

Profit + loss

28000

Nairn Superannuation Fund

### General Ledger

For The Period 01 July 2018 - 30 June 2019

Transaction Date	Description	Credit
------------------	-------------	--------

#### Property Income (28000)

69 Sir Ross Smith Bvd, Oakden SA 5086 (NAIRNSF1)

10/07/2018	CHENXI ZHAO	170.56
28/07/2018	CHENXI ZHAO	4,111.21
8/08/2018	CHENXI ZHAO	84.65
20/08/2018	Chq 385 outgoings owed to tenant	(196.54)
28/08/2018	CHENXI ZHAO	4,195.86
28/09/2018	CHENXI ZHAO	4,195.86
28/10/2018	CHENXI ZHAO	4,195.86
13/11/2018	CHENXI ZHAO	163.04
28/11/2018	CHENXI ZHAO	4,195.86
22/12/2018	CHENXI ZHAO	240.00
28/12/2018	CHENXI ZHAO	4,195.86
28/01/2019	CHENXI ZHAO	4,195.86
28/02/2019	CHENXI ZHAO	4,195.86
28/03/2019	CHENXI ZHAO	4,195.86
24/04/2019	CHENXI ZHAO	70.91
28/04/2019	CHENXI ZHAO	4,195.86
28/05/2019	CHENXI ZHAO	4,195.86
28/06/2019	CHENXI ZHAO	4,195.86
		<hr/>
		50,798.29

↑  
increase 2% per yr.

unit 2

13/07/2018	mane concept	2,063.95
15/08/2018	mane concept	2,063.95
17/09/2018	mane concept	2,063.95
18/10/2018	mane concept	2,063.95
3/11/2018	mane concept	108.69
21/11/2018	mane concept	2,063.95
27/12/2018	mane concept	2,063.95
3/01/2019	mane concept	2,063.95
26/01/2019	mane concept	160.00
26/02/2019	mane concept	2,063.95
21/03/2019	mane concept	2,063.95
30/04/2019	mane concept	2,151.91
10/05/2019	Chq 377 payout for reconciliation of outgoings to hairdresser	(50.08)
20/05/2019	mane concept	2,104.64
20/06/2019	Chq 395 hairdresser replacement cheque for refund of outgoings	(228.63)
21/06/2019	mane concept	2,104.64
		<hr/>
		24,926.72

↑  
increase 2%

unit 1

<hr/>
<hr/>
75,725.01
<hr/>
<hr/>

Unit 2.

Form E2  
Guidance Notes  
available

# MEMORANDUM OF EXTENSION OF LEASE

## LEASE BEING EXTENDED

MALCOLM JOHN NAIRN and BEVERLY ANN NAIRN (Lessors) and CHENXI ZHAO (Lessee) signed 4/6/13

## CERTIFICATE(S) OF TITLE OVER WHICH LEASE IS REGISTERED

Portion of the land comprised in Certificate of Title Register Book  
Volume 5122 Folio 797 more particularly known as "Shop 2" in GP 57 of 2002

## LESSOR (Full name and address)

MALCOLM JOHN NAIRN and BEVERLY ANN NAIRN  
15 Harris Rd  
Vale Park SA 5081 (as trustee for Nairn Symonette Fund)

## LESSEE (Full name and address)

CHENXI ZHAO  
~~20 Parfitt Rd  
Magill SA 5022~~ 16 Kinnaird Crescent Highbury S/D  
5089 Jim [Signature]  
(as trustee for Chenci Family Trust)

## CONSIDERATION (Words and figures)

Five (5) years

FOR THE ABOVE CONSIDERATION THE TERM OF THE ABOVE  
MEMORANDUM OF LEASE SHALL BE EXTENDED:

## TERM

COMMENCING ON 2nd July 2016

AND

EXPIRING ON 1st July 2021

UPON THE SAME TERMS AND CONDITIONS AS ARE EXPRESSED OR IMPLIED IN THE ABOVE  
MEMORANDUM OF LEASE EXCEPT WITH THE VARIATIONS LISTED IN THE VARIATIONS  
PANEL

## CONSENTS

Unit 1

**THE LEASE BUREAU - MEMORANDUM OF LEASE**  
The Schedule

Certificate(s) of Title Being Leased

Portion of the Land comprised in Certificate of Title Register Book  
Volume 5188 Folio 797

