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JK MCKAIN SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 242/000 TO 242/999 - ENTRIES: ALL

Printed: Friday 7 May, 2021 @ 08:51:35

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
242 <u>Employer Contributions - Concessional</u>						
242/001 <u>McKain, Joshua Douglas</u>						
25/07/2019	250719	Bank Statement			720.55	(720.55)
Narration: QUICKSUPER QUICKSPR2483174499						
22/08/2019	220819	Bank Statement			720.55	(1,441.10)
Narration: QUICKSUPER QUICKSPR2503235644						
01/10/2019	011019	Bank Statement			720.55	(2,161.65)
Narration: QUICKSUPER QUICKSPR2531518634						
24/10/2019	241019	Bank Statement			742.03	(2,903.68)
Narration: QUICKSUPER QUICKSPR2548770936						
18/11/2019	181119	Bank Statement			727.90	(3,631.58)
Narration: QUICKSUPER QUICKSPR2568629910						
13/12/2019	131219	Bank Statement			727.71	(4,359.29)
Narration: QUICKSUPER QUICKSPR2588816526						
16/01/2020	160120	Bank Statement			727.71	(5,087.00)
Narration: QUICKSUPER QUICKSPR2612803960						
19/02/2020	190220	Bank Statement			727.71	(5,814.71)
Narration: QUICKSUPER QUICKSPR2638384715						
12/03/2020	120320	Bank Statement			727.71	(6,542.42)
Narration: QUICKSUPER QUICKSPR2656109007						
07/04/2020	070420	Bank Statement			321.54	(6,863.96)
Narration: ABN98002348352 ET200407CTR06554AF						
14/04/2020	140420	Bank Statement			165.39	(7,029.35)
Narration: QUICKSUPER QUICKSPR2676049793						
07/05/2020	070520	Bank Statement			643.08	(7,672.43)
Narration: ABN98002348352 ET200507CTR065F44C						
09/06/2020	090620	Bank Statement			964.62	(8,637.05)
Narration: ABN98002348352 ET200609CTR0656941						
Total Debits:						
Total Credits:				\$8,637.05		
Current Year Profit/(Loss):				N/A		

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[Australia Post](#) > [Self-managed super fund gateway service](#) > View fund transactions

View Transactions

* Required information

Display Contribution and Rollover Transactions as reported via the SuperStream system.

Please select a fund by either Name or ABN

Select fund by name *

The Trustee for JK MCKAIN SMSF - 67 524 842 245

OR

Select fund by ABN *

--- Please select a fund ---

Download an Annual Statement of the current and previous financial year for the selected fund.

Start date *

2019-07-01

End date *

2020-06-30

Date (Type)	From	Amount	Details
2020-04-07 Contribution	COLONIAL FIRST STATE FIRSTCHOICE SUPERANNUATION TRUST (26458298557)	\$ 321.54	Hide details
<p>Member name MR JOSHUA DOUGLAS MCKAIN</p> <p>Payment reference ET200407CTR08554AF</p> <p>Pay period start date 2020-02-22</p> <p>Pay period end date 2020-03-20</p> <p>Contribution amounts</p> <p>Super guarantee amount \$ 321.54</p> <p>Employer amount \$ 0.00</p> <p>Personal amount \$ 0.00</p> <p>Salary sacrifice amount \$ 0.00</p> <p>Employer voluntary amount \$ 0.00</p> <p>Spouse amount \$ 0.00</p>			
2020-05-07 Contribution	COLONIAL FIRST STATE FIRSTCHOICE SUPERANNUATION TRUST (26458298557)	\$ 643.08	Hide details

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Date (Type)	From	Amount	Details
<p style="text-align: right;">Member name</p> <p style="text-align: right;">MR JOSHUA DOUGLAS MCKAIN</p> <p style="text-align: right;">Payment reference</p> <p style="text-align: right;">ET200507CTR065F44C</p> <p style="text-align: right;">Pay period start date</p> <p style="text-align: right;">2020-03-21</p> <p style="text-align: right;">Pay period end date</p> <p style="text-align: right;">2020-04-17</p> <p style="text-align: right;">Contribution amounts</p> <p style="text-align: right;">Super guarantee amount</p> <p style="text-align: right;">\$ 643.08</p> <p style="text-align: right;">Employer amount</p> <p style="text-align: right;">\$ 0.00</p> <p style="text-align: right;">Personal amount</p> <p style="text-align: right;">\$ 0.00</p> <p style="text-align: right;">Salary sacrifice amount</p> <p style="text-align: right;">\$ 0.00</p> <p style="text-align: right;">Employer voluntary amount</p> <p style="text-align: right;">\$ 0.00</p> <p style="text-align: right;">Spouse amount</p> <p style="text-align: right;">\$ 0.00</p>			
<p>2020-06-09 Contribution</p>	<p>COLONIAL FIRST STATE FIRSTCHOICE SUPERANNUATION TRUST (26458298557)</p>	<p>\$ 964.62</p>	<p>Hide details</p>
<p style="text-align: right;">Member name</p> <p style="text-align: right;">MR JOSHUA DOUGLAS MCKAIN</p> <p style="text-align: right;">Payment reference</p> <p style="text-align: right;">ET200809CTR0656941</p> <p style="text-align: right;">Pay period start date</p> <p style="text-align: right;">2020-04-18</p> <p style="text-align: right;">Pay period end date</p> <p style="text-align: right;">2020-05-29</p> <p style="text-align: right;">Contribution amounts</p> <p style="text-align: right;">Super guarantee amount</p> <p style="text-align: right;">\$ 964.62</p> <p style="text-align: right;">Employer amount</p> <p style="text-align: right;">\$ 0.00</p> <p style="text-align: right;">Personal amount</p> <p style="text-align: right;">\$ 0.00</p> <p style="text-align: right;">Salary sacrifice amount</p> <p style="text-align: right;">\$ 0.00</p> <p style="text-align: right;">Employer voluntary amount</p> <p style="text-align: right;">\$ 0.00</p> <p style="text-align: right;">Spouse amount</p> <p style="text-align: right;">\$ 0.00</p>			

Note: Transaction information searches may take up to 60 seconds.

Save as CSV

Return to Funds List

Leeza Cox

From: Joshua Mckain <jmckain@samos.net.au>
Sent: Tuesday, 11 May 2021 12:40 PM
To: Leeza Cox
Subject: RE: JK McKain Super Fund queries 2020

Hi Leeza,

Yes all the quick super transactions is my super. All of Kathleen's goes into her Qsuper account.

I will email over the credit card statement shortly

Joshua McKain
Business Development Manager | Samios Plumbing Supplies – Geebung
374 Newman Rd, Geebung QLD 4034
PO Box 416, Virginia QLD 4014
T: 07 3624 3131 | F: 07 3624 3134 | M: 0419 866 080
E: jmckain@samos.net.au | W: www.samos.net.au

Please consider the environment before printing this email.



From: Leeza Cox <Leeza@SimmonsLivingstone.com.au>
Sent: Friday, 7 May 2021 1:21 PM
To: Joshua Mckain <jmckain@samos.net.au>
Subject: JK McKain Super Fund queries 2020
Importance: High

Hi Josh & Kathleen

Thanks for sending that through.

I've asked Sam's assistant for the insurance docs for AIA & Cleardocs and we have the accounting & tax statements etc.

There's just a few questions for you please:-

1. Please see attached list of contributions – are they all yours Josh?
2. Zurich insurance policies – I have emailed Veivers & Prideaux Group for those but if you do happen to be able to place your hands on them that would probably be quicker.

2-2

OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 31 McKenzie Avenue
 Narangba, QLD, 4504

Tax Invoice - Statement 34

STATEMENT PERIOD	3/06/2019 - 2/07/2019
OPENING BALANCE	\$361.45
TOTAL PAYMENTS	\$1,370.59

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

INCOME

Isaac Wright Status:

Rent \$660.00 Fortnightly Paid To 4/07/2019
 Part Payment \$385.50

Rent at Statement Start \$650.00 Fortnightly

Rent - Paid to 06/06/2019 (Effective 14/06/2019)

Rent - Paid from 07/06/2019 to 20/06/2019 (Effective 21/06/2019)

Rent - Paid to 20/06/2019 (Effective 28/06/2019)

Inv:22518, \$300.08, SA Water Usage 7th Feb - 10th May 76KL & Supply 1st Apr - 30th Jun (GST Paid: \$0.00)

Rent - Paid from 21/06/2019 to 04/07/2019 (Effective 04/07/2019)

Rent Change Effective 05/07/2019 - \$660.00 Fortnightly

Rent - Paid to 04/07/2019 (Effective 05/07/2019)

Rent - Paid to 04/07/2019 (Effective 12/07/2019)

MONEY OUT

MONEY IN

\$325.00

\$325.00

\$325.00

\$300.08

\$264.50

\$60.50

\$325.00

\$1,925.08

EXPENSE

City of Salisbury (BPAY Ref: 723533)

Council Rates Q4 2018/2019 (GST Paid: \$0.00)

SA Water (BPAY Ref: 4436720787)

SA Water Rates Q4 2018/2019 (GST Paid: \$0.00)

Administration/Statement Fee (GST Paid: \$0.80)

Management Fee (GST Paid: \$2.09)

Management Fee 6.6% (GST Paid: \$2.02)

Management Fee 6.6% (GST Paid: \$2.02)

Management Fee 6.6% (GST Paid: \$2.02)

Management Fee 6.6% (GST Paid: \$2.02)

Periodic Inspection (GST Paid: \$3.00)

Tenant Invoice Fee (GST Paid: \$1.80)

\$361.45

\$381.10

\$8.80

\$22.98

\$22.20

\$22.20

\$22.20

\$22.20

\$33.00

\$19.81

\$915.94

(Incl GST: \$15.77)

BALANCE: \$1,009.14

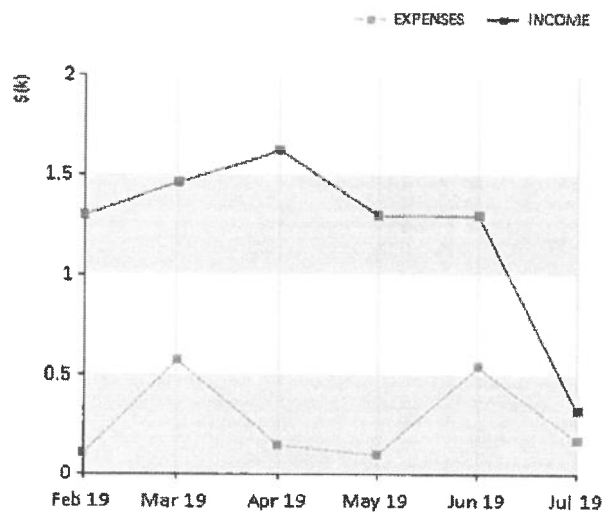
2.3

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE	\$0.00	
CONTRIBUTION		\$0.00
Ownership Account Balance		\$1,370.59

Ownership Payments	MONEY OUT	MONEY IN
2/07/2019 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)	\$1,370.59	
TOTAL OWNERSHIP PAYMENTS		\$1,370.59
Balance Carried Forward		\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Feb 19	\$105.79	\$1,300.00	\$956.85
Mar 19	\$573.07	\$1,462.50	\$1,169.40
Apr 19	\$146.55	\$1,625.00	\$1,559.93
May 19	\$97.60	\$1,300.00	\$1,202.40
Jun 19	\$540.07	\$1,300.00	\$840.95
Jul 19	\$173.39	\$325.00	\$1,370.59
AVERAGE	\$272.75	\$1,218.75	\$1,183.35



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OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 31 McKenzie Avenue
 Narangba, QLD, 4504

Tax Invoice - Statement 35

STATEMENT PERIOD	2/07/2019 - 2/08/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,199.28

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108	MONEY OUT	MONEY IN
INCOME		
Isaac Wright Status:		
Rent \$660.00 Fortnightly Paid To 1/08/2019		
Part Payment \$365.50		
Rent - Paid from 05/07/2019 to 18/07/2019 (Effective 19/07/2019)		\$325.00
Rent - Paid to 18/07/2019 (Effective 25/07/2019)		\$325.00
Rent - Paid from 19/07/2019 to 01/08/2019 (Effective 01/08/2019)		\$325.00
Rent - Paid to 01/08/2019 (Effective 08/08/2019)		\$325.00
		\$1,300.00
EXPENSE		
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
	\$100.72	
	(Incl GST: \$9.16)	
		BALANCE: \$1,199.28

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
	\$0.00	
CONTRIBUTION		
		\$0.00
		BALANCE: \$0.00

Ownership Account Balance **\$1,199.28**



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Ownership Payments	MONEY OUT	MONEY IN
2/08/2019 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)	\$1,199.28	

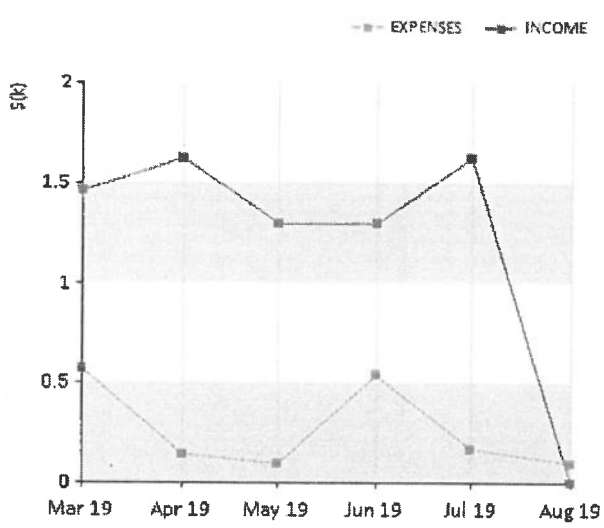
TOTAL OWNERSHIP PAYMENTS	\$1,199.28
Balance Carried Forward	\$0.00

Outstanding Invoices

DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
02/09/2019	City of Salisbury	29 Bivone Court, SALISBURY DOWNS	Q1 Council Rates 2019/2020	\$382.20
TOTAL OUTSTANDING				\$382.20

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Mar 19	\$573.07	\$1,462.50	\$1,169.40
Apr 19	\$146.55	\$1,625.00	\$1,559.93
May 19	\$97.60	\$1,300.00	\$1,202.40
Jun 19	\$540.07	\$1,300.00	\$840.95
Jul 19	\$173.39	\$1,625.00	\$1,370.59
Aug 19	\$100.72	\$0.00	\$1,199.28
AVERAGE	\$271.90	\$1,218.75	\$1,223.76

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OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 31 McKenzie Avenue
 Narangba, QLD, 4504

Tax Invoice - Statement 36

STATEMENT PERIOD	2/08/2019 - 2/09/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$558.58

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108	MONEY OUT	MONEY IN
INCOME		
Isaac Wright Status:		
Rent \$660.00 Fortnightly Paid To 29/08/2019		
Part Payment \$345.50		
Rent - Paid from 02/08/2019 to 15/08/2019 (Effective 15/08/2019)		\$325.00
Rent - Paid to 15/08/2019 (Effective 22/08/2019)		\$325.00
Rent - Paid from 16/08/2019 to 29/08/2019 (Effective 29/08/2019)		\$325.00
Rent - Paid to 29/08/2019 (Effective 05/09/2019)		\$325.00
		\$1,300.00
EXPENSE		
The Appliance Specialist (Inv: 21548)		
Attend to dishwasher not working - provide quote for new unit (GST Paid: \$13.64)	\$150.00	
City of Salisbury (BPAY Ref: 723533)		
Q1 Council Rates 2019/2020 (GST Paid: \$0.00)	\$382.20	
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
	\$632.92	
	(Incl GST: \$22.80)	
		BALANCE: \$667.08
Ownership Contributions & Expenses		
EXPENSE		
	\$0.00	
CONTRIBUTION		
		\$0.00
		BALANCE: \$0.00
Ownership Account Balance		\$667.08



2.1

Ownership Payments	MONEY OUT	MONEY IN
2/09/2019 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)	\$558.58	

TOTAL OWNERSHIP PAYMENTS	\$558.58
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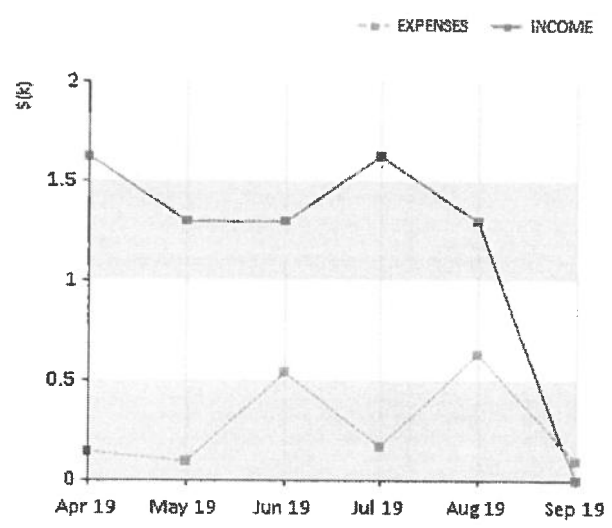
Withheld Funds	WITHHELD
Withheld	\$108.50
	BALANCE: \$108.50

