

I G McEwan Superannuation Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	24700	Changes in Market Values of Investments		4,325.73	
	25000	Interest Received			
(5,137.91)	25000/MCEWASF_TE RMDEPOSIT-	Term Deposit - Bendigo			332.98
	28000	Property Income			
(7,077.42)	28000/14MIDDLE	14 Middle St, Lakes Entrance			7,749.21
(5,076.15)	28000/14PALMERS	14 Palmers Rd,Lakes Entrance			13,937.65
(10,107.05)	28000/34BOGONG	34 Bogong St, Lakes Entrance			5,250.05
2,200.00	30100	Accountancy Fees		220.00	
259.00	30400	ATO Supervisory Levy		259.00	
330.00	30700	Auditor's Remuneration			
39.80	31500	Bank Charges		38.45	
54.00	35000	General Expenses			
	37500	Investment Expenses			
3,049.69	37500/14MIDDLE	14 Middle St, Lakes Entrance		2,771.13	
3,777.36	37500/14PALMERS	14 Palmers Rd,Lakes Entrance		3,710.78	
2,911.14	37500/34BOGONG	34 Bogong St, Lakes Entrance		3,036.10	
	41600	Pensions Paid			
28,047.25	41600/MCEIAN00001P	(Pensions Paid) Mcewan, Ian George - Pension (Pension)			
	48500	Income Tax Expense		7,404.30	
(13,269.71)	49000	Profit/Loss Allocation Account		5,504.40	
	50010	Opening Balance			
(768,116.45)	50010/MCEIAN00001P	(Opening Balance) Mcewan, Ian George - Pension (Pension)			754,846.74
	53100	Share of Profit/(Loss)			
(14,777.54)	53100/MCEIAN00001P	(Share of Profit/(Loss)) Mcewan, Ian George - Pension (Pension)			0.00
	53100/MCEIAN00002A	(Share of Profit/(Loss)) Mcewan, Ian George - Accumulation			12,908.70
	53330	Income Tax			
	53330/MCEIAN00002A	(Income Tax) Mcewan, Ian George - Accumulation		7,404.30	
	54160	Pensions Paid			
28,047.25	54160/MCEIAN00001P	(Pensions Paid) Mcewan, Ian George - Pension (Pension)			0.00

I G McEwan Superannuation Fund

Trial Balance

As at 30 June 2021

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	54500	Benefits Paid/Transfers Out			
	54500/MCEIAN00002A	(Benefits Paid/Transfers Out) Mcewan, Ian George - Accumulation		667.32	
	56100	Internal Transfers In			
	56100/MCEIAN00002A	(Internal Transfers In) Mcewan, Ian George - Accumulation			754,846.74
	57100	Internal Transfers Out			
	57100/MCEIAN00001P	(Internal Transfers Out) Mcewan, Ian George - Pension (Pension)		754,846.74	
	60400	Bank Accounts			
13,274.71	60400/Cash at Bank4	Cash at Bank		200,613.03	
674.18	68000	Sundry Debtors			0.00
	72450	Fixed Interest Securities			
66,621.11	72450/MCEWASF_TE RMDEPOSIT-	Term Deposit - Bendigo	1.0000	376,954.09	
	77200	Real Estate Properties			
182,443.44	77200/14MIDDLE	14 Middle St, Lakes Entrance	0.0000		0.00
235,076.13	77200/14PALMERS	14 Palmers Rd, Lakes Entrance	1.0000	190,000.00	
256,757.17	77200/34BOGONG	34 Bogong St, Lakes Entrance	0.0000		0.00
	85000	Income Tax Payable/Refundable			7,404.30
0.00	88000	Sundry Creditors			479.00
				1,557,755.37	1,557,755.37
Current Year Profit/(Loss): 12,908.70					

IG McEwan Superannuation Fund
Realised Capital Gains Report

For The Period 01 July 2020 - 30 June 2021

Investment	Accounting Treatment				Tax Treatment									
	Purchase Contract Date	Disposal Contract Date	Units	Cost	Proceeds	Accounting Profit/(Loss)	Adjusted Cost Base	Reduced Cost Base	Indexed Cost Base	Indexed Gains	Discounted Gains (Gross)	Other Gains	Capital Loss	
Real Estate Properties														
14MIDDLE - 14 Middle St, Lakes Entrance														
26/09/2019	16/04/2021		1.00	182,420.49	199,000.00	16,579.51	182,420.49	182,420.49	0.00	0.00	16,579.51	0.00	0.00	
34BOGONG - 34 Bogong St, Lakes Entrance														
26/09/2019	24/02/2021		1.00	267,385.67	299,000.00	31,614.33	267,385.67	267,385.67	0.00	0.00	31,614.33	0.00	0.00	
2.00														
2.00														
			1.00	267,385.67	299,000.00	31,614.33	267,385.67	267,385.67	0.00	0.00	31,614.33	0.00	0.00	
2.00														
			2.00	449,806.16	498,000.00	48,193.84	449,806.16	449,806.16	0.00	0.00	48,193.84	0.00	0.00	
2.00														
			2.00	449,806.16	498,000.00	48,193.84	449,806.16	449,806.16	0.00	0.00	48,193.84	0.00	0.00	

24700

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Interest Received (25000)					
<u>Term Deposit - Bendigo (MCEWASF_TERMDEPOSIT-)</u>					
30/06/2021	TD int for year			332.98	332.98 CR
				332.98	332.98 CR

Total Debits: 0.00**Total Credits: 332.98**

28000
MIDDLE

Client Name	McEwan Super Fund			Year ended 30 June 2021		
				Prepared by	AN	
				Date prepared	28.4.22	
Rental Property Type						
Rental Property Address	Unit 2, 14 Middle St, LAKES ENTRANCE					
Rental Period	start date	end date		366 total days		
	1/7/2019	30/6/2020				
	Agent Annual Statement	Settlement	Other	Total	Prior Year	Variance
Income						
Rent Received	7,749.21			7,749	7,077	672
Total Income	7,749		0	7,749	7,077	672
Expenses (ITR order)						
Body Corp fees		-32		-32	285	-317
Council rates		61	1,034	1,095	991	104
Gardening	150			150	120	30
Insurance				0	512	-512
Land Tax		58	0	58		58
Property agent fees	598.96			599	468	131
Water charges		419	483	901	673	228
Total Expenses	749	538	1,517	2,771	3,049	-278
Net Rental	7,000			4,978	4,028	950



28000
MIDDLE
AGENT 1

(w) 0351556777

lakesentrance@ljh.com.au
511 Esplanade
Lakes Entrance Victoria 3909
Licence: 071653L

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
13 Fish St
Lakes Entrance VIC 3909

Folio Summary

Folio: OWN01469
From: 1/07/2020
To: 30/06/2021
Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees		\$48.84	
GARDEN		\$15.00	
	\$4.44	\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 10 - 31 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees		\$48.84	
GARDEN		\$15.00	
	\$4.44	\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees		\$48.84	
GARDEN		\$15.00	
	\$4.44	\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees		\$48.84	
GARDEN		\$15.00	
	\$4.44	\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		\$120.00	\$0.00
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$1,107.03
Management Fees		\$73.26	
GARDEN	\$6.66	\$15.00	

term RENT
9749.21

2020 DEBITOR

Account	Included Tax	Money Out	Money In
		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$300.00
Management Fees	\$1.80	\$19.80	
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			
34 Bogong St, Lakes Entrance VIC			
Rent			\$1,250.95
Management Fees	\$7.50	\$82.56	
		\$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
Statement 15 - 31 December 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.83	
GARDEN		\$15.00	
		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,350.00
Management Fees	\$8.10	\$89.09	
		\$89.09	\$1,350.00
Subtotal		\$152.92	\$2,088.02
Statement 16 - 1 February 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$900.00
Management Fees	\$5.40	\$59.37	
		\$59.37	\$900.00
Subtotal		\$123.19	\$1,638.02
Statement 17 - 1 March 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		\$79.18	\$1,200.00
Subtotal		\$143.00	\$1,938.02

Statement 18 - 1 April 2021

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		<u>\$63.82</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		<u>\$98.97</u>	<u>\$1,500.00</u>
Subtotal		<u>\$162.79</u>	<u>\$2,238.02</u>
Statement 19 - 30 April 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		<u>\$63.76</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Account Transactions			
Rent		\$191.94	
		<u>\$191.94</u>	<u>\$0.00</u>
Subtotal		<u>\$334.88</u>	<u>\$1,938.02</u>
Statement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Subtotal		<u>\$79.18</u>	<u>\$1,200.00</u>
Total		<u>\$1,724.78</u>	<u>\$18,888.18</u>
Total Tax on Money Out: \$117.53			

28000
PALMERS

Client Name	McEwan Super Fund			Year ended 30 June	2021	
				Prepared by	AN	
				Date prepared	3.5.22	
Rental Property Type						
Rental Property Address	14 Palmers Rd, LAKES ENTRANCE					
Rental Period	start date		end date			
	1/7/2020		30/6/2021	365	total days	
	1. Agent Annual Statement	2. Agent Annual Statement	Other	Total	Prior Year	Variance
						Notes
Income						
Rent Received	4,788	9,150		13,938	5,076	8,862
Total Income	4,788	9,150	0	13,938	5,076	8,862
Expenses (ITR order)						
Council rates			1,123	1,123	1,160	-37
Insurance			668	668	637	31
Land Tax				0	0	0
Property agent fees	431	696.75		1,128	1,101	27
Repairs & Maintenance	136			136	8	128
Stationery, telephone & postage				0	17	-17
Water charges			655	655	562	93
Sundry Rental expenses				0	293	-293
Total Expenses	567	697	2,447	3,711	3,778	-67
Net Rental	4,220	8,453		10,227	1,298	8,929
Net Rental (per ITR)						
variance - should be \$0				10,227		



first national
REAL ESTATE

King & Heath

28000
PALMERS
AGENT 1

(w) (03) 5152 3311
<https://kingheath.com.au/>
rent.statements@kingheath.com.au
125 Main St
Bairnsdale VICTORIA 3875
ABN: 49109269865

Ian McEwan
13 Fish St
Lakes Entrance VIC 3909

Folio Summary

Folio: OWN02462
From: 1/07/2020
To: 30/06/2021
Created: 30/06/2021

Money In	Money Out	Balance
\$8,786.75	\$1,319.44	\$7,467.31

Account	Included Tax	Money Out	Money In
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$4,787.65
Plumbing	\$12.36	\$136.00	
Management Fees	\$38.30	\$421.31 + 9.90	
Subtotal		\$557.31	\$4,787.65
34 Bogong St, Lakes Entrance VIC			
Rent			\$3,999.10
Plumbing	\$35.49	\$390.41	
Management Fees	\$31.99	\$351.92 + 9.90	
Subtotal		\$742.33	\$3,999.10
Account Transactions			
Administration fee	\$1.80	\$19.80 = 9.90 x 2	
Subtotal		\$19.80	\$0.00
Total		\$1,319.44	\$8,786.75

Total Tax on Money Out: \$119.94



28000
PALMER
AGENT 2

(w) 0351556777
lakesentrance@ljh.com.au
511 Esplanade
Lakes Entrance Victoria 3909
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Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
13 Fish St
Lakes Entrance VIC 3909

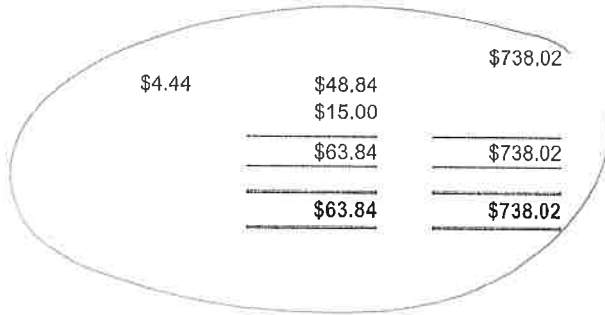
Folio Summary

Folio: OWN01469
From: 1/07/2020
To: 30/06/2021
Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 10 - 31 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		\$120.00	\$0.00
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$1,107.03
Management Fees	\$6.66	\$73.26	
GARDEN		\$15.00	

2020
DEBITOR



Account	Included Tax	Money Out	Money In
		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$300.00
Management Fees	\$1.80	\$19.80	
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			
34 Bogong St, Lakes Entrance VIC			
Rent			\$1,250.95
Management Fees	\$7.50	\$82.56	
		\$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
Statement 15 - 31 December 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.83	
GARDEN		\$15.00	
		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,350.00
Management Fees	\$8.10	\$89.09	
		\$89.09	\$1,350.00
Subtotal		\$152.92	\$2,088.02
Statement 16 - 1 February 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$900.00
Management Fees	\$5.40	\$59.37	
		\$59.37	\$900.00
Subtotal		\$123.19	\$1,638.02
Statement 17 - 1 March 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		\$79.18	\$1,200.00
Subtotal		\$143.00	\$1,938.02

