

**SELF MANAGED SUPER FUNDS**  
**COMPUTER FILE INDEX & JOURNALS**

CLIENT: Beebynburra Pty Ltd CODE: EGE04  
ATF Beebynburra SMSF YEAR: 2021

Superfund

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Please tick

STS:	YES / <input checked="" type="radio"/> NO
GST:	YES / <input checked="" type="radio"/> NO
Please circle	

Prepared by: FC

Reviewed by: ~~FC~~ 22/7/22

INDUSTRY: Real Estate

e.g fishing, advertising, road freight haulage - please be specific

Schedule Reference	INDEX	Tick If Applicable
A-1	TRIAL BALANCE	<input checked="" type="checkbox"/>
A-2	QUERIES / NOTES	<input checked="" type="checkbox"/>
A-3	Journal entries	<input checked="" type="checkbox"/>
B-1	PROFIT & LOSS	<input checked="" type="checkbox"/>
B-2	BALANCE SHEET	<input checked="" type="checkbox"/>
B-3	MEMBERS LOANS	<input checked="" type="checkbox"/>
C-1	TAXATION	<input checked="" type="checkbox"/>
D-1	CASH/TERM DEPOSITS	<input checked="" type="checkbox"/>
E-1	INVESTMENTS/SHARE PORTFOLIO	
F-1	PROPERTY	<input checked="" type="checkbox"/>
G-1	OTHER ASSETS	<input checked="" type="checkbox"/>
H-1	LIABILITIES	<input checked="" type="checkbox"/>
J-1	TRUST DEED EXTRACTS	
K-1	INVESTMENT STRATEGY	
L-1	MINUTES	
L-2	MINUTES	
L-3	MINUTES	
M-1	CONTRIBUTIONS	<input checked="" type="checkbox"/>
N-1	INTEREST RECEIVED	<input checked="" type="checkbox"/>
O-1	DIVIDENDS RECEIVED	
P-1	RENT RECEIVED	<input checked="" type="checkbox"/>
Q-1	EXPENSES	<input checked="" type="checkbox"/>
	excel/office photocopy master	

**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND**  
**ABN 45 800 831 600**

**Comparative Trial Balance as at 30 June 2021**

	2021	2021	2020	2020
	\$ Dr	\$ Cr	\$ Dr	\$ Cr
<b>Income</b>				
0575	Interest received	15.13		11.03
0620	Rents received		15,205.71	16,079.55
0716	Employers contributions			
0716.01	Employers contributions		9,984.35	22,353.56
0716.02	Employers contributions		18,333.29	16,131.39
0940	Changes in NMV - Property		40,000.00	30,000.00
<b>Expenses</b>				
1510	Accountancy	3,112.00		3,292.00
1515	Advertising and promotion	1,182.00		
1535	Audit fees	385.00		385.00
1545	Bank Fees And Charges	185.40		204.00
1615	Depreciation	1,037.00		1,242.00
1685	Filing Fees	328.00		321.00
1755	Insurance	1,106.91		1,068.86
1760	Interest - Australia	15,855.21		16,882.42
1850	Rates & land taxes	1,595.88		1,703.26
1865	Repairs & maintenance	1,435.66		225.50
1935	Supervisory Levy	259.00		259.00
1950	Water Charges	1,058.99		1,500.65
1986	GST on expenses	228.09		233.40
1991	Management agent fees	2,280.85		2,334.00
1999	Income tax expense - contrib'n			
1999.01	Income tax expense - contrib'n	1,345.00		1,078.18
1999.02	Income tax expense - contrib'n	678.20		409.32
<b>Current Assets</b>				
2000	Westpac - 7031	30,657.17		25,882.50
2001	Westpac - 7023	1,836.63		290.60
2002	Westpac - 1808	49.00		130.50
<b>Non Current Assets</b>				
2815	Land and Buildings -67 Seaside Ave	420,000.00		380,000.00
2831	Fixtures & Fittings	17,813.00		17,813.00
2843	Less: Accumulated depreciation		12,465.00	11,428.00
2950	Preliminary expenses	5,212.00		5,212.00
2959	Less: Accumulated amortisation		5,212.00	5,212.00

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

## BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND

ABN 45 800 831 600

Comparative Trial Balance as at 30 June 2021

	2021	2021	2020	2020
	\$ Dr	\$ Cr	\$ Dr	\$ Cr
<b>Current Liabilities</b>				
3325	Taxation	1,089.20		1,487.50
<b>Non Current Liabilities</b>				
3690	Bank Loan- St Georges	266,883.68		272,748.47
<b>Equity</b>				
4000	Opening balance - Members fund			
4000.01	Opening balance - Members fund	92,041.79		58,850.36
4000.02	Opening balance - Members fund	46,410.84		22,341.92
4050	Transfers from other funds			
4050.02	Transfers from other funds			3,823.15
4199	Yet To Be Allocated			0.26
		<u>507,640.99</u>	<u>507,640.99</u>	<u>460,467.19</u>
	Net Profit		51,465.29	53,436.94

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.