Estate and Interest

In Fee Simple

Encumbrances

Lessor

**MALCOLM JOHN NAIRN and BEVERLY ANN NAIRN**  
Both of 15 Harris Road  
VALE PARK SA 5081  
(ATF The Nairn Superannuation Fund)

Lessee

**VICTORIA DEGIOIA**  
80A Frogmore Road  
KIDMAN PARK SA 5025  
(ATF The Vickay Family Trust)

Term

Three (3) Year/s commencing on 14 April 2018  
and expiring on 13 April 2021

together with any right(s) of renewal contained herein

Rent and Manner of Payment

For an initial annual Rental of  
TWENTY THOUSAND SIX HUNDRED AND THIRTY SEVEN DOLLARS  
AND FORTY THREE CENTS  
(\$20,637.43) Plus GST (if applicable)  
payable in successive calendar monthly instalments in advance of  
ONE THOUSAND SEVEN HUNDRED AND NINETEEN DOLLARS  
AND SEVENTY EIGHT CENTS  
(\$1,719.78) Plus GST (if applicable)  
commencing on 14 April 2018

30/00

# TAX INVOICE

Invoice Date 12 November 2018

Invoice No. 41103

Client Code NAIRNS

Nairn Superannuation Fund  
15 Harris Road  
VALE PARK SA 5081

**To our Professional Fees and Charges in attending to the following :-**

Preparation of Financial Statements and Statutory Minutes for the Nairn Superannuation Fund for the year ended 30 June 2018.

Preparation and lodgement of Fund Income Tax Return for the Nairn Superannuation Fund for the year ended 30 June 2018 including schedules as required.

Preparation and lodgement of Super Transfer Balance Account Report (TBAR) as of 1 July 2017 per new reporting obligations.

Our Fee Total  
Plus: GST  
**TOTAL FEE**

1,800.00
180.00
<b>\$1,980.00</b>

**Remittance Advice - Please return with your payment**

Payment required within Fourteen (14) Days from date of Invoice

**Invoice Due Date - 26 November 2018**

**Please forward cheques to:**  
PDK Financial Synergy P/L  
PO Box 3685  
ADELAIDE SA 5000

Credit Card: Mastercard/Visa (Please circle)

Card No:           Expires: \_\_\_/\_\_\_

**For Direct Deposit:**  
BSB: 035-000  
Account No: 683075

Name on Card: \_\_\_\_\_  
Signature: \_\_\_\_\_

Client Code: NAIRNS

Invoice No: 41103

Amount Due: \$1,980.00

Amount Paid: \$ \_\_\_\_\_

Liability limited by a scheme approved under Professional Standards Legislation

30700

# TAX INVOICE

Invoice Date 12 November 2018

Invoice No. 41102

Client Code NAIRNS

Nairn Superannuation Fund  
15 Harris Road  
VALE PARK SA 5081

**To our Professional Fees and Charges in attending to the following :-**

Annual audit of the records, financial statements and tax return of the Nairn Superannuation Fund for the year ended 30 June 2018 as required under SIS Regulations.

Preparation of Audit Report.

Review of statutory minute book documentation for history of fund per requirements under SIS Legislation.

Our Fee Total  
Plus: GST  
**TOTAL FEE**

900.00
<del>90.00</del>
<b>\$ 990.00</b>

**Remittance Advice - Please return with your payment**

Payment required within Fourteen (14) Days from date of Invoice

**Invoice Due Date - 26 November 2018**

**Please forward cheques to:**  
PDK Financial Synergy P/L  
PO Box 3685  
ADELAIDE SA 5000

Credit Card: Mastercard/Visa (Please circle)

Card No:           Expires: \_\_\_ / \_\_\_

**For Direct Deposit:**  
BSB: 035-000  
Account No: 683075

Name on Card: \_\_\_\_\_  
Signature: \_\_\_\_\_

Client Code: NAIRNS      Invoice No: 41102      Amount Due: \$ 990.00      Amount Paid: \$ \_\_\_\_\_