Statement 18 - 1 April 2021

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		<u>\$63.82</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		<u>\$98.97</u>	<u>\$1,500.00</u>
Subtotal		<u>\$162.79</u>	<u>\$2,238.02</u>
Statement 19 - 30 April 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		<u>\$63.76</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Account Transactions			
Rent		\$191.94	
		<u>\$191.94</u>	<u>\$0.00</u>
Subtotal		<u>\$334.88</u>	<u>\$1,938.02</u>
Statement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Subtotal		<u>\$79.18</u>	<u>\$1,200.00</u>
Total		<u>\$1,724.78</u>	<u>\$18,888.18</u>
Total Tax on Money Out: \$117.53			

PALMERS RENT \$ 9150 -

28000

BOGONG

Client Name	McEwan Super Fund				Year ended 30 June	2021		
					Prepared by	AN		
					Date prepared	3.5.21		
Rental Property Type								
Rental Property Address	34 Bogong St, LAKES ENTRANCE							
Rental Period	start date			end date				
	1/7/2020			30/6/2021	365	total days		
	1. Agent Annual Statement	2. Agent Annual Statement	Settlement	Other	Total	Prior Year	Variance	Notes
Income								
Rent Received	3,999	1,251			5,250	5,107	143	
Total Income	3,999	1,251			5,250	5,107	143	
Expenses (ITR order)								
Council rates			258	818	1,075	1,073	2	
Insurance				185	185	691	-506	
Land Tax			117		117	0	117	
Property agent fees	361.82	95.27			457	449	8	
Repairs & Maintenance if large, per list below	390	120			510	0	510	
Stationery, telephone & postage					0	22	-22	
Water charges			257	435	691	675	16	
Total Expenses	752	215		1,438	3,036	2,910	126	
Net Rental	3,247	1,036			2,214	2,197	17	
Net Rental (per ITR)								
variance - should be \$0					2,214			



first national
REAL ESTATE

King & Heath

28000
BOGONG,
AGENT 1

(w) (03) 5152 3311
<https://kingheath.com.au/>
rent.statements@kingheath.com.au
125 Main St
Bairnsdale VICTORIA 3875
ABN: 49109269865

Ian McEwan
13 Fish St
Lakes Entrance VIC 3909

Folio Summary

Folio: OWN02462
From: 1/07/2020
To: 30/06/2021
Created: 30/06/2021

Money In	Money Out	Balance
\$8,786.75	\$1,319.44	\$7,467.31

Account	Included Tax	Money Out	Money In
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$4,787.65
Plumbing	\$12.36	\$136.00	
Management Fees	\$38.30	\$421.31	
Subtotal		<u>\$557.31</u>	<u>\$4,787.65</u>
34 Bogong St, Lakes Entrance VIC			
Rent			\$3,999.10
Plumbing	\$35.49	\$390.41	
Management Fees	\$31.99	\$351.92	
Subtotal		<u>\$742.33</u>	<u>\$3,999.10</u>
Account Transactions			
Administration fee	\$1.80	\$19.80	
Subtotal		<u>\$19.80</u>	<u>\$0.00</u>
Total		<u>\$1,319.44</u>	<u>\$8,786.75</u>

Total Tax on Money Out: \$119.94



28000
BOGONG
AGENT 2

(w) 0351556777

lakesentrance@ljh.com.au
511 Esplanade
Lakes Entrance Victoria 3909
Licence: 071653L

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
13 Fish St
Lakes Entrance VIC 3909

Folio Summary

Folio: OWN01469
From: 1/07/2020
To: 30/06/2021
Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 10 - 31 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		\$120.00	\$0.00
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$1,107.03
Management Fees	\$6.66	\$73.26	
GARDEN		\$15.00	

Account	Included Tax	Money Out	Money In
		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$300.00
Management Fees	\$1.80	\$19.80	
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			
34 Bogong St, Lakes Entrance VIC			\$1,250.95
Rent			
Management Fees	\$7.50	\$82.56	
		\$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
Statement 15 - 31 December 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.83	
GARDEN		\$15.00	
		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,350.00
Management Fees	\$8.10	\$89.09	
		\$89.09	\$1,350.00
Subtotal		\$152.92	\$2,088.02
Statement 16 - 1 February 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$900.00
Management Fees	\$5.40	\$59.37	
		\$59.37	\$900.00
Subtotal		\$123.19	\$1,638.02
Statement 17 - 1 March 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		\$79.18	\$1,200.00
Subtotal		\$143.00	\$1,938.02

Statement 18 - 1 April 2021

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		<u>\$63.82</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		<u>\$98.97</u>	<u>\$1,500.00</u>
Subtotal		<u>\$162.79</u>	<u>\$2,238.02</u>
Statement 19 - 30 April 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		<u>\$63.76</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Account Transactions			
Rent		\$191.94	
		<u>\$191.94</u>	<u>\$0.00</u>
Subtotal		<u>\$334.88</u>	<u>\$1,938.02</u>
Statement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Subtotal		<u>\$79.18</u>	<u>\$1,200.00</u>
Total		<u>\$1,724.78</u>	<u>\$18,888.18</u>
Total Tax on Money Out: \$117.53			

30/00

TAX INVOICE

DATE: 19 November 2020
INVOICE NO: 31296
CLIENT CODE: MCEWASF

Ian G Mc Ewan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

Electronic receipt from ASIC of Company and Invoice Statements. Review of details contained in the Company Statement. Preparation of Directors Solvency Resolution.

Provision of a staffed Registered Office open during business hours at our premises for the previous year.

Maintenance of the Company's Statutory Registers and/or Minutes at our premises for the previous year.

200.00

Net Amount \$	200.00
GST \$	20.00
TOTAL AMOUNT DUE	\$ 220.00

Please note our terms are strictly 14 days from the date of invoice.

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Bank Charges (31500)					
<u>Bank Charges (31500)</u>					
01/07/2020	DEBIT CARD FEE		3.00		3.00 DR
01/08/2020	DEBIT CARD FEE		3.00		6.00 DR
01/09/2020	DEBIT CARD FEE		3.00		9.00 DR
01/10/2020	DEBIT CARD FEE		3.00		12.00 DR
01/11/2020	DEBIT CARD FEE		3.00		15.00 DR
01/12/2020	DEBIT CARD FEE		3.00		18.00 DR
01/01/2021	DEBIT CARD FEE		3.00		21.00 DR
01/02/2021	DEBIT CARD FEE		3.00		24.00 DR
01/03/2021	DEBIT CARD FEE		3.00		27.00 DR
01/04/2021	DEBIT CARD FEE		3.00		30.00 DR
01/04/2021	Monthly Transaction Summary COLLECTION ITEMS (1@ 0.70) 0.70 IN BRANCH TRANSFERS (1 @ 1.75) 1.75 Total Transaction Fees 2.45 Net Transaction Fees for March 21		2.45		32.45 DR
01/05/2021	DEBIT CARD FEE		3.00		35.45 DR
01/06/2021	DEBIT CARD FEE		3.00		38.45 DR
			38.45		38.45 DR

Total Debits: 38.45

Total Credits: 0.00

37500
MIDDLE

Client Name	McEwan Super Fund			Year ended 30 June	2021	
				Prepared by	AN	
				Date prepared	28.4.22	
Rental Property Type						
Rental Property Address	Unit 2, 14 Middle St, LAKES ENTRANCE					
Rental Period	start date		end date			
	1/7/2019		30/6/2020	366	total days	
	Agent Annual Statement	Settlement	Other	Total	Prior Year	Variance
Income						
Rent Received	7,749.21			7,749	7,077	672
Total Income	7,749		0	7,749	7,077	672
Expenses (ITR order)						
Body Corp fees		-32		-32	285	-317
Council rates		61	1,034	1,095	991	104
Gardening	150			150	120	30
Insurance				0	512	-512
Land Tax		58	0	58		58
Property agent fees	598.96			599	468	131
Water charges		419	483	901	673	228
Total Expenses	749	538	1,517	2,771	3,049	-278
Net Rental	7,000			4,978	4,028	950

37500
MIDDLE

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Investment Expenses (37500)					
<u>14 Middle St. Lakes Entrance (14MIDDLE)</u>					
30/09/2020	rates 1 instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXX276 1		345.84		345.84 DR
01/10/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXX276 1		239.49		585.33 DR
28/11/2020	rates 2nd instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXX276 1		344.00		929.33 DR
16/12/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 14/12 Card Number 519244XXXXXX276 1		243.20		1,172.53 DR
02/03/2021	rates instal 3 EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 01/03 Card Number 519244XXXXXX276 1		344.00		1,516.53 DR
15/04/2021	DIRECT CREDIT Settlement monies		60.88		1,577.41 DR
15/04/2021	DIRECT CREDIT Settlement monies			32.25	1,545.16 DR
15/04/2021	DIRECT CREDIT Settlement monies		418.65		1,963.81 DR
15/04/2021	DIRECT CREDIT Settlement monies		58.36		2,022.17 DR
30/06/2021	allocate middle rent & exps agent 1		150.00		2,172.17 DR
30/06/2021	allocate middle rent & exps agent 1		598.96		2,771.13 DR
			2,803.38	32.25	2,771.13 DR

Total Debits: 2,803.38

Total Credits: 32.25



East Gippsland Water

133 Macleod St
(PO Box 52)
Bairnsdale Victoria 3875
Email: egw@egwater.vic.gov.au
Web: www.egwater.vic.gov.au
ABN: 40 096 764 586

Difficulties and faults (24 hours)
1300 134 202



Billing and general enquiries
(office hours)
1800 671 841

Tax Invoice

Issued: 26 Aug 2020

Next Scheduled Reading: 10 Nov 2020

Service Address: Unit 2, 14 Middle St, Lakes Entrance VIC 3909



Ian G Mc Ewan Pty
13 Fish St
LAKES ENTRANCE VIC 3909



034
I000269

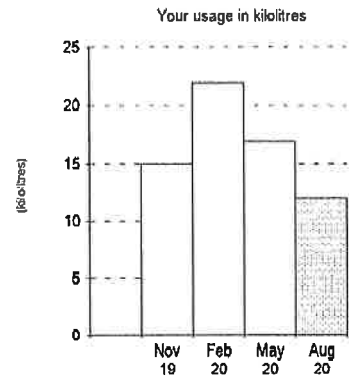
Account Number
22-0710-0450-01-9

Invoice Number
1763330

Amount Due
\$239.49

Pay By
23 Sep 2020

Opening Balance	\$258.87
Total Payments received to the 26 Aug 2020	\$258.87 CR
Balance	\$0.00
Current Charges	
Water Usage	\$26.87
Water Service Charge	\$50.56
Sewer Service Charge	\$162.06
Total	\$239.49
Total Amount Due	\$239.49
Total includes GST of	\$0.00



Av. Daily Use		Av. Daily Cost
Last year	Current period	Current period
	0.139 kL/day	\$2.69/day

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au

Payment Options

Ian G Mc Ewan Pty Unit 2, 14 Middle St, Lakes Entrance VIC 3909



Direct Debit: Call 1800 671 841 for an application or visit our website.



Mail: Send a cheque with this portion of the account to **PO Box 52, BAIRNSDALE VIC 3875**

Quote the Biller Code and Reference No.

Billers Code: 16063
Ref: 2207 1004 5001 9



Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.



Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.

Billpay Code: 0436
Ref: 0220 7100 4500 19



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.



Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online.

Account Number
22-0710-0450-01-9

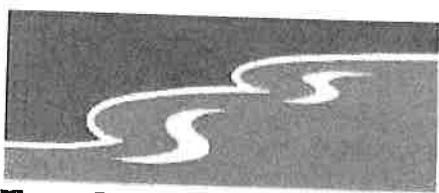
Invoice Number
1763330

Amount Due
\$239.49



*436 02207100450019

Concession has not been applied (refer over for concession eligibility.)



East Gippsland Water

133 Macleod St
(PO Box 52)
Bairnsdale Victoria 3875
Email: egw@egwater.vic.gov.au
Web: www.egwater.vic.gov.au
ABN: 40 096 764 586

Difficulties and faults (24 hours)
1300 134 202



Billing and general enquiries
(office hours)
1800 671 841

Tax Invoice

Issued: 17 Nov 2020

Next Scheduled Reading: 9 Feb 2021

Service Address: Unit 2, 14 Middle St, Lakes Entrance VIC 3909



Ian G Mc Ewan Pty
13 Fish St
LAKES ENTRANCE VIC 3909



034
1000165

Account Number
22-0710-0450-01-9

Invoice Number
1799818

Amount Due
\$243.20

Pay By
15 Dec 2020

Opening Balance

Total Payments received to the 17 Nov 2020
Balance

\$239.49
\$239.49 CR
\$0.00

Current Charges

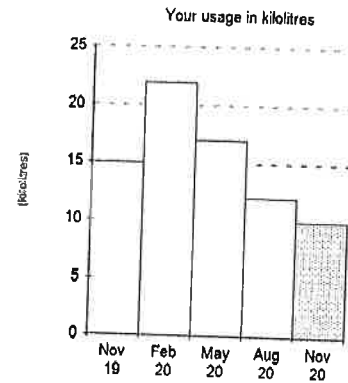
Water Usage
Water Service Charge
Sewer Service Charge
Total

\$23.24
\$52.35
\$167.61
\$243.20

Total Amount Due

Total includes GST of

\$243.20
\$0.00



Av. Daily Use		Av. Daily Cost	
Last year	Current period	Current period	
0.174 kL/day	0.116 kL/day	\$2.64/day	

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au

Payment Options

Ian G Mc Ewan Pty Unit 2, 14 Middle St, Lakes Entrance VIC 3909

Direct Debit: Call 1800 671 841 for an application or visit our website.