FIONA CHELLEN &lt;fiona.c@dbaker.com.au&gt;

## Beebyburra SMSF Queries

2 messages

**FIONA CHELLEN** <fiona.c@dbaker.com.au>  
To: Farrell Mosbach <farrell.m@dbaker.com.au>

Thu, Mar 17, 2022 at 11:55 AM

Hi Farrell,

Please see the following for info required to complete Beebyburra SMSF:

1. Bank statement #35 for period 01/01/2021 - 31/03/2021 for account #7031. ✓
2. Bank statement #35 for period 01/01/2021 - 31/03/2021 for account #7023. ✓
3. Bank statement #10 for period 27/10/2020 - 25/04/2021 for account #1808. ✓
4. Bank statement #11 for period 26/04/2021 - 28/10/2021 for account #1808. X ✓
5. Copy of the receipt / invoice for paint purchased - refunded to Joe & Lisa on 14/10/20 for \$275.41.

Kind Regards,

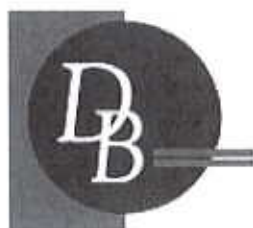
FIONA CHELLEN

**Farrell Mosbach** <farrell.m@dbaker.com.au>  
To: FIONA CHELLEN <fiona.c@dbaker.com.au>

Thu, Mar 17, 2022 at 11:56 AM

Thanks

Kind Regards,

**FARRELL MOSBACH**

D BAKER &amp; ASSOCIATES PTY LTD - CHARTERED ACCOUNTANTS

Ph: 08 9274 6637 Fax: 08 9250 1804  
1/4 Farrall Road MIDVALE WA 6056

Liability limited by a scheme approved under Professional Standards Legislation.

The information contained in this

## JOURNAL ENTRY

ENTITY\_\_Beebyburra SMSF\_\_\_\_\_

JOURNAL NO\_\_Page 1\_\_\_\_

PERIOD COVERED FROM\_01/07/2020\_TO\_30/06/2021\_

PERIOD NO\_\_30 June 2021\_\_\_\_

Date	Account	Code	Dr	Cr	Client Code	Narration
30/06/2021	Interest	1760	15,855.21			Being interest & fees on loan
	Bank Fees	1545	144.00			<b>POSTED</b>
	St George	3690		15,999.21		
30/06/2021	Rent	620		7,430.97		Being rent & expenses fom agent
	Council Rates	1850	1,595.88			summary
	Water Rates	1950	1,058.99			<b>POSTED</b>
	Insurance	1755	1,106.91			
	Repairs & Maint	1865	1,160.25			
	GST	1986	228.09			
	Management Fees	1991	2,280.85			
30/06/2021	Land & Buildings	2815	40,000.00			Being enter change in market value
	Chg in Mkt Value	940		40,000.00		<b>POSTED</b>
30/06/2021	ATO Levy	1935	259.00			Being levy charged by the ATO
	Taxation	3325		259.00		<b>POSTED</b>
30/06/2021	Taxation	3325	0.10			Being rounding of accounts
	Bank Fees	1545		0.10		<b>POSTED</b>
30/06/2021	Income tax	1999.01	1,345.00			Being income tax on contributions
	Income Tax	1999.02	678.20			<b>POSTED</b>
	Taxation	3325		2,023.20		

**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND**  
**ABN 45 800 831 600**  
**Detailed Operating Statement**  
**For the year ended 30 June 2021**

	Note	2021 \$	2020 \$
<b>Revenue</b>			
Employers contributions			
Employers contributions		M 9,984 M1 / M2	22,354
Employers contributions		M 18,333 M1 / M3	16,131
Interest received		15 N1	11
Rents received		M 15,206 P1	16,080
Changes in NMV - Property		M 40,000 F2	30,000
<b>Total revenue</b>		83,538	84,576
<b>Expenses</b>			
Accountancy		M 3,112 Q1	3,292
Advertising and promotion		M 1,182 Q2	
Audit fees		385 Q3	385
Bank Fees And Charges		185 Q4	204
Depreciation		1,037 Q5	1,242
Filing Fees		M 328 Q6	321
Insurance		1,107 P1	1,069
Interest - Australia		M 15,855 Q7 / M1	16,882
Rates & land taxes		1,596 } P1	1,703
Repairs & maintenance		1,436 }	225
Supervisory Levy		259	259
Water Charges		1,059 P1	1,501
GST on expenses		228 } P1	233
Management agent fees		2,281 }	2,334
<b>Total expenses</b>		30,050	29,651
<b>Benefits Accrued as a Result of Operations Before Income Tax</b>		53,488	54,924
Income tax expense	6	M 2,023 C1	1,487
<b>Benefits Accrued as a Result of Operations</b>	7	51,465	53,437

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

## BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND

ABN 45 800 831 600

Detailed Statement of Financial Position as at 30 June 2021

	2021	2020
	\$	\$
<b>Other Assets</b>		
Westpac - 7031	M 30,657 D1	25,882
Westpac - 7023	M 1,837 D2	291
Westpac - 1808	49 D3	130
Land and Buildings -67 Seaside Ave	420,000 F1/F2	380,000
Fixtures & Fittings	17,813 } 95	17,813
Less: Accumulated depreciation	(12,465)	(11,428)
Preliminary expenses	5,212	5,212
Less: Accumulated amortisation	(5,212)	(5,212)
<b>Total other assets</b>	<u>457,891</u>	<u>412,689</u>
<b>Total assets</b>	<u>457,891</u>	<u>412,689</u>
<b>Liabilities</b>		
Taxation	M 1,089 C1	1,487
Bank Loan- St Georges	M 266,884 H1	272,748
<b>Total liabilities</b>	<u>267,973</u>	<u>274,236</u>
<b>Net Assets Available to Pay Benefits</b>	<u><u>189,918</u></u>	<u><u>138,453</u></u>
Represented by:		
<b>Liability for Accrued Members' Benefits</b>		
Allocated to members' accounts	189,918 B3	138,453
	<u>189,918</u>	<u>138,453</u>

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.