Balance Carried Forward	\$108.50
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Outstanding Invoices				
DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
17/09/2019	Revenue SA	29 Bivone Court, SALISBURY DOWNS	Notice of Emergency Services Levy 2019 - 2020	\$108.50
TOTAL OUTSTANDING				\$108.50

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Apr 19	\$146.55	\$1,625.00	\$1,559.93
May 19	\$97.60	\$1,300.00	\$1,202.40
Jun 19	\$540.07	\$1,300.00	\$840.95
Jul 19	\$173.39	\$1,625.00	\$1,370.59
Aug 19	\$632.92	\$1,300.00	\$1,199.28
Sep 19	\$100.72	\$0.00	\$558.58
AVERAGE	\$281.88	\$1,191.67	\$1,121.96

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OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 31 McKenzie Avenue
 Narangba, QLD, 4504

Tax Invoice - Statement 37

STATEMENT PERIOD	2/09/2019 - 2/10/2019
OPENING BALANCE	\$108.50
TOTAL PAYMENTS	\$1,367.77

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108	MONEY OUT	MONEY IN
INCOME		
Isaac Wright Status: Rent \$660.00 Fortnightly Paid To 26/09/2019 Part Payment \$650.50		
Rent - Paid from 30/08/2019 to 12/09/2019 (Effective 12/09/2019)		\$325.00
Rent - Paid to 12/09/2019 (Effective 19/09/2019)		\$325.00
Inv:26086, \$255.82, SA Water Usage 10 May- 7 Aug19 (62KL) Supply Charge 01 Jul- 30 Sept19 (GST Paid: \$0.00)		\$255.82
Rent - Paid from 13/09/2019 to 26/09/2019 (Effective 26/09/2019)		\$325.00
Rent - Paid to 26/09/2019 (Effective 02/10/2019)		\$325.00
Rent - Paid to 26/09/2019 (Effective 09/10/2019)		\$325.00
		\$1,880.82
EXPENSE		
Revenue SA (BPAY Ref: 5074447516) Notice of Emergency Services Levy 2019 - 2020 (GST Paid: \$0.00)	\$108.50	
SA Water (BPAY Ref: 4436720787) SA Water September 2019 (GST Paid: \$0.00)	\$339.47	
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.09)	\$22.98	
Periodic Inspection (GST Paid: \$3.00)	\$33.00	
Tenant Invoice Fee (GST Paid: \$1.53)	\$16.88	
	\$621.55	
	(Incl GST: \$15.78)	
		BALANCE: \$1,259.27

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
	\$0.00	



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Ownership Contributions & Expenses	MONEY OUT	MONEY IN
CONTRIBUTION		
		\$0.00
		BALANCE: \$0.00

Ownership Account Balance	\$1,367.77
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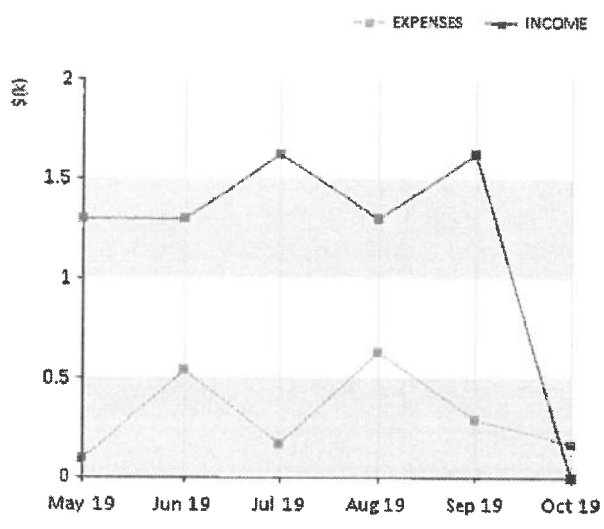
Ownership Payments	MONEY OUT	MONEY IN
2/10/2019 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)	\$1,367.77	

TOTAL OWNERSHIP PAYMENTS	\$1,367.77
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Balance Carried Forward	\$0.00
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STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
May 19	\$97.60	\$1,300.00	\$1,202.40
Jun 19	\$540.07	\$1,300.00	\$840.95
Jul 19	\$173.39	\$1,625.00	\$1,370.59
Aug 19	\$632.92	\$1,300.00	\$1,199.28
Sep 19	\$292.87	\$1,625.00	\$558.58
Oct 19	\$173.58	\$0.00	\$1,367.77
AVERAGE	\$318.41	\$1,191.67	\$1,089.93

2.10

OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 31 McKenzie Avenue
 Narangba, QLD, 4504

Tax Invoice - Statement 38

STATEMENT PERIOD	2/10/2019 - 4/11/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,207.54

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

MONEY OUT MONEY IN

INCOME

Isaac Wright Status:

Rent \$660.00 Fortnightly Paid To 7/11/2019
 Part Payment \$390.50

Rent - Paid from 27/09/2019 to 10/10/2019 (Effective 16/10/2019)		\$325.00
Rent - Paid to 10/10/2019 (Effective 23/10/2019)		\$325.00
Rent - Paid from 11/10/2019 to 24/10/2019 (Effective 30/10/2019)		\$330.00
Rent - Paid from 25/10/2019 to 07/11/2019 (Effective 08/11/2019)		\$410.00
Rent - Paid to 07/11/2019 (Effective 15/11/2019)		\$330.00
		\$1,720.00

EXPENSE

Administration/Statement Fee (GST Paid: \$0.80)
 Management Fee (GST Paid: \$2.09)
 Management Fee (GST Paid: \$2.09)
 Management Fee (GST Paid: \$2.12)
 Management Fee (GST Paid: \$2.12)
 Management Fee (GST Paid: \$2.64)

\$8.80
\$22.98
\$22.98
\$23.33
\$23.33
\$28.99
\$130.41
(Incl GST: \$11.86)
BALANCE: \$1,589.59

Ownership Contributions & Expenses

MONEY OUT MONEY IN

EXPENSE

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$1,589.59

2/11

Ownership Payments	MONEY OUT	MONEY IN
4/11/2019 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)	\$1,207.54	

TOTAL OWNERSHIP PAYMENTS	\$1,207.54
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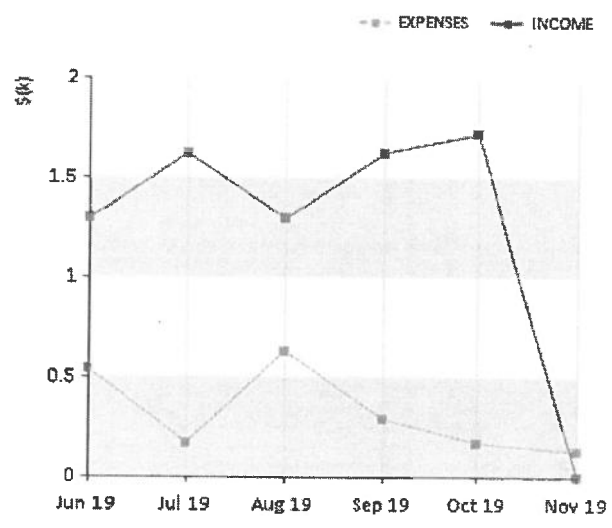
Withheld Funds	WITHHELD
Withheld	\$382.05
	BALANCE: \$382.05

Balance Carried Forward	\$382.05
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Outstanding Invoices				
DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
02/12/2019	City of Salisbury	29 Bivone Court, SALISBURY DOWNS	Council Rates Q2 2019/2020	\$382.05
TOTAL OUTSTANDING				\$382.05

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jun 19	\$540.07	\$1,300.00	\$840.95
Jul 19	\$173.39	\$1,625.00	\$1,370.59
Aug 19	\$632.92	\$1,300.00	\$1,199.28
Sep 19	\$292.87	\$1,625.00	\$558.58
Oct 19	\$173.58	\$1,720.00	\$1,367.77
Nov 19	\$130.41	\$0.00	\$1,207.54
AVERAGE	\$323.87	\$1,261.67	\$1,090.79

2.12

OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 31 McKenzie Avenue
 Narangba, QLD, 4504

Tax Invoice - Statement 39

STATEMENT PERIOD	4/11/2019 - 2/12/2019
OPENING BALANCE	\$382.05
TOTAL PAYMENTS	\$1,217.88

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108	MONEY OUT	MONEY IN
INCOME		
Isaac Wright Status:		
Rent \$660.00 Fortnightly Paid To 5/12/2019		
Part Payment \$390.50		
Rent - Paid from 08/11/2019 to 21/11/2019 (Effective 22/11/2019)		\$330.00
Rent - Paid to 21/11/2019 (Effective 29/11/2019)		\$330.00
Rent - Paid to 21/11/2019 (Effective 29/11/2019)		\$5.00
Rent - Paid from 22/11/2019 to 05/12/2019 (Effective 06/12/2019)		\$325.00
Rent - Paid to 05/12/2019 (Effective 13/12/2019)		\$320.00
Rent - Paid to 05/12/2019 (Effective 13/12/2019)		\$10.00
		\$1,320.00
EXPENSE		
City of Salisbury (BPAY Ref: 723533)		
Council Rates Q2 2019/2020 (GST Paid: \$0.00)	\$382.05	
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
Management Fee (GST Paid: \$0.03)	\$0.35	
Management Fee (GST Paid: \$0.06)	\$0.71	
Management Fee (GST Paid: \$2.06)	\$22.62	
Management Fee (GST Paid: \$2.09)	\$22.98	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
	\$484.17	
	(Incl GST: \$9.28)	
		BALANCE: \$835.83

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
	\$0.00	
CONTRIBUTION		
		\$0.00
		BALANCE: \$0.00

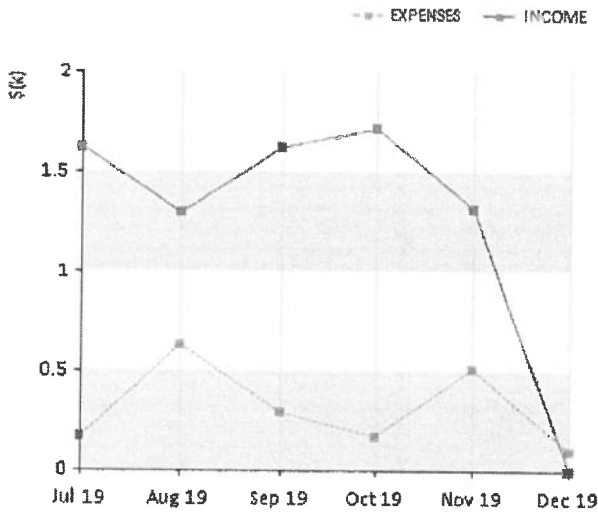


2-13

Ownership Contributions & Expenses		MONEY OUT	MONEY IN
Ownership Account Balance			\$1,217.88
Ownership Payments		MONEY OUT	MONEY IN
2/12/2019 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)		\$1,217.88	
TOTAL OWNERSHIP PAYMENTS			\$1,217.88
Balance Carried Forward			\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jul 19	\$173.39	\$1,625.00	\$1,370.59
Aug 19	\$632.92	\$1,300.00	\$1,199.28
Sep 19	\$292.87	\$1,625.00	\$558.58
Oct 19	\$173.58	\$1,720.00	\$1,367.77
Nov 19	\$512.46	\$1,320.00	\$1,207.54
Dec 19	\$102.12	\$0.00	\$1,217.88
AVERAGE	\$314.56	\$1,265.00	\$1,153.61

2.14

OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 31 McKenzie Avenue
 Narangba, QLD, 4504

Tax Invoice - Statement 40

STATEMENT PERIOD	2/12/2019 - 2/01/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,429.78

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

INCOME

Isaac Wright Status:

Rent \$660.00 Fortnightly Paid To 16/01/2020
 Part Payment \$60.50

	MONEY OUT	MONEY IN
Rent - Paid from 06/12/2019 to 19/12/2019 (Effective 20/12/2019)		\$330.00
Rent - Paid to 19/12/2019 (Effective 27/12/2019)		\$330.00
Rent - Paid from 20/12/2019 to 02/01/2020 (Effective 03/01/2020)		\$330.00
Inv:30348, \$168.48, SA Water Usage 7th August - 4th November (36KL) and Supply 1st October - 31st December 2019 (GST Paid: \$0.00)		\$168.48
Rent - Paid to 02/01/2020 (Effective 10/01/2020)		\$330.00
Rent - Paid from 03/01/2020 to 16/01/2020 (Effective 17/01/2020)		\$330.00
		\$1,818.48

EXPENSE

SA Water (BPAY Ref: 4436720787)		
SA Water Rates November 2019 (GST Paid: \$0.00)	\$252.13	
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Tenant Invoice Fee (GST Paid: \$1.01)	\$11.12	
	\$388.70	
	(Incl GST: \$12.41)	
		BALANCE: \$1,429.78

Ownership Contributions & Expenses

EXPENSE

	MONEY OUT	MONEY IN
	\$0.00	

CONTRIBUTION

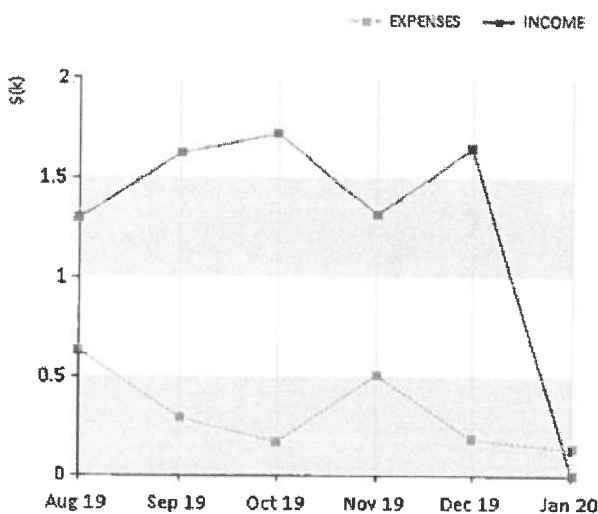
		\$0.00
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2-15

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
		BALANCE: \$0.00
Ownership Account Balance		\$1,429.78
Ownership Payments	MONEY OUT	MONEY IN
2/01/2020 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)	\$1,429.78	
TOTAL OWNERSHIP PAYMENTS		\$1,429.78
Balance Carried Forward		\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Aug 19	\$632.92	\$1,300.00	\$1,199.28
Sep 19	\$292.87	\$1,625.00	\$558.58
Oct 19	\$173.58	\$1,720.00	\$1,367.77
Nov 19	\$512.46	\$1,320.00	\$1,207.54
Dec 19	\$185.77	\$1,650.00	\$1,217.88
Jan 20	\$136.57	\$0.00	\$1,429.78
AVERAGE	\$322.36	\$1,269.17	\$1,163.47

J.16

OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 31 McKenzie Avenue
 Narangba, QLD, 4504

Tax Invoice - Statement 41

STATEMENT PERIOD	2/01/2020 - 3/02/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$682.49

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

MONEY OUT MONEY IN

INCOME

Isaac Wright Status:

Rent \$660.00 Fortnightly Paid To 30/01/2020
 Part Payment \$555.50

Rent - Paid to 16/01/2020 (Effective 24/01/2020)

\$330.00

Rent - Paid from 17/01/2020 to 30/01/2020 (Effective 31/01/2020)

\$330.00

Rent - Paid to 30/01/2020 (Effective 07/02/2020)

\$330.00

Rent - Paid to 30/01/2020 (Effective 10/02/2020)

\$165.00

\$1,155.00

EXPENSE

City of Salisbury (BPAY Ref: 723533)
 Council Rates Q3 2019/2020 (GST Paid: \$0.00)

\$382.05

Administration/Statement Fee (GST Paid: \$0.80)

\$8.80

Management Fee (GST Paid: \$1.06)

\$11.67

Management Fee (GST Paid: \$2.12)

\$23.33

Management Fee (GST Paid: \$2.12)

\$23.33

Management Fee (GST Paid: \$2.12)

\$23.33

\$472.51

(Incl GST: \$8.22)

BALANCE: \$682.49

Ownership Contributions & Expenses

MONEY OUT MONEY IN

EXPENSE

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$682.49

2.17

Ownership Payments

MONEY OUT MONEY IN

3/02/2020 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF
 Macquarie Bank Limited (182-512 XXXX 0966)