Mail: Send a cheque with this portion of the account to **PO Box 52, BAIRNSDALE VIC 3875**

Quote the Biller Code and Reference No.
Biller Code: 16063
Ref: 2207 1004 5001 9



Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.

Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.

Billpay Code: 0436
Ref: 0220 7100 4500 19



Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number
22-0710-0450-01-9

Invoice Number
1799818

Amount Due
\$243.20



*436 02207100450019

Concession has not been applied (refer over for concession eligibility.)



EAST GIPPSLAND SHIRE COUNCIL

Valuation and Rate Notice

2020 – 2021

PO Box 1618, Bairnsdale, VIC 3875
ABN 81 957 967 765
Enquiries (03) 5153 9500
www.eastgippsland.vic.gov.au



034 0000395

Ian G McEwan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

Assessment Number: 46693
Date of Issue: 04/09/2020
Arrears
Due Immediately:
Pay in Full \$1,377.84
By 15/2/2021:
Pay by 4 instalments \$345.84
First by 30/9/2020:

Property details

2/14 Middle Street LAKES ENTRANCE VIC 3909
Lot 2 SP 20022

Date of valuation 01/01/2020

Operative date for rating purposes 01/07/2020

Site Valuation (SV) \$45,000

Australian Valuation Property Classification Code (AVPCC)

Land Area

Capital Improved Valuation (CIV)

\$160,000

112 Semi-Detached/Terrace/Row House

0.0675 Ha

Net Annual Valuation (NAV)

\$8,000

Rates and charges (Council uses CIV for rating purposes). Date of Declaration 25 August 2020.

Instalments

2020/2021 Council Rate & Charges

General Rate 0.00392622 X \$160,000 \$628.20

Municipal Charge \$230.00

Waste - 3 Bin Collection Charge \$398.00

Total 2020/2021 Council Rate & Charges \$1,256.20

Date Due Amount Due

30/09/2020 \$345.84 ✓

30/11/2020 \$344.00 ✓

28/02/2021 \$344.00 ✓

31/05/2021 \$344.00

2020/2021 Victorian Government Fire Services Property Levy

Fire Services Levy - Residential (0.000054 X \$160,000) + \$113 \$121.64

Total 2020/2021 Victorian Government Fire Services Property Levy \$121.64

Total Amount of this notice \$1,377.84

Any arrears, interest or legal fees shown above are due and payable immediately.

Council offers a range of different payment options (see reverse for details). Payment(s) made on or after 26 August 2020 may not be shown on this account. If you are experiencing difficulty paying your rates by the due date/s, contact Council to discuss alternate payment arrangements. No GST is applied to rates.



Contact your bank or credit union to register for BPAY

Billers Code: 125864
Customer Ref: 1704669389

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 1704669389
BPAY View Registration Name: Ian G McEwan Pty Ltd



Pay at our website with credit card (visa and mastercard only)
visit www.eastgippsland.vic.gov.au/rates and follow the prompts.
Use Customer Reference Number: 1704669389



By Telephone
Pay with your credit card (Visa and Mastercard only)
Call 1300 321 219



In person at any Australia Post Office



To arrange periodical Direct Debit from your bank account, please contact our office or download the form from our website and return to Council. Payment by 9 monthly instalments, quarterly instalments or in full can be arranged.



In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card)



Pay by cheque -
Please detach this payment slip and mail with your cheque to:
East Gippsland Shire
PO Box 1618,
BAIRNSDALE VIC 3875



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 466938



*481 03 00000131 1704669389



466938

100039501 0005466 #77389



37500
MIDDLE

Littleton Hackford

Lawyers & Notary Public

Wednesday, 14 April 2021

Your Ref :
Our Ref : CM:CC:210087 Sale
e - mail : cathy@littletonhackford.com.au



Ian G McEwan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

James Grey 1879 - 1885
Harold Sergeant 1880 - 1888
Percy Pye Sergeant 1885 - 1928
William Maxwell Bruce 1890 - 1946
James Boyd 1892 - 1897
Arthur Pace 1893 - 1897
Hugo Frost-Samuels 1907 - 1945
Ian Sergeant 1928 - 1937
John Ulysses Watt 1946 - 1959
T G Littleton MBE 1936 - 1986
Ian Robert Malkin 1971 - 1987

Dear Ian,

Re : Your sale to Heycox
Property: 2/14 Middle Street, Lakes Entrance

We advise the funds available at settlement have been calculated as follows:

	\$	\$
Sale Price		199,000.00
Adjustments		315.37
Selling Costs – LJ Hooker Lakes Entrance	6,320.00	
Rates Owing –East Gippsland Council	344.00	
Rates Owing - East Gippsland Water	418.65	
Land Tax - SRO	58.36	
Firm's Taxation Invoice (attached)	966.95	

Law Chambers
Littleton Hackford
Gippsland Legal Ply Ltd
ABN 87 093 257 071

TRARALGON

115-119 Hotham Street
Traralgon Vic 3844

Tel 03 5176 1345
Fax 03 5174 9316
Post PO Box 347
Traralgon 3844
DX 84408 Traralgon

Funds required for Third Party Payments :

PEXA Fees	133.54	
-----------	--------	--

SALE

134 Raymond Street
Sale Vic 3850

Available Balance	\$ 191,073.87	
TOTAL	\$ 199,315.37	\$ 199,315.37

Tel 03 5144 5600
Fax 03 5144 2911

Yours faithfully,

RATES 344 - 283.12 = 60.88
BODY CORP (32.25)
WATER 418.65
LAND TAX 58.36

FITZROY

65A Gertrude Street
Fitzroy Vic 3065

Tel 03 9419 2280
By appointment only

LITTLETON HACKFORD

Caitlin Mosley

Encl.

Incorporating
Gippsland Legal Conveyancing





37500
MIDDLE
AGENT 7

(w) 0351556777
lakesentrance@ljh.com.au
511 Esplanade
Lakes Entrance Victoria 3909
Licence: 071653L

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
13 Fish St
Lakes Entrance VIC 3909

Folio Summary

Folio: OWN01469
From: 1/07/2020
To: 30/06/2021
Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 10 - 31 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
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2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
Subtotal		\$63.84	\$738.02
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		\$120.00	\$0.00
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$1,107.03
Management Fees	\$6.66	\$73.26	
GARDEN		\$15.00	

Account	Included Tax	Money Out	Money In
		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$300.00
Management Fees	\$1.80	\$19.80	
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			
34 Bogong St, Lakes Entrance VIC			
Rent			\$1,250.95
Management Fees	\$7.50	\$82.56	
		\$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
Statement 15 - 31 December 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.83	
GARDEN		\$15.00	
		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,350.00
Management Fees	\$8.10	\$89.09	
		\$89.09	\$1,350.00
Subtotal		\$152.92	\$2,088.02
Statement 16 - 1 February 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$900.00
Management Fees	\$5.40	\$59.37	
		\$59.37	\$900.00
Subtotal		\$123.19	\$1,638.02
Statement 17 - 1 March 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		\$79.18	\$1,200.00
Subtotal		\$143.00	\$1,938.02

Statement 18 - 1 April 2021

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		<u>\$63.82</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		<u>\$98.97</u>	<u>\$1,500.00</u>
Subtotal		<u>\$162.79</u>	<u>\$2,238.02</u>
Statement 19 - 30 April 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		<u>\$63.76</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Account Transactions			
Rent		\$191.94	
		<u>\$191.94</u>	<u>\$0.00</u>
Subtotal		<u>\$334.88</u>	<u>\$1,938.02</u>
Statement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Subtotal		<u>\$79.18</u>	<u>\$1,200.00</u>
Total		<u>\$1,724.78</u>	<u>\$18,888.18</u>
Total Tax on Money Out: \$117.53			

MIDDLE
 Term AGENT 647-80
 GARDEN 165

Client Name	McEwan Super Fund			Year ended 30 June	2021		
				Prepared by	AN		
				Date prepared	3.5.22		
Rental Property Type							
Rental Property Address	14 Palmers Rd, LAKES ENTRANCE						
Rental Period	start date		end date				
	1/7/2020		30/6/2021	365	total days		
	1. Agent Annual Statement	2. Agent Annual Statement	Other	Total	Prior Year	Variance	Notes
Income							
Rent Received	4,788	9,150		13,938	5,076	8,862	
Total Income	4,788	9,150	0	13,938	5,076	8,862	
Expenses (ITR order)							
Council rates			1,123	1,123	1,160	-37	
Insurance			668	668	637	31	
Land Tax				0	0	0	
Property agent fees	431	696.75		1,128	1,101	27	
Repairs & Maintenance	136			136	8	128	
Stationery, telephone & postage				0	17	-17	
Water charges			655	655	562	93	
Sundry Rental expenses				0	293	-293	
Total Expenses	567	697	2,447	3,711	3,778	-67	
Net Rental	4,220	8,453		10,227	1,298	8,929	
Net Rental (per ITR)							
variance - should be \$0				10,227			

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Investment Expenses (37500)					
<u>14 Palmers Rd Lakes Entrance (14PALMERS)</u>					
30/09/2020	rates 1 instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXX276 1		375.24		375.24 DR
01/10/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXX276 1		219.80		595.04 DR
28/11/2020	rates 2nd instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXX276 1		374.00		969.04 DR
29/11/2020	GENERAL INS HOME, SY DNEY AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXX276 1		668.17		1,637.21 DR
16/12/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 14/12 Card Number 519244XXXXXX276 1		217.56		1,854.77 DR
02/03/2021	rates instal 3 EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 01/03 Card Number 519244XXXXXX276 1		374.00		2,228.77 DR
21/03/2021	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 19/03 Card Number 1		218.06		2,446.83 DR
30/06/2021	allocate palmers rent & exps agent #1		431.20		2,878.03 DR
30/06/2021	allocate palmers rent & exps agent #1		136.00		3,014.03 DR
30/06/2021	allocate palmers rent & exps agent 2		696.75		3,710.78 DR
			3,710.78		3,710.78 DR

Total Debits: 3,710.78

Total Credits: 0.00



EAST GIPPSLAND
SHIRE COUNCIL

Valuation and Rate Notice

2020 – 2021

PO Box 1618, Bairnsdale, VIC 3875
ABN 81 957 967 765
Enquiries (03) 5153 9500
www.eastgippsland.vic.gov.au



034 0000395

Ian G McEwan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

Assessment Number: 46666
Date of Issue: 04/09/2020
Arrears
Due Immediately:
Pay in Full \$1,497.24
By 15/2/2021:
Pay by 4 instalments \$375.24
First by 30/9/2020:

Property details

14 Palmers Road LAKES ENTRANCE VIC 3909
Lot 21 LP 13178

Date of valuation 01/01/2020
Operative date for rating purposes 01/07/2020
Site Valuation (SV) \$90,000
Capital Improved Valuation (CIV) \$190,000
Net Annual Valuation (NAV) \$9,500

Australian Valuation Property Classification Code (AVPCC) Land Area
110 Detached Dwelling 0.0578 Ha

Rates and charges (Council uses CIV for rating purposes). Date of Declaration: 25 August 2020.

2020/2021 Council Rate & Charges

General Rate 0.00392622 X \$190,000 \$745.98
Municipal Charge \$230.00
Waste - 3 Bin Collection Charge \$398.00
Total 2020/2021 Council Rate & Charges \$1,373.98

2020/2021 Victorian Government Fire Services Property Levy

Fire Services Levy - Residential (0.000054 X \$190,000) + \$113 \$123.26
Total 2020/2021 Victorian Government Fire Services Property Levy \$123.26
Total Amount of this notice \$1,497.24

Instalments

Date Due	Amount Due
30/09/2020	\$375.24 ✓
30/11/2020	\$374.00 ✓
28/02/2021	\$374.00 ✓
31/05/2021	\$374.00

Any arrears, interest or legal fees shown above are due and payable immediately.

Council offers a range of different payment options (see reverse for details). Payment(s) made on or after 26 August 2020 may not be shown on this account. If you are experiencing difficulty paying your rates by the due date/s, contact Council to discuss alternate payment arrangements. No GST is applied to rates.