Beebyburra SMSF 2021

Schedule of Member Balances

	DOB	Age at 01/07/2020	Opening Balance	%	Taxable	Income Tax
Joe Egerton (Accumulation)	8/03/1970	50 \$	92,041.79	66.48%	16,733.31	1,345.00
Lisa Seivwright (Accumulation)	22/02/1971	48 \$	46,410.84	33.52%	8,437.54	678.20
			<u>\$ 138,452.63</u>	<u>100.00%</u>	25,170.85	2,023.20
					Profit 53,488.49	
					Less Cont'ns - 28,317.64	
					25,170.85	
					Tax 2,023.20	

	Joe Egerton	Lisa Seivwright
<b>Accumulation</b>		
Opening balance 1/7/20	\$ 92,041.79	\$ 46,410.84
Contributions	\$ 9,984.35	\$ 18,333.29
Allocated Earnings	\$ 16,733.31	\$ 8,437.54
Rollovers	\$ -	\$ -
Income Tax on earnings	-\$ 1,345.00	678.20
Closing Balance 30/6/21	<u>\$ 117,414.44</u>	<u>\$ 72,503.48</u>
	\$ 25,372.65	\$ 26,092.64



**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND****ABN 45 800 831 600****Member's Information Statement****For the year ended 30 June 2021**

	2021	2020
	\$	\$
<b>JOSEPH EGERTON</b>		
Opening balance - Members fund	92,041.79	58,850.36
Allocated earnings	16,733.30	11,916.05
Employers contributions	9,984.35	22,353.56
Income tax expense - contrib'n	(1,345.00)	(1,078.18)
<b>Balance as at 30 June 2021</b>	<b>117,414.44</b>	<b>92,041.79</b>
Withdrawal benefits at the beginning of the year	92,041.79	58,850.36
Withdrawal benefits at 30 June 2021	117,414.44	92,041.79

**Withdrawal Benefit**

Your withdrawal benefit is the amount you are entitled to on resignation or retirement and represent the sum of:

- member contributions
- superannuation guarantee contributions
- award contributions
- other employer contributions made on your behalf and earnings (after income tax) associated with the above contributions.

The preserved portion of your withdrawal benefit is the amount which cannot be paid out until you permanently retire from the workforce on or after age 55. The preservation age is to be increased from 55 to 60, on a phased in basis, by 2025.

**Contact Details**

If you require further information on your withdrawal benefit please contact J Egerton or write to The Trustee, BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND.

**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND**  
**ABN 45 800 831 600**  
**Member's Information Statement**  
**For the year ended 30 June 2021**

	2021	2020
	\$	\$
<hr/>		
<b>LISA SEIVWRIGHT</b>		
Opening balance - Members fund	46,410.84	22,341.92
Transfers from other funds		3,823.15
Allocated earnings	8,437.55	4,523.70
Employers contributions	18,333.29	16,131.39
Income tax expense - contrib'n	(678.20)	(409.32)
Balance as at 30 June 2021	72,503.48	46,410.84
Withdrawal benefits at the beginning of the year	46,410.84	22,341.92
Withdrawal benefits at 30 June 2021	72,503.48	46,410.84

#### Withdrawal Benefit

Your withdrawal benefit is the amount you are entitled to on resignation or retirement and represent the sum of:

- member contributions
  - superannuation guarantee contributions
  - award contributions
  - other employer contributions made on your behalf
- and earnings (after income tax) associated with the above contributions.

The preserved portion of your withdrawal benefit is the amount which cannot be paid out until you permanently retire from the workforce on or after age 55. The preservation age is to be increased from 55 to 60, on a phased in basis, by 2025.

#### Contact Details

If you require further information on your withdrawal benefit please contact J Egerton or write to The Trustee, BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND.

**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND****ABN 45 800 831 600****Member's Information Statement****For the year ended 30 June 2021**

	2021	2020
	\$	\$
<b>Amounts Allocatable to Members</b>		
Yet to be allocated at the beginning of the year		0.26
Benefits accrued as a result of operations as per the operating statement	51,465.29	53,436.94
Transfers from other funds		3,823.15
Amount allocatable to members	<u>51,465.29</u>	<u>57,260.35</u>
<b>Allocation to members</b>		
JOSEPH EGERTON	25,372.65	33,191.43
LISA SEIVWRIGHT	26,092.64	24,068.92
Total allocation	<u>51,465.29</u>	<u>57,260.35</u>
Yet to be allocated	<u>51,465.29</u>	<u>57,260.35</u>
<b>Members Balances</b>		
JOSEPH EGERTON	117,414.44	92,041.79
LISA SEIVWRIGHT	72,503.48	46,410.84
Allocated to members accounts	<u>189,917.92</u>	<u>138,452.63</u>
Yet to be allocated	<u>189,917.92</u>	<u>138,452.63</u>
Liability for accrued members benefits	<u>189,917.92</u>	<u>138,452.63</u>

