

# Owner Statement

Tax Invoice

TA & TAN SUPERANNUATION SCHEME  
 15 MEDORA ST  
 CABARITA NSW 2137

Account	11INNIS
Statement number	24
Statement period	1 June 2022 - 1 July 2022
Ownership	TA & TAN SUPERANNUATION SCHEME
For property	11 Innisfail Rd, Wakeley NSW
Current Tenancy	Jasmin Elizabeth Simpson Rent: \$580.00 Weekly Paid to: 24/07/22 plus \$379.68 part payment

Balance Brought Forward \$0.00

Income	Credit
Jasmin Elizabeth Simpson - RENT - 20/06/2022 to 24/07/2022 (part payment \$379.68)	\$2,900.00

<b>Total income:</b>	<b>\$2,900.00</b>
Includes GST of:	\$0.00

Expenses	Debit
27/06/22 - Sundry Fee EOM (27/06/2022) to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW)	\$5.50
01/07/22 - MANAGEMENT FEE to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW)	\$116.12

<b>Total expenses:</b>	<b>\$121.62</b>
Includes GST of:	\$11.06

**Payments to owner**

01/07/22	\$2,778.38
----------	------------

**Total payments:** Balance (\$0.00) + income (\$2,900.00) - expenses (\$121.62) - total held in trust (\$0.00) = **\$2,778.38**



# Owner Statement

Tax Invoice

TA & TAN SUPERANNUATION SCHEME  
15 MEDORA ST  
CABARITA NSW 2137

Account	11INNIS
Statement number	25
Statement period	1 July 2022 - 1 August 2022
Ownership	TA & TAN SUPERANNUATION SCHEME
For property	11 Innisfail Rd, Wakeley NSW
Current Tenancy	Jasmin Elizabeth Simpson Rent: \$580.00 Weekly Paid to: 21/08/22 plus \$379.68 part payment

Balance Brought Forward \$0.00

**Income** **Credit**

Jasmin Elizabeth Simpson - RENT - 25/07/2022 to 21/08/2022 (part payment \$379.68) \$2,320.00

28/07/22 - Jasmin Elizabeth Simpson - Invoice - Invoice 1889, Water 23/01 - 26/04 - \$2.38/kL - 90kL \$214.20

**Total Income:** **\$2,534.20**

Includes GST of: **\$0.00**

**Expenses** **Debit**

20/07/22 - WATER RATE : 27 Apr 22 - 19 Jul 22 \$309.54

27/07/22 - Sundry Fee EOM (27/07/2022) to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW) \$5.50

01/08/22 - MANAGEMENT FEE to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW) \$92.89

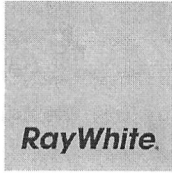
**Total expenses:** **\$407.93**

Includes GST of: **\$8.94**

**Payments to owner**

01/08/22 \$2,126.27

**Total payments:** Balance (\$0.00) + income (\$2,534.20) - expenses (\$407.93) - total held in trust (\$0.00) = **\$2,126.27**



# Owner Statement

Tax Invoice

TA & TAN SUPERANNUATION SCHEME  
15 MEDORA ST  
CABARITA NSW 2137

Account	11INNIS
Statement number	26
Statement period	1 August 2022 - 1 September 2022
Ownership	TA & TAN SUPERANNUATION SCHEME
For property	11 Innisfail Rd, Wakeley NSW
Current Tenancy	Jasmin Elizabeth Simpson Rent: \$620.00 Weekly Paid to: 18/09/22 plus \$276.82 part payment

Balance Brought Forward \$0.00

**Income** **Credit**

Jasmin Elizabeth Simpson - RENT - 21/08/2022 to 14/08/2022 (part payment \$79.68) \$2,320.00

26/08/22 - Jasmin Elizabeth Simpson - Invoice - Invoice 2051, WATER USAGE : 27 APR - 19 JUL 22 \$149.35

**Total income:** \$2,469.35  
Includes GST of: \$0.00

**Expenses** **Debit**

27/08/22 - Sundry Fee EOM (27/08/2022) to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW) \$5.50