Contact your bank or credit union to register for BPAY

Billers Code: 125864
Customer Ref: 1704666641

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 1704666641
BPAY View Registration Name: Ian G McEwan Pty Ltd

Pay at our website with credit card (visa and mastercard only)
visit www.eastgippsland.vic.gov.au/rates and follow the prompts.
Use Customer Reference Number: 1704666641



By Telephone
Pay with your credit card (Visa and Mastercard only)
Call 1300 321 219



In person at any Australia Post Office



*481 03 00000131 1704666641



To arrange periodical Direct Debit from your bank account, please contact our office or download the form from our website and return to Council. Payment by 9 monthly instalments, quarterly instalments or in full can be arranged.



In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card)



Pay by cheque -
Please detach this payment slip and mail with your cheque to:
East Gippsland Shire
PO Box 1618,
BAIRNSDALE VIC 3875



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 466664



466664

10039503 0005454 #77389



East Gippsland Water

133 Macleod St
(PO Box 52)
Bairnsdale Victoria 3875
Email: egw@egwater.vic.gov.au
Web: www.egwater.vic.gov.au
ABN: 40 096 764 586

Difficulties and faults (24 hours)
1300 134 202



Billing and general enquiries
(office hours)
1800 671 841

Tax Invoice

Issued: 13 May 2021

Next Scheduled Reading: 10 Aug 2021

Service Address: 14 Palmers Rd, Lakes Entrance VIC 3909



Ian G Mc Ewan Pty
13 Fish St
LAKES ENTRANCE VIC 3909



034
I000659

Account Number
22-0811-0200-01-4

Invoice Number
1874321

Amount Due
\$218.70

Pay By
10 Jun 2021

Opening Balance	\$218.06
Total Payments received to the 13 May 2021	\$218.06 CR
Balance	\$0.00
Current Charges	
Water Service Charge	\$52.92
Sewer Service Charge	\$165.78
Total	\$218.70
Total Amount Due	\$218.70
Total includes GST of	\$0.00

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au

Payment Options

Ian G Mc Ewan Pty 14 Palmers Rd, Lakes Entrance VIC 3909



Direct Debit: Call 1800 671 841 for an application or visit our website.



Mail: Send a cheque with this portion of the account to **PO Box 52, BAIRNSDALE VIC 3875**



Quote the Biller Code and Reference No.

Bill Code: 16063
Ref: 2208 1102 0001 4



Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.



Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number
22-0811-0200-01-4

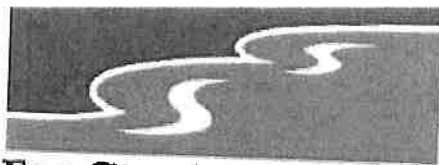
Invoice Number
1874321

Amount Due
\$218.70



*436 02208110200014





East Gippsland Water

133 Macleod St
(PO Box 52)
Bairnsdale Victoria 3875
Email: egw@egwater.vic.gov.au
Web: www.egwater.vic.gov.au
ABN: 40 096 764 586

Difficulties and faults (24 hours)
1300 134 202



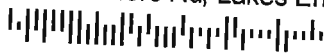
Billing and general enquiries
(office hours)
1800 671 841

Tax Invoice

Issued: 17 Nov 2020

Next Scheduled Reading: 9 Feb 2021

Service Address: 14 Palmers Rd, Lakes Entrance VIC 3909



Ian G Mc Ewan Pty
13 Fish St
LAKES ENTRANCE VIC 3909

034

Account Number
22-0811-0200-01-4

Invoice Number
1799622

Amount Due
\$217.56

Pay By
15 Dec 2020

Opening Balance

Total Payments received to the 17 Nov 2020
Balance

\$219.80
\$219.80 CR
\$0.00

Current Charges

Water Service Charge
Sewer Service Charge
Total

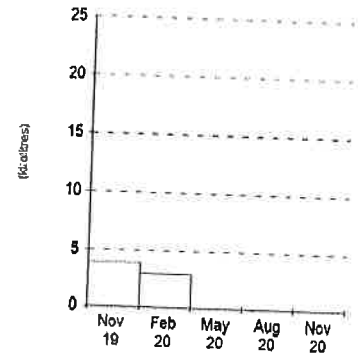
\$51.78
\$165.78
\$217.56

Total Amount Due

Total includes GST of

\$217.56
\$0.00

Your usage in kilolitres



Av. Daily Use

Last year
0.044 kL/day

Current period
0.000 kL/day

Av. Daily Cost

Current period
\$2.39/day

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au



Payment Options

Ian G Mc Ewan Pty 14 Palmers Rd, Lakes Entrance VIC 3909



Direct Debit: Call 1800 671 841 for an application or visit our website.



Mail: Send a cheque with this portion of the account to **PO Box 52, BAIRNSDALE VIC 3875**

Quote the Biller Code and Reference No.

Billers Code: 16063
Ref: 2208 1102 0001 4



Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.



Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.

Billpay Code: 0436
Ref: 0220 8110 2000 14



Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number
22-0811-0200-01-4

Invoice Number
1799622

Amount Due
\$217.56



*436 02208110200014



37500
PALMERS
INSUR



Your landlord insurance policy schedule

Risk address

14 Palmers Rd
Lakes Entrance VIC 3909

Type of policy

Landlord Insurance
Quality Care

Policy number

W3-S042187-LLP

Policy

Period of insurance

Effective date 25 Nov 2020
Expiry date 4pm on 25 Nov 2021

Cover

	Sum insured	Excess
Buildings	\$246,100	\$500 *
* Comprises minimum excess \$100 and voluntary excess \$400.		
Contents	nil	nil
Legal liability	\$20,000,000	nil

Property

Built	1965
External walls	Stone/Sandstone
Roof material	Metal/Iron/Colourbond
Building type	House on poles 0 to 1 metre high
Licensed property manager	No
Site greater than 20,000sqms	No
Security devices	Key operated deadlocks on all external doors, key operated locks on all accessible windows.

37500
PALMERS
INSUR



Your insurance premium breakdown

Type of cover	Base premium	Emergency / Fire Services Levy	GST	Stamp duty	Total
1. Address: 14 Palmers Rd, Lakes Entrance VIC 3909					
Buildings	\$557.80	\$0.00	\$55.78	\$61.36	\$674.94

Overall Total

Total annual premium	\$557.80	\$0.00	\$55.78	\$61.36	\$674.94
-----------------------------	-----------------	---------------	----------------	----------------	-----------------

This document will be a Tax Invoice for GST when you make a payment.



first national
REAL ESTATE

King & Heath

37500
PALMERS
AGENT 1

(w) (03) 5152 3311
<https://kingheath.com.au/>
rent.statements@kingheath.com.au
125 Main St
Bairnsdale VICTORIA 3875
ABN: 49109269865

Ian McEwan
13 Fish St
Lakes Entrance VIC 3909

Folio Summary

Folio: OWN02462
From: 1/07/2020
To: 30/06/2021
Created: 30/06/2021

Money In	Money Out	Balance
\$8,786.75	\$1,319.44	\$7,467.31

Account	Included Tax	Money Out	Money In
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$4,787.65
Plumbing	\$12.36	\$136.00	
Management Fees	\$38.30	\$421.31 + 9.90	
Subtotal		\$557.31	\$4,787.65
34 Bogong St, Lakes Entrance VIC			
Rent			\$3,999.10
Plumbing	\$35.49	\$390.41	
Management Fees	\$31.99	\$351.92 + 9.90	
Subtotal		\$742.33	\$3,999.10
Account Transactions			
Administration fee	\$1.80	\$19.80 = 9.90	
Subtotal		\$19.80	\$0.00
Total		\$1,319.44	\$8,786.75

Total Tax on Money Out: \$119.94



37500
 PALMER'S
 RENT 2
 (w) 0351556777

lakesentrance@ljh.com.au
 511 Esplanade
 Lakes Entrance Victoria 3909
 Licence: 071653L

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
 Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
 13 Fish St
 Lakes Entrance VIC 3909

Folio Summary

Folio: OWN01469
 From: 1/07/2020
 To: 30/06/2021
 Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		<u>\$63.84</u>	<u>\$738.02</u>
Subtotal		<u>\$63.84</u>	<u>\$738.02</u>
Statement 10 - 31 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		<u>\$63.84</u>	<u>\$738.02</u>
Subtotal		<u>\$63.84</u>	<u>\$738.02</u>
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		<u>\$63.84</u>	<u>\$738.02</u>
Subtotal		<u>\$63.84</u>	<u>\$738.02</u>
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		<u>\$63.84</u>	<u>\$738.02</u>
Subtotal		<u>\$63.84</u>	<u>\$738.02</u>
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		<u>\$120.00</u>	<u>\$0.00</u>
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$1,107.03
Management Fees	\$6.66	\$73.26	
GARDEN		\$15.00	

Account	Included Tax	Money Out	Money In
		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$300.00
Management Fees	\$1.80	\$19.80	
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03
Statement 14 - 1 December 2020			
34 Bogong St, Lakes Entrance VIC			
Rent			\$1,250.95
Management Fees	\$7.50	\$82.56	
		\$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97
Statement 15 - 31 December 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.83	
GARDEN		\$15.00	
		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,350.00
Management Fees	\$8.10	\$89.09	
		\$89.09	\$1,350.00
Subtotal		\$152.92	\$2,088.02
Statement 16 - 1 February 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$900.00
Management Fees	\$5.40	\$59.37	
		\$59.37	\$900.00
Subtotal		\$123.19	\$1,638.02
Statement 17 - 1 March 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		\$79.18	\$1,200.00
Subtotal		\$143.00	\$1,938.02

Statement 18 - 1 April 2021

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		<u>\$63.82</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		<u>\$98.97</u>	<u>\$1,500.00</u>
Subtotal		<u>\$162.79</u>	<u>\$2,238.02</u>
Statement 19 - 30 April 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		<u>\$63.76</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Account Transactions			
Rent		\$191.94	
	92.98	<u>\$191.94</u>	<u>\$0.00</u>
Subtotal		<u>\$334.88</u>	<u>\$1,938.02</u>
Statement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Subtotal		<u>\$79.18</u>	<u>\$1,200.00</u>
Total		<u>\$1,724.78</u>	<u>\$18,888.18</u>
Total Tax on Money Out: \$117.53			

PALMERS

AGENT FEES ~~603.77~~
696.75

37500
BOGONG

Client Name	McEwan Super Fund				Year ended 30 June 2021		
					Prepared by	AN	
					Date prepared	3.5.21	
Rental Property Type							
Rental Property Address	34 Bogong St, LAKES ENTRANCE						
Rental Period	start date			end date			
	1/7/2020			30/6/2021	365	total days	
	1. Agent Annual Statement	2. Agent Annual Statement	Settlement	Other	Total	Prior Year	Variance
							Notes
Income							
Rent Received	3,999	1,251			5,250	5,107	143
Total Income	3,999	1,251			5,250	5,107	143
Expenses (ITR order)							
Council rates			258	818	1,075	1,073	2
Insurance				185	185	691	-506
Land Tax			117		117	0	117
Property agent fees	361.82	95.27			457	449	8
Repairs & Maintenance if large, per list below	390	120			510	0	510
Stationery, telephone & postage					0	22	-22
Water charges			257	435	691	675	16
Total Expenses	752	215		1,438	3,036	2,910	126
Net Rental	3,247	1,036			2,214	2,197	17
Net Rental (per ITR)							
variance - should be \$0					2,214		

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Investment Expenses (37500)					
<u>34 Bogong St, Lakes Entrance (34BOGONG)</u>					
30/09/2020	rates 1 instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXXX276 1		409.55		409.55 DR
01/10/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXXX276 1		217.40		626.95 DR
28/11/2020	rates 2nd instal EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXXX276 1		408.00		1,034.95 DR
29/11/2020	GENERAL INS HOME, SY DNEY AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXXX276 1		727.50		1,762.45 DR
16/12/2020	water EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 14/12 Card Number 519244XXXXXXXX276 1		217.56		1,980.01 DR
24/02/2021	DIRECT CREDIT 34 Bogong		257.54		2,237.55 DR
24/02/2021	DIRECT CREDIT 34 Bogong		256.50		2,494.05 DR
24/02/2021	DIRECT CREDIT 34 Bogong		116.72		2,610.77 DR
22/03/2021	DEPOSIT - CHEQUE(S) CHQ #: 1 INSURANCE REFUND			542.14	2,068.63 DR
30/06/2021	allocate bogong rent & exps agent 1		361.82		2,430.45 DR
30/06/2021	allocate bogong rent & exps agent 1		390.41		2,820.86 DR
30/06/2021	allocate bogong rent & exp agent 2		120.00		2,940.86 DR
30/06/2021	allocate bogong rent & exp agent 2		95.24		3,036.10 DR
			3,578.24	542.14	3,036.10 DR