\$682.49

TOTAL OWNERSHIP PAYMENTS

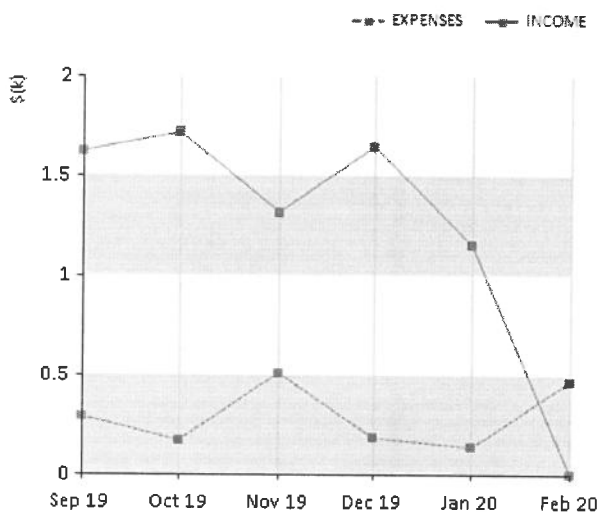
\$682.49

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Sep 19	\$292.87	\$1,625.00	\$558.58
Oct 19	\$173.58	\$1,720.00	\$1,367.77
Nov 19	\$512.46	\$1,320.00	\$1,207.54
Dec 19	\$185.77	\$1,650.00	\$1,217.88
Jan 20	\$136.57	\$1,155.00	\$1,429.78
Feb 20	\$472.51	\$0.00	\$682.49
AVERAGE	\$295.63	\$1,245.00	\$1,077.34

2.18

OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 24 Manordowns Drive
 D'Aguilar, QLD, 4514

Tax Invoice - Statement 42

STATEMENT PERIOD	3/02/2020 - 2/03/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,371.21

RESIDENTIAL

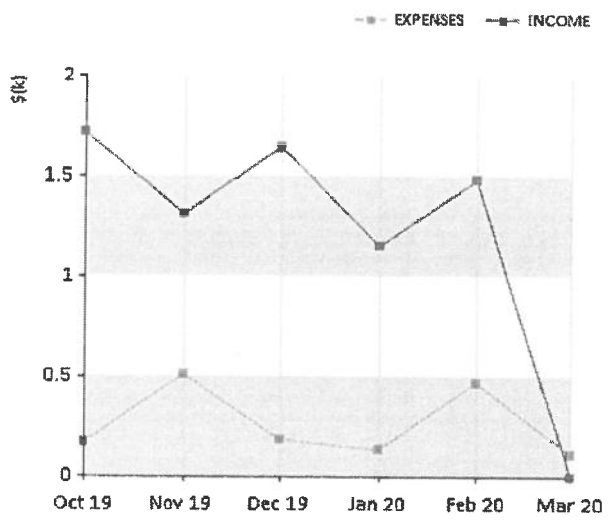
29 Bivone Court, SALISBURY DOWNS, SA 5108	MONEY OUT	MONEY IN
INCOME		
Isaac Wright Status:		
Rent \$660.00 Fortnightly Paid To 12/03/2020		
Part Payment \$60.50		
Rent - Paid from 31/01/2020 to 13/02/2020 (Effective 14/02/2020)		\$165.00
Rent - Paid to 13/02/2020 (Effective 21/02/2020)		\$330.00
Rent - Paid from 14/02/2020 to 27/02/2020 (Effective 28/02/2020)		\$330.00
Rent - Paid to 27/02/2020 (Effective 06/03/2020)		\$330.00
Rent - Paid from 28/02/2020 to 12/03/2020 (Effective 13/03/2020)		\$330.00
		\$1,485.00
EXPENSE		
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
Management Fee (GST Paid: \$1.06)	\$11.67	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
	\$113.79	
	(Incl GST: \$10.34)	
		BALANCE: \$1,371.21
Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE	\$0.00	
CONTRIBUTION		\$0.00
		BALANCE: \$0.00
Ownership Account Balance		\$1,371.21

2-19

Ownership Payments	MONEY OUT	MONEY IN
2/03/2020 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182 512 XXXX 0966)	\$1,371.21	
TOTAL OWNERSHIP PAYMENTS		\$1,371.21
Balance Carried Forward		\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Oct 19	\$173.58	\$1,720.00	\$1,367.77
Nov 19	\$512.46	\$1,320.00	\$1,207.54
Dec 19	\$185.77	\$1,650.00	\$1,217.88
Jan 20	\$136.57	\$1,155.00	\$1,429.78
Feb 20	\$472.51	\$1,485.00	\$682.49
Mar 20	\$113.79	\$0.00	\$1,371.21
AVERAGE	\$265.78	\$1,221.67	\$1,212.78

2.20

OWNERSHIP STATEMENT - JK McKain Property Fund Pty Ltd

Josh McKain
 24 Manordowns Drive
 D'Aguilar, QLD, 4514

Tax Invoice - Statement 43

STATEMENT PERIOD	2/03/2020 - 2/04/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,398.45

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108	MONEY OUT	MONEY IN
INCOME		
Isaac Wright Status: Rent \$660.00 Fortnightly Paid To 9/04/2020 Part Payment \$390.95		
Rent - Paid to 12/03/2020 (Effective 20/03/2020)		\$330.00
Rent - Paid from 13/03/2020 to 26/03/2020 (Effective 27/03/2020)		\$330.00
Rent - Paid to 26/03/2020 (Effective 03/04/2020)		\$330.00
Rent - Paid from 27/03/2020 to 09/04/2020 (Effective 10/04/2020)		\$330.00
Rent - Paid to 09/04/2020 (Effective 10/04/2020)		\$0.45
Inv:34543, \$149.55, SA Water Usage 4th November to 12th February 2020 (31KL) and Supply 1st January to 31st March 2020 (GST Paid: \$0.00)		\$149.55
Rent - Paid to 09/04/2020 (Effective 17/04/2020)		\$330.00
		\$1,800.00
EXPENSE		
SA Water (BPAY Ref: 4436720787) SA Water Rates (GST Paid: \$0.00)	\$233.20	
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
Management Fee (GST Paid: \$0.00)	\$0.03	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Periodic Inspection (GST Paid: \$3.00)	\$33.00	
Tenant Invoice Fee (GST Paid: \$0.90)	\$9.87	
	\$401.55	
	(Incl GST: \$15.30)	
		BALANCE: \$1,398.45

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		

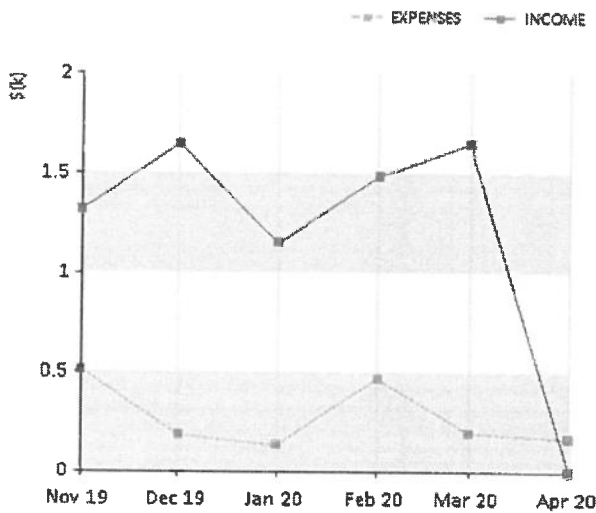
2-21

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
	\$0.00	
CONTRIBUTION		\$0.00
		BALANCE: \$0.00
Ownership Account Balance		\$1,398.45

Ownership Payments	MONEY OUT	MONEY IN
2/04/2020 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)	\$1,398.45	
TOTAL OWNERSHIP PAYMENTS		\$1,398.45
Balance Carried Forward		\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Nov 19	\$512.46	\$1,320.00	\$1,207.54
Dec 19	\$185.77	\$1,650.00	\$1,217.88
Jan 20	\$136.57	\$1,155.00	\$1,429.78
Feb 20	\$472.51	\$1,485.00	\$682.49
Mar 20	\$197.44	\$1,650.45	\$1,371.21
Apr 20	\$168.35	\$0.00	\$1,398.45
AVERAGE	\$278.85	\$1,210.08	\$1,217.89

J.11

OWNERSHIP STATEMENT - JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

Josh McKain
 24 Manordowns Drive
 D'Aguilar, QLD, 4514

Tax Invoice - Statement 44

STATEMENT PERIOD	2/04/2020 - 4/05/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$779.78

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108	MONEY OUT	MONEY IN
INCOME		
Isaac Wright Status:		
Rent \$660.00 Fortnightly Paid To 23/04/2020		
Part Payment \$579.52		
Moving Out 6/05/2020 Charge To 6/05/2020		
Rent - Paid from 10/04/2020 to 23/04/2020 (Effective 24/04/2020)		\$330.00
Rent - Paid to 23/04/2020 (Effective 01/05/2020)		\$330.00
Rent - Paid to 23/04/2020 (Effective 05/05/2020)		\$188.57
		\$848.57

EXPENSE		
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
Management Fee (GST Paid: \$1.21)	\$13.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
Management Fee (GST Paid: \$2.12)	\$23.33	
	\$68.79	
	(Incl GST: \$6.25)	
		BALANCE: \$779.78

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
EXPENSE		
	\$0.00	
CONTRIBUTION		
		\$0.00
		BALANCE: \$0.00

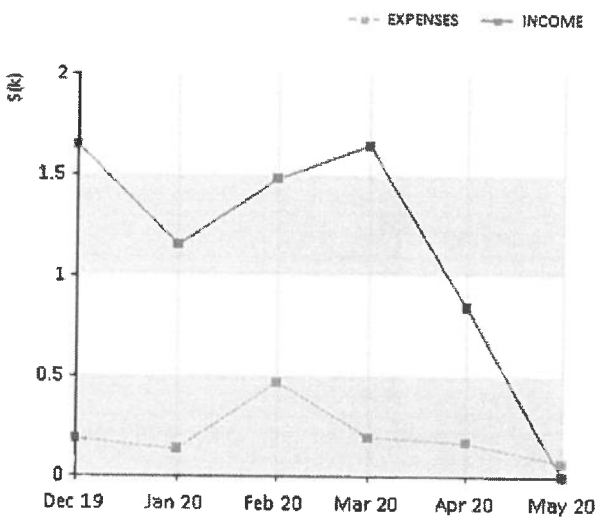
Ownership Account Balance	\$779.78
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2.23

Ownership Payments	MONEY OUT	MONEY IN
4/05/2020 EFT to account JK MCKAIN SUPER FUND PTY LTD ATF JK MCKAIN SMSF Macquarie Bank Limited (182-512 XXXX 0966)	\$779.78	
TOTAL OWNERSHIP PAYMENTS		\$779.78
Balance Carried Forward		\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Dec 19	\$185.77	\$1,650.00	\$1,217.88
Jan 20	\$136.57	\$1,155.00	\$1,429.78
Feb 20	\$472.51	\$1,485.00	\$682.49
Mar 20	\$197.44	\$1,650.45	\$1,371.21
Apr 20	\$168.35	\$848.57	\$1,398.45
May 20	\$68.79	\$0.00	\$779.78
AVERAGE	\$204.91	\$1,131.50	\$1,146.60

2.24

OWNERSHIP STATEMENT - JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

Josh McKain
 24 Manordowns Drive
 D'Aguilar, QLD, 4514

Tax Invoice - Statement 45

STATEMENT PERIOD	4/05/2020 - 2/06/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$0.00

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

MONEY OUT MONEY IN

INCOME

Jessie Anne Johns Prospect

No activity

Isaac Wright Status:

Rent \$660.00 Fortnightly Paid To 23/04/2020

Part Payment \$579.52

Moved Out 6/05/2020 Charge To 6/05/2020

\$0.00

Inv:37333, \$86.83, Final SA Water charges based on final meter read of 579. Previous Meter read 555. 24KL and Supply 1st April to 6th May 2020 (GST Paid: \$0.00)

\$86.83

\$86.83

EXPENSE

Administration/Statement Fee (GST Paid: \$0.80)

\$8.80

Tenant Invoice Fee (GST Paid: \$0.52)

\$5.73

\$14.53

(Incl GST: \$1.32)

BALANCE: \$72.30

Ownership Contributions & Expenses

MONEY OUT MONEY IN

EXPENSE

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$72.30

TOTAL OWNERSHIP PAYMENTS

\$0.00

Withheld Funds

WITHHELD

Withheld

\$72.30

BALANCE: \$72.30

2.25

Balance Carried Forward

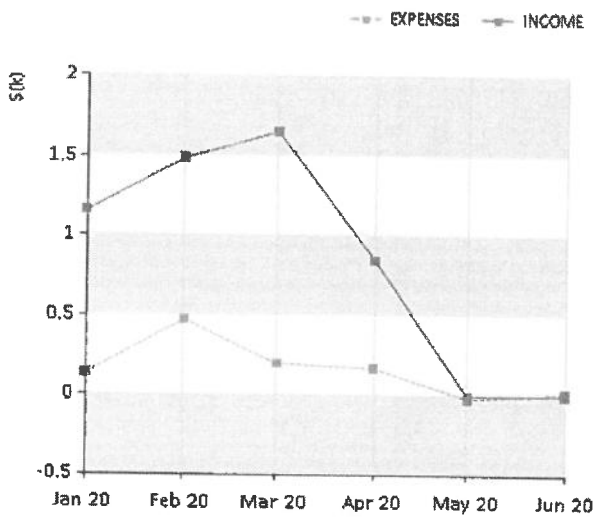
\$72.30

Outstanding Invoices

DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
09/06/2020	City of Sallsbury	29 Bivone Court, SALISBURY DOWNS	Council Rates Q4 2019/2020 - Council Rates	\$382.05
TOTAL OUTSTANDING				\$382.05

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jan 20	\$136.57	\$1,155.00	\$1,429.78
Feb 20	\$472.51	\$1,485.00	\$682.49
Mar 20	\$197.44	\$1,650.45	\$1,371.21
Apr 20	\$168.35	\$848.57	\$1,398.45
May 20	-\$18.04	\$0.00	\$779.78
Jun 20	\$14.53	\$0.00	\$0.00
AVERAGE	\$161.89	\$856.50	\$943.62

2-26

Leeza Cox

From: Celeste Dean <celeste@1840.com.au>
Sent: Friday, 7 May 2021 11:32 AM
To: Leeza Cox
Subject: Re: JK McKain Property Fund Pty Ltd / 29 Bovine Court, Salisbury Downs
Attachments: TA_29_BIVO.pdf; TA_29_BIV.pdf; TribunalReport.pdf

Hi Leeza,

Thank you for your email.


The previous tenants were on a periodic lease and vacated on the 6th May 2020. Please let me know if you require the tenancy ledger or what documentation you require for evidence of this vacate date? I have attached a copy of the 1st two pages of the tribunal report that shows the details of the tenancy if that helps.

The new tenancy started on 15/06/2020, I've attached a copy of that agreement.

I have also attached a copy of the requested ownership statement.

Kind regards

Celeste



Celeste Dean
Senior Property Manager

0455 1840 73
08 8363 5151
celeste@1840.com.au
1840.com.au

160 Payneham Road, Evandale SA 5069 | PO Box 400 Stepney SA 5069

1840 REAL ESTATE

FILED:2021



Tenancy question? Maintenance Issue?

Alex our 24/7 property assistant is here to help

TENANTS! ASK ALEX ANYTHING! [Click here](#) to connect to Alex

[Click here](#) to see an example of our latest marketing ☺

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2-27

00001686199

Section 48 Notice

This notice is to be retained by the Tenant



Information to be provided by landlords to tenants

Section 48 of the Residential Tenancies Act 1995 requires that a landlord must ensure that a tenant is given, before or at the time the landlord and tenant enter into a residential tenancy agreement certain information.

1. AGENT: Company Name/Legal Entity:

1840 REAL ESTATE

Company Representative: Karl Niehus

Street 1: 180 Payneham Road

Suburb: Evandale

State: SA

Postcode: 5069

ABN (if applicable): 53125509061

RLA No: 288200

Telephone: W: 8363 5151

M: 0421 755 224

F: 8363 4141

Email: karl@1840.com.au

Address for service of documents if different to above:

2. LANDLORD: Full Names:

JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

Address for service of documents as below.

Street 1: C/- PO Box 400

Suburb: Stepney

State: SA

Postcode: 5069

ABN (if applicable):

If landlord is a company, address of registered office of the company, if different to above:

Street 1:

Suburb: State: Postcode:

3. PERSON WITH SUPERIOR TITLE TO LANDLORD (if applicable):

Street 1:

Suburb: State: Postcode:

ABN (if applicable):

INITIALS
Initials not required if using electronic signature

2-28

00001686199

Residential Property Tenancy Agreement: Schedule



This is a residential tenancy agreement and the parties to the agreement should consider obtaining legal advice about their rights and obligations under the agreement.

1. AGENT: Company Name/Legal Entity: 1840 REAL ESTATE
 Company Representative: Karl Niehus
 Street 1: 160 Payneham Road
 Street 2:
 Suburb: Evandale State: SA Postcode: 5069
 ABN (if applicable): 53125509061 RLA No: 268200
 Telephone: W: 8363 5151 F: 8363 4141
 M: 0421 755 224
 Email: karl@1840.com.au

The Agent consents to the above email address being used for the purposes of service under the Act.