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<b>Beebynburra Super Fund - 30 June 2021</b>				
<b>Tax Estimate</b>				
			<b>2021</b>	<b>2020</b>
NET PROFIT PER PROFIT & LOSS			53,488.00	54,925.00
<b>Add:</b>				
Decrease in m/v of property				
<b>Less:</b>				
Increase in m/v of property			40,000.00	30,000.00
Members undeducted contributions			-	-
Loss brought forward			-	45,009.00
<b>Taxable Income</b>			13,488.00	9,916.00
<b>Tax at 15%</b>			2,023.20	1,487.40
Payg Instalments:				
-Sept 20			-	-
-Dec 20			-	-
-Mar 21			- 934.00	-
-June 21			- 934.00	-
Imputation Credits			-	-
<b>Estimated tax payable / refund</b>			155.20	1,487.40
<b>Taxation Liability</b>				
Opening balance			1,487.50	-
ATO Interest			-	-
Supervisory Levy			259.00	259.00
2020 assessment			- 1,746.40	- 259.00
2020 Payg Instalment - June 20			-	-
			0.10	-
Rounding of account			- 0.10	-
Payg Instalments - Sep, Dec, Mar 21			- 934.00	-
Imputation Credits			-	-
2021 tax provision			2,023.20	1,487.40
<b>Balance at 30 June 2021</b>			<b>1,089.20</b>	<b>1,487.40</b>
Payg instalments - June 2021			934.00	
	<b>Balance</b>	<b>%</b>		
Joe	92,041.79	66.48%	1,345.00	988.81
Lisa	46,410.84	33.52%	678.20	498.59
	138,452.63	100.00	2,023.20	1,487.40



**Australian Government**  
Australian Taxation Office

**Agent** D BAKER & ASSOCIATES PTY LTD  
**Client** THE TRUSTEE FOR  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND  
**ABN** 45 800 831 600  
**TFN** 938 735 771

## Income tax 551

<b>Date generated</b>	16/03/2022
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

3 results found - from 16 March 2020 to 16 March 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
10 May 2021	7 May 2021	Payment received		\$246.40	\$0.00 ^
7 May 2021	6 May 2021	Payment received		\$1,500.00	\$246.40 DR
22 Jan 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$1,746.40		\$1,746.40 DR



Australian Government  
Australian Taxation Office

## PAYG Instalments report 2021

**Tax Agent** 74081009  
**Last Updated** 12/03/2022

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
938735771	THE TRUSTEE FOR BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND	Not Applicable	Not Applicable	934.00	934.00	1,868.00 ^

**Total No of Clients: 1**



**Australian Government**  
Australian Taxation Office

**Agent** D BAKER & ASSOCIATES PTY LTD  
**Client** THE TRUSTEE FOR  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND  
**ABN** 45 800 831 600  
**TFN** 938 735 771

## Activity statement 001

<b>Date generated</b>	16/03/2022
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

6 results found - from **25 June 2020** to **31 August 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
5 Aug 2021	5 Aug 2021	General interest charge			\$0.00
5 Aug 2021	4 Aug 2021	Payment received		\$934.00	\$0.00
2 Aug 2021	2 Aug 2021	General interest charge			\$934.00 DR
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$934.00		\$934.00 DR
21 Apr 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$934.00		\$0.00 ^
30 Mar 2021	29 Mar 2021	Payment received		\$934.00	\$934.00 CR





Statement Period  
31 March 2021 - 30 June 2021

## Westpac DIY Super Savings Account



BEEBYNBURRA PTY LTD  
PO BOX 719  
BEJOORDING WA 6566

053

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB  
036-107

Account Number  
227 031

Opening Balance	+ \$29,226.46
Total Credits	+ \$6,896.71
Total Debits	- \$5,466.00
Closing Balance	<b>+ \$30,657.17^</b>

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/03/21	STATEMENT OPENING BALANCE			29,226.46
09/04/21	Deposit Quicksuper Quickspr2933175495		672.92	29,899.38
09/04/21	Deposit Superchoice P/L Pc080421-193191424		639.12	30,538.50
21/04/21	Deposit Superchoice P/L Pc200421-196916934		639.12	31,177.62
28/04/21	Payment By Authority To St George S611014032900	1,822.00		29,355.62
30/04/21	Interest Paid		1.24	29,356.86
30/04/21	Deposit Superchoice P/L Pc290421-172957425		639.12	29,995.98
10/05/21	Deposit Quicksuper Quickspr2958001295		672.92	30,668.90
18/05/21	Deposit Superchoice P/L Pc170521-134692996		639.12	31,308.02
28/05/21	Deposit Superchoice P/L Pc270521-170588362		639.12	31,947.14
28/05/21	Payment By Authority To St George S611014032900	1,822.00		30,125.14
31/05/21	Interest Paid		1.29	30,126.43

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
08/06/21	Deposit Quicksuper Quickspr2980185851		672.92 <del>716.2</del>	30,799.35
15/06/21	Deposit Superchoice P/L Pc110621-154333672		639.12 <del>716.1</del>	31,438.47
28/06/21	Payment By Authority To St George S611014032900	1,822.00 <del>3690</del>		29,616.47
29/06/21	Deposit Superchoice P/L Pc280621-153740738		1,039.44 <del>716.1</del>	30,655.91
30/06/21	Interest Paid		1.26 <del>0575</del>	30,657.17
<b>30/06/21</b>	<b>CLOSING BALANCE</b>			<b>30,657.17</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