Total Debits: 3,578.24

Total Credits: 542.14

37500
BOGONG,
LAKES ENTRANCE
①

With compliments

EAST GIPPSLAND SHIRE COUNCIL
ABN 81 957 967 765
Head Office: 273 Main St (PO Box 1618)
Bairnsdale VIC 3875
Tel: (03) 5153 9500 Fax: (03) 5153 9576
OFFICIAL RECEIPT

Receipt No: 2578918 Date: 29-SEP-2020
RA 466938 345.84

2/14 Middle Street LAKES ENTRANCE

Amount of GST:

RA 466664 375.24

14 Palmers Road LAKES ENTRANCE VI

Amount of GST:

RA 431528 409.55

34 Bogong Street LAKES ENTRANCE V

Amount of GST:

Payment EFTPUS -1,130.63

Web: www.eastgippsland.vic.gov.au

*** Copy Only ***

Ian G McEwan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

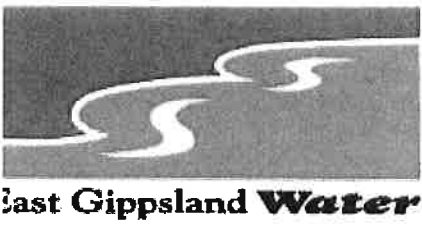
EAST GIPPSLAND
SHIRE COUNCIL



Corporate Centre
Street (PO Box 1618)
Bairnsdale Victoria 3875
Phone: (03) 5153 9500
Fax: (03) 5153 9576
Email: info@egipps.vic.gov.au
Website: www.eastgippsland.vic.gov.au
Twitter: @egsc
Phone: 81 957 967 765

INSTALMENT
N° 1

N° 2
\$402 -



133 Macleod St
 (PO Box 52)
 Bairnsdale Victoria 3875
 Email: egw@egwater.vic.gov.au
 Web: www.egwater.vic.gov.au
 ABN: 40 096 764 586

Billing and general enquiries
 (office hours)
1800 671 841

Account Number
22-0102-0500-01-1

Invoice Number
 1800521

Amount Due
\$217.56

Pay By
16 Dec 2020

Issued: 18 Nov 2020

Next Scheduled Reading: 9 Feb 2021

Tax Invoice

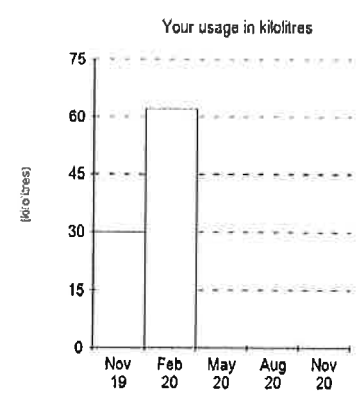
Service Address: 34 Bogong St, Lakes Entrance VIC 3909



Ian G Mc Ewan Pty
 13 Fish St
 LAKES ENTRANCE VIC 3909

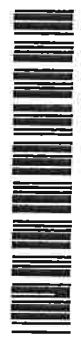
034

Opening Balance	
Total Payments received to the 18 Nov 2020	
Balance	\$217.40
Current Charges	
Water Service Charge	\$51.78
Sewer Service Charge	\$165.78
Total	\$217.56
Total Amount Due	\$217.56
Total includes GST of	\$0.00



Av. Daily Use		Av. Daily Cost
Last year	0.326 kL/day	Current period
		0.000 kL/day
		\$2.39/day

Penalty Interest of 0.00% p/a will apply to overdue balances. Target your water use visit www.targetyourwateruse.vic.gov.au



Payment Options

Ian G Mc Ewan Pty 34 Bogong St, Lakes Entrance VIC 3909

Direct Debit: Call 1800 671 841 for an application or visit our website.



Mail: Send a cheque with this portion of the account to **PO Box 52, BAIRNSDALE VIC 3875**

Quote the Biller Code and Reference No.

Biller Code: 16063
 Ref: 2201 0205 0001 1



Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.

Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.

Billpay Code: 0436
 Ref: 0220 1020 5000 11



Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number
22-0102-0500-01-1

Invoice Number
 1800521

Amount Due
\$217.56



*436 02201020500011

3600



Policy Cancelled
ON SAC

19 November 2020

ROUND L'CVI

000207 000

\$52.14



Mr Ian Mcewan
13 Fish St
LAKES ENTRANCE VIC.3909

✓ 1690529874



Your insurance

Policy number
W3-S042186-LLP
Risk address
**34 Bogon St
Lakes Entrance VIC 3909**
Renewal premium
\$734.86
Due by 4pm on
25 November 2020

Your cover will expire soon

Dear Ian,

You would have recently received an invitation to renew your Westpac Landlord Insurance policy for another year. We'd really like to help ensure that you continue to have quality cover, so this is just a friendly reminder to let you know that your cover will expire at 4pm on 25 November 2020.

Already made the payment?

If you've paid in the last few days, please ignore this courtesy advice as it may take a few days for processing to complete.

There's still time to renew your cover

To continue to get all the benefits of another year of cover, don't forget to pay your premium of \$734.86 by 25 November 2020. See 'How to pay' for details.

Any questions?

Please call Westpac on **1300 650 255**. We also offer a range of other insurance products – ask us for details.

We'll be happy to help you.

Kind regards,

Peter Dennis
Head of Product & Underwriting - General Insurance

Westpac Landlord Insurance provides:

- ✓ Comprehensive cover for storm, flood, fire, theft and more
- ✓ A sum insured safety net on every policy
- ✓ Pay by the month, with no extra fee*

*Premiums payable by instalments may be subject to minor adjustments due to rounding and financial institution transaction fees may apply

700 27 50

\$727.50

1.2

Renew your cover today.





Your landlord insurance policy schedule

Risk address

34 Bogon St
Lakes Entrance VIC 3909

Type of policy

Landlord Insurance
Quality Care

Policy number

W3-S042186-LLP

Policy

Period of insurance

Effective date	25 Nov 2020
Expiry date	4pm on 25 Nov 2021

Cover

	Sum insured	Excess
Buildings	\$256,800	\$500 *
* Comprises minimum excess \$100 and voluntary excess \$400.		
Contents	nil	nil
Legal liability	\$20,000,000	nil

Property

Built	1960
External walls	Timber/Weatherboard
Roof material	Metal/Iron/Colourbond
Building type	House on poles 0 to 1 metre high
Licensed property manager	No
Site greater than 20,000sqms	No
Security devices	There are no security devices listed on this policy.

Tuesday, 2 March 2021

Your Ref :
Our Ref : CM:201802 Traralgon
e - mail : caitlinm@littletonhackford.com.au



Ian G McEwan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

James Grey	1879 - 1885
Harold Sergeant	1880 - 1888
Percy Pye Sergeant	1885 - 1928
William Maxwell Bruce	1890 - 1946
James Boyd	1892 - 1897
Arthur Pace	1893 - 1897
Hugo Frost-Samuels	1907 - 1945
Ian Sergeant	1928 - 1937
John Ulysses Watt	1946 - 1959
T G Littleton MBE	1936 - 1986
Ian Robert Malkin	1971 - 1987

Dear Ian,

Re: Your sale to Henriksen
Property: 34 Bogong Street, Lakes Entrance

We confirm settlement of the above matter was effected on 25 February 2021 and advised the funds available at settlement were calculated as follows:

	\$	\$
Sale Price		299,000.00
Adjustments (attached)		* 560.46
Selling Costs – LJ Hooker (invoice attached)	9,570.00	= 257.57
Rates Owing – East Gippsland Council	* 818.00	
Rates Owing – East Gippsland Water	* 256.50	
Land Tax - SRO	* 116.72	
Firm's Taxation Invoice (attached)	941.90	

Law Chambers
Littleton Hackford
Gippsland Legal Pty Ltd
ABN 87 093 257 071

TRARALGON
115-119 Hotham Street
Traralgon Vic 3844
Tel 03 5176 1345
Fax 03 5174 9316
Post PO Box 347
Traralgon 3844
DX 84408 Traralgon

Funds required for Third Party Payments:

PEXA Fees	116.60	
Available Balance – paid to your account ending 8687	\$ 287,740.74	
TOTAL	\$ 299,560.46	\$ 299,560.46

SALE
134 Raymond Street
Sale Vic 3850
Tel 03 5144 5600
Fax 03 5144 2911

FITZROY
65A Gertrude Street
Fitzroy Vic 3065
Tel 03 9419 2280
By appointment only

Yours faithfully,


LITTLETON HACKFORD
Caitlin Mosley
Encl.3

Incorporating
Gippsland Legal Conveyancing





first national
REAL ESTATE

King & Heath

37500
BOGONG
AGENT 1

(w) (03) 5152 3311
<https://kingheath.com.au/>
rent.statements@kingheath.com.au
125 Main St
Bairnsdale VICTORIA 3875
ABN: 49109269865

Ian McEwan
13 Fish St
Lakes Entrance VIC 3909

Folio Summary

Folio: OWN02462
From: 1/07/2020
To: 30/06/2021
Created: 30/06/2021

Money In	Money Out	Balance
\$8,786.75	\$1,319.44	\$7,467.31

Account	Included Tax	Money Out	Money In
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$4,787.65
Plumbing	\$12.36	\$136.00	
Management Fees	\$38.30	\$421.31	+9.90
Subtotal		\$557.31	\$4,787.65
34 Bogong St, Lakes Entrance VIC			
Rent			\$3,999.10
Plumbing	\$35.49	\$390.41	
Management Fees	\$31.99	\$351.92	+9.90
Subtotal		\$742.33	\$3,999.10
Account Transactions			
Administration fee	\$1.80	\$19.80	= 9.90
Subtotal		\$19.80	\$0.00
Total		\$1,319.44	\$8,786.75

Total Tax on Money Out: \$119.94



37503
BOGONG,
AGENT 2

(w) 0351556777
lakesentrance@ljh.com.au
511 Esplanade
Lakes Entrance Victoria 3909
Licence: 071653L

Ian McEwan - Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
Ian G McEwan Pty Ltd ATF Ian McEwan Superannuation
13 Fish St
Lakes Entrance VIC 3909

Folio Summary

Folio: OWN01469
From: 1/07/2020
To: 30/06/2021
Created: 1/07/2021

Money In	Money Out	Balance
\$18,888.18	\$1,724.78	\$17,163.40

Account	Included Tax	Money Out	Money In
Statement 9 - 1 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		<u>\$63.84</u>	<u>\$738.02</u>
Subtotal		<u>\$63.84</u>	<u>\$738.02</u>
Statement 10 - 31 July 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		<u>\$63.84</u>	<u>\$738.02</u>
Subtotal		<u>\$63.84</u>	<u>\$738.02</u>
Statement 11 - 1 September 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		<u>\$63.84</u>	<u>\$738.02</u>
Subtotal		<u>\$63.84</u>	<u>\$738.02</u>
Statement 12 - 1 October 2020			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		<u>\$63.84</u>	<u>\$738.02</u>
Subtotal		<u>\$63.84</u>	<u>\$738.02</u>
Statement 13 - 2 November 2020			
34 Bogong St, Lakes Entrance VIC			
MAINTGEN		\$120.00	
		<u>\$120.00</u>	<u>\$0.00</u>
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$1,107.03
Management Fees	\$6.66	\$73.26	
GARDEN		\$15.00	

Account	Included Tax	Money Out	Money In
		\$88.26	\$1,107.03
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$300.00
Management Fees	\$1.80	\$19.80	
		\$19.80	\$300.00
Subtotal		\$228.06	\$1,407.03

Statement 14 - 1 December 2020

34 Bogong St, Lakes Entrance VIC			
Rent			\$1,250.95
Management Fees	\$7.50	\$82.56	
		\$82.56	\$1,250.95
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.84	
GARDEN		\$15.00	
		\$63.84	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$99.00	
		\$99.00	\$1,500.00
Subtotal		\$245.40	\$3,488.97

Statement 15 - 31 December 2020

2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.83	
GARDEN		\$15.00	
		\$63.83	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,350.00
Management Fees	\$8.10	\$89.09	
		\$89.09	\$1,350.00
Subtotal		\$152.92	\$2,088.02

Statement 16 - 1 February 2021

2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$900.00
Management Fees	\$5.40	\$59.37	
		\$59.37	\$900.00
Subtotal		\$123.19	\$1,638.02

Statement 17 - 1 March 2021

2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		\$63.82	\$738.02
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		\$79.18	\$1,200.00
Subtotal		\$143.00	\$1,938.02