2. LANDLORD: Full Name(s): JK McKain Super Fund Pty Ltd ATF JK McKain SMSF
 Street 1: C/- PO Box 400
 Street 2:
 Suburb: Stepney State: SA Postcode: 5069
 ABN (if applicable):

3. TENANT: Full Name(s): JESSIE ANNE JOHNS - 0438 239 927
 Email: oneorthe_other@yahoo.com.au

The Tenant consents to the above email address being used for the purposes of service under the Act.

4. PREMISES:
 Street 1: 29 BIVONE COURT
 Street 2:
 Suburb: SALISBURY DOWNS State: SA Postcode: 5108

5. TERM:
 Fixed: Commencement Date: 15 / 06 / 2020 End Date: 14 / 06 / 2021
 Periodic: Commencement Date: / / and continues until terminated in accordance with this Agreement

6. RENT:
 Amount: Words: THREE HUNDRED AND THIRTY DOLLARS \$ 330.00
 Per (period): WEEK
 Payable in advance: Weekly Fortnightly Calendar monthly
 Payments: First Payment of \$ 660.00 on 15 / 06 / 2020 with the
 next payment of \$ 660.00 on 29 / 06 / 2020
 and thereafter: \$ 660.00 on the MONDAY of each FORTNIGHT
 Payment: Direct Debit Bank Deposit Book Internet Transfer Rent Card
 Method: Bank Cheque Other Tenant Reference Number is T18434, please quote this when making payments

Note: Payment of rent will be taken to have been made when it is credited to the bank account. The Tenant must take into consideration any delays in crediting the bank account caused by the method of rent payment.

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Residential Property Tenancy Agreement: Schedule

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7. BOND

Words: ONE THOUSAND NINE HUNDRED AND EIGHTY DOLLARS

\$ 1980.00

8. OUTGOINGS: (Clause 3.1.3)

- All water usage costs adjusted for the period of tenancy
- All water usage costs in excess of _____ kL per annum, with such allowance to be adjusted for the period of tenancy
- All water supply charges adjusted for the period of tenancy
- No charge for water
- Other (specify)

The tenant will be liable for all SA Water usage and supply charges for this property as billed by SA Water and Whittles Strata Management.

This will be invoiced by 1840 Real Estate on a 14 Day Invoice on a quarterly basis, as billed by SA Water.

If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below:

Service	Apportionment

9. INSURANCE: (Clause 3.1.13)

- Responsibility for insurance of the premises Landlord
- Responsibility for insurance of contents of the premises (for property other than that of the Landlord) Tenant

10. OTHER CONDITIONS:

Other persons permitted to reside in the Premises (list names):

ONLY THOSE LISTED ON THE LEASE

Pets Approved: (Clause 3.2.11)

- No
- Yes Details: 1 X CAT & 3 X DOGS AS PER ATTACHED TERMS & CONDITIONS OF ATTACHED PET LEASE

Repair Instructions:

- Always contact Agent
- Nominated repairers

Repairer:

Name: _____

Telephone: _____

Repairer:

Name: _____

Telephone: _____

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Residential Property Tenancy Agreement: Schedule



Additional Conditions:

N/A As detailed below See annexure

Your rent payment is to be received by 1840 Real Estate by the day it is due, if paying via direct deposit you need to take into account bank clearing days, this is different for each bank.

1840 Real Estate has a zero tolerance policy on rental arrears. If your rent is not received in our trust account on the day it is due we will contact you by whichever means possible (phone, email, text or hand delivered mail) to have the arrears rectified.

ALL RENT AND WATER PAYMENTS ARE TO BE MADE TO:

BANK: ANZ
BSB: 015-311
ACCOUNT: 4578 18 988
ACCOUNT NAME: PM TRUST ACCOUNT

Your reference number is: T18434, this number MUST be provided with all payments.

All payments will be applied to Rent unless otherwise indicated. Please add the word WATER to the description for water payments.


DO NOT Pay SA Water direct, if SA Water is paid directly we cannot help you. The 1840 Real Estate invoice will still need to be paid.

Initial Here: 

NOTE:

You will receive an email which contains an invoice for your portion of the charges. This will be on a link that begins with: Invoice_28xxx.pdf and you will note the invoice is addressed to you the tenant.

The second link usually titled Scansxxxxx.pdf will be a copy of the ORIGINAL SA Water Invoice, this invoice assists you in seeing how your charges were calculated and is addressed to the Landlord. You do not pay this invoice.

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Residential Property Tenancy Agreement: Terms and Conditions



1. AGREEMENT

The Landlord agrees to rent the Property to the Tenant in accordance with the terms and conditions of this Agreement

2. DEFINITIONS AND INTERPRETATION

In this Agreement, unless a contrary intention appears:

- 2.1 "Act" means the *Residential Tenancies Act 1995*;
- 2.2 "Agent" means the person or organisation specified in Item 1 of the Schedule;
- 2.3 "Ancillary Property" means the property identified or specified in the Inspection Sheet;
- 2.4 "Bond" means the amount specified in Item 7 of the Schedule;
- 2.5 "Landlord" means the person or organisation specified in Item 2 of the Schedule;
- 2.6 "Premises" means the premises the subject of this Agreement specified in Item 4 of the Schedule;
- 2.7 "Property" means the Premises and the Ancillary Property (if any);
- 2.8 "Rent" means the amount specified in Item 6 of the Schedule and/or as varied in accordance with this Agreement;
- 2.9 "Tenant" means the person or organisation specified in Item 3 of the Schedule;
- 2.10 "Term" means the period this Agreement remains in force specified in Item 5 of the Schedule.

The singular includes the plural and vice versa and references to natural persons include corporations and vice versa. Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.

3. TENANT'S RIGHTS AND OBLIGATIONS

3.1 Subject to the provisions of the Act the Tenant must:

- 3.1.1 pay the Rent to the Agent in full in the manner and at the times specified in Item 6 of the Schedule, unless the Agent has given the Tenant a notice in writing setting out an alternative method;
- 3.1.2 pay the Bond to the Agent;
- 3.1.3 pay all outgoings of the Property to the Agent including gas, electricity, telephone and oil, together with rates and charges for water specified in Item 8 of the Schedule, within fourteen (14) days of receipt of a notice for payment;
- 3.1.4 keep the Property clean and secure, immediately notify the Landlord or the Agent of any damage to the Property and immediately report to the Landlord or the Agent any breakdown or fault in the equipment, electrical, smoke detectors or plumbing services in or on the Property;
- 3.1.5 pay the cost of repair to "the Plumbing" (as defined in clause 3.2.3) when damage to it is as a result of a breach by the Tenant of this Agreement;
- 3.1.6 keep the Property clear of rubbish, place household rubbish in a bin of the type approved by the local council, put the bin out for collection on the day of collection and retrieve it as soon as possible after it has been emptied;
- 3.1.7 regularly mow the lawn, weed and water the garden to at least maintain any garden that is part of the Property to the same standard as applied at the commencement of the Term;
- 3.1.8 keep all drains clear and not intentionally nor negligently do anything that will interfere with the proper operation of any Plumbing or drainage system on the Property;
- 3.1.9 use the Premises solely as a place of residence;
- 3.1.10 pay the cost of any repairs necessary because of damage to the Property as the result of an act or omission of the Tenant or any invitee of the Tenant;
- 3.1.11 return to the Agent's office the completed Inspection Sheet required by the Regulations under the Act within fourteen (14) days of the commencement of the Term, together with details of any disputed item on that Inspection Sheet;
- 3.1.12 where the Property includes a swimming pool or spa:
 - 3.1.12.1 supply and bear the cost of all necessary labour, chemicals and treatments to maintain the present condition of the swimming pool or spa;
 - 3.1.12.2 observe any instructions from the Landlord about the use or maintenance of the swimming pool or spa, including the correct chemical levels;
 - 3.1.12.3 not drain the swimming pool or spa without prior written consent of the Landlord;
 - 3.1.12.4 advise the Landlord or the Agent immediately upon becoming aware of any equipment, including fences or gates, being damaged or malfunctioning or of the condition of the pool or spa deteriorating such that remedial treatment is required;
- 3.1.13 effect and maintain any policy of insurance specified in Item 9 of the Schedule during the Term and, on demand, produce to the Landlord or the Agent a certificate of currency for that insurance;
- 3.1.14 indemnify and keep indemnified the Landlord and the Agent in respect of loss incurred or suffered as a result of any breach of this Agreement by the Tenant or any negligent act arising from the Tenant's use of the Property:
 - 3.1.14.1 this indemnity includes, without limitation, loss due to bodily injury, sickness, or death or loss, destruction or damage to property;
 - 3.1.14.2 this indemnity survives the expiration or termination of this Agreement.

3.2 The Tenant must not without the prior written consent of the Landlord:

- 3.2.1 use, cause or permit the Property to be used for an illegal or unauthorised purpose;
- 3.2.2 intentionally or negligently cause or allow others to intentionally or negligently damage the Property (including by driving nails, plugs or screws or fixing any adhesive material to any part of the Property);
- 3.2.3 use any sink, basin, bath, lavatory, drain or similar facility ("the Plumbing") in or connected to the Property for other than their intended purpose;
- 3.2.4 damage the Plumbing or the drainage or sewerage systems of the Property;
- 3.2.5 affix any fixture or make any renovation, alteration or addition to the Property;
- 3.2.6 remove or alter any fixture or device on the Property;
- 3.2.7 cause or permit a nuisance or any interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the Property;
- 3.2.8 assign this tenancy or sublet the Property;
- 3.2.9 affix any television antenna, cable TV or satellite dish to the Property;
 - 3.2.9.1 it is acknowledged by the tenant that the landlord and/or the agent do not represent or guarantee that a telephone line or a television aerial is connected to the Premises, even if one or more telephone / aerial plug/s is located in the Premises;

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Residential Property Tenancy Agreement: Terms and Conditions



- 3.2.10 install any air-conditioning unit on or in the Premises;
 - 3.2.11 keep any animals (including reptiles, mammals, birds, poultry or fish) on the Property;
 - 3.2.12 permit any bicycle or motor cycle to be brought into the living areas of the Premises or left anywhere in or near the Premises other than in an agreed parking place;
 - 3.2.13 place any advertisement, notice or sign on or in the Property;
 - 3.2.14 interfere with any machinery, plant or equipment belonging to the Landlord on the Property other than to operate it in accordance with the Landlord's or the manufacturer's instructions;
 - 3.2.15 allow any person other than the intended occupants notified to the Landlord prior to the commencement of this Agreement to remain on the Property for more than fourteen (14) days;
 - 3.2.16 alter, remove or add any locks or other security devices to the Property. In the event consent is granted, the Tenant must supply any key, device or updated security code to the Agent as soon as practicable;
 - 3.2.17 cause or permit smoking within the Premises.
- 3.3 Where the Premises are a unit or lot under the *Strata Titles Act 1988* or the *Community Titles Act 1996* or are comprised in another form of multiple dwelling, the Tenant must not breach or permit a breach of the applicable Act or the Articles/By Laws of the Corporation made under that Act, or (in regard to other premises) of any Articles or Rules that apply and in particular must not:
- 3.3.1 park any motor vehicle or motor cycle in any place other than an allotted parking space;
 - 3.3.2 deposit any rubbish around the Property or any neighbouring properties other than in a bin provided for the purpose;
 - 3.3.3 place any pot or plant container or personal items on any window sill, balustrade, balcony or passageway or in any common areas;
 - 3.3.4 hang washing anywhere other than in areas provided for that purpose;
 - 3.3.5 use any communal laundry outside the times set by the Corporation.

4. LANDLORD'S RIGHT OF ENTRY

Subject to the Act, the Landlord or Agent may enter the premises:

- 4.1 in an emergency;
- 4.2 to collect rent;
- 4.3 to inspect the premises;
- 4.4 to carry out garden maintenance;
- 4.5 to carry out necessary maintenance;
- 4.6 to show the premises to prospective tenants;
- 4.7 to show the premises to prospective purchasers;
- 4.8 to determine whether a breach has been remedied;
- 4.9 for some other genuine purpose;
- 4.10 if the landlord believes on reasonable grounds that the tenant has abandoned the premises.

5. LANDLORD'S RIGHTS AND OBLIGATIONS

- 5.1 Subject to the Act, the Landlord must:
- 5.1.1 provide the Property in a reasonable state of cleanliness;
 - 5.1.2 provide and maintain the Property in a reasonable state of repair having regard to its age, character and prospective life, however the Landlord will not be regarded as being in breach of the obligation to repair unless the Landlord has been given written notice by the Tenant of the defect requiring repair and the Landlord fails to act with reasonable diligence to have the defect repaired;
 - 5.1.3 provide and maintain such locks and other devices as are necessary to ensure that the Property is reasonably secure;
 - 5.1.4 pay all rates, taxes and charges imposed in respect of the Property other than rates and charges for water that are agreed to be paid by the Tenant and specified in Item 8 of the Schedule;
 - 5.1.5 allow the Tenant to have quiet enjoyment of the Property during the Term.
- 5.2 The Landlord must not:
- 5.2.1 cause or permit any interference with the reasonable peace, comfort or privacy of the Tenant in the use by the Tenant of the Property;
 - 5.2.2 except where the Tenant is in default of this Agreement, alter, remove or add any lock or device of the type referred to in clause 5.1.3 without the Tenant's written or verbal consent.
- 5.3 Subject to the Act, the Landlord may increase the Rent and Bond during the Term, even if this Agreement is for a fixed term. If the Agreement is for a fixed term, any rent increase during the Term must be either by mutual agreement or in accordance with clause 5.4.
- 5.4 By completing this clause, the parties agree that the rent will be increased during the fixed term of the agreement as follows:
- 5.4.1 the rent will be increased to \$335 per WEEK on 01 / 07 / 2020 ;
and to \$340 per WEEK on 01 / 07 / 2021 ; or
 - 5.4.2 the rent increase can be calculated by the following method (set out details):
Rent increases of \$5 per week take effect on the 1st July annually.

[Handwritten signatures]

6. TERMINATION AND HOLDING OVER

- The Landlord and Tenant agree:
- 6.1 this Agreement may only be terminated in accordance with the Act;
 - 6.2 subject to clause 6.3, the Landlord may terminate this Agreement on seven (7) days notice to the Tenant if the Tenant breaches it in any respect whatsoever;
 - 6.3 where the Landlord proposes to give a notice terminating this Agreement for non-payment of rent, the Rent must have been in arrears for at least fourteen (14) days before a notice of termination can be given;
 - 6.4 if, with the approval of the Landlord, the Tenant remains in occupation of the Property after the expiration of the Term, this Agreement continues until determined by either party in accordance with the Act;
 - 6.5 if the Tenant breaches this Agreement during its Term, and the Landlord re-lets the Property, then the Tenant will pay to the Agent the Landlord's reasonable re-letting costs including advertising, letting fee and any out of pocket expenses, together with the Rent to the date on which the Tenant is released (if applicable) from this Agreement;
 - 6.6 the Landlord may charge the Tenant for processing an application for consent to sublet the Property.

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Residential Property Tenancy Agreement: Terms and Conditions

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7. PRIVACY ACT 1988

- 7.1 The parties agree and acknowledge that the Agent uses personal information collected from the Landlord and Tenant to act as the Landlord's agent and to perform their obligations under this Agreement. The Agent may also use such information collected to promote the services of the Agent and/or seek potential clients.
- 7.2 The Agent may disclose information to other parties including media organisations, on the internet, to potential tenants, or to clients of the Agent both existing and potential, as well as to tradespeople, owners, corporations, government and statutory bodies, other agents, and to third party operators of tenancy reference databases. By entering into this Agreement the Tenant acknowledges that if they fail to comply with their obligations under this Agreement that fact and any other relevant information collected about the Tenant during the course of the tenancy may also be disclosed to other agents and third party operators of tenancy reference databases.
- 7.3 The Agent will only disclose information in this way to other parties as required to perform their duties under this Agreement, to achieve the purposes specified above or as otherwise allowed under the *Privacy Act 1988*.
- 7.4 If the Tenant would like to access this information, they can do so by contacting the Agent at the address and contact numbers contained in this Agreement. The Tenant can also correct this information if it is inaccurate, incomplete or out-of-date.

8. OTHER CONDITIONS

This Agreement includes such other terms and conditions as specified in Item 10 of the Schedule.

9. GENERAL

- 9.1 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of this State.
- 9.2 If any provision of this Agreement shall be found by a court of competent jurisdiction to be invalid or unenforceable in law, then in such case the parties hereby request and direct such court to sever such provision from this Agreement.