01/09/22 - MANAGEMENT FEE to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW) \$92.89

**Total expenses:** \$98.39  
Includes GST of: \$8.94

**Payments to owner**

01/09/22 \$2,370.96

**Total payments:** Balance (\$0.00) + income (\$2,469.35) - expenses (\$98.39) - total held in trust (\$0.00) = \$2,370.96

# Owner Statement

Tax Invoice

RayWhite

TA & TAN SUPERANNUATION SCHEME  
15 MEDORA ST  
CABARITA NSW 2137

Account	11INNIS
Statement number	27
Statement period	1 September 2022 - 1 October 2022
Ownership	TA & TAN SUPERANNUATION SCHEME
For property	11 Innisfail Rd, Wakeley NSW
Current Tenancy	Jasmin Elizabeth Simpson Rent: \$620.00 Weekly Paid to: 16/10/22 plus \$116.82 part payment

Balance Brought Forward \$0.00

**Income** Credit

---

Jasmin Elizabeth Simpson - RENT - 19/09/2022 to 16/10/2022 (part payment \$116.82) \$2,320.00

**Total income:** **\$2,320.00**  
Includes GST of: \$0.00

**Expenses** Debit

---

27/09/22 - Sundry Fee EOM (27/09/2022) to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW) \$5.50

---

01/10/22 - MANAGEMENT FEE to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW) \$92.89

**Total expenses:** **\$98.39**  
Includes GST of: \$8.94

**Payments to owner**

---

01/10/22 \$2,221.61

**Total payments: Balance (\$0.00) + income (\$2,320.00) - expenses (\$98.39) - total held in trust (\$0.00) = **\$2,221.61****

# Owner Statement

Tax Invoice

TA & TAN SUPERANNUATION SCHEME  
 15 MEDORA ST  
 CABARITA NSW 2137

Account	11INNIS
Statement number	28
Statement period	1 October 2022 - 1 November 2022
Ownership	TA & TAN SUPERANNUATION SCHEME
For property	11 Innisfail Rd, Wakeley NSW
Current Tenancy	Jasmin Elizabeth Simpson Rent: \$620.00 Weekly Paid to: 06/11/22 plus \$576.82 part payment

Balance Brought Forward \$0.00

Income	Credit
Jasmin Elizabeth Simpson - RENT - 17/10/2022 to 06/11/2022 (part payment \$576.82)	\$2,320.00
<b>Total income:</b>	<b>\$2,320.00</b>
Includes GST of:	\$0.00

Expenses	Debit
19/10/22 - WATER RATES : 1 Oct 22 - 31 Dec 22	\$347.68
27/10/22 - Sundry Fee EOM (27/10/2022) to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW)	\$5.50
01/11/22 - MANAGEMENT FEE to Agent (11INNIS - 11 Innisfail Rd, Wakeley NSW)	\$92.89
<b>Total expenses:</b>	<b>\$446.07</b>
Includes GST of:	\$8.94

Payments to owner	
01/11/22	\$1,873.93
<b>Total payments: Balance (\$0.00) + income (\$2,320.00) - expenses (\$446.07) - total held in trust (\$0.00) =</b>	
	<b>\$1,873.93</b>

Statement of Account  
**HOME LOAN**

St. George Bank  
 A Division of  
 Westpac Banking Corporation  
 ABN 33 007 457 141  
 AFSL and Australian credit licence 233714



HUNG TAN TA & HUI KIAN TAN  
 15 MEDORA STREET  
 CABARITA NSW 2137

**Customer Enquiries** 13 33 30  
 (8am to 8pm (EST), Mon-Sat)

**Loan Acct Number** S211 2408131 00

**BSB/Acct ID No.** 112-911 240813100

**Statement Start Date** 16/07/2022


**Statement End Date** 10/09/2022

**Page** 1 of 2

**Loan Account**

TA AND TAN PTY LIMITED ACN 160104638 ATF TA AND TAN SUPERANNUATION SCHEME

**Account Summary as at 10 Sep 2022**

	<b>Opening Balance</b>		<b>Interest Charge for the Period</b>		<b>Total Debits excluding Interest</b>		<b>Total Credits</b>		<b>Closing Balance</b>
	452,445.47	+	\$3,773.51	+	366.00	-	456,584.98	=	0.00
							<b>Interest Offset Benefit for Statement Period</b>		<b>Annual Percentage Rate</b>
							\$1,019.59		7.620%