31500

# Nairn Superannuation Fund General Ledger

For The Period 01 July 2018 - 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Bank Charges (31500)</b>					
<u>Bank Charges (31500)</u>					
01/07/2018	Account Fee		10.00		10.00 DR
01/08/2018	Account Fee		10.00		20.00 DR
01/09/2018	Account Fee		10.00		30.00 DR
01/10/2018	Account Fee		10.00		40.00 DR
01/11/2018	Account Fee		10.00		50.00 DR
01/12/2018	Account Fee		10.00		60.00 DR
01/01/2019	Account Fee		10.00		70.00 DR
01/02/2019	Account Fee		10.00		80.00 DR
01/03/2019	Account Fee		10.00		90.00 DR
01/04/2019	Account Fee		10.00		100.00 DR
01/05/2019	Account Fee		10.00		110.00 DR
01/06/2019	Account Fee		10.00		120.00 DR
			<b>120.00</b>		<b>120.00 DR</b>

**Total Debits: 120.00**  
**Total Credits: 0.00**

Nairn Superannuation Fund

**Pension Summary Report**

As at 30/06/2019

41600

**Member Name :** Nairn, Malcolm

**Member Age :** 71 (Date of Birth : 10/03/1947)

Member Code	Pension Type	Pension Start Date	Tax Free	Min / PF	Minimum	Maximum	Gross Pension Payments	PAYG	Net Pension Payment	Amount to reach Minimum
NAIMAL0001P	Account Based Pension	01/07/2003	9.74%	5.00%	\$29,160.00	N/A	\$29,162.25	\$0.00	\$29,162.25	NIL
					\$29,160.00	\$0.00	\$29,162.25	\$0.00	\$29,162.25	\$0.00

**Member Name :** Nairn, Beverly

**Member Age :** 69 (Date of Birth : 15/11/1948)

Member Code	Pension Type	Pension Start Date	Tax Free	Min / PF	Minimum	Maximum	Gross Pension Payments	PAYG	Net Pension Payment	Amount to reach Minimum
NAIBEV0001P	Account Based Pension	01/07/2003	100.00%	5.00%	\$29,330.00	N/A	\$29,330.00	\$0.00	\$29,330.00	\$0.00
					\$29,330.00	\$0.00	\$29,330.00	\$0.00	\$29,330.00	\$0.00

**Total :**

					\$58,490.00	\$0.00	\$58,492.25	\$0.00	\$58,492.25	\$0.00
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41960

# Nairn Superannuation Fund General Ledger

For The Period 01 July 2018 - 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Expenses - Council Rates (41960)</b>					
<u>69 Sir Ross Smith Bvd, Oakden SA 5086 (NAIRNSF1)</u>					
27/08/2018	City of Pt Adel Enf		769.35 ✓		769.35 DR
27/08/2018	City of Pt Adel Enf		390.80 ✓		1,160.15 DR
10/09/2018	ESL		714.70 ✓		1,874.85 DR
19/11/2018	City of Pt Adel Enf		768.00 ✓		2,642.85 DR
19/11/2018	City of Pt Adel Enf		392.00 ✓		3,034.85 DR
10/12/2018	LAND TAX		55.00 ✓		3,089.85 DR
25/02/2019	City of Pt Adel Enf		768.00 ✓		3,857.85 DR
25/02/2019	City of Pt Adel Enf		392.00 ✓		4,249.85 DR
13/05/2019	City of Pt Adel Enf		392.00 ✓		4,641.85 DR
13/05/2019	City of Pt Adel Enf		768.00 ✓		5,409.85 DR
			<u>5,409.85</u>		<u>5,409.85 DR</u>

Total Debits: 5,409.85

Total Credits: 0.00



# Rate Notice

CITY OF  
Port Adelaide Enfield

2018-2019

Tax Invoice ABN 68 399 090 894

1st Instalment

**Enquiries**

City of Port Adelaide Enfield Tel: (08) 8405 6600

Email: service@cityofpae.sa.gov.au

Website: www.cityofpae.sa.gov.au



129977



009842 047 - 5081

**Mr Malcolm J Nairn &  
Ms Beverly A Nairn  
15 Harris Rd  
VALE PARK SA 5081**

**Assessment Number**  
**2256803**

**Arrears Due Immediately**  
**\$0.00**  
*Any arrears shown are due immediately*

**Quarterly Payment Due**  
**\$769.35**

**Total Payment Due**  
**\$769.35**

**Quarterly Amount Due Date**  
**04/09/2018**

*Please Note: Pay by this date or fines apply*

**IMPORTANT:** Should the name or address shown on this notice be incorrect, please notify Council in writing

Property Details	Date of Notice	Valuation No	Assessment Adopted/Rate Declared
	11/07/2018	06 65851 70 7 0010	26/06/2018
<b>Owner</b>	Mr Malcolm J Nairn & Ms Beverly A Nairn		
<b>Location</b>	1/69 Sir Ross Smith Bvd OAKDEN SA 5086		
<b>Description</b>	Allotment 366 D 39600 CT Vol 5188 Folio 797	<b>Ward</b>	07 - Northfield