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Residential Property Tenancy Agreement: Execution Page

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EXECUTED AS AN AGREEMENT

Dated this 15th Day of June 2020

The Tenant(s) acknowledge receipt of:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Section 48 Notice | <input checked="" type="checkbox"/> Keys (Number 4) |
| <input checked="" type="checkbox"/> A copy of this Agreement | <input checked="" type="checkbox"/> Remote control devices (Number 2) |
| <input checked="" type="checkbox"/> Information Brochure (Residential Tenancies Act 1995) | <input type="checkbox"/> Strata Articles |
| <input checked="" type="checkbox"/> Property Condition Report (2 copies) | <input type="checkbox"/> Community Title By-laws |
| <input type="checkbox"/> Manufacturers' Manuals - refer Annexure | <input type="checkbox"/> Statutory Notice for Short Term Tenancy |
| <input type="checkbox"/> Additional fees and charges - refer Annexure | <input checked="" type="checkbox"/> Other: 1 X A/C REMOTE (HANDED TO TENANT) |
| <input checked="" type="checkbox"/> Additional Conditions Annexure | <input type="checkbox"/> Other: |

SIGNED by the TENANT(s):

SIGNED by the TENANT(s):

Tenant: 

Tenant: _____

Full Name (Print): JESSIE ANNE JOHNS - 0438 239 927

Full Name (Print): _____

Tenant: _____

Tenant: _____

Full Name (Print): _____

Full Name (Print): _____

SIGNED by or on behalf of THE LANDLORD



Agent as authorised Landlord

Full Name (Print): LILLIAN CREVE

Note:

- REISA recommends that you should not sign any contractual document unless you are satisfied that you understand its terms.
- Use of this Agreement by a non-member of REISA is a breach of Copyright.

NOTE: ALL PARTIES SHOULD INITIAL ALL PAGES

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Pet Agreement

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This agreement is attached to and forms part of the Residential Property Tenancy Agreement dated 15th
Day of June 2020

between the Landlord JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

and the Tenant(s) JESSIE ANNE JOHNS - 0438 239 927

for the property at Street: 29 BIVONE COURT

Suburb: SALISBURY DOWNS State: SA Postcode: 5108

Pet Details

Pet 1

Pet 2

Type of Pet: DOG X 2 CAT X 1 & DOG X 1

Breed of Pet: SHIH-TZU CROSS MALTESE RUSSIAN BLUE & RED HEELER

Age of Pet: 7 YEARS & 7 YEARS 8 YEARS & 11 YEARS

Sex of Pet: MALE & FEMALE FEMALE & MALE

Name of Pet: CHARLIE & LADY CEFA & NUGGY

Is the Pet Desexed: Yes No Yes No

Is the Pet Registered: Yes No Not Applicable Yes No Not Applicable

Photo Provided: Yes No Yes No

Terms and Conditions

The Landlord has agreed to allow the Tenant to keep the pet/s described in this agreement at the above property on the following terms and conditions:

- The Tenant must seek approval for any replacement or additional pets and a new pet agreement must be drawn up for each replacement or additional pet.
- ~~The Tenant must keep the pet/s outside at all times.~~
- The Tenant agrees to clean up after their pet/s and to dispose of their pet/s waste properly and promptly.
- The Tenant must ensure that the pet/s does not interfere with scheduled inspections or maintenance visits when necessary.
- The Tenant is responsible for all damage caused by the pet/s at the above property and agrees to notify the Landlord/Agent immediately of any such damage.
- If the Tenant breaches any of these conditions, the landlord may issue a Form 2 which may result in termination of the tenancy.

Tenant Signature: [Signature] Date: 15/06/2020 Tenant Signature: _____ Date: _____
Tenant Name: JESSIE ANNE JOHNS - 0438 239 927 Tenant Name: _____

Tenant Signature: _____ Date: _____ Tenant Signature: _____ Date: _____
Tenant Name: _____ Tenant Name: _____

Landlord/Agent Signature: [Signature] Date: 15/06/2020
Landlord/Agent Name: LILLIAN CREVE

ANNEXURE A - RESIDENTIAL PROPERTY TENANCY AGREEMENT





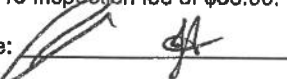
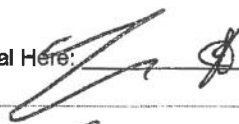
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This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.

ITEM	DESCRIPTION:
Pets 	The tenants are permitted to keep one cat, and three dogs as named and described in the attached signed pet lease as per the terms of that pet lease. It is the tenants responsibility to ensure that pets are appropriately restrained when the agents are attending the property. Should the tenant not be present for the inspection, they must ensure all areas are accessible by the agent without any risk to the agent's safety. The tenant is also responsible for sourcing and adhering to all local council rules in relation to pet registration and restrictions as per the local council bylaws.
Picture Hooks	The tenant will not install nor cause to be installed any hooks or fasteners on the walls or frames for the hanging of pictures or any other object without the permission of the Landlord in writing. White stick-on hooks (3M Brand) are satisfactory if approved by landlord.
Smoking	As per section 3.2.17 of the tenancy agreement terms and conditions. The tenant must not without prior written consent of the Landlord cause or permit smoking within the Premises.
Subletting	There is to be absolutely no subletting of rooms at the property. All tenants (residing for more than 3 nights) must apply and be approved to reside at the premises by the Landlord and 1840 Real Estate.
***Maintenance 	Please refer to the attached Maintenance Request Procedure - Annex C - Failure to report maintenance promptly could result in costs of maintenance being born by the tenant should the situation worsen by not being reported. Maintenance such as light bulb changes, smoke detector batteries and all other minor items are the tenants responsibility. Any maintenance carried out without prior authorisation by your property manager will be at the tenants cost. For any after hours EMERGENCY such as burst water pipes or electrical faults please contact your property manager or the contractor listed in Annex C - please note should the contractor find the fault to be a non-emergency the call out will be charged to the tenant. Initial Here: 
***Cleanliness & Property Condition 	The premises are considered to be in reasonably clean condition as it has been professionally cleaned prior to the commencement of this tenancy. The carpets have also been steam cleaned prior to the commencement of the tenancy. All walls have been freshly painted prior to the commencement of tenancy also. The tenant agrees to maintain the property in a clean and tidy manner throughout the tenancy. The agent(s) will inspect the property on a quarterly basis throughout the tenancy. If the property is found to be "unclean" a professional cleaner will be employed and charged to the tenants. The tenants agree to return the property as per the agents standards of cleanliness.
Parking	Vehicles are only to be parked in the designated area provided. Vehicles are not to be parked on lawns/gardens, they are to be parked in the driveway/garage/carport or carpark only. The tenant will be responsible for cleaning all marks and all stains on the above-named areas resulting from the tenancy. Please ensure that precautions are taken as appropriate to prevent staining, especially oil staining.
Lawns and Gardens	All lawns/gardens and outdoor areas must be maintained by the tenant throughout the tenancy. Lawns must be neatly mowed, weeded, trimmed and watered regularly. Gardens, driveways, fence lines and pathways are to be kept free from weeds at all times. Should these areas not be maintained throughout the tenancy a gardener will be employed at the tenants expense.
***Inspections	This property will be inspected every 3 Months, we will take photographs of the property in order to show the landlord the condition of the property. These photographs are only for the agency and the landlord's information and inspection. Inspections are carried out based on geographical area, they cannot be rescheduled, all tenancies are subject to review should inspections be found to be unsatisfactory. Should the agent need to reinspect the property as a result of an unsatisfactory inspection the tenant will be charged a re-inspection fee of \$33.00. Initial Here: 
***Ingoing Inspections	Two copies of the ingoing inspection report are provided at the time of signing this agreement. This report should be checked thoroughly and any comments or maintenance issues to be noted on the report, you should sign and date each page of the report and return 1 copy to 1840 Real Estate, PO Box 400 Stepney SA 5069 or 160 Payneham Road, Evandale within 14 days of the tenancy start date. If the report is not returned within 14 days the original report will apply. Initial Here: 

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ANNEXURE B - RESIDENTIAL PROPERTY TENANCY AGREEMENT





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Please insert the relevant corresponding item number and heading.

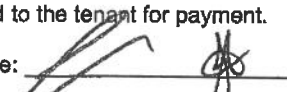
ITEM	DESCRIPTION:
***Lease Break and/or Partial Lease Break	<p>Your Residential Tenancy Agreement is a legally binding document. Should you vacate the premises before the last day of a fixed term agreement, you will be responsible for the following costs: *Loss of Rent: Rent is to be paid up to and including the day before a new tenant is secured or the end of your lease (whichever comes sooner), *Re-Letting Fees, *Advertising Costs These costs are calculated on a pro-rata basis as per the CBS formula.</p>
	<p>These fees and calculations can only be completed and charged once a new tenant is secured. Should one of the tenants named on the lease decide to vacate the property prior to the end of the fixed term agreement and require alterations to the lease (their name to be removed), this is considered a break lease and therefore lease break fees will be calculated at 50% of the CBS formula for breaking a lease. These charges will be payable by the tenant vacating the property and a new agreement will need to be entered into by any parties remaining at the property.</p>
Changes to the Agreement	<p>The tenancy agreement is an agreement made by the persons named on page 2, section 3. Those named commit to the terms of this agreement. Should you wish to make any changes to this agreement, either adding or removing persons during the term of the agreement you will be liable for a fee equal to .5/half a weeks rent. This fee is payable prior to the delivery of the change being made.</p>
End of Tenancy	<p>All tenancies are to be terminated in writing, the tenant must give a minimum of 28 days written notice prior to the end of the lease date, sign a Form 4B and ensure it is received by our office no less than 28 days prior to the end of the lease. Periodic leases require a minimum of 21 days notice in writing. Should you end your fixed term agreement the agent will begin holding open inspections for prospective tenants to view the property. The agent will notify you by email of the inspection date no less than 24 hours before the expected viewing time.</p>
***End of Tenancy Checklist	<p>I have been explained what it means to break a lease and I understand. Initial:  </p> <ul style="list-style-type: none"> * All walls, skirting boards, floors, surfaces, ceilings must be clean and free of any cleaning product residue * All cupboards must be clean inside and out including shelving tops and bottoms, doors and door handles * The stove, griller and oven are clean and free from residue or grime or cleaning products. * The toilet, including the outside of the bowl must be clean. * Exhaust fans, vents and range hood are clean and free from cobwebs, grime and dust buildup. * Bath, basin and shower alcove are clean and free of mildew/stains, and drain grates are clean * The ceilings are clean; mildew free and paintwork on walls are free of dirty marks * The carpet is vacuumed & shampooed, not marked or damaged and all floors are swept and cleaned * The windows and window ledges are clean and free from cobwebs and dust * The gardens and lawn are neat, watered, free from weeds and well maintained * Outside windows, pergolas and doorways are free from any cobwebs or excessive dirt * The driveway is free from oil stains * The premises are free from excess rubbish
Electronic Messaging	<p>Professional Cleaning of this property is expected to cost \$440 for a full exit clean. Should the property be considered not to be cleaned to a reasonable standard at the end of the lease these cleaners will be sent in and the cost invoiced to the tenants. You can choose to use our preferred cleaners to avoid any discrepancies at the end of your lease. They will return to the property at no cost to you should their services not be to our standard.</p> <p>Initial Here: </p>
Privacy Disclaimer	<p>1840 Real Estate uses electronic messaging for the delivery of invoices, tenant notifications and other correspondence relating to your tenancy. All receipts for payments, invoices for water and inspection notices will be emailed to your email address provided at the signing of this tenancy.</p> <p>We value the privacy of our tenants and any individuals with whom we do business. Any of the personal information that may be made available to us when applying for a property or navigating our web site shall be kept confidential, including, first and last name, email address, phone number and other similar information needed to provide any information or service you requested.</p> <p>The only exception to this privacy policy, is you agree 1840 Real Estate can forward your contact details to Newhouse Home Loans for the sole reason to promote mortgage broking services that you may or may not require now or in the future.</p>
Mail	<p>Any mail which is addressed to the Landlord or Agent should be redirected to: 1840 Real Estate PO Box 400 Stepney SA 5069</p>

INITIALS

Initials not required if using electronic signature

ANNEXURE C - RESIDENTIAL PROPERTY TENANCY AGREEMENT

*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*

ITEM	DESCRIPTION:
	<p>MAINTENANCE REQUEST PROCEDURE</p> <p>GENERAL MAINTENANCE (Non Emergencies)</p> <p>All general maintenance is to be lodged using website www.1840.com.au</p> <p>*** Location: www.1840.com.au > Renting > Maintenance Request</p> <p>OR</p> <p>Posted: PO Box 400, Stepney SA 5069</p> <p>Please ensure your description of the fault is kept clear and brief, dot point format is appreciated. General repairs will be managed during business hours and may take 7 to 14 days to resolve.</p> <p>Please note, if the call-out is found to be a "non-emergency", "not a fault" or "user error" the callout fee will be forwarded to the tenant for payment.</p> <p>Initial Here: </p> <p>To report Water or Power faults please contact either SA Water or SA power directly using the following details:</p> <p>*** SA Water 1300 729 283 or www.sawater.com.au/forms/report-a-fault-new</p> <p>SA Power Networks 13 12 61 or www.sapowernetworks.com.au/contact-us/</p> <p>Once the provider has attended the property for the fault, please forward a copy of the callout card to our office</p> <p>EMERGENCY MAINTENANCE</p> <p>*** NOTE: An emergency is defined under the legislation and may include:</p> <ul style="list-style-type: none"> * A burst water service or serious water service leak * A blocked or broken lavatory system (with no working system in the property) * A serious roof leak * A gas leak * A dangerous electrical fault * Flooding or serious flood damage * Serious storm, fire or impact damage * A failure or breakdown of the gas, electricity or water supply to the premises * A failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating * A fault or damage that makes the premises unsafe or insecure * A fault or damage likely to injure a person, damage property or unduly inconveniences a resident in gaining access to, or using the premises <p>All other matters are not an emergency and will be rectified during the normal hours of business</p> <p>For Emergency Maintenance Please Contact:</p> <p>Plumbing & Electrical Company: Precise Plumbing & Electrical Contact number: 1300 700 200</p> <p>After Hours Call-out Rates After Hours Despatch Fee (Mon - Fri 5pm - 9pm & All Day Saturday & Sunday to 9pm) \$230 inc GST After Hours Despatch Fee (After 9pm Any Night & All Day Public Holidays) \$341 inc GST</p> <p>After Hours Locksmith Company: Rapid Response Locksmiths Contact name: Andrew Contact number: 0431 869 502</p> <p>In case of Fire please contact the relevant emergency services on "000" prior to calling our office.</p>

INITIALS 

Initials not required if using electronic signature

ANNEXURE D - RESIDENTIAL PROPERTY TENANCY AGREEMENT



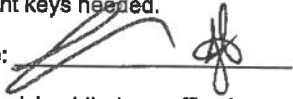
2-39

000001686199

1840
REAL ESTATE

REISA
REAL ESTATE INSTITUTE
OF SOUTH AUSTRALIA

This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.

ITEM	DESCRIPTION:
Keys 	Tenants are provided with two full sets of keys for the property as per the signed copy attached to this agreement. The tenants are welcome to have additional copies cut for their tenancy and agree that in this case this will be done at their cost. The additional keys will need to be returned together with all the original keys (provided by the agent) at the end of the tenancy. Any keys that are not returned will be charged to the tenants.
Remotes	The tenant will be responsible for the replacement of any lost or damaged remotes or battery replacement should a battery become flat during the tenancy. The tenant has been provided with the following remotes: 2 x Garage Remotes (handed to tenant) & 1 x Air Conditioner remote (handed to tenant). Any remotes not returned at the end of tenancy will be charged to the tenant.
Communication	The tenant agrees to contact only the managing agent for the leased property and not contact the landlord directly.
Office Keys 	Should the tenants require 1840 Real Estate's set of property keys due to loss or misplacement your their set of keys, they may do so during our office hours of 9am - 5pm (Monday to Friday) upon paying a cash deposit of \$150, which is refundable upon the return of our office keys. Should the tenant not return the set of keys within 24 hours the deposit will be forfeited. It is the tenants responsibility to call, organise and pay a locksmith to attend after business hours for any replacement keys needed. Initial Here: 
Appointments	Please be advised that our office hours are between 9am - 5pm (Monday - Friday). If you wish to meet your property manager for any reason, please ensure you ring our office to schedule an appointment prior to attending the office. Please call us on 8363 5151 to arrange an appointment.
***Phone Line / Internet Connection	1840 Real Estate and the landlord cannot guarantee that the property has an active phone line or internet connection. It is the tenants responsibility for any investigation or connection for such services to the property.
Timber Floors	The tenant agrees not to use any harsh chemicals, abrasive cleaners or scouring products on the floating timber floors which could result in damage to the polish or the timber. The tenant agrees to use a dry mop only when cleaning the floors. Should any further damage to the flooring occur as a result of misuse, the tenants will be responsible for the cost of repairs.
***Exclusions	The tiles and other various loose building materials including paint located in the property are excluded from the tenancy and remain the property of the landlord.
Pot Plants	The tenant(s) accept full responsibility for any damage caused by pot plants to floor coverings or any part of the property inside or out. We suggest using a plate or similar water catcher under pot plants to avoid damage and out of pocket expense to the tenant to have damage rectified.
Kerosene Heaters	Kerosene heaters are not permitted as they are quite dangerous and leave a filmy coating on the walls and ceilings

INITIALS 

initials not required if using electronic signature



BOND LODGEMENT FORM

Residential tenancy
 Rooming house
 Lifestyle village

BOND NUMBER (OFFICE USE ONLY)

--	--	--	--	--	--	--	--	--	--

ADDRESS of rental premises (USE BLOCK LETTERS AND BLUE/BLACK PEN)

Unit/apartment/room no: _____ Street no: 29

Street name: BIVONE COURT

Suburb: SALISBURY DOWNS Postcode: 50

Weekly rental: \$ 330.00 No of bedrooms (if not a rooming house): 3

Amount of bond being lodged: \$ 1980.00 Part bond payment? YES NO

Tenancy commenced: 1 5 / 0 6 / 2 0 2 0 Bond received by landlord/proprietor/agent: 1 8 / 0 5 / 2 0 2 0

PLEASE ENSURE THAT ALL DETAILS WITHIN THIS BOX ARE COMPLETED

IMPORTANT

- Landlords/proprietors must lodge a bond within 2 weeks and registered agents within 4 weeks of receiving full or part payment.
- If the tenant/resident does not sign this form, the bond must still be lodged within the required timeframe.
- Residential tenancy bonds cannot exceed 4 weeks rent (or 6 weeks if the rent is over \$250 pw).
- Rooming house bonds cannot exceed 2 weeks rent.
- Make cheques payable to the Residential Tenancies Fund.