Statement 18 - 1 April 2021

Account	Included Tax	Money Out	Money In
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.44	\$48.82	
GARDEN	\$1.36	\$15.00	
		<u>\$63.82</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,500.00
Management Fees	\$9.00	\$98.97	
		<u>\$98.97</u>	<u>\$1,500.00</u>
Subtotal		<u>\$162.79</u>	<u>\$2,238.02</u>
Statement 19 - 30 April 2021			
2/14 Middle Street, LAKES ENTRANCE VIC			
Rent			\$738.02
Management Fees	\$4.43	\$48.76	
GARDEN		\$15.00	
		<u>\$63.76</u>	<u>\$738.02</u>
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Account Transactions			
Rent		12.71) \$191.94	
		<u>\$191.94</u>	<u>\$0.00</u>
Subtotal		<u>\$334.88</u>	<u>\$1,938.02</u>
Statement 20 - 1 June 2021			
14 Palmers Rd, Lakes Entrance VIC			
Rent			\$1,200.00
Management Fees	\$7.20	\$79.18	
		<u>\$79.18</u>	<u>\$1,200.00</u>
Subtotal		<u>\$79.18</u>	<u>\$1,200.00</u>
Total		<u>\$1,724.78</u>	<u>\$18,888.18</u>
Total Tax on Money Out: \$117.53			

95.27

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Benefits Paid/Transfers Out (46000)					
<i>(Benefits Paid/Transfers Out) Mcewan, Ian George - Accumulation (MCEIAN00002A)</i>					
30/06/2021	private exps paid from fund		667.32		667.32 DR
30/06/2021	System Member Journals			667.32	0.00 DR
			667.32	667.32	0.00 DR

Total Debits: 667.32**Total Credits: 667.32**

Your details at a glance

BSB number	633-000
Account number	147988687
Customer number	26913681/1201
Account title	IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period	30 Jun 2020 - 30 Jul 2020
Statement number	25
Opening balance on 30 Jun 2020	\$12,276.54
Deposits & credits	\$2,808.12
Withdrawals & debits	\$3.00
Closing Balance on 30 Jul 2020	\$15,081.66

034/01881 009015



IAN G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909

We're changing for the better

Introducing our new logo


Bendigo Bank
Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St,
Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO**
(1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$12,276.54
30 Jun 20	DIRECT CREDIT First National Kin First National K 0981977587		998.17	13,274.71
1 Jul 20	DEBIT CARD FEE	3.00		13,271.71
1 Jul 20	INTEREST		0.00	13,271.71
1 Jul 20	DIRECT CREDIT LJ Hooker East Gippsland R 0982437781		674.18	13,945.89
16 Jul 20	DIRECT CREDIT First National Kin First National K 0985866215		1,135.77	15,081.66
Transaction totals / Closing balance		\$3.00	\$2,808.12	\$15,081.66



034/08962 009015



IAN G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909

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Introducing our new logo



Your details at a glance

BSB number	633-000
Account number	147988687
Customer number	26913681/1201
Account title	IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period	31 Jul 2020 - 30 Aug 2020
Statement number	26
Opening balance on 31 Jul 2020	\$15,081.66
Deposits & credits	\$1,945.94
Withdrawals & debits	\$3.00
Closing Balance on 30 Aug 2020	\$17,024.60

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$15,081.66
31 Jul 20	DIRECT CREDIT LJ Hooker East Gippsland R 0989131236		674.18	15,755.84
31 Jul 20	DIRECT CREDIT First National Kin First National K 0989190198		1,271.76	17,027.60
1 Aug 20	DEBIT CARD FEE	3.00		17,024.60
1 Aug 20	INTEREST		0.00	17,024.60
Transaction totals / Closing balance		\$3.00	\$1,945.94	\$17,024.60

368BH101 / E-8962 / S-16380 / I-92759 / 0026913681021491



034/01714 009015



IAN G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909

We're changing for the better

Introducing our new logo



Your details at a glance

BSB number 633-000
Account number 147988687
 Customer number 26913681/1201
 Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 31 Aug 2020 - 29 Sep 2020
 Statement number 27
 Opening balance on 31 Aug 2020 \$17,024.60
 Deposits & credits \$3,674.42
 Withdrawals & debits \$3.00
Closing Balance on 29 Sep 2020 \$20,696.02

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$17,024.60
1 Sep 20	DEBIT CARD FEE	3.00		17,021.60
1 Sep 20	INTEREST		0.00	17,021.60
1 Sep 20	DIRECT CREDIT LJ Hooker East Gippsland R 0995763610		674.18	17,695.78
16 Sep 20	DIRECT CREDIT First National Kin First National K 0999055383		3,000.24	20,696.02
Transaction totals / Closing balance		\$3.00	\$3,674.42	\$20,696.02

489BH102 / E-1714 / S-3168 / I-6335 / 0026913681030763

034/01981 009015



IAN G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909



We've got your
back because
you've got ours

Your details at a glance

BSB number 633-000
Account number 147988687
Customer number 26913681/1201
Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 30 Sep 2020 - 30 Oct 2020
Statement number 28
Opening balance on 30 Sep 2020 \$20,696.02
Deposits & credits \$2,733.72
Withdrawals & debits \$2,219.00
Closing Balance on 30 Oct 2020 \$21,210.74

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$20,696.02
30 Sep 20	EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXXX276 1	1,130.63		19,565.39
30 Sep 20	DIRECT CREDIT First National Kin First National K 0002026638		608.67	20,174.06
1 Oct 20	EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXXX276 1	676.69		19,497.37
1 Oct 20	WELLINGTON SHIRE COU NC, SALE AUS RETAIL PURCHASE 29/09 Card Number 519244XXXXXXXX276 1	408.68		19,088.69
1 Oct 20	DEBIT CARD FEE	3.00		19,085.69
1 Oct 20	INTEREST		0.00	19,085.69
1 Oct 20	DIRECT CREDIT LJ Hooker East Gippsland R 0002398256		674.18	19,759.87
16 Oct 20	DIRECT CREDIT First National Kin First National K 0005836139		998.17	20,758.04

569BH102 / E-1981 / S-3839 / I-7677 / 0026913661030077

Bendigo Business Account *(continued)*

Date	Transaction	Withdrawals	Deposits	Balance
22 Oct 20	DIRECT CREDIT 34 Bogong St Lakes First National K 0007028270		452.70	21,210.74
Transaction totals / Closing balance		\$2,219.00	\$2,733.72	\$21,210.74

We suggest you carefully check all entries on your statement. Apparent errors or possible unauthorised transactions should be promptly reported to us.

The security of your Personal Identification Number (PIN) is very important. To avoid being liable for unauthorised transactions, you should follow the terms and conditions of your account. We also recommend some simple steps to protect your PIN:

- Memorise your PINs and passwords and destroy any communications advising you of new ones. Don't keep a record of your PINs or passwords, in written or electronic form.
- If you choose your own, ensure that it is not something easy to guess like your (or a family member's) birth date, name, phone number, postcode, driver's licence number or numbers that form a pattern.
- Don't tell anyone your PIN, not even friends, family or a bank representative.
- Ensure nobody watches you enter your PIN or password. A good practice is to cover the keypad when you put in your PIN or password.
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All card transactions made in currencies other than Australian dollars will incur a fee of 3% of the transaction value. (Additional charges may apply for cash transactions.)

Card Security

For information on how to securely use your card and account please visit bendigobank.com.au/mycard for all card related information. Business customers visit [/mybusinesscard](http://mybusinesscard).

Making great things
happen in your community.





034/00811 009015



IAN G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909



We've got your
back because
you've got ours

Your details at a glance

BSB number 633-000
Account number 147988687
Customer number 26913681/1201
Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 31 Oct 2020 - 29 Nov 2020
Statement number 29
Opening balance on 31 Oct 2020 \$21,210.74
Deposits & credits \$1,178.97
Withdrawals & debits \$2,859.67
Closing Balance on 29 Nov 2020 \$19,530.04

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$21,210.74
1 Nov 20	DEBIT CARD FEE	3.00		21,207.74
1 Nov 20	INTEREST		0.00	21,207.74
2 Nov 20	DIRECT CREDIT LJ Hooker East Gippsland R 0009187408		1,178.97	22,386.71
28 Nov 20	EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXXX276 1	1,461.00		20,925.71
29 Nov 20	GENERAL INS HOME, SY DNEY AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXXX276 1	727.50		20,198.21
29 Nov 20	GENERAL INS HOME, SY DNEY AUS RETAIL PURCHASE 27/11 Card Number 519244XXXXXXXX276 1	668.17		19,530.04
Transaction totals / Closing balance		\$2,859.67	\$1,178.97	\$19,530.04

000001102 / 1-811 / 5-1608 / 1-3215 / 0026913681029403

Bendigo Business Account



009015
IAN G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909



We've got your
back because
you've got ours

Your details at a glance

BSB number 633-000
Account number 147988687
Customer number 26913681/1201
Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 31 Dec 2020 - 30 Jan 2021
Statement number 31
Opening balance on 31 Dec 2020 \$21,872.33
Deposits & credits \$1,935.10
Withdrawals & debits \$56.63
Closing Balance on 30 Jan 2021 \$23,750.80

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$21,872.33
31 Dec 20	DIRECT CREDIT LJ Hooker East Gippsland R 0022352770		1,935.10	23,807.43
1 Jan 21	DEBIT CARD FEE	3.00		23,804.43
1 Jan 21	INTEREST		0.00	23,804.43
29 Jan 21	ALDI STORES - LA, LAKES ENTRANCE AUS RETAIL PURCHASE 26/01 Card Number 519244XXXXXXXX276 1	53.63		23,750.80
Transaction totals / Closing balance		\$56.63	\$1,935.10	\$23,750.80

009015

 IAN G MCEWAN PTY LTD
 13 FISH ST
 LAKES ENTRANCE VIC 3909

Your details at a glance

BSB number 633-000
Account number 147988687
 Customer number 26913681/1201
 Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 31 Jan 2021 - 27 Feb 2021
 Statement number 32
 Opening balance on 31 Jan 2021 \$23,750.80
 Deposits & credits \$289,255.57
 Withdrawals & debits \$3.00
Closing Balance on 27 Feb 2021 \$313,003.37

We've got your back because you've got ours




Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$23,750.80
1 Feb 21	DEBIT CARD FEE	3.00		23,747.80
1 Feb 21	INTEREST		0.00	23,747.80
1 Feb 21	DIRECT CREDIT LJ Hooker East Gippsland R 0028678639		1,514.83	25,262.63
25 Feb 21	DIRECT CREDIT 34 Bogong		287,740.74	313,003.37
Transaction totals / Closing balance		\$3.00	\$289,255.57	\$313,003.37

39 300 124 1 47 5 1104 1 1 104 1 0420 1300 104 1 20

009015

 IAN G MCEWAN PTY LTD
 13 FISH ST
 LAKES ENTRANCE VIC 3909

Your details at a glance

BSB number 633-000
Account number 147988687
 Customer number 26913681/1201
 Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 28 Feb 2021 - 30 Mar 2021
 Statement number 33
 Opening balance on 28 Feb 2021 \$313,003.37
 Deposits & credits \$3,337.16
 Withdrawals & debits \$311,589.11
Closing Balance on 30 Mar 2021 \$4,751.42

We've got your
 back because
 you've got ours



Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$313,003.37
1 Mar 21	DEBIT CARD FEE	3.00		313,000.37
1 Mar 21	INTEREST		0.00	313,000.37
1 Mar 21	DIRECT CREDIT LJ Hooker East Gippsland R 0034848104		1,795.02	314,795.39
2 Mar 21	EAST GIPPSLAND SHIR, BAIRNSDALE AUS RETAIL PURCHASE 01/03 Card Number 519244XXXXXXXX276 1	718.00		314,077.39
3 Mar 21	WELLINGTON SHIRE COU , SALE AUS RETAIL PURCHASE 01/03 Card Number 519244XXXXXXXX276 1	408.00		313,669.39
19 Mar 21	DIRECT CREDIT Bal Dep 34Bogong EAST GPPSLND 0039412163		1,000.00	314,669.39
21 Mar 21	EAST GIPPSLAND WATE, BAIRNSDALE AUS RETAIL PURCHASE 19/03 Card Number 519244XXXXXXXX276 1	436.11		314,233.28
22 Mar 21	DEPOSIT - CHEQUE(S) CHQ #: 1 INSURANCE REFUND		542.14	314,775.42

00000133 / 24 / 3-1130 / 1-1307 04205 1300130013001300

009060



IAN G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909



We've got your back because you've got ours

Your details at a glance

BSB number	633-000
Account number	147988687
Customer number	26913681/1201
Account title	IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period	30 Apr 2021 - 30 May 2021
Statement number	35
Opening balance on 30 Apr 2021	\$197,895.07
Deposits & credits	\$1,603.14
Withdrawals & debits	\$3.00
Closing Balance on 30 May 2021	\$199,495.21

Any questions?

Contact Donna Giuffrida at 40-44 Nicholson St, Bairnsdale 3875 on **03 5152 6449**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$197,895.07
30 Apr 21	DIRECT CREDIT LJ Hooker East Gippsland R 0048842073		1,603.14	199,498.21
1 May 21	DEBIT CARD FEE	3.00		199,495.21
1 May 21	INTEREST		0.00	199,495.21
Transaction totals / Closing balance		\$3.00	\$1,603.14	\$199,495.21

We suggest you carefully check all entries on your statement. Apparent errors or possible unauthorised transactions should be promptly reported to us.