Particulars of Rates and Charges	Capital Value	Rate in \$	Rates Raised
Differential General Rate - Commercial-Shop	\$510,000	0.00593	\$3,024.30
Separate Rate -Regional NRM Levy	\$510,000	0.0000962	\$49.05
<b>FULL YEAR'S BALANCE</b>			<b>\$3,073.35</b>

Minimum amount payable by way of rates is \$835.00

No GST is payable on council rates

Valuation Determined by: Council

1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
<b>\$769.35</b>	<b>\$768.00</b>	<b>\$768.00</b>	<b>\$768.00</b>
Due Date <b>04/09/2018</b>	Due Date <b>04/12/2018</b>	Due Date <b>04/03/2019</b>	Due Date <b>04/06/2019</b>



**Report & pay it...**

**online!**

Council services can quickly and conveniently be requested online  
[www.cityofpae.sa.gov.au](http://www.cityofpae.sa.gov.au)

Assessment No: 2256803  
Property Details: Mr Malcolm J Nairn & Ms Beverly A Nairn  
1/69 Sir Ross Smith Bvd OAKDEN SA 5086  
129977

POST billpay Biller Code: 0503  
Reference No: 2256803

Payment Methods - see back for full details

POST billpay  
  
\*503 2256803

Bill Code: 18192  
Reference No: 2256803

<b>Full Years Balance</b> <b>\$3,073.35</b>	<b>Quarterly Payment Due</b> <b>\$769.35</b>	<b>Last Day for Payment</b> <b>04/09/2018</b>	<b>Arrears Due Immediately</b> <b>\$0.00</b>	<b>Total Payment Due</b> <b>\$769.35</b>
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**FINES WILL BE IMPOSED FOR PAYMENTS NOT RECEIVED AT THE COUNCIL BY THE DUE DATE**



CITY OF  
Port Adelaide Enfield

Tax Invoice ABN 68 399 090 894

**Enquiries**

City of Port Adelaide Enfield Tel: (08) 8405 6600

Email: [service@cityofpae.sa.gov.au](mailto:service@cityofpae.sa.gov.au)

Website: [www.cityofpae.sa.gov.au](http://www.cityofpae.sa.gov.au)

# Rate Notice

2018-2019

1st Instalment

003486002A2

Assessment Number

2256811

Arrears Due Immediately

\$0.00

*Any arrears shown are due immediately*

Quarterly Payment Due

\$390.80

Total Payment Due

\$390.80

Quarterly Amount Due Date

04/09/2018

*Please Note: Pay by this date or fines apply*

129978



009843 047 - 5081

Mr Malcolm J Nairn &  
Ms Beverly A Nairn  
15 Harris Rd  
VALE PARK SA 5081

**IMPORTANT:** Should the name or address shown on this notice be incorrect, please notify Council in writing

Property Details	Date of Notice	Valuation No	Assessment Adopted/Rate Declared
	11/07/2018	06 65851 70 7 0020	26/06/2018
<b>Owner</b>	Mr Malcolm J Nairn & Ms Beverly A Nairn		
<b>Location</b>	2/69 Sir Ross Smith Bvd OAKDEN SA 5086		
<b>Description</b>	Allotment 366 D 39600 CT Vol 5188 Folio 797	<b>Ward</b>	07 - Northfield

Particulars of Rates and Charges	Capital Value	Rate in \$	Rates Raised
Differential General Rate - Commercial-Shop	\$260,000	0.00593	\$1,541.80
Separate Rate -Regional NRM Levy	\$260,000	0.0000962	\$25.00
<b>FULL YEAR'S BALANCE</b>			<b>\$1,566.80</b>

Minimum amount payable by way of rates is \$835.00  
No GST is payable on council rates

Valuation Determined by: Council

1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
\$390.80 ✓	\$392.00 ✓	\$392.00 ✓	\$392.00 ✓
Due Date 04/09/2018	Due Date 04/12/2018	Due Date 04/03/2019	Due Date 04/06/2019



Report & pay it...

online!