TENANT/RESIDENT details (USE BLOCK LETTERS AND BLUE/BLACK PEN)

Tenant/Resident details		Daytime phone number/s
Tenant/resident 1: Surname JOHNS	First Names JESSIE ANNE	0438 239 927
Email address (for bond receipt) ONEORTHE_OTHER@YAHOO.COM.AU		
Tenant/resident 2: Surname	First Names	
Email address (for bond receipt)		
Tenant/resident 3: Surname	First Names	
Email address (for bond receipt)		

LANDLORD/PROPRIETOR details (USE BLOCK LETTERS AND BLUE/BLACK PEN)

Landlord/Proprietor details		Daytime phone number/s
JK McKain Super Fund Pty Ltd ATF JK McKain SMSF		08 8363 5151
Address C/ - 1840 REAL ESTATE PO BOX 400 STEPNEY SA		
Postcode 5069		Fax
Email address (for bond receipt) CELESTE@1840.COM.AU		

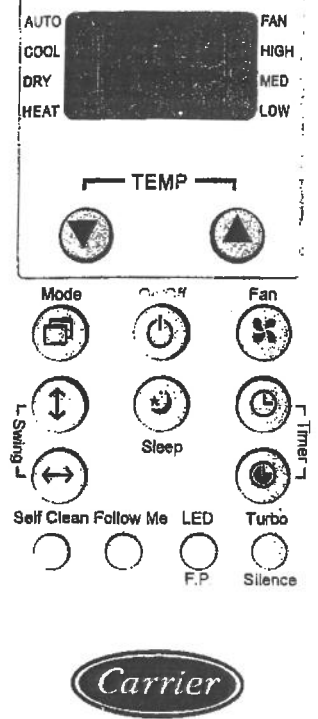
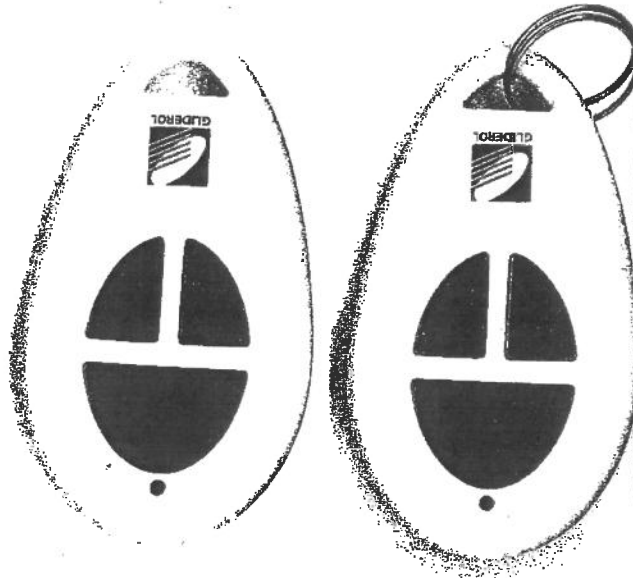
AGENT details (USE BLOCK LETTERS AND BLUE/BLACK PEN)

1840 REAL ESTATE	RLA: 268200
	Work: 08 8363 5151
Address PO BOX 400 STEPNEY SA	Fax
Postcode 5 0 6 9	Mobile:

SIGNATURES (PLEASE SIGN IN BLUE OR BLACK INK)

Tenant/Resident		Date: 15 / 06 / 2020
Landlord/Agent/Proprietor		Date: 15 / 6 / 2020

Please submit original forms only - faxes or e-mails not accepted



29 Bivone court, Salisbury Downs
5108

Recieved by : Jessie Johns

Date : 15/06/2020

Sign : *[Signature]*

**JK MCKAIN SMSF
LUMP SUM/RBS ROLLIN POSTING REPORT AT 4 SEPTEMBER 2019**

Member Details

Member Name McKain, Kathleen May
Rollin Date 04/09/2019

Benefit Payment Data	Preserved	Res Non Pres	Unres Non Pres
Tax Free	0.42		
Taxable	29,268.48		
- taxed element			
- untaxed element			
KiwiSaver Tax Free			
Total			29,268.90

Journal Entry *

This Journal Entry assumes the consideration received has been posted to the Lump Sum Clearing Account (A/c: 492)

Account Description	Account	Debit	Credit
Lump Sum Clearing Account	492	29,268.90	
Pres/Taxable	285/002		29,268.48
Pres/Tax Free	286/002		0.42

3-1

RECEIVED
SEP 2019

BY: MCKAIN

originals
given to sy
3/9/19

3.2
QSuper

Central Plaza Three
70 Eagle Street Brisbane
GPO Box 200 Brisbane Qld 4001
P 1300 360 750
F 1300 241 602
W qsuper.qld.gov.au
ABN 50 125 248 286

JK MCKAIN SMSF
Po Box 806
Oxenford Qld 4210

Chq. No. 364063

27/08/2019

Roll-over in respect of

KATHLEEN MAY MCKAIN
31 Mckenzie Avenue
NARANGBA QLD 4504

Date of birth: 17/02/1980
QSuper member no.: A57851

PAYEE ADVICE - PLEASE DETACH BEFORE BANKING

WARNING: Security feature included in this cheque is a microprinted signature line, the absence of which could indicate a fraudulent cheque.

QSuper

Commonwealth Bank

Commonwealth Bank of Australia
QLD Government Banking Centre
240 Queen Street, Brisbane, Qld.



ABN 50 125 248 286

DATE 27 August 2019 No. 364063

REFERENCE	PAY THE SUM OF						AMOUNT IN FIGURES
	DOLLARS						
	Hundreds of Thousands	Tens of Thousands	Thousands	Hundreds	Tens	Unit	Cents
	Zero	Two	Nine	Two	Six	Eight	90
							\$29,268.90

NOT NEGOTIABLE ACCOUNT PAYEE ONLY

TO
JK MCKAIN SMSF
O/A KATHLEEN MAY MCKAIN

QSuper Scheme Administration Account

SIGNING OFFICER

⑈364063⑈ 064⑈013⑈ 1000⑈4709⑈

Rollover Benefits Statement

Complete this form if you are a trustee of a superannuation fund or provider of a retirement savings account (RSA) and any of the following apply:
 - You are paying a rollover superannuation benefit to another fund or RSA, and you are not already providing all of this information electronically under the rollover data standards.
 - You have paid a rollover superannuation benefit to another fund or RSA and are providing a statement about the rollover to your member.
 - You are the trustee of a non-complying fund and are paying member benefits to another superannuation fund or RSA (complete section D instead of section C).

SECTION A: Receiving Fund

Australian business number (ABN) : 67 524-842-245
 Fund Name : JK MCKAIN SMSF
 Postal Address : PO BOX 806
 Suburb/town/locality : OXENFORD
 State/territory : QLD
 Postcode : 4210
 Country :
 (a) Unique superannuation identifier :
 (b) Member client identifier :

SECTION B: Member's Details

Tax File Number(TFN) : 360 195 916
 Full Name :
 Title : Mrs
 Family Name : MCKAIN
 First Given Name : Kathleen
 Other Given Name(s) : May
 Residential Address : 31 MCKENZIE AVENUE
 Suburb/town/locality : NARANGBA
 State/territory : QLD
 Postcode : 4504
 Country :
 Date of Birth : 17 / 02 / 1980
 Sex : Female
 Daytime phone number : 0738866256
 Email address (if applicable) : kathleenandjosh@outlook.com

SECTION C: Rollover Transaction Details

Service period start date	15 / 04 / 1999		
Tax Components			
Tax-free component	\$	0.42	
KiwiSaver tax-free component	\$	0.00	
Taxable component			
Element taxed in the fund	\$	29,268.48	
Element untaxed in the fund	\$	0.00	
Tax components TOTAL			\$ 29,268.90
Preservation amounts			
Preserved amount	\$	29,268.90	
KiwiSaver preserved component	\$	0.00	
Restricted non-preserved amount	\$	0.00	
Unrestricted non-preserved amount	\$	0.00	
Preservation amounts TOTAL			\$ 29,268.90

POSTED

SECTION D: Non-complying funds

3.4

Contributions made to a non-complying fund on or after 10 May 2006

\$ 0.00

SECTION E: Transferring Fund

Fund ABN : 60 905 115 063
Fund name : QSUPER ACCUMULATION ACCOUNT
Contact name : MEMBER SERVICES
Daytime phone number : 1300360750
Email address : QSUPER.ATOREPORTING@QSUPER.

SECTION F: Declaration

AUTHORISED REPRESENTATIVE DECLARATION

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name : NEIL SHEPPARD

Authorised representative signature : NEIL SHEPPARD

Date: 27 August 2019

Tax agent number (if you are a registered tax agent)

Where to send this form

Do not send this form to the ATO

If the rollover data standards **do not apply** to the transaction, you must do all of the following:

- send the form to the receiving fund in Section A within seven days of paying them the rollover
- provide a copy to the member in section B within 30 days of paying the rollover
- keep a copy in your records for a period of five years

If the rollover data standards **do apply** to the transaction, you must do all of the following:

- comply with the requirements of the data standard for the fund-to-fund interaction (do not send this form to the receiving fund in section A)
- use this form only to provide a statement to the member in section B within 30 days of paying the rollover
- keep a copy of the member statement in your records for a period of five years.

JK MCKAIN SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 301 TO 301 - ENTRIES: ALL

4-1

Printed: Friday 7 May, 2021 @ 08:55:22

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
301						
<u>Accountancy Fees</u>						
10/09/2019	100919	Bank Statement		440.00		440.00
Narration: Reimburse for 2 x SLA invoices 17797 & 17798						
23/06/2020	230620	Bank Statement		2,920.05		3,360.05
Narration: Part of \$3300						
				Total Debits:		\$3,360.05
				Total Credits:		
				Current Year Profit/(Loss): N/A		



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

4.2

JK McKain Property Fund Pty Ltd
PO 12
WAMURAN QLD 4512

Tax Invoice
017798

Ref: MCKAJC2
5 September, 2019

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> JK McKain Property Fund Pty Ltd <p>The following gives details of the work undertaken:</p> <p>JK McKain Property Fund Pty Ltd</p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00

4.2 \$220
4.3 \$220
440

Pd 9/9/19.

Please note that this invoice is now due. 200.00

GST: \$ 20.00

Amount Due: \$ 220.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

Direct Deposit (EFT) Ref: MCKAJC2
 Account Name Simmons Livingstone & Associates Invoice: 017798
 BSB: 064 445 Account: 1052 7520 5 September, 2019

Amount Due: \$ 220.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
 PO Box 806, Oxenford 4210 Queensland
 Tele 07 5561 8800 | Fax 07 5561 8700
 simmonsivingstone.com.au

Josh & Kathleen McKain
 JK McKain Super Fund Pty Ltd

Tax Invoice
 017797
 Ref: MCKAJC1
 5 September, 2019

Description	Amount
Fee for Professional Service rendered in relation to the following: • JK McKain Super Fund Pty Ltd The following gives details of the work undertaken: <u>JK McKain Super Fund Pty Ltd</u> Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.	200.00
Pd 9/9/19	
Please note that this invoice is now due.	200.00
	GST: \$ 20.00
	Amount Due: \$ 220.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> Direct Deposit (EFT)	Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: MCKAJC1 Invoice: 017797 5 September, 2019
<input checked="" type="checkbox"/> Credit Card (Please indicate type)	<input checked="" type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Amount Due: \$ 220.00
Card Number: 5268797470416956	Card CCV: 293	
Cardholder: Kathleen MCKAIN	Signature: <i>Joshua McKain</i>	Expiry: 0920
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		



4.4

The Trustees
JK McKain SMSF
PO 12
WAMURAN QLD 4512

Tax Invoice
020977
Ref: MCKAJS1
2 June, 2020

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2019 including the following:- - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Calculations in relation to changes in market value of investments - Preparation of Member's Statements - Preparation of records in accordance with the auditor's requirements including payment of disbursement to SMSF Audits.	3,000.00 GST: \$ 300.00 Amount Due: \$ 3,300.00
Please note that this invoice is now due.	3,000.00 GST: \$ 300.00 Amount Due: \$ 3,300.00

Acc \$ 2920.05
Audit \$ 379.95
3300

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

Direct Deposit (EFT)
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520
 Ref: MCKAJS1
 Invoice: 020977
 2 June, 2020
Amount Due: \$ 3,300.00

Credit Card (Please indicate type) Mastercard Visa Card CCV
 Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation

SMSF AUDITS

5-1

PO BOX 2182
MILTON QLD 4064

ABN: 71 157 191 962

Ph: (07) 3368 2794
Fx: (07) 3367 3208

TAX INVOICE

Please note our new bank account details.

To: JK McKain SMSF
c/- Simmons Livingstone & Associates
PO Box 806
OXENFORD QLD 4210

Invoice No: 179819
Date: 20/05/20
Our Ref: 179819

<u>Description</u>	<u>Professional Services Rendered</u>	<u>Amount</u>
--------------------	---------------------------------------	---------------

Review and Audit of Financial Statements for
JK McKain SMSF
for the period ended 30 June 2019

Inclusive of:

- Preparation of audit report
- Trustees letter
- Review for SIS Act compliance

WITH ALL DUE CARE & ATTENTION

OUR FEE DUE & PAYABLE	500.00
GST	50.00
PROPERTY TITLE SEARCH	49.95
O. & O.E.	

** \$220 discount fee will be applicable if total amount is paid within 14 days **

The Amount Due includes GST

Amount

\$ 599.95

-220

PLEASE USE INVOICE NUMBER AS REFERENCE FOR DIRECT PAYMENTS

INVOICE 179819

PAYMENT TERMS: Payment within fourteen days

Cash/Cheque/Bankcard/Mastercard/Visa

Direct Cr facility: Commonwealth Bank, BSB - 064121 A/C No - 10306474

Cardholder's Name:

Cardholder's Signature:

Amount: \$ 611.94

(incl. of 2% charge)

Card Number: _____ Expiry Date: ____/____/____

Credit Card Payments are accepted by Phone, Fax or Post

** \$220 discount fee will be applicable if total amount is paid within 14 days **

Invoices must be disputed within 14 days

\$ 379.95

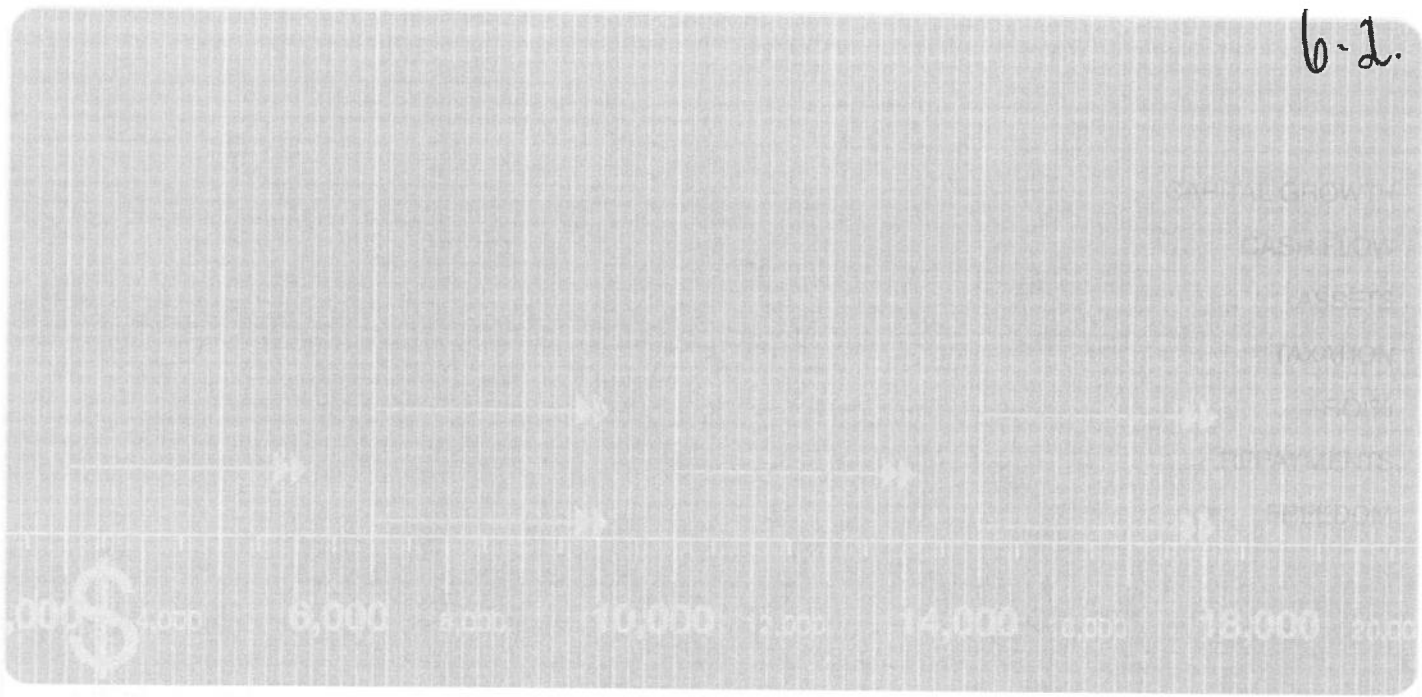
6-1

JK McKain SMSF
Summary of Quantity Surveyor Report

- Plant & Equipment
28 Bivone Court, Salisbury Downs SA 5108

Year	Claim	Closing WDV	15727 Total Cost
2017	3320.69	12406.31	
2018	3201.38	9204.93	
2019	2596.97	6607.96	
2020	1785.06	4822.9	
2021	1592.41	3230.49	
2022	1211.43	2019.06	
2023	757.15	1261.91	
2024	473.19	788.72	
2025	295.77	492.95	
2026	184.87	308.08	
2027	115.54	192.54	
2028	72.2	120.34	
2029	45.13	75.21	
2030	28.79	46.42	
2031	18	28.42	
2032	11.87	16.55	
2033	7.57	8.98	
2034	4.28	4.7	
2035	1.76	2.94	
2036	2.94	0	

b-2.