**Bill Code: 808220**  
**Ref: 112911240813100**

\*\*Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Loan Acct Number S211 2408131 00

BSB/Acct ID No. 112-911 240813100

Statement Start Date 16/07/2022

Statement End Date 10/09/2022

Page 2 of 2

Phone Banking Plus

☎ 13 33 22

### Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
16 Jul 2022	Opening Balance Interest Rate 6.620% PA			452,445.47
20 Jul 2022	INTEREST RATE CHANGE TO 7.12% PA			
14 Aug 2022	INTEREST			452,445.47
14 Aug 2022	LOAN ACCOUNT FEE	2,016.99		454,462.46
15 Aug 2022	REPAYMT A/C TFR	8.00		454,470.46
16 Aug 2022	LUMP SUM PAYMNT		3,096.00	451,374.46
16 Aug 2022	LUMP SUM PAYMNT		50,000.00	401,374.46
18 Aug 2022	INTEREST RATE CHANGE TO 7.62% PA		1.00	401,373.46
09 Sep 2022	LOAN REPAYMENT			401,373.46
09 Sep 2022	DISCHARGE INT		403,487.98	2,114.52 CR
09 Sep 2022	LOAN ACCOUNT FEE	1,756.52		358.00 CR
09 Sep 2022	LOAN DISCHARGE FEE	8.00		350.00 CR
10 Sep 2022	Closing Balance	350.00		0.00
				0.00

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [stgeorge.com.au/dispute](http://stgeorge.com.au/dispute)

### Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 13 33 30 or write to us at St. George Customer Solutions, Reply Paid 5265, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: [www.afca.org.au](http://www.afca.org.au)

Email: [info@afca.org.au](mailto:info@afca.org.au)

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

Statement of Account  
**HOME LOAN**

St.George Bank  
A Division of  
Westpac Banking Corporation  
ABN 33 007 457 141  
AFSL and Australian credit licence 233714



HUNG TAN TA & HUI KIAN TAN  
15 MEDORA STREET  
CABARITA NSW 2137

**Customer Enquiries** 13 33 30  
(8am to 8pm (EST), Mon-Sat)

**Loan Acct Number** S211 2408131 00

**BSB/Acct ID No.** 112-911 240813100

**Statement Start Date** 01/07/2022

**Statement End Date** 15/07/2022

**Page** 1 of 2

**Loan Account**

TA AND TAN PTY LIMITED ACN 160104638 ATF TA AND TAN SUPERANNUATION SCHEME

**Account Summary as at 15 Jul 2022**

<b>Opening Balance</b>		<b>Interest Charge for the Period</b>		<b>Total Debits excluding Interest</b>		<b>Total Credits</b>		<b>Closing Balance</b>
453,394.12	+	\$2,090.35	+	8.00	-	3,047.00	=	452,445.47
<b>Payments in Advance</b>		<b>Contract Term Remaining</b>		<b>Forecasted Term</b>		<b>Interest Offset Benefit for Statement Period</b>		<b>Annual Percentage Rate</b>
\$24,900.00		25yrs 06mths		25yrs 01mths		\$339.35		6.620%

**Repayment Details as at 15 Jul 2022**

<b>Monthly Repayment</b>	<b>Monthly Repayment Due Date</b>	<b>Repayment Account</b>
\$3,096.00	due on the 15th	450 039 578
<b>Additional Monthly Repayment</b>	<b>Repayment Frequency</b>	<b>Repayment Frequency Amount</b>
\$0.00	Monthly	\$0.00

AS AT 15 JUL 2022 YOUR REPAYMENTS WERE IN ADVANCE BY \$24,900.00.



**Bill Code: 808220**  
**Ref: 112911240813100**

\*\*Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).\*\*

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.