Council services can quickly and conveniently be requested online  
[www.cityofpae.sa.gov.au](http://www.cityofpae.sa.gov.au)

Assessment No: 2256811  
Property Details: Mr Malcolm J Nairn & Ms Beverly A Nairn  
2/69 Sir Ross Smith Bvd OAKDEN SA 5086  
129978

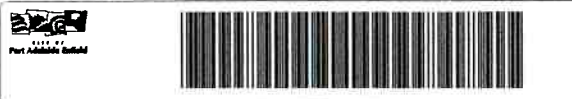
POST billpay Billpay Code: 0503  
Reference No: 2256811

Payment Methods - see back for full details



\*503 2256811

B PAY Biller Code: 18192  
Reference No: 2256811



Full Years Balance <b>\$1,566.80</b>	Quarterly Payment Due <b>\$390.80</b>	Last Day for Payment <b>04/09/2018</b>	Arrears Due Immediately <b>\$0.00</b>	Total Payment Due <b>\$390.80</b>
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**FINES WILL BE IMPOSED FOR PAYMENTS NOT RECEIVED AT THE COUNCIL BY THE DUE DATE**

# NOTICE OF EMERGENCY SERVICES LEVY ASSESSMENT

ABN 19 040 349 865  
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

<b>DATE OF ISSUE</b> 06/08/2018	<b>ASSESSMENT PERIOD</b> 01/07/2018 to 30/06/2019	<b>FOR LAND OWNED AS AT</b> 01/07/2018	<b>OWNERSHIP NUMBER</b> 11367166
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047-5081 (45576)  
M J & B A NAIRN  
15 HARRIS RD  
VALE PARK SA 5081

<b>DUE DATE</b> 18/09/2018
<b>TOTAL AMOUNT DUE</b> \$852.80

Please pay by due date to avoid additional charges

To sign up to email billing or change your postal address, visit [www.revenuesa.sa.gov.au/updatedetails](http://www.revenuesa.sa.gov.au/updatedetails)

AS TENANCY.	S. NO.	CAPITAL VALUE	X ESL FACTORS			= VARIABLE CHARGE	+ FIXED CHARGE	- GENERAL REMISSIONS	- CONCESSIONS/ REMISSIONS	+ ARREARS/ PAYMENTS	= TOTAL
PROPERTY LOCATION		\$	AREA	LAND USE	LEVY RATE	\$	\$	\$	\$	\$	\$
0665851707 69 SIR ROSS SMITH BVD / OAKDEN SA 5086		\$570,000	(R4) 1.0	(CO) 1.044	0.001284	\$764.05	\$50.00	\$99.35	\$0.00	\$0.00	\$714.70
2003560002 15 HARRIS RD / VALE PARK SA 5081		\$540,000	(R4) 1.0	(RE) 0.4	0.001284	\$277.30	\$50.00	\$189.20	\$0.00	\$0.00	\$138.10
<b>TOTAL AMOUNT DUE</b>											<b>\$852.80</b>

REMISSIONS AND CONCESSIONS, INCLUDING THE IMPACT OF THE GOVERNMENT'S DECISION TO CUT ESL BILLS BY \$90 MILLION, TOTTALLING \$288.55 ARE REFLECTED ABOVE

## NOTICE OF EMERGENCY SERVICES LEVY ASSESSMENT

**PREFERRED PAYMENT METHOD**  
See over for more payment options



\*599 502674051300007

M J & B A NAIRN

**PAYMENT REMITTANCE ADVICE**

<b>OWNERSHIP NUMBER</b> 11367166
<b>DUE DATE</b> 18/09/2018
<b>TOTAL AMOUNT DUE</b> \$852.80




Bill Code: 24257  
Ref: 5026740513

**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)

# NOTICE OF LAND TAX ASSESSMENT

ABN 19 040 349 865  
 Land Tax Act 1936

<b>DATE OF ISSUE</b> 05/11/2018	<b>ASSESSMENT PERIOD</b> 01/07/2018 to 30/06/2019	<b>FOR LAND OWNED AS AT</b> 30/06/2018	<b>OWNERSHIP NUMBER</b> 11367166
 047-5081 (12840) M J & B A NAIRN 15 HARRIS RD VALE PARK SA 5081			<b>DUE DATE</b> 18/12/2018
			<b>TOTAL AMOUNT DUE</b> \$55.00

