward to your guidance.
>
> Kind regards,
>
> Holly

Subject: Caveats – Fee Estimate & Timeframe
Date: Tuesday, 4 March 2025 at 7:17:00 AM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Category: H & W

Hi Christie,

In terms of concerns around the properties being moved or shifted, I would like to have a backup plan in place to safeguard my mums position.

Lodging caveats on all six units and 158 Church Road is a priority, as this represents the key mechanism for recovering funds, given the funds have left the accounts, and recovery is very challenging.

Can you provide me with a fee estimate and an indication of the timeframe required to complete this process? I'd also appreciate advice on the next steps and documentation needed to progress this.

Looking forward to your guidance.

Kind regards,

Holly

Subject: Re: Garth Osborne & QPS Complaint
Date: Monday, 3 March 2025 at 8:48:12 AM Australian Eastern Standard Time
From: Holly Osborne <hollyteganosborne@hotmail.com>
To: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>, Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
CC: Riki Dahm <rikidahm84@gmail.com>
Priority: High
Category: GARTH WILFRED OSBORNE
Attachments: Image.png, Garth Osborne - doc served 28.02.2025 (additional).jpeg, Rhonda Knyvett eStatement - Jul 2022 - Dec 2022.pdf, Rhonda Knyvett eStatement - Jan 2023 - Jun 2023.pdf, FY statement 23.24 - Operating statement.PNG, Garth Osborne - docs served QCAT 27.02.2025.pdf

Dear Christie and Laura

Thank you for sending the corro.

This was what I rasied on Friday, when I offered to provide the documentation. Garth served Rhonda by registered post as part of the QCAT tenanacy dispute. Garth has said a cheque of $10,000 was a gift

First correspondence was received on 27 February, the second on 28 February.

The only difference is the inclusion of an additional uncertified statement on 28 February

Garth has provided:

- Two affidavits one certified and one uncertified (**attached**)
- A bank statement and cheque stub, claiming the $10,000 transfer was a gift (**attached**) .

Rhonda has received a single $10,000 payment in the past 10 years. Rhonda's bank statement for FY 23 is **attached**. The FY 2023 SMSF detailed operating statements (**attached**) declare Garth paid Rhonda $10,000 in contributions, but he's recorded false testimoney in the other matter that this was a gift. This issue is further complicated as Rhonda actually recieved $13,000 from Garth by cheque that year $3000 in Feb and $10,000 in March.

This is the same bank account that Garth was transferring SMSF funds into from the Bendigo and Suncorp accounts.

Rhonda had no clarity about the $10,000, but assumed it was super.

I can delay the QPS complaint for a week or two, but the QCAT complaint must be submitted by 20 March.

Should the police lay charges, this will impact the fit and proper persons test for SMSF - very helpful to our matter.

I will be visiting Rhonda's Suncorp bank to request copies of the cheques she received for superannuation payments. It appears may be from Garths personal bank account, not from the SMSF accounts, again very helpfu.

Kind regards,

Holly

From: Christie Gardiner <Christie.Gardiner@hallandwilcox.com.au>
Sent: Sunday, 2 March 2025 11:45 PM
To: Holly Osborne <hollyteganosborne@hotmail.com>; Laura Hanrahan <Laura.Hanrahan@hallandwilcox.com.au>
Subject: Re: Garth Osborne & QPS Complaint

Hi Holly

Please provide copies of documents received from Garth. Please also clarify what you mean by "served", did he email them, deliver or post? Is there any further information you can provide about any direct correspondence between you or Rhonda and Garth, or was this out of the blue?

Regards

Christie Gardiner | Associate

T +61 7 3231 7798 | F +61 7 3231 7799
Christie.Gardiner@hallandwilcox.com.au

Hall&Wilcox
smarter law

From: Holly Osborne <hollyteganosborne@hotmail.com>