A TAX DEPRECIATION SCHEDULE
PROFESSIONALLY PREPARED FOR JOB #86189
Client Name:JK McKain Property Fund
This depreciation schedule is applicable only to
Lot 28 Bivone Court SALISBURY DOWNS SA 5108.
This property was first available to let on 17/08/2016.
Depreciation calculations for the first financial year are based on 317 days.

▶▶ A CASH FLOW
solution for
property investors

depreciator

»» Contents	P02
»» A note from the Head Quantity Surveyor	P03
»» Official information and disclaimers	P04
»» Definition of Terms	P06
Summary tables of total depreciation over 20 years	
»» Prime Cost Method & Diminishing Value Method Definitions	P07
»» Diminishing Value Method Summary	P08
»» Prime Cost Method Summary	P09
»» Comparative Graph	P10
»» Capital Allowances	P11
Diminishing Value Method calculations	
»» Depreciating Assets	P12
»» Low Value Pool	P14
Prime Cost Method	
»» Depreciating Assets	P16
»» Low Value Pool	P18

6.4

A note
from the
Head Quantity Surveyor

Dear JK McKain Property Fund Pty Ltd ,

To begin... thank you for choosing Depreciator.

I'd like to offer you some tips when reading through your Tax Depreciation Schedule. The tables of most interest to you will be the summaries on pages 8 & 9. These set out the depreciation claimable over 20 years using the Diminishing Value or Prime Cost methods. The calculations pages that make up the bulk of the report list all your assets.

There are 3 areas of depreciation that are taken into account when compiling a complete Tax Depreciation Schedule:

(i) **The Building Allowance.** This is the actual building – walls, doors, windows, plumbing, wiring etc. Buildings constructed after 18th July 1985, can be depreciated, as can renovations carried out after this date.

(ii) **Depreciating Assets.** These can be loosely classed as anything that can be easily removed from the property, such as appliances, furnishings, floor coverings etc. Items worth under \$300 are written-off in the first year.

(iii) **The Low Value Pool.** Low Cost Assets have a starting value of between \$300 and \$1,000. These are depreciated at 18.75% in the first year, and 37.5% each year in subsequent years.

Finally, if you are pleased with the results in this report, the greatest compliment you can pay us is to refer us to your colleagues and friends. And yes, we do have a referral rewards programme.

We look forward to hearing from you when you purchase your next investment, or renovate this one.

Sincerely,
The team at Depreciator
Registered Tax Agent #: 26741008
Staff are members of the Australian Institute of Quantity Surveyors (AIQS)

depreciator

We believe strongly in taking the technical jargon out of your report as much as possible, so we have provided a definition of terms to aid in your understanding of the entire process.

However, as with many taxation and finance related documents, there is always a degree of information you need to be familiar with before interpreting any written results. Please read through carefully as there may be some distinctions contained in this page that you were not aware of. Please also consult your qualified advisors for distinctions and how they may relate to your personal position.

- » The contents of the report should not be treated as advice in taxation, investment or financial strategy. Nor should the contents be viewed as legal or accounting advice. Please consult with your qualified and registered advisors before acting on the contents of this report in any way.
- » You must choose only ONE method of depreciation (prime cost or diminishing value). The two options have been summarised in two separate tables for ease of use. However, technically the difference only applies to the Depreciating Assets. The Building Allowances are always calculated with the Prime Cost Method, and the Low Value Pool is always calculated with the Diminishing Value Method. Please ensure your accountant is aware of this fact and uses each and every Depreciator annual total for your tax returns. If only the 1st year is utilised and your accountant's software package calculates subsequent years, your return may be inaccurate and possibly undervalued. Your accountant will be able to help you decide which method represents the best strategy for you.
- » This Depreciation schedule is compiled and calculated in accordance with legislation in effect at the time of delivery. It is based on a professional "interpretation" of the Income Tax Assessment Act of 1997, tax rulings and an understanding of the intent ruled by the Commissioner of Taxation.
- » As advised in our booking process, it is your responsibility to advise Depreciator when you know actual costs as you are required by the ATO to use actual costs when they are known. If you would like us to amend any part of this schedule in light of this so that it reflects actual receipted costs, please contact us.
- » The values of the individual items contained in this report are "estimations" prepared by a person deemed to be appropriately qualified by the ATO, and as such are recognised under legislation by the ATO to be an accurate and fair value for those assets. Individual items represent estimated values and collectively are indicative of the overall depreciable allowance of your investment property.
- » Your depreciation schedule was prepared for the sole purpose of depreciation claims and is not to be used for any other purpose.
- » Your report may be deemed inaccurate if your investment property is altered in the future in any way. The rates may differ and depreciation values may be construed as invalid by the Australian Taxation Office. If you alter your property in any way, we will be pleased to re-inspect and provide an updated schedule for a fee. Please notify us when considering alterations to your property as we may provide valuable information affecting the resultant depreciation on your additions or renovations.

» Official Information and Disclaimers

- » This report has been prepared on the basis that no other schedule of depreciation has been used for this property or exists as a condition of your purchase documents.
- » Construction expenditure is determined on the basis of the actual cost incurred in relation to the construction of a building, structural improvements, extension, etc. Construction expenditure includes preliminary expenses such as architects fees, engineering fees, surveying fees, building fees, costs associated with obtaining the necessary building approvals and the cost of foundation excavations.
- » The value of an owner/builder's contribution to capital works (such as labour and expertise) and any notional profit element are not included in construction expenditure.
- » Certain types of capital expenditure are specifically excluded from being construction expenditure. These are a) the cost of acquiring land; b) the cost of demolishing existing structures; c) the cost of preparing a construction site before carrying out excavation works; d) the cost of landscaping.
- » Your report has been prepared on the assumption that you are not entitled to input tax credits and therefore GST is included in the appropriate items.
- » This schedule was compiled from information given to us by you, and from data gathered during an inspection. If we have included items that you or your accountant intend claiming as a repair, or items that have already been claimed, it is your responsibility to delete them from the schedule.
- » It is your responsibility to adjust any items that are sold or disposed of that are included in this report.

Depreciating Assets	Formerly known as "Plant and Articles", Depreciating Assets can be defined as items with a limited effective life that are reasonably expected to decline in value. They are also loosely defined as items that are "easily" removed from a property as opposed to being "permanently fixed" or builtin.
Installed Cost	Any fees associated with installing the asset or items into its final position. These costs might include labour or fees etc.
Effective Life	The period an asset can be used to produce income which is determined by the Commissioner of Tax. For the purposes of Prime Cost calculations, the effective life is divided by 100 to provide a percentage rate. The effective life is divided by 200 to acquire the Diminishing Value method percentage rate.
Diminishing Value Method	A method of calculating the Decline in Value that uses an opening adjusted value as the base for the calculation as you would find in the previous date period.
Prime Cost Method	A method of calculating Decline in Value that uses a constant opening cost base that you would find at the beginning of the depreciation period.
Decline in Value	The amount of depreciation between any two date periods.
Adjusted Value	The value of an asset after some period of decline in value. (Previously referred to as written down value or WDV)
Immediate Write-Off	Any Depreciating Asset with a cost to the investor of less than \$300 can be immediately written-off. i.e. depreciated at 100%. This is only available where the item is not part of a set (e.g. there are no identical items present or a table and chair setting) costing more than \$300.
Low Value Pool	Low Cost Assets have a starting value of between \$300 and \$1,000. These are depreciated at 18.75% in the first year, and 37.5% each year in subsequent years. The Diminishing Value Low Value Pool also includes assets that fall below \$1000, which are called Low Value Assets.
Low Cost Asset	A depreciable asset with an installed cost of less than \$1000.
Low Value Asset	A depreciable asset that has an adjusted value of less than \$1000.
Black Hole Expenditure	The portion of a purchase that is not claimable due to the age of a building or type of asset.

Prime Cost Method

The "Prime Cost" method of depreciation can be defined as "depreciating items at a constant rate every year" derived from the initial value of an asset at the time eligible for depreciation.

For example: If a carpet is valued at \$5,000 when the property was first available for lease and the effective life assigned by the Tax Commissioner is 10 years, then you will be entitled to claim \$500 every year for 10 years.

$100 \div 10 \text{ years} = 10\%$

The 10% rate is then applied to the \$5,000 value to result in a \$500 depreciation amount every year for carpet.

Year 1	Year 2	Year 3	Year 4	Year 5
\$500.00	\$500.00	\$500.00	\$500.00	\$500.00

Diminishing Value Method

The "Diminishing Value" method of Depreciation is the most popular with investors as the percentage rate in the beginning phase of Depreciation is greater than the prime cost method for the same period. The percentage rates then scale in line with the total depreciation value of the item for the remaining depreciation period.

For example: The same carpet would have a slightly different percentage rate applied. 200 is divided by the effective life and then the rate is applied to the previous year's adjusted value.

$200 \div 10 \text{ years} = 20\%$

Year 1	Year 2	Year 3	Year 4	Year 5
\$1000.00	\$800.00	\$640.00	\$512.00	\$409.60

Diminishing Value Method Summary

NOTES ▶▶ The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Depreciating Assets	2257.39	1473.48	884.20	714.57	247.07	0.00	0.00	0.00	0.00	0.00
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Low Value Pool	1063.30	1727.90	1712.77	1070.49	1345.34	1211.43	757.15	473.19	295.77	184.87
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Allowance	3241.06	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Depreciation	6561.75	6933.21	6328.80	5516.89	5324.24	4943.26	4488.98	4205.02	4027.60	3916.70

	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Low Value Pool	115.54	72.20	45.13	28.79	18.00	11.87	7.57	4.28	1.76	2.08
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Allowance	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Depreciation	3847.37	3804.03	3776.96	3760.62	3749.83	3743.70	3739.40	3736.11	3733.59	3733.91

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6.10

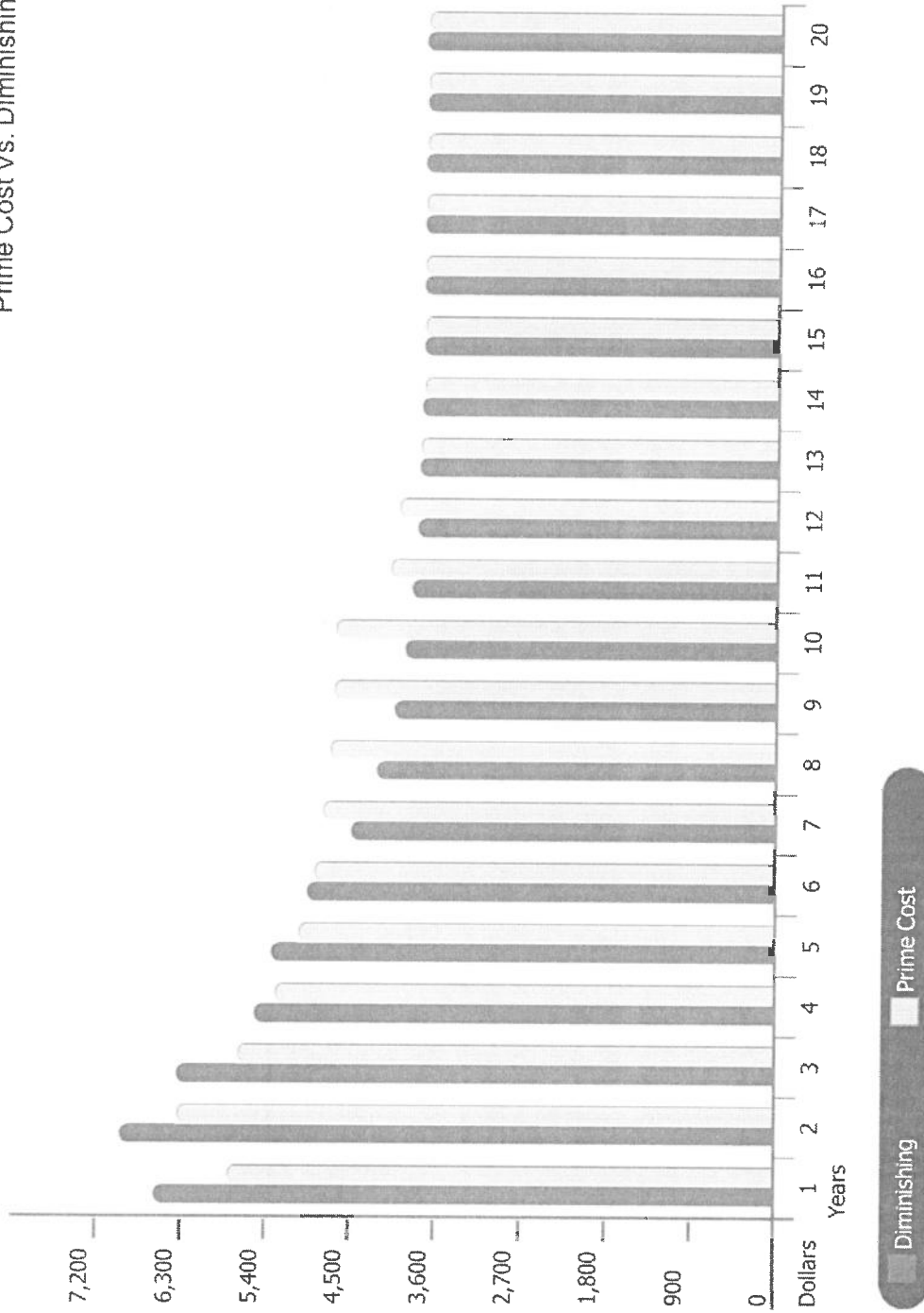
Prime Cost Method Summary

NOTES ▶▶ The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Depreciating Assets	1490.69	882.79	882.79	882.79	882.79	882.79	882.79	882.79	882.79	882.79
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	1063.30	1727.90	1079.92	674.96	421.85	263.66	164.78	102.97	64.37	40.24
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	3241.06	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	5795.05	6342.52	5694.54	5289.58	5036.47	4878.28	4779.40	4717.59	4678.99	4654.86

	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Depreciating Assets	335.03	252.09	33.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	25.15	15.72	9.81	6.72	4.21	3.26	2.18	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	4092.01	3999.64	3774.72	3738.55	3736.04	3735.09	3734.01	3731.83	3731.83	3731.83

Prime Cost Vs. Diminishing Value Methods



6.11

	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Your Property	\$3241.06	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83
Common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Your Property	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83
Common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTES ▶▶ Your property's estimated construction cost in 2016 is \$149273.00 is depreciable at 2.5% over 40 years. The date that you are eligible to start claiming this deduction is 17-08-2016.