Notify RevenueSA if the above address is incorrect

ASSESSMENT NUMBER	LOCATION	TAXABLE SITE VALUE	ARREARS/PAYMENTS	CURRENT TAX	BALANCE
0665851707	1-2 / 69 SIR ROSS SMITH BVD / OAKDEN SA 5086	\$380,000	\$0.00	\$55.00	\$55.00



Government of South Australia

**TOTAL TAXABLE SITE VALUE \$380,000**

Do you Know? A property qualifying as the Principal Place of Residence of the owner may not be liable for land tax.  
 (For further information refer to the Guide to Land Tax or [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au))

Instalment	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	OR	Total Amount Due
Amount	\$0.00	\$0.00	\$0.00	\$0.00		\$55.00
Due By	Not Applicable	Not Applicable	Not Applicable	Not Applicable		18/12/2018

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

## NOTICE OF LAND TAX ASSESSMENT

PAYMENT OPTIONS - See reverse

PAYMENT REMITTANCE ADVICE

<b>OWNERSHIP NUMBER</b> 11367166
<b>DUE DATE</b> 18/12/2018
<b>REFERENCE NUMBER</b> 5026740521



\*71 231 0502674052100000 36

M J & B A NAIRN

<b>TOTAL AMOUNT DUE</b> \$55.00
------------------------------------

OR

<b>INSTALMENT AMOUNT</b> \$0.00
------------------------------------

+50267405210011> +000927+ <0550267405> <0000000000> +444+

41980  
1  
42060

**Nairn Superannuation Fund**  
**General Ledger**

For The Period 01 July 2018 - 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Expenses - Insurance Premium (41980)</b>					
<u>69 Sir Ross Smith Bvd. Oakden SA 5086 (NAIRNSF1)</u>					
22/04/2019	GIO Insurance		2,378.69 ✓		2,378.69 DR
			<u>2,378.69</u>		<u>2,378.69 DR</u>
<b>Property Expenses - Repairs Maintenance (42060)</b>					
<u>69 Sir Ross Smith Bvd. Oakden SA 5086 (NAIRNSF1)</u>					
27/09/2018	Mills Electrical		408.09 ✓		408.09 DR
12/12/2018	line marking		400.00 ✓		808.09 DR
			<u>808.09</u>		<u>808.09 DR</u>
<b>Total Debits:</b>			<b>3,186.78</b>		
<b>Total Credits:</b>			<b>0.00</b>		



Enquiries: 13 10 10  
Claims: 13 14 46 (24/7 for new claims)  
gio.com.au

Issue Date: 27 March 2019



### Business Protect

Policy number

GPM000135799

## Tax Invoice

This notice becomes a tax invoice/receipt upon payment. Please retain a copy for your record.

### Insured details

**Insured(s):** Mr Malcolm Nairn  
ABN 69 405 249 695  
Ms Beverly Nairn  
ABN 69 405 249 695

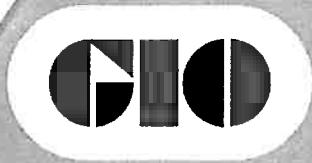
**Trading name:** Nairn Superannuation Fund

**Period of insurance:** 30 April 2019 to 4:00pm 30 April 2020

### Transaction summary

Transaction	Base Premium	Stamp Duty	ESL	FSL/ESL	Total Payable (includes GST)
Renewal Invitation Notice	\$2,121.93	\$256.76	\$212.19	\$0.00	\$2,590.88

\$2378.69 ✓



Enquiries: 13 10 10  
Claims: 13 14 46 (24/7 for new claims)  
gio.com.au

Mr Malcolm Nairn  
15 Harris Road  
Vale Park SA 5081



## Business Protect

Policy number

GPM000135799

## Policy Schedule

This Schedule is to be read in conjunction with your Product Disclosure Statement and Policy Wording. Please read and check all the information is correct and complete. If any changes need to be made, please call us on 13 10 10.