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009060

 IAN G MCEWAN PTY LTD
 13 FISH ST
 LAKES ENTRANCE VIC 3909

Your details at a glance

BSB number 633-000
Account number 147988687
Customer number 26913681/1201
Account title IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period 31 May 2021 - 29 Jun 2021
Statement number 36
Opening balance on 31 May 2021 \$199,495.21
Deposits & credits \$1,120.82
Withdrawals & debits \$3.00
Closing Balance on 29 Jun 2021 \$200,613.03

We've got your back because you've got ours



Any questions?

Contact Donna Giuffrida at 40-44 Nicholson St, Bairnsdale 3875 on 03 5152 6449, or call 1300 BENDIGO (1300 236 344).

Bendigo Business Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$199,495.21
1 Jun 21	DEBIT CARD FEE	3.00		199,492.21
1 Jun 21	INTEREST		0.00	199,492.21
1 Jun 21	DIRECT CREDIT LJ Hooker East Gippsland R 0055653868		1,120.82	200,613.03
Transaction totals / Closing balance		\$3.00	\$1,120.82	\$200,613.03

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007001429 / 2-V / 5-1429 / 1-1429 / WZ059 / 0001000000

CLIENT	IG McEwan Super Fund	YEAR ENDED 30TH JUNE 2021
PREPARED BY	AN	DATE PREPARED 26.4.22

NAME OF INSTITUTION Bendigo Bank
ACCOUNT NUMBER 144787140

	\$	\$
Opening Balance as at start of Year		66,621.11
Add: Interest		
July		
August		
September	126.31	
October		
November		
December	82.98	
January		
February		
March	32.95	
April		
May		
June	90.74	
TOTAL	<u>332.98</u>	332.98
Less: Bank Fees		
	<u>310,000.00</u>	
	310,000.00	<u>310,000.00</u>
Less:		<u>376,954.09</u>
		-
Closing Balance as at end of Year		<u><u>376,954.09</u></u> ✓

Bendigo Agents Delivery System



[Home](#)
[Customers](#)
[Accounts](#)
[Financials](#)
[Reports](#)
[Utility](#)
[Access](#)

[Profile Account](#)
[Open Account](#)
[Change Interest Payment](#)
[Link Signature](#)
[Account History](#)
[Term Deposit Rollover](#)
[Passbook Update](#)
[Stop Cheque](#)

Results

Account Number: 144787140
Account Name: JAN G MC EWAN PTY LTD ATF I G MCEWAN SUPERANNUATION FUND -
Customer Reference Number: 0026913681/2501
Postal Address: 13 FISH ST
 LAKES ENTRANCE VIC 3909 AUS
Start Date: 01/07/2020
End Date: 30/06/2021

Account History Details

Transaction Date	Transaction Detail	Debit	Credit	Balance
21/06/2021	INTEREST		90.74	376,954.09 CR
26/03/2021	TRANSFER 5192440103631276		310,000.00	376,863.35 CR
21/03/2021	INTEREST		32.95	66,863.35 CR
21/12/2020	INTEREST		82.98	66,830.40 CR
21/09/2020	INTEREST		126.31	66,747.42 CR

Please note: Account History Details are not a reproduction of an Account Statement

Bendigo Agents Delivery System



Home > Accounts > Results

- Profile Account
- Open Account
- Change Interest Payment
- Link Signature
- Account History
- Term Deposit Rollover
- Passbook Update
- Stop Cheque

Help

Account Number:	144787140
Account Name:	IAN G MC EWAN PTY LTD ATF I G MCEWAN SUPERANNUATION FUND -
Customer Reference Number:	0026913681/2501
Postal Address:	13 FISH ST LAKES ENTRANCE VIC 3909 AUS
Start Date:	01/07/2021
End Date:	30/06/2022

Account History Details

Transaction Date	Transaction Detail	Debit	Credit	Balance
21/09/2021	TRANSFER	340,539.10		0.00 CR
21/09/2021	INTEREST			340,539.10 CR
21/09/2021	TRANSFER	36,510.00		340,539.10 CR
21/09/2021	INTEREST		95.01	377,049.10 CR

Please note: Account History Details are not a reproduction of an Account Statement

21 March 2021



034/000437 009015



IAN G MCEWAN PTY LTD
13 FISH ST
LAKES ENTRANCE VIC 3909

260-264 RAYMOND ST, SALE, 3850
03 51444988

Term deposit investment confirmation

Please retain for taxation/personal records

ACCOUNT NUMBER 144787140
CUSTOMER NUMBER 0026913681/2501

Dear Trustee

This advice is to confirm that your term deposit was rolled over on 21 March 2021 on the following terms

Term Investment Details

Balance	\$66,863.35
Review Term	3 Months
Interest Rate	0.10%
Review Date	21/06/2021
Interest Frequency	At Maturity
Interest Payment Method	Reinvest

The above information is current as at the date of this advice. It does not take into account any subsequent changes you may have instructed us to make to your investment.

If your investment is automatically renewed, you have a 7-day grace period to let us know that you have changed your mind. For instance, you may instead decide to withdraw funds from your account, increase your investment amount, or change the length of your investment term. Your grace period begins the day after the review date (21 March 2021), which means that you will have until 28 March 2021 to make any changes to your investment. If you decide to make any changes to your investment after the grace period ends on 28 March 2021 you may receive a lower interest rate on any funds that you withdraw.

If you wish to withdraw your funds after the grace period (noted above), your funds will be available 31 days after you request the withdrawal unless:

- you can prove financial hardship; or
- you hold a Bendigo Gold Term Deposit.

Bendigo Term Deposit


034/00524 009015


 IAN G MCEWAN PTY LTD
 13 FISH ST
 LAKES ENTRANCE VIC 3909


We've got your
back because
you've got ours

Your details at a glance

BSB number	633-000
Account number	144787140
Customer number	26913681/2501
Account title	IAN G MCEWAN PTY LTD ATF IAN MCEWAN SUPERANNUATION FUND

Account summary

Statement period	1 Jul 2020 - 31 Dec 2020
Statement number	5
Opening balance on 1 Jul 2020	\$66,621.11
Deposits & credits	\$209.29
Withdrawals & debits	\$0.00
Closing Balance on 31 Dec 2020	\$66,830.40

Account details

Review date	21 Mar 2021
Interest rate	0.200%PA
Payment frequency	At Review
Payment method	Reinvest

Any questions?

Contact Lee-Ann Murphy at 260-264 Raymond St, Sale 3850 on **03 5144 4988**, or call **1300 BENDIGO** (1300 236 344).

Bendigo Term Deposit

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$66,621.11
21 Sep 20	INTEREST		126.31	66,747.42
21 Dec 20	INTEREST		82.98	66,830.40
Transaction totals / Closing balance		\$0.00	\$209.29	\$66,830.40

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<https://asic.gov.au/regulatory-resources/financial-services/epayments-code/> or visit bendigobank.com.au/mycard for all card related information. Business customers visit /mybusinesscard.

7200
MIDDLE

Littleton Hackford

Lawyers & Notary Public

Wednesday, 14 April 2021

Your Ref :
Our Ref : CM:CC:210087 Sale
e - mail : cathy@littletonhackford.com.au



Ian G McEwan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

James Grey	1879 - 1885
Harold Sergeant	1880 - 1888
Percy Pye Sergeant	1885 - 1928
William Maxwell Bruce	1890 - 1946
James Boyd	1892 - 1897
Arthur Pace	1893 - 1897
Hugo Frost-Samuels	1907 - 1945
Ian Sergeant	1928 - 1937
John Ulysses Watt	1946 - 1959
T G Littleton MBE	1936 - 1986
Ian Robert Malkin	1971 - 1987

Dear Ian,

Re : Your sale to Heycox
Property: 2/14 Middle Street, Lakes Entrance

We advise the funds available at settlement have been calculated as follows:

	\$	\$
Sale Price		199,000.00
Adjustments		315.37
Selling Costs – LJ Hooker Lakes Entrance	6,320.00	
Rates Owing –East Gippsland Council	344.00	283.17 = 60
Rates Owing - East Gippsland Water	418.65	
Land Tax - SRO	58.36	
Firm's Taxation Invoice (attached)	966.95	

Law Chambers
Littleton Hackford
Gippsland Legal Pty Ltd
ABN 87 093 257 071

TRARALGON

115-119 Hotham Street
Traralgon Vic 3844

Tel 03 5176 1345
Fax 03 5174 9316

Post PO Box 347
Traralgon 3844

DX 84408 Traralgon

Funds required for Third Party Payments :

BODY CORP 32.25
SHRG
283.12 315.37

PEXA Fees	133.54	
-----------	--------	--

SALE

134 Raymond Street
Sale Vic 3850

Tel 03 5144 5600
Fax 03 5144 2911

Available Balance	\$ 191,073.87	
TOTAL	\$ 199,315.37	\$ 199,315.37

FITZROY

65A Gertrude Street
Fitzroy Vic 3065

Tel 03 9419 2280
By appointment only

Yours faithfully,

LITTLETON HACKFORD
Caitlin Mosley
Encl.

Incorporating
Gippsland Legal Conveyancing



TAXATION INVOICE

Under the provisions of *Legal Profession Uniform Law Application Act 2014 (Vic)* and the *Legal Professional Uniform General Rules 2015* legal practitioners can charge interest on accounts which are unpaid for 30 days (which notice is now given) at a rate of 2 per cent higher than the cash rate target, as fixed by the Reserve Bank of Australia, as at the date of the invoice. We will retain completed files for a period of 7 years after which time they are destroyed. If you wish to query this invoice, please make contact so we can address the query. If you wish to dispute this invoice you may have our costs assessed before the Supreme Court Costs Court ("Costs Court") under Division 7 of Chapter 4.3 of the Uniform Law within 12 months OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law within 60 days of the receipt of this invoice.

Our Ref: CM:CC:210087

7 April 2021

Ian G McEwan Pty Ltd ACN 154315714
13 Fish Street
LAKES ENTRANCE VIC 3909

Memorandum of Costs and Disbursements
Your sale to Heycox
Property: 2/14 Middle Street, Lakes Entrance

Professional Fees

Date	Description	Amount	GST
07/04/2021	Professional Costs of acting on your behalf to perfect sale of residential property:	\$750.00	\$75.00
		\$750.00	\$75.00

Disbursements

Date	Description	Amount	GST
29/01/2021	VIC: Lot Plan Status - Plan SP20022	\$12.68	\$1.27
29/01/2021	VIC: Certificate - Register Search Statement Volume 9549 Folio 802 (Supplier fee).	\$5.90	
29/01/2021	VIC: Certificate - Register Search Statement Volume 9549 Folio 802 (Search fee).	\$17.23	\$1.72
29/01/2021	VIC: Certificate - SP020022 (Supplier fee).	\$5.84	
29/01/2021	VIC: Certificate - SP020022 (Search fee).	\$10.51	\$1.05
16/02/2021	VIC: Company Name Status - IAN G MCEWAN PTY LTD	\$12.68	\$1.27
16/02/2021	VIC: Company Name Status - IAN G MC EWAN PTY LTD	\$12.68	\$1.27
16/02/2021	VIC: Certificate - Register Search Statement Volume 9549 Folio 805 (Supplier fee).	\$5.90	
16/02/2021	VIC: Certificate - Register Search Statement Volume 9549 Folio 805 (Search fee).	\$17.23	\$1.72
07/04/2021	Mail, fax, copy charges incurred by us	\$30.00	\$3.00
		\$130.65	\$11.30

Amount	GST	Payments Received	BALANCE DUE
\$880.65	\$86.30	\$0.00	\$966.95

LITTLETON HACKFORD
E. & O.E.

LJ Hooker - Lakes Entrance Settlement Statement

511 Esplanade Lakes Entrance VIC 3909
78124069478

Tax Invoice

TO: Littleton Hackford Lawyers
115 - 119 Hotham Street
TRARALGON VIC 3844
51749316 51761345

REG: Settlement of 2/14 Middle Street, LAKES ENTRANCE

Salesperson: Renee Shine

Unconditional Date: 08/03/2021

Settlement Date: 16/04/2021

Vendor: Ian McEwen

Purchaser: Gavin Heycox & Kim Heycox

Sale Price: \$199,000.00

Total funds held in trust		\$19,900.00
LESS Balance on invoice #451467 (2/14 Middle Street)	(\$5,970.00)	
LESS Balance on invoice #451469 (2/14 Middle Street)	(\$350.00)	
Total balance on unpaid invoices		(\$6,320.00)
Balance due to vendor / solicitor		\$13,580.00

**All items listed above include GST where applicable*

HEYCOX FROM IAN G MCEWAN PTY LTD
PROPERTY: 2/14 MIDDLE STREET, LAKES ENTRANCE

STATEMENT OF ADJUSTMENTS

DATE OF SETTLEMENT: 16/04/2021

	VENDOR	PURCHASER
East Gippsland Shire Council - Rates, Charges & Levies		
\$1,377.84 Annually		
Paid to 30/06/2021		
Purchaser allows 75 days		283.12
Owners Corporation Insurance - Owners Corporation Fees		
\$511.78 Annually		
Paid to 09/05/2021		
Purchaser allows 23 days		32.25
		<hr/>
	\$0.00	\$315.37
Less Vendor's Proportion		0.00
PURCHASER TO PAY VENDOR		<hr/> <hr/>
		\$315.37

SETTLEMENT STATEMENT

Purchase Price:	199,000.00
Less Deposit Paid:	19,900.00
Balance:	<hr/> 179,100.00
Plus adjustments:	315.37
BALANCE DUE TO VENDOR:	<hr/> <hr/> \$179,415.37

Prepared on: 16 April 2021
By: LITTLETON HACKFORD
Our Ref: CM:210087
E. & O. E.