Loan Acct Number S211 2408131 00

BSB/Acct ID No. 112-911 240813100

Statement Start Date 01/07/2022

Statement End Date 15/07/2022

Page 2 of 2

Phone Banking Plus

☎ 13 33 22

### Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
01 Jul 2022	Opening Balance Interest Rate 6.620% PA			453,394.12
14 Jul 2022	INTEREST	2,090.35		455,484.47
14 Jul 2022	LOAN ACCOUNT FEE	8.00		455,492.47
15 Jul 2022	REPAYMT A/C TFR		3,047.00	452,445.47
15 Jul 2022	Closing Balance			452,445.47

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [stgeorge.com.au/dispute](http://stgeorge.com.au/dispute)

### Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 13 33 30 or write to us at St. George Customer Solutions, Reply Paid 5265, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: [www.afca.org.au](http://www.afca.org.au)

Email: [info@afca.org.au](mailto:info@afca.org.au)

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

# Statement of Account

## COMPLETE FREEDOM OFFSET



006

HUNG TAN TA &  
HUI KIAN TAN  
15 MEDORA STREET  
CABARITA NSW 2137

**Customer Enquiries** 13 33 30  
(24 hours, seven days)  
**BSB Number** 112-879  
**Account Number** 450039578  
**Statement Period** 01/07/2022 to 31/07/2022  
**Statement No.** 11(page 1 of 2)

TA AND TAN PTY LIMITED ACN 160104638  
ATF TA AND TAN SUPERANNUATION SCHEME

### Account Summary

<b>Opening Balance</b>		<b>Total Credits</b>		<b>Total Debits</b>		<b>Closing Balance</b>
117,225.68	+	2,778.38	-	5,897.10	=	114,106.96

### Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
01 JUL	OPENING BALANCE			117,225.68
01 JUL	REMITTER 11INNIS		2,778.38	120,004.06
04 JUL	OSKO WITHDRAWAL 04JUL 16:36 Ref TAAN0002 BWR Accounting Pty Ltd	2,850.10		117,153.96
15 JUL	LOAN REPAYMENT S.211.2408131.00	3,047.00		114,106.96
31 JUL	CLOSING BALANCE			114,106.96

### Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$0.00

### Information

- Please check all entries on this statement and inform the Bank promptly of any error or unauthorised transaction.
- If your card is lost or stolen, please call us immediately on 1800 028 208.
- This statement should be retained for taxation purposes.
- When enquiring about the "termination value" of your account, you can visit your nearest branch or call 1300 658 120 and say "existing account".
- To contact us to make suggestions, compliments or find out more about our products and services, please call the customer enquiries number on this statement. This service may also be used to address and resolve complaints.

# Statement of Account

## COMPLETE FREEDOM OFFSET



006

HUNG TAN TA &  
HUI KIAN TAN  
15 MEDORA STREET  
CABARITA NSW 2137

**Customer Enquiries** 13 33 30  
(24 hours, seven days)  
**BSB Number** 112-879  
**Account Number** 450039578  
**Statement Period** 01/08/2022 to 31/08/2022  
**Statement No.** 12(page 1 of 3)

TA AND TAN PTY LIMITED ACN 160104638  
ATF TA AND TAN SUPERANNUATION SCHEME

### Account Summary

Opening Balance	Total Credits	Total Debits	Closing Balance
114,106.96	2,126.27	55,148.66	61,084.57

### Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
01 AUG	OPENING BALANCE			114,106.96
01 AUG	REMITTER 11INNIS		2,126.27	116,233.23
15 AUG	LOAN REPAYMENT S.211.2408131.00	3,096.00		113,137.23
16 AUG	TRANSFER TO A/C	50,000.00		63,137.23
16 AUG	CASH WITHDRAWAL	1.00		63,136.23
17 AUG	TFR WDL BPAY INTERNET17AUG 14:40 TO FAIRFIELD COUNCIL 217325	1,517.66		61,618.57
29 AUG	TFR WDL BPAY INTERNET29AUG 15:05 TO TAX OFFICE PAYMENTS 001185335913696360	204.00		61,414.57
29 AUG	OSKO WITHDRAWAL 28AUG 21:45 TAAN0001 BWR Accounting Pty Ltd	330.00		61,084.57
31 AUG	CLOSING BALANCE			61,084.57

### Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$0.00