### Insured details

<b>Insured(s):</b>	Mr Malcolm Nairn ABN 69 405 249 695  Ms Beverly Nairn ABN 69 405 249 695
<b>Trading name:</b>	Nairn Superannuation Fund
<b>Period of insurance:</b>	30 April 2019 to 4:00pm 30 April 2020
<b>Business description:</b>	Property Owner of Multi Tenancy Commercial Building (Occupied by a cafe and hairdresser)
<b>Address:</b>	69 Sir Ross Smith Boulevard Oakden SA 5086
<b>Phone:</b>	0883445461
<b>Interested parties:</b>	There are no Interested Parties noted

*Cover has been provided on the basis of the following information which you have provided to us. Please check that the details are correct and advise us of any amendments.*



## TAX INVOICE

**BRIAN MILLS ELECTRICAL**  
**14 Brussels Street**  
**BROADVIEW 5083**

INVOICE No. 39 19

DATE: 26 September 2018

**ABN: 24 217 411 941**  
**0418 821938**  
bmelec@bigpond.net.au

Name: M Nairn  
 Address: 15 Harris Road  
 VALE PARK 5081



DOES IT COMPLY?  
SIGNATORY

Telephone: 8344 5461  
 0407 608315

Re: Property at Unit 69 Sir Ross Smith Boulevard OAKDEN

Email: malbev.nairn@bigpond.com

Item	Description
1	<u>Attended</u> regarding a report of the wall mounted public lighting and the roof mounted carpark floodlights being inoperative.
2	<u>Checked</u> sunset switch and discovered no power supply. Determined that the Public Lighting Main Switch had been turned off. After turning the Main Switch on, all wall lights became operational, however both roof floodlights were still not working.
3	<u>Checked</u> both floodlights. One had a blown lamp, while the other had multiple component failures.
4	<u>Supplied</u> on fitted a new 70watt sodium vapour lamp to one floodlight.
5	<u>Supplied</u> on fitted a new 50watt LED floodlight, replacing the existing faulty unit.

<b>TOTAL DUE</b>	\$ 448.90
GST INCLUDED AMOUNT	\$ 40.81

Net GST \$ 408.09 ✓

50 watt LED floodlight - \$150.00.  
 as quoted by Brian Mills.

# ELITE MARKING

ABN: 45 147 496 237  
Unit 2 / 61 Stanbel Road  
SALISBURY PLAINS 5109

LINDA REEVES  
MOBILE: 0428 816 025  
Email: admin@elitemarking.com.au

# TAX INVOICE

NO: 1820

ORDER NO.

DATE: 12/12/2018

TO: Malcolm Nairn

DESCRIPTION	TOTAL
<p><i>Site: 69 Sir Ross Smith Blvd - Oakden</i></p> <p>Line marking completed as requested</p> <p><b>Includes:</b> Car parks - 15 Disabled bay - 1</p> <p><i>D. Nairn 12/12/18</i></p>	
<b>SUB TOTAL</b>	400.00
<b>GST</b>	40.00
<b>TOTAL</b>	<b>\$440.00</b>

DIRECT CREDIT: Commonwealth Bank  
BSB: 065122 A/C: 10933860  
Please include invoice no. with payment  
TERMS: NET 14 DAYS

42/50

# Nairn Superannuation Fund General Ledger

For The Period 01 July 2018 - 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Expenses - Water Rates (42150)</b>					
<u>69 Sir Ross Smith Blvd, Oakden SA 5086 (NAIRNSF1)</u>					
20/08/2018	SA WATER		859.25 ✓		859.25 DR
19/11/2018	SA WATER		583.64 ✓		1,442.89 DR
25/02/2019	SA WATER		735.29 ✓		2,178.18 DR
			<u>2,178.18</u>		<u>2,178.18 DR</u>