Statement Period  
30 June 2020 - 30 September 2020

## Westpac DIY Super Savings Account



BEEBYNBURRA PTY LTD  
PO BOX 719  
BEJOORDING WA 6566

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB  
036-107 Account Number  
227 031

\$ 2000

Opening Balance	+ \$25,882.50
Total Credits	+ \$9,074.35
Total Debits	- \$5,841.00
Closing Balance	+ \$29,115.85

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %
Effective Date	Over \$499999			
17 Mar 2020	0.05 %			

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/06/20	STATEMENT OPENING BALANCE			25,882.50 ✓
01/07/20	Deposit Superchoice P/L Pc250620-177836349		711.54 <del>716.1</del>	26,594.04
01/07/20	Transaction Fee	5.00 <del>1545</del>		26,589.04
15/07/20	Deposit Superchoice P/L Pc090720-130418562		711.54 <del>716.1</del>	27,300.58
24/07/20	Deposit Quicksuper Quickspr2741005463		1,309.64 <del>716.1</del>	28,610.22
28/07/20	Payment By Authority To St George S611014032900	1,822.00 <del>3690</del>		26,788.22
29/07/20	Deposit Superchoice P/L Pc230720-159337626		711.54 <del>716.1</del>	27,499.76
31/07/20	Interest Paid		1.15 <del>0515</del>	27,500.91
03/08/20	Transaction Fee	5.00 <del>1545</del>		27,495.91
12/08/20	Deposit Superchoice P/L Pc060820-197429412		711.54 <del>716.1</del>	28,207.45
17/08/20	Deposit Online 2800602 Tfr Westpac Bus		490.00 <del>2007</del>	28,697.45
17/08/20	Withdrawal Mobile 1898164 Tfr Westpac Bus	360.00 <del>1002</del>		28,337.45
26/08/20	Deposit Superchoice P/L Pc200820-190548320		154.47 <del>716.1</del>	28,491.92



**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
28/08/20	Deposit Quicksuper Quickspr2765733722		1,933.19 <del>716.2</del>	30,425.11
28/08/20	Payment By Authority To St George S611014032900	1,822.00 <del>3690</del>		28,603.11
31/08/20	Interest Paid		1.18 <del>0575</del>	28,604.29
01/09/20	Transaction Fee	5.00 <del>1545</del>		28,599.29
08/09/20	Deposit Quicksuper Quickspr2773134144		362.35 <del>716.2</del>	28,961.64
17/09/20	Deposit Online 2171790 Tfr Westpac Diy		650.00 <del>3001</del>	29,611.64
28/09/20	Deposit Quicksuper Quickspr2786980058		1,325.02 <del>716.2</del>	30,936.66
28/09/20	Payment By Authority To St George S611014032900	1,822.00 <del>3690</del>		29,114.66
30/09/20	Interest Paid		1.19 <del>0575</del>	29,115.85
30/09/20	<b>CLOSING BALANCE</b>			<b>29,115.85</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

**TRANSACTION FEE SUMMARY**

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 036-107 22-7031  
Transaction fee(s) period 01 JUN 2020 to 31 AUG 2020

		Charged	Unit Price	Fee
Total \$15.00	Non-internet/electronic tele-banking withd	3	\$5.00	\$15.00
	<b>Total</b>	<b>3</b>		<b>\$15.00</b>

**ANNUAL INFORMATION  
FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2020**

**For account: 6107/227031**  
Total interest credited \$10.51

These details are provided for your records and taxation purposes





Statement Period  
30 September 2020 - 31 December 2020

### Westpac DIY Super Savings Account



BEEBYNBURRA PTY LTD  
PO BOX 719  
BEJOORDING WA 6566

053

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB Account Number  
036-107 227 031

Opening Balance	+ \$29,115.85
Total Credits	+ \$7,301.12
Total Debits	- \$5,481.00
Closing Balance	+ \$30,935.97

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$499999
17 Mar 2020	0.05 %

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/09/20	STATEMENT OPENING BALANCE			29,115.85
01/10/20	Transaction Fee	5.00 <i>1545</i>		29,110.85
08/10/20	Deposit Quicksuper Quickspr2794528953		672.92 <i>716.4</i>	29,783.77
19/10/20	Deposit Quicksuper Quickspr2802145297		1,325.02 <i>716.4</i>	31,108.79
28/10/20	Payment By Authority To St George S611014032900	1,822.00 <i>3690</i>		29,286.79
30/10/20	Interest Paid		1.23 <i>0575</i>	29,288.02
02/11/20	Deposit Superchoice P/L Pc291020-135774383		321.27 <i>716.1</i>	29,609.29
02/11/20	Transaction Fee	5.00 <i>1545</i>		29,604.29
09/11/20	Deposit Quicksuper Quickspr2817536305		672.92 <i>716.4</i>	30,277.21
13/11/20	Deposit Superchoice P/L Pc111120-162738239		589.00 <i>716.1</i>	30,866.21
30/11/20	Interest Paid		1.28 <i>0575</i>	30,867.49
30/11/20	Deposit Superchoice P/L Pc261120-163357339		589.00 <i>716.1</i>	31,456.49
30/11/20	Deposit Quicksuper Quickspr2833810858		927.44 <i>716.4</i>	32,383.93



TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/11/20	Payment By Authority To St George S611014032900	1,822.00 <del>3690</del>		30,561.93
01/12/20	Transaction Fee	5.00 <del>1545</del>		30,556.93
08/12/20	Deposit Quicksuper Quickspr2840540603		672.92 <del>716.7</del>	31,229.85
11/12/20	Deposit Superchoice P/L Pc101220-178440344		639.12 <del>716.1</del>	31,868.97
29/12/20	Deposit Superchoice P/L Pc241220-179997790		887.67 <del>716.1</del>	32,756.64
29/12/20	Payment By Authority To St George S611014032900	1,822.00 <del>3690</del>		30,934.64
31/12/20	Interest Paid		1.33 <del>0515</del>	30,935.97
31/12/20	<b>CLOSING BALANCE</b>			<b>30,935.97</b>

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 036-107 22-7031

Transaction fee(s) period 01 SEP 2020 to 30 NOV 2020

		Charged	Unit Price	Fee
Total \$15.00	Non-internet/electronic tele-banking withd	3	\$5.00	\$15.00
	<b>Total</b>	<b>3</b>		<b>\$15.00</b>



Statement Period  
31 December 2020 - 31 March 2021

**Westpac DIY Super Savings Account**

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB Account Number  
036-107 227 031

*if 2000*

Opening Balance	+ \$30,935.97
Total Credits	+ \$6,200.49
Total Debits	- \$7,910.00
Closing Balance	+ \$29,226.46

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$499999
17 Mar 2020	0.05 %

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/12/20	STATEMENT OPENING BALANCE			30,935.97
04/01/21	Transaction Fee	5.00 <i>1545</i>		30,930.97
08/01/21	Deposit Quicksuper Quickspr2862166828		672.92 <i>716.2</i>	31,603.89
19/01/21	Deposit Superchoice P/L Pc060121-184336373		639.12 <i>716.1</i>	32,243.01
22/01/21	Deposit Superchoice P/L Pc200121-195110916		639.12 <i>716.1</i>	32,882.13
28/01/21	Payment By Authority To St George S611014032900	1,822.00 <i>3690</i>		31,060.13
29/01/21	Interest Paid		1.26 <i>0575</i>	31,061.39
01/02/21	Transaction Fee	5.00 <i>1545</i>		31,056.39
08/02/21	Deposit Quicksuper Quickspr2884767522		672.92 <i>716.2</i>	31,729.31
15/02/21	Withdrawal Mobile 1424949 Tfr Westpac Diy	700.00 <i>2001</i>		31,029.31
15/02/21	Withdrawal Mobile 1465165 Tfr Westpac Diy	300.00 <i>2001</i>		30,729.31
16/02/21	Deposit Superchoice P/L Pc090221-134132898		639.12 <i>716.1</i>	31,368.43
19/02/21	Deposit Superchoice P/L Pc180221-134794171		639.12 <i>716.1</i>	32,007.55





# Westpac DIY Super Savings Account

## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
26/02/21	Interest Paid		1.20	32,008.75
01/03/21	Payment By Authority To St George S611014032900	1,822.00		30,186.75
05/03/21	Deposit Superchoice P/L Pc040321-127364286		639.12	30,825.87
08/03/21	Deposit Quicksuper Quickspr2907499749		672.92	31,498.79
19/03/21	Deposit Superchoice P/L Pc180321-191041731		982.25	32,481.04
29/03/21	Withdrawal Mobile 1234218 Tfr Westpac Diy	934.00		31,547.04
29/03/21	Withdrawal Mobile 1280712 Tfr Westpac Diy	500.00		31,047.04
29/03/21	Payment By Authority To St George S611014032900	1,822.00		29,225.04
31/03/21	Interest Paid		1.42	29,226.46
<b>31/03/21</b>	<b>CLOSING BALANCE</b>			<b>29,226.46</b>

## CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

## TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 036-107 22-7031

Transaction fee(s) period 01 DEC 2020 to 28 FEB 2021

		Charged	Unit Price	Fee
Total \$10.00	Non-internet/electronic tele-banking withd	2	\$5.00	\$10.00
	<b>Total</b>	<b>2</b>		<b>\$10.00</b>



Statement Period  
31 March 2021 - 30 June 2021

### Westpac DIY Super Working Account



BEEBYNBURRA PTY LTD  
PO BOX 719  
BEJOORDING WA 6566

053

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB Account Number  
036-107 227 023

Opening Balance	+ \$2,059.88
Total Credits	+ \$2,895.15
Total Debits	- \$3,118.40
Closing Balance	<b>+ \$1,836.63 ▲</b>