Valuation and Rate Notice

2020 – 2021

www.eastgippsland.vic.gov.au

77200
PALMERS
VALUE

EAST GIPPSLAND
SHIRE COUNCIL



Ian G McEwan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

Assessment Number:	46666
Date of Issue:	04/09/2020
Arrears	
Due Immediately:	
Pay in Full	\$1,497.24
By 15/2/2021:	
Pay by 4 instalments	\$375.24
First by 30/9/2020:	

Property details

14 Palmers Road LAKES ENTRANCE VIC 3909
Lot 21 LP 13178

Date of valuation 01/01/2020

Operative date for rating purposes 01/07/2020

Site Valuation (SV) \$90,000

Australian Valuation Property Classification Code (AVPCC)	Land Area	Capital Improved Valuation (CIV)	\$190,000
110 Detached Dwelling	0.0578 Ha	Net Annual Valuation (NAV)	\$9,500

Rates and charges (Council uses CIV for rating purposes). Date of Declaration: 25 August 2020.

Instalments

2020/2021 Council Rate & Charges

			Date Due	Amount Due
General Rate	0.00392622 X \$190,000	\$745.98	30/09/2020	\$375.24
Municipal Charge		\$230.00	30/11/2020	\$374.00
Waste - 3 Bin Collection Charge		\$398.00	28/02/2021	\$374.00
Total 2020/2021 Council Rate & Charges		\$1,373.98	31/05/2021	\$374.00
2020/2021 Victorian Government Fire Services Property Levy				
Fire Services Levy - Residential	(0.000054 X \$190,000) + \$113	\$123.26		
Total 2020/2021 Victorian Government Fire Services Property Levy		\$123.26		
Total Amount of this notice		\$1,497.24		

Any arrears, interest or legal fees shown above are due and payable immediately.

Council offers a range of different payment options (see reverse for details). Payment(s) made on or after 26 August 2020 may not be shown on this account. If you are experiencing difficulty paying your rates by the due date/s, contact Council to discuss alternate payment arrangements. No GST is applied to rates.



Contact your bank or credit union to register for BPAY

Billers Code:	125864
Customer Ref:	1704666641

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 1704666641
BPAY View Registration Name: Ian G McEwan Pty Ltd



Pay at our website with credit card (visa and mastercard only)
visit www.eastgippsland.vic.gov.au/rates and follow the prompts.
Use Customer Reference Number: 1704666641



By Telephone
Pay with your credit card (Visa and Mastercard only)
Call 1300 321 219



In person at any Australia Post Office



To arrange periodical Direct Debit from your bank account, please contact our office or download the form from our website and return to Council. Payment by 9 monthly instalments, quarterly instalments or in full can be arranged.



In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card)



Pay by cheque -
Please detach this payment slip and mail with your cheque to:
East Gippsland Shire
PO Box 1618,
BAIRNSDALE VIC 3875



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 466664



*481 03 00000131 1704666641



466664

100039303 0005464 477389

77200.
BOGONG

Littleton Hackford

Lawyers & Notary Public

Tuesday, 2 March 2021

Your Ref :
Our Ref : CM:201802 Traralgon
e - mail : caitlinm@littletonhackford.com.au



Ian G McEwan Pty Ltd
13 Fish Street
LAKES ENTRANCE VIC 3909

James Grey 1879 - 1885
Harold Sergeant 1880 - 1888
Percy Pye Sergeant 1885 - 1928
William Maxwell Bruce 1890 - 1946
James Boyd 1892 - 1897
Arthur Pace 1893 - 1897
Hugo Frost-Samuels 1907 - 1945
Ian Sergeant 1928 - 1937
John Ulysses Watt 1946 - 1959
T G Littleton MBE 1936 - 1986
Ian Robert Malkin 1971 - 1987

Dear Ian,

Re: Your sale to Henriksen
Property: 34 Bogong Street, Lakes Entrance

We confirm settlement of the above matter was effected on 25 February 2021 and advised the funds available at settlement were calculated as follows:

	\$	\$
Sale Price		299,000.00
Adjustments (attached)		560.46
Selling Costs – LJ Hooker (invoice attached)	9,570.00	
Rates Owing – East Gippsland Council	818.00	
Rates Owing – East Gippsland Water	256.50	
Land Tax - SRO	116.72	
Firm's Taxation Invoice (attached)	941.90	

Law Chambers
Littleton Hackford
Gippsland Legal Pty Ltd
ABN 87 093 257 071

TRARALGON

115-119 Hotham Street
Traralgon Vic 3844
Tel 03 5176 1345
Fax 03 5174 9316
Post PO Box 347
Traralgon 3844
DX 84408 Traralgon

Funds required for Third Party Payments:

PEXA Fees	116.60	
Available Balance – paid to your account ending 8687	\$ 287,740.74	
TOTAL	\$ 299,560.46	\$ 299,560.46

SALE

134 Raymond Street
Sale Vic 3850
Tel 03 5144 5600
Fax 03 5144 2911

FITZROY

65A Gertrude Street
Fitzroy Vic 3065
Tel 03 9419 2280
By appointment only

Yours faithfully,


LITTLETON HACKFORD
Caitlin Mosley
Encl.3

Incorporating
Gippsland Legal Conveyancing



HENRIKSEN FROM IAN G MCEWAN PTY LTD
PROPERTY: 34 BOGONG STREET, LAKES ENTRANCE

STATEMENT OF ADJUSTMENTS

DATE OF SETTLEMENT: 25/02/2021

	VENDOR	PURCHASER
East Gippsland Council - Rates, Charges & Levies \$1,636.55 Annually Paid to 30/06/2021 Purchaser allows 125 days		560.46
	\$0.00	\$560.46
Less Vendor's Proportion		0.00
PURCHASER TO PAY VENDOR		\$560.46

SETTLEMENT STATEMENT

Purchase Price:	299,000.00
Less Deposit Paid:	1,000.00
Balance:	298,000.00
Plus adjustments:	560.46
BALANCE DUE TO VENDOR:	\$298,560.46

Prepared on: 2 March 2021
By: LITTLETON HACKFORD
Our Ref: CM:201802
E. & O. E.

LJ Hooker - Lakes Entrance Settlement Statement

511 Esplanade Lakes Entrance VIC 3909
78124069478

Tax Invoice

TO: Littleton Hackford Lawyer
134 Raymond Street,
SALE VIC 3850

REG: Settlement of 34 Bogong Street, Lakes Entrance

Salesperson: Renee Shine

Unconditional Date: 05/02/2021

Settlement Date: 25/02/2021

Vendor: Ian McEwen

Purchaser: Robyn Gaye Henriksen

Sale Price: \$299,000.00

Balance on invoice #449540 (34 Bogong Street. LAKES ENTRANCE VIC 3909)	\$8,970.00
PLUS Balance on invoice #452366 (34 Bogong Street)	\$600.00
LESS Total funds held in trust	(\$1,000.00)
Balance due to East Gippsland Real Estate Pty Ltd	\$8,570.00

**All items listed above include GST where applicable*

PAID

Statement

Ian McEwan
13 Fish Street,
Lakes Entrance VIC 3909

Invoice Date
16 Feb 2021

Invoice #
#2640032

ABN
78124069478

Property Address
34 Bogong Street Lakes Entrance

East Gippland Real Estate Pty Ltd
<https://lakesentrance.ljhooker.com.au/>
03 51 55 6777
511 Esplanade Lakes Entrance VIC
3909

DATE	ACTIVITY	DUE DATE	INV AMOUNT	PAYMENTS	BALANCE
4 Feb 2021	invoice #449540 (34 Bogong Street. LAKES ENTRANCE VIC 3909)	26 Feb 2021	\$8,970.00	\$0.00	\$8,970.00
12 Feb 2021	invoice #452366 (34 Bogong Street)	26 Feb 2021	\$600.00	\$0.00	\$9,570.00
16 Feb 2021	credit on invoice #449540 (We are already holding \$1,000 in trust)		\$0.00	\$1,000.00	\$8,570.00
BALANCE DUE					\$8,570.00



Payment Advice

deposit details

NAB Sales Trust
BSB: 083 721
AC: 17286 3267

customer Ian McEwan

overdue	current	total due
\$0.00	+ \$8,570.00	= \$8,570.00

TAXATION INVOICE

Under the provisions of *Legal Profession Uniform Law Application Act 2014 (Vic)* and the *Legal Professional Uniform General Rules 2015* legal practitioners can charge interest on accounts which are unpaid for 30 days (which notice is now given) at a rate of 2 per cent higher than the cash rate target, as fixed by the Reserve Bank of Australia, as at the date of the invoice. We will retain completed files for a period of 7 years after which time they are destroyed. If you wish to query this invoice, please make contact so we can address the query. If you wish to dispute this invoice you may have our costs assessed before the Supreme Court Costs Court ("Costs Court") under Division 7 of Chapter 4.3 of the Uniform Law within 12 months OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law within 60 days of the receipt of this invoice.

Our Ref: CM:201802

25 February 2021

Ian G McEwan Pty Ltd ACN 154315714
13 Fish Street
LAKES ENTRANCE VIC 3909

Memorandum of Costs and Disbursements
Your sale to Henriksen
Property: 34 Bogong Street, Lakes Entrance

Professional Fees

Date	Description	Amount	GST
25/02/2021	Professional Costs of acting on your behalf to perfect sale of residential property:	\$750.00	\$75.00
		\$750.00	\$75.00

Disbursements

Date	Description	Amount	GST
16/12/2020	VIC: Street Address Search - 34 BOGONG STREET, LAKES ENTRANCE 3909	\$12.68	\$1.27
16/12/2020	VIC: Certificate - Register Search Statement Volume 10274 Folio 953 (Supplier fee).	\$5.90	
16/12/2020	VIC: Certificate - Register Search Statement Volume 10274 Folio 953 (Search fee).	\$17.23	\$1.72
16/12/2020	VIC: Certificate - Copy of Plan Plan TP087234W (Supplier fee).	\$5.84	
16/12/2020	VIC: Certificate - Copy of Plan Plan TP087234W (Search fee).	\$10.51	\$1.05
11/02/2021	ASIC: Organisation Extract - IAN G MC EWAN PTY LTD ACN 154 315 714 (Supplier fee).	\$9.00	
11/02/2021	ASIC: Organisation Extract - IAN G MC EWAN PTY LTD ACN 154 315 714 (Search fee).	\$17.00	\$1.70
25/02/2021	Mail, fax, copy charges incurred by us	\$30.00	\$3.00

		\$108.16	\$8.74
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Amount	GST	Payments Received	BALANCE DUE
\$858.16	\$83.74	\$0.00	\$941.90

LITTLETON HACKFORD
E. & O.E.

PAID

I G McEwan Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Sundry Creditors (88000)					
<u>Sundry Creditors (88000)</u>					
30/06/2021	acc fee not paid thru fund			220.00	220.00 CR
30/06/2021	2020 levy to creditor - paid dec21			259.00	479.00 CR
				479.00	479.00 CR

Total Debits: 0.00**Total Credits: 479.00**



Australian Government
Australian Taxation Office

Agent EAGER & PARTNERS
Client THE TRUSTEE FOR I G MCEWAN
SUPERANNUATION FUND
ABN 77 540 519 505

Accounts summary

Account	Payment reference number	Overdue	Balance
Income tax 551 THE TRUSTEE FOR I G MCEWAN SUPERANNUATION FUND	551009321097215621		\$0.00
Activity statement 001 THE TRUSTEE FOR I G MCEWAN SUPERANNUATION FUND	001775405195054860		\$0.00



Income tax 551

Date generated	03/05/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 01 July 2020 to 03 May 2022 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
20 Aug 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR
1 Sep 2021	1 Jul 2021	General interest charge			\$259.00 DR
6 Dec 2021	3 Dec 2021	Payment received		\$259.00	\$0.00
6 Dec 2021	6 Dec 2021	General interest charge			\$0.00