Total Debits: 2,178.18

Total Credits: 0.00

Account number

**06 65851 70 7**

Date of Invoice

08 August 2018

**TOTAL AMOUNT**

**\$859.25**

Pay by date

**31.8.18**

Bill Enquiries

1300 650 950



**Service Difficulties & Emergencies (24hrs)**

1300 883 121



001858 047 - 5081

MR MJ & MRS BA NAIRN  
15 HARRIS RD  
VALE PARK SA 5081

U1-2 69 SIR ROSS SMITH BVD OAKDEN LT366 D39600

Property value: \$570 000 Commercial

See reverse for more information

\$

WATER

**Quarterly Charge July to September**

For a property with a value of \$570 000

at 17.325 cents per \$1000

98.75

98.75

Between 11.04.18 and 30.06.18

174.84 kL

174.84 kL

at \$3.3080

578.37

578.37

Between 01.07.18 and 02.07.18

2.16 kL

2.16 kL

at \$ 3.37

7.28

7.28

SEWER

**Quarterly Charge July to September**

For a property with a value of \$570 000

at 30.675 cents per \$1000

174.85

174.85

**Total GST of this invoice \$0.00**

**SA Water: Owned by the South Australian Government for the people of South Australia.**

SAWGRN 06/18



**Payment Options**

See the reverse for details



Bill Code:  
8888

Reference Number

0665851707



\*591 0665851707

Trancode

831

User Code

009915

Commonwealth Bank Ref

000066585170013

Account number

06 65851 70 7

Date paid

/ /

**TOTAL AMOUNT**

**\$859.25**

Pay by date

**31.8.18**

Bill Enquiries

1300 650 950

\$

Please do not mark below this line

<0000085925>

<009915>

<000066585170013>

>

E-1858/S-1861/3722

Account number

**06 65851 70 7**

Date of Invoice

07 November 2018

**TOTAL AMOUNT**

**\$583.64**

Pay by date

**30 . 11 . 18**

Bill Enquiries

1300 650 950

**Service Difficulties & Emergencies (24hrs)**

1300 883 121



001845 047 - 5081

MR MJ & MRS BA NAIRN  
15 HARRIS RD  
VALE PARK SA 5081



U1-2 69 SIR ROSS SMITH BVD OAKDEN LT366 D39600

Property value: \$570 000 Commercial

See reverse for more information

\$

WATER

**Quarterly Charge** October to December

For a property with a value of \$570 000

at 17.325 cents per \$1000

98.75

98.75

Between 02.07.18 and 05.10.18

92.00 kL

92.00 kL

at \$ 3.37

310.04

310.04

SEWER

**Quarterly Charge** October to December

For a property with a value of \$570 000

at 30.675 cents per \$1000

174.85

174.85

**Total GST of this invoice \$0.00**

**SA Water: Owned by the South Australian Government for the people of South Australia.**

SAWGRN 06/18



**Payment Options**

See the reverse for details



Billers Code:  
8888

Reference Number

0665851707



\*591 0665851707

Trancode

**831**

User Code

**009915**

Commonwealth Bank Ref

**000066585170013**

Account number

**06 65851 70 7**

Date paid

/ /

**TOTAL AMOUNT**

**\$583.64**

Pay by date

**30 . 11 . 18**

Bill Enquiries

1300 650 950

\$

Please do not mark below this line

Account number

06 65851 70 7

Date of Invoice

06 February 2019

TOTAL AMOUNT

\$735.29

Pay by date

1.3.19

Bill Enquiries

1300 650 950



Service Difficulties & Emergencies (24hrs)

1300 883 121



001834 047 - 5081

MR MJ & MRS BA NAIRN  
 15 HARRIS RD  
 VALE PARK SA 5081

U1-2 69 SIR ROSS SMITH BVD OAKDEN LT366 D39600

Property value: \$570 000 Commercial

See reverse for more information

\$

WATER

Quarterly Charge January to March

For a property with a value of \$570 000

at 17.325 cents per \$1000

98.75

98.75

Between 05.10.18 and 08.01.19

137.00 kL

137.00 kL

at \$ 3.37

461.69

461.69

SEWER

Quarterly Charge January to March

For a property with a value of \$570 000

at 30.675 cents per \$1000

174.85

174.85

Total GST of this invoice \$0.00

SA Water: Owned by the South Australian Government for the people of South Australia.

SAWGRN 06/18



Payment Options

See the reverse for details



Bill Code:  
8888

Reference Number

0665851707



\*591 0665851707

Trancode

831

User Code

009915

Commonwealth Bank Ref

000066585170013

Account number

06 65851 70 7

Date paid

/ /

TOTAL AMOUNT

\$735.29

Pay by date

1.3.19

Bill Enquiries

1300 650 950

\$

Please do not mark below this line

<0000073529>

<009915>

<000066585170013>

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E-1834/S-1835/I-3670