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/03/21	STATEMENT OPENING BALANCE			2,059.88
01/04/21	Deposit Professionals No 67 Seaside		567.56 <i>0620</i>	2,627.44
30/04/21	Interest Paid		0.02 <i>0575</i>	2,627.46
03/05/21	Deposit Professionals No 67 Seaside		1,504.20 <i>0620</i>	4,131.66
06/05/21	Withdrawal Mobile 3352404 Bpay Ato portal	1,500.00 <i>3325</i>		2,631.66
07/05/21	Withdrawal Mobile 4165080 Bpay Ato portal	246.40 <i>3325</i>		2,385.26
31/05/21	Interest Paid		0.02 <i>0575</i>	2,385.28
02/06/21	Deposit Professionals No 67 Seaside		823.34 <i>0620</i>	3,208.62
09/06/21	Withdrawal-Osko Payment 1027829 Professionals North Coast Butler Beebyn Pty Ltd	1,182.00 <i>1865</i>		2,026.62
14/06/21	Withdrawal-Osko Payment 1942632 D.A Baker Ege03 12 Jun 2021	190.00 <i>1510</i>		1,836.62
30/06/21	Interest Paid		0.01 <i>0575</i>	1,836.63



**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/06/21	CLOSING BALANCE			1,836.63^

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



Statement Period  
30 June 2020 - 30 September 2020

## Westpac DIY Super Working Account



BEEBYNBURRA PTY LTD  
PO BOX 719  
BEJOORDING WA 6566

053

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB  
036-107

Account Number  
227 023

# 2001

Opening Balance	+ \$290.60
Total Credits	+ \$861.03
Total Debits	- \$1,053.00
Closing Balance	+ \$98.63

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/06/20	STATEMENT OPENING BALANCE			290.60
03/08/20	Deposit Professionals No 67 Seaside		211.59 0620	502.19
17/08/20	Withdrawal-Osko Payment 1828551 D.A Baker Ege03A 027519 Ege03A 027519	298.00 1510		204.19
17/08/20	Withdrawal Mobile 4150583 Bpay Asic	55.00 1625		149.19
01/09/20	Deposit Professionals No 67 Seaside		649.44 0620	798.63
17/09/20	Withdrawal Mobile 1164914 Tfr Westpac Bus	50.00 2002		748.63
17/09/20	Withdrawal Mobile 1171790 Tfr Westpac Diy	✓650.00 2000		98.63
30/09/20	CLOSING BALANCE			98.63

### CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more





Statement Period  
30 September 2020 - 31 December 2020

## Westpac DIY Super Working Account



BEEBYNBURRA PTY LTD  
PO BOX 719  
BEJOORDING WA 6566

053

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB Account Number  
036-107 227 023

Opening Balance	+ \$98.63
Total Credits	+ \$2,720.54
Total Debits	- \$611.41
Closing Balance	+ \$2,207.76

### INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/09/20	STATEMENT OPENING BALANCE			98.63
01/10/20	Deposit Professionals No 67 Seaside		610.740620	709.37
14/10/20	Withdrawal-Osko Payment 1608589 Lm Seivwright & Jj Egerton Refund paint purchased 67 Seaside A	275.411865		433.96
19/10/20	Withdrawal-Osko Payment 1141412 D.A Baker Tai-21143688 18 Oct 2020	336.001510		97.96
02/11/20	Deposit Professionals No 67 Seaside		1,040.990620	1,138.95
01/12/20	Deposit Professionals No 67 Seaside		1,068.800620	2,207.75
31/12/20	Interest Paid		0.010575	2,207.76
31/12/20	CLOSING BALANCE			2,207.76

### CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



Statement Period  
31 December 2020 - 31 March 2021

**Westpac DIY Super Working Account**

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB  
036-107 Account Number  
227 023

Opening Balance	+ \$2,207.76
Total Credits	+ \$3,732.12
Total Debits	- \$3,880.00
Closing Balance	+ \$2,059.88

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
<b>31/12/20</b>	<b>STATEMENT OPENING BALANCE</b>			<b>2,207.76</b>
04/01/21	Deposit Professionals No 67 Seaside		440.59 <del>0680</del>	2,648.35
29/01/21	Interest Paid		0.02 <del>0575</del>	2,648.37
01/02/21	Deposit Professionals No 67 Seaside		325.87 <del>0630</del>	2,974.24
15/02/21	Deposit Online 2424950 Tfr Westpac Diy		✓ 700.00 <del>1000</del>	3,674.24
15/02/21	Deposit Online 2465166 Tfr Westpac Diy		✓ 300.00 <del>2000</del>	3,974.24
15/02/21	Withdrawal-Osko Payment 1402905 D.A Baker Ege04 14 Feb 2021	1,500.00 <del>1510</del>		2,474.24
15/02/21	Withdrawal Mobile 1480768 Pymt D.A Baker	490.00 <del>1510</del>		1,984.24
26/02/21	Interest Paid		0.01 <del>0575</del>	1,984.25
01/03/21	Deposit Professionals No 67 Seaside		531.62 <del>0620</del>	2,515.87
09/03/21	Withdrawal Mobile 1516482 Pymt A.W Boyes	385.00 <del>1535</del>		2,130.87
29/03/21	Deposit Online 2234218 Tfr Westpac Diy Payg instalment		✓ 934.00 <del>2000</del>	3,064.87



# Westpac DIY Super Working Account

## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/03/21	Deposit Online 2280713 Tfr Westpac Diy		✓ 500.00 <i>2000</i>	3,564.87
29/03/21	Withdrawal-Osko Payment 1203200 D.A Baker Beebyn Pty Ltd Ege05A	298.00 <i>1510</i>		3,266.87
29/03/21	Withdrawal Mobile 1774422 Bpay Tax Office Payg instalment	934.00 <i>3325</i>		2,332.87
29/03/21	Withdrawal Mobile 9330754 Bpay Asic	273.00 <i>1685</i>		2,059.87
31/03/21	Interest Paid		0.01 <i>6575</i>	2,059.88
31/03/21	<b>CLOSING BALANCE</b>			<b>2,059.88</b>

## CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

## TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 036-107 22-7023  
Transaction fee(s) period 01 DEC 2020 to 28 FEB 2021

Total \$0.00
-----------------





Statement Period  
26 April 2021 - 26 October 2021

**Westpac Business One Flexi**

Account Name  
**BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND**

Customer ID  
**6608 8678 BEEBYNBURRA PTY LTD**

BSB Account Number  
**036-107 251 808**

Opening Balance	+ \$49.00
Total Credits	+ \$0.00
Total Debits	- \$0.00
Closing Balance	+ \$49.00

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$1999	Over \$1999 to \$9999	Over \$9999 to \$19999	Over \$19999 to \$49999
13 Nov 2020	0.00 %	0.00 %	0.00 %	0.00 %
Effective Date	Over \$49999 to \$99999	Over \$99999 to \$249999	Over \$249999 to \$499999	Over \$499999
13 Nov 2020	0.00 %	0.00 %	0.00 %	0.00 %

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
26/04/21	STATEMENT OPENING BALANCE			49.00 ^
26/10/21	CLOSING BALANCE			49.00

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

## Electronic Statement



Statement Period  
24 April 2020 - 26 October 2020

## Westpac Business One Flexi

Account Name  
BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND

Customer ID  
6608 8678 BEEBYNBURRA PTY LTD

BSB Account Number  
036-107 251 808

# 2000

Opening Balance	+ \$130.50
Total Credits	+ \$410.00
Total Debits	- \$491.50
Closing Balance	+ \$49.00

## INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$1999	Over \$1999 to \$9999	Over \$9999 to \$19999	Over \$19999 to \$49999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$49999 to \$99999	Over \$99999 to \$249999	Over \$249999 to \$499999	Over \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.02 %

## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
<b>24/04/20</b>	<b>STATEMENT OPENING BALANCE</b>			<b>130.50</b> <sup>^</sup>
17/08/20	Deposit Online 2898164 Tfr Westpac Diy		360.00 <sup>2000</sup>	490.50
17/08/20	Withdrawal Mobile 1800601 Tfr Westpac Diy	490.00 <sup>2000</sup>		0.50
01/09/20	Transaction Fee	1.00 <sup>1545</sup>		-0.50
17/09/20	Deposit Online 2164914 Tfr Westpac Diy		50.00 <sup>2001</sup>	49.50
01/10/20	Transaction Fee	0.50 <sup>1545</sup>		49.00
<b>26/10/20</b>	<b>CLOSING BALANCE</b>			<b>49.00</b>

## CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



Statement Period  
26 October 2020 - 26 April 2021

**Westpac Business One Flexi**

Account Name  
**BEEBYNBURRA PTY LTD ATF  
BEEBYNBURRA SELF MANAGED  
SUPERANNUATION FUND**

Customer ID  
**6608 8678 BEEBYNBURRA PTY LTD**

BSB Account Number  
**036-107 251 808**

Opening Balance	+ \$49.00
Total Credits	+ \$0.00
Total Debits	- \$0.00
Closing Balance	+ \$49.00

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$1999	Over \$1999 to \$9999	Over \$9999 to \$19999	Over \$19999 to \$49999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
13 Nov 2020	0.00 %	0.00 %	0.00 %	0.00 %

Effective Date	Over \$49999 to \$99999	Over \$99999 to \$249999	Over \$249999 to \$499999	Over \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.02 %
13 Nov 2020	0.00 %	0.00 %	0.00 %	0.00 %

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
26/10/20	STATEMENT OPENING BALANCE			49.00
26/04/21	CLOSING BALANCE			49.00 ✓

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

F-1

Beebynburra SMSF

Rental property cost

Purchase price	\$ 420,000.00	F2
Settlement fees	\$ 2,054.43	F2
Stamp Duty	\$ 13,965.00	
Bank Fees	\$ 2,433.00	F3
Costs capitalised 2013 :		
- Interest	\$ 2,879.19	H1
- Insurance	\$ 746.98	F-6
- Repairs	\$ 2,579.00	F5
	<hr/>	
	\$ 444,657.60	

# SHARON STIVEY SETTLEMENTS

F-1/1

ABN 95 069 417 089

21 March 2013

## TAX INVOICE

### PRELIMINARY SETTLEMENT STATEMENT

#### PURCHASE OF 67 SEASIDE AVENUE, YANCHEP

PURCHASE PRICE	420,000.00	
Deposit paid		10,000.00
Settlement Fee (Actual \$1,443) My Fee	1,150.00	
Registration Fee on Transfer	250.00	
Search Fees & Disbursements - estimate	100.00	
Account Enquiry Fees to Water, Shire and State Tax for Change of Ownership	181.32	
Amount held for your proportion of rates	500.00	
White Ant Certificate - estimate	250.00	
ESTIMATED BALANCE DUE BY YOU AT SETTLEMENT		412,431.32
	<u>\$ 422,431.32</u>	<u>\$ 422,431.32</u>

Please forward a cheque for the sum of **\$ 13,965.00** made payable to "**Commissioner of State