6.12

6.13

Diminishing Value 'Depreciating Assets' Calculator [Years 1-10]

	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Appliances										
Cooktop	878.00	LVA								
Dishwasher	984.00	LVA								
Oven	1202.00	173.99								
Rangehood	520.00	LVA	171.34							
Electrical Services										
Ceiling Fans	1215.00	LVA								
Garage door / boom gate motors	1257.00	218.34	LVA							
Fire Services										
Smoke Detectors	202.00	202.00								
Floor Coverings										
Carpet	2130.00	369.98	225.28		LVA					
Hydraulic Services										
Hot Water Service	1823.00	263.88	216.55	180.45	LVA					
Mechanical Services										
Exhaust Fans	324.00	LVA								
Split System	2920.00	507.20	386.05	308.84	247.07	LVA				
Other										
Bathroom Accessories - freestanding	298.00	298.00								
Garbage bins	224.00	224.00								
Window Coverings										
Blinds & Venetians	855.00	LVA								
Blinds & Venetians	895.00	LVA								

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 ✓ denotes that the item price was supplied by the client

Diminishing Value 'Depreciating Assets' Calculator [Years 11-20]

		Rate	Cost Element	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Appliances													
Cooktop	878.00	16.67%											
Dishwasher	984.00	20.00%											
Oven	1202.00	16.67%											
Rangehood	520.00	16.67%											
Electrical Services													
Ceiling Fans	1215.00	40.00%											
Garage door / boom gate motors	1257.00	20.00%											
Fire Services													
Smoke Detectors	202.00	100.00%											
Floor Coverings													
Carpet	2130.00	20.00%											
Hydraulic Services													
Hot Water Service	1823.00	16.67%											
Mechanical Services													
Exhaust Fans	324.00	20.00%											
Split System	2920.00	20.00%											
Other													
Bathroom Accessories - freestanding	298.00	100.00%											
Garbage bins	224.00	100.00%											
Window Coverings													
Blinds & Venetians	855.00	20.00%											
Blinds & Venetians	895.00	20.00%											

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

b.14

6-15

Diminishing Value 'Low Value Pool' Calculations [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

Cost Element	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Appliances										
Cooktop	164.62	267.52 ✓	167.20	104.50	65.31	40.82	25.51	15.94	9.97	6.23
Dishwasher	184.50	299.81 ✓	187.38	117.12	73.20	45.75	28.59	17.87	11.17	6.98
Oven	1202.00		321.25	200.78	125.49	78.43	49.02	30.64	19.15	11.97
Rangehood	97.50	158.44 ✓	99.02	61.89	38.68	24.18	15.11	9.44	5.90	3.69
Electrical Services										
Ceiling Fans	1215.00	370.20 ✓	231.37	144.61	90.38	56.49	35.30	22.06	13.79	8.62
Garage door / boom gate motors	1257.00		311.60	194.75	121.72	76.07	47.55	29.71	18.57	11.61
Fire Services										
Smoke Detectors	202.00									
Floor Coverings										
Carpet	2130.00				337.93	211.20	132.00	82.50	51.57	32.23
Hydraulic Services										
Hot Water Service	1823.00				338.35	211.47	132.17	82.60	51.63	32.27
Mechanical Services										
Exhaust Fans	324.00	98.72 ✓	61.70	38.56	24.10	15.06	9.42	5.88	3.68	2.30
Split System	2920.00				370.60	231.63	144.77	90.48	56.55	
Other										
Bathroom Accessories - freestanding	298.00									
Garbage bins	224.00									
Window Coverings										
Blinds & Venetians	855.00	260.51 ✓	162.82	101.76	63.60	39.75	24.84	15.53	9.70	6.07
Blinds & Venetians	895.00	272.70 ✓	170.43	106.52	66.58	41.61	26.01	16.25	10.16	6.35

* denotes that the item price was supplied by the client

6.16

Diminishing Value 'Low Value Pool' Calculations [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

Cost Element	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Appliances										
Cooktop	3.89	2.43	1.52	0.95	0.60	0.99				
Dishwasher	4.36	2.73	1.70	1.06	0.67	0.42	0.69			
Oven	7.48	4.67	2.92	1.83	1.14	0.71	0.45	0.74		
Rangehood	2.31	1.44	0.90	0.56	0.94					
Electrical Services										
Ceiling Fans	5.39	3.37	2.10	1.32	0.82	0.51	0.86			
Garage door / boom gate motors	7.26	4.53	2.84	1.77	1.11	0.69	0.43	0.72		
Fire Services										
Smoke Detectors	202.00									
Floor Coverings										
Carpet	2130.00	12.59	7.87	4.92	3.07	1.92	1.20	0.75	0.47	0.78
Hydraulic Services										
Hot Water Service	1823.00	12.60	7.88	4.92	3.08	1.92	1.20	0.75	0.47	0.79
Mechanical Services										
Exhaust Fans	324.00	0.90	0.56	0.93						
Split System	2920.00	35.34	13.81	8.63	5.39	3.37	2.11	1.32	0.82	0.51
Other										
Bathroom Accessories - freestanding	298.00									
Garbage bins	224.00									
Window Coverings										
Blinds & Venetians	855.00	2.37	1.48	0.93	0.58	0.96	0.63			
Blinds & Venetians	895.00	2.48	1.55	0.97	0.60	0.38				

* denotes that the item price was supplied by the client

Prime Cost 'Depreciating Assets' Calculator [Years 1-10]

	Cost Element	Rate	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Appliances												
	Cooktop	8.33%	LVA									
	Dishwasher	10.00%	LVA									
	Oven	8.33%	86.99	100.17	100.17	100.17	100.17	100.17	100.17	100.17	100.17	100.17
	Rangehood	8.33%	LVA									
Electrical Services												
	Ceiling Fans	20.00%	LVA									
	Garage door / boom gate motors	10.00%	109.17	125.70	125.70	125.70	125.70	125.70	125.70	125.70	125.70	125.70
Fire Services												
	Smoke Detectors	100.00%	202.00									
Floor Coverings												
	Carpet	10.00%	184.99	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00
Hydraulic Services												
	Hot Water Service	8.33%	131.94	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.92
Mechanical Services												
	Exhaust Fans	10.00%	LVA									
	Split System	10.00%	253.60	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00
Other												
	Bathroom Accessories - freestanding	100.00%	298.00									
	Garbage bins	100.00%	224.00									
Window Coverings												
	Blinds & Venetians	10.00%	LVA									
	Blinds & Venetians	10.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Foot
 * denotes that the item price was supplied by the client

6.17

Prime Cost 'Depreciating Assets' Calculator [Years 11-20]

Cost Element	Rate	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Appliances											
Cooktop	8.33%										
Dishwasher	10.00%										
Oven	8.33%	100.17	100.17	13.14							
Rangehood	8.33%										
Electrical Services											
Ceiling Fans	20.00%										
Garage door / boom gate motors	10.00%	16.53									
Fire Services											
Smoke Detectors	100.00%										
Floor Coverings											
Carpet	10.00%	28.01									
Hydraulic Services											
Hot Water Service	8.33%	151.92	151.92	19.94							
Mechanical Services											
Exhaust Fans	10.00%										
Split System	10.00%	38.40									
Other											
Bathroom Accessories - freestanding	100.00%										
Garbage bins	100.00%										
Window Coverings											
Blinds & Venetians	10.00%										
Blinds & Venetians	10.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

6-18

6-19

Prime Cost 'Low Cost Pool' Calculations [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

Cost Element	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Appliances										
Cooktop	878.00	164.62	267.52	104.50	65.31	40.82	25.51	15.94	9.97	6.23
Dishwasher	984.00	184.50	299.81	117.12	73.20	45.75	28.59	17.87	11.17	6.98
Oven	1202.00									
Rangehood	520.00	97.50	158.44	61.89	38.68	24.18	15.11	9.44	5.90	3.69
Electrical Services										
Ceiling Fans	1215.00	227.81	370.20	144.61	90.38	56.49	35.30	22.06	13.79	8.62
Garage door / boom gate motors	1257.00									
Fire Services										
Smoke Detectors	202.00									
Floor Coverings										
Carpet	2130.00									
Hydraulic Services										
Hot Water Service	1823.00									
Mechanical Services										
Exhaust Fans	324.00	60.75	98.72	38.56	24.10	15.06	9.42	5.88	3.68	2.30
Split System	2920.00									
Other										
Bathroom Accessories - freestanding	298.00									
Garbage bins	224.00									
Window Coverings										
Blinds & Venetians	855.00	160.31	260.51	101.76	63.60	39.75	24.84	15.53	9.70	6.07
Blinds & Venetians	895.00	167.81	272.70	106.52	66.58	41.61	26.01	16.25	10.16	6.35

* denotes that the item price was supplied by the client

6-20

Prime Cost 'Low Cost Pool' Calculations [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

Cost Element	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Appliances										
Cooktop	3.89	2.43	1.52	0.95	0.60	0.99				
Dishwasher	4.36	2.73	1.70	1.06	0.67	0.42	0.69			
Oven										
Rangehood	2.31	1.44	0.90	0.56	0.94					
Electrical Services										
Ceiling Fans	5.39	3.37	2.10	1.32	0.82	0.51	0.86			
Garage door / boom gate motors										
Fire Services										
Smoke Detectors	202.00									
Floor Coverings										
Carpet	2130.00									
Hydraulic Services										
Hot Water Service	1823.00									
Mechanical Services										
Exhaust Fans	324.00	1.44	0.90	0.56	0.93					
Split System	2920.00									
Other										
Bathroom Accessories - freestanding	298.00									
Garbage bins	224.00									
Window Coverings										
Blinds & Venetians	855.00	3.79	2.37	1.48	0.93	0.58	0.96			
Blinds & Venetians	895.00	3.97	2.48	1.55	0.97	0.60	0.38	0.63		

* denotes that the item price was supplied by the client

JK MCKAIN SMSF

DEPRECIATION SCHEDULE FOR THE REPORTING PERIOD 1 JULY 2019 TO 30 JUNE 2020

Account	Description	Cost	Opening Written Down Value	Disposals	Additions	Total Value for Depreciation	Rate	Depreciation Prime Cost	Depreciation Diminishing Balance	Closing Written Down Value
	Plant and Equipment (at written down value)									
765/002	Dishwasher				574.00	574.00	20.00		113.86	460.14
					574.00	574.00			113.86	460.14

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THE GOOD GUYS DISCOUNT WAREHOUSES (AUSTRALIA) PTY LTD

A.B.N. 96 821 962 838

A.C.N. 004 880 657

750 - 778 MAIN NORTH ROAD

GEPPS CROSS

SA

7-2

5095

Phone: (08) 8300 2300 Fax: (08) 8300 2301

Email: geppscross@thegoodguys.com.au

Receipt/Tax Invoice - Duplicate

Web Order No:

64441540

Docket No:

D0402235059



Sales Order No:

S0400734607



Date

10/07/2019

Salesperson

WEB S

Customer No. 2000879134	Sales Customer
JK MCKAIN SMSF	

Delivery Customer
JK MCKAIN SMSF
Tradelink
198 Park Terrace
Salisbury SA 5108

Delivery Instructions:

- 1. Order Type:- DELIVERY
NIL STOCK. ORDER TO BE RAISED. CALL CUSTOMER WHEN IN TO ORGANISE DELIVERY.
DISHWASHER ARRIVED - 9/7
called cust - pls del 10/7

Sales Details

Brand	Model	MTHS Description	Qty	Amount
# DISHLEX	* DSF6106X	Stainless Steel Freestanding Dishwasher	1	519.00
WEBADMIN	WEBDEL	Door to Door Delivery	1	55.00
Goods Dispatched				574.00

* In the event of any problems with this Big and Bulky product, it qualifies for an in home assessment by the manufacturer, where it may be repaired at your premises. This is generally the most convenient remedy. Contact your local store for details.

Payment	Amount
Goods Dispatched	574.00
Security Deposits	0.00
Deposits Applied	-574.00
Cash on Delivery	0.00
Total	0.00
Includes GST	52.18
Tender	
Change	0.00

	Billor Code: 319863
	Reference Number: 204007346073
	* B-Pay payments may take up to 3 days to process *

Order Total	574.00
Goods Taken	574.00
Total Tendered (Inc. Security Deposit)	574.00
Security Deposit Held*	0.00
Balance of Order	0.00

THIS DOCKET MUST BE PRODUCED FOR GUARANTEED SERVICE

Property in and title to all goods sold remains with The Good Guys until all monies payable have been paid in full. The goods shall be at the customer's risk immediately upon delivery. If partially paid, the full amount of the purchase price is required within 90 days.

*A cancellation fee may be charged upon cancellation of any sales order for reserved goods. Goods not taken on date of sale must be collected within 90 days or a reasonable storage charge will be made.

SIGNATURE: _____

By requesting delivery, you consent to receive marketing material; you may opt out at any time from receiving marketing material by unsubscribing from the communication you receive or email privacy@thegoodguys.com.au. Visit www.thegoodguys.com.au/privacy-policy for further details.

8-1



**Simmons
Livingstone
& Associates**

JK McKain Super Fund Pty Ltd ATF JK McKain SMSF
31 McKenzie Avenue
NARANGBA QLD 4504

Simmons Livingstone & Associates
PO Box 806
Oxenford QLD 4210
Telephone: 07 5561 8800
Facsimile: 07 5561 8700
Email: admin@simmonslivingstone.com.au

TAX INVOICE

Tax Invoice Number :	73458000520
Date:	08 October 2019

Description	Amount
• Research and Preparation of Statement of Advice	\$1,500.00
• GST	\$150.00
Total Amount Due: (includes GST) Terms : 7 days	\$1,650.00

Please detach and return with your payment or Credit Card authority to :	Infocus Securities Australia Pty Ltd PO Box 806 Oxenford QLD 4210
	Account: JK McKain SMSF PE ID: 636245 Invoice: 73458000520 Due Date: 15 October 2019 Adviser: Samuel Young Amount Due: \$1,650.00

If paid by Credit Card, a 1.5% surcharge will apply and the invoice value will become \$1,674.75 (inc GST).

Charge \$1,674.75 to my MasterCard VISA

Card No :

Cardholder Name : _____

Expiry Date : ____/____/____ Signature of Cardholder : _____

Other Payment Methods:
 Direct Credit:
Account Name: Infocus Securities Australia Pty Ltd
Westpac BSB: 034-676
Account Number: 279166
Reference: Please include ID: 6362450520.
 (Please email accounts@infocus.com.au on the day you send your payment via direct credit to enable Infocus to correctly receipt the payment).
Cheque: Please make cheque payable to Infocus Securities Australia Pty Ltd

Office Use Only Authority Number: Date Received:	Infocus Securities Australia Pty Ltd ABN 47 097 797 049 AFSL and Australian Credit Licence No. 236523 trading as Infocus Wealth Management
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JK MCKAIN SMSF
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 381 TO 381 - ENTRIES: ALL

Printed: Friday 7 May, 2021 @ 09:05:21

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>381</u>						
<u>Filing fees - ASIC</u>						
11/10/2019	111019	Bank Statement		267.00	9-2	267.00
Narration: BPAY TO ASIC						
11/10/2019	111019	Bank Statement		54.00	9.4	321.00
Narration: BPAY TO ASIC						

Total Debits: **\$321.00**

Total Credits:

Current Year Profit/(Loss): **N/A**

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: JK MCKAIN PROPERTY FUND PTY LTD ACN 607 946 547

Company details

Date company registered 31-08-2015
 Company next review date 31-08-2021
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Officeholders

MCKAIN, JOSHUA DOUGLAS

Born 30-10-1982 at AUCKLAND NEW ZEALAND

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Office(s) held: Director, appointed 31-08-2015
 Secretary, appointed 31-08-2015

MCKAIN, KATHLEEN MAY

Born 17-02-1980 at PENRITH NSW

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Office(s) held: Director, appointed 31-08-2015
 Secretary, appointed 31-08-2015

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

MCKAIN , JOSHUA DOUGLAS 24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

9-2

\$267

MCKAIN , KATHLEEN MAY	24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514			9.3
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	FormDescription	Status
20-04-2020	5EBP79681484	CHANGE TO COMPANY DETAILS	Processed and imaged
20-04-2020	5EBP79682484	CHANGE TO COMPANY DETAILS	Processed and imaged
10-09-2019	5EBH91715484	CHANGE TO COMPANY DETAILS	Processed and imaged

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**ASIC**

Australian Securities & Investments Commission

9.4

Forms Manager

Registered Agents

Company: JK MCKAIN SUPER FUND PTY LTD ACN 607 946 556

Company details

Date company registered 31-08-2015
 Company next review date 31-08-2021
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

\$54

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Officeholders

MCKAIN, JOSHUA DOUGLAS

Born 30-10-1982 at AUCKLAND NEW ZEALAND

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Office(s) held: Director, appointed 31-08-2015

Secretary, appointed 31-08-2015

MCKAIN, KATHLEEN MAY

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Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

MCKAIN , JOSHUA DOUGLAS 24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

MCKAIN , KATHLEEN MAY 24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514 95

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	FormDescription	Status
20-04-2020	5EBP79679484	CHANGE TO COMPANY DETAILS	Processed and imaged
20-04-2020	5EBP79680484	CHANGE TO COMPANY DETAILS	Processed and imaged
10-09-2019	5EBH91714484	CHANGE TO COMPANY DETAILS	Processed and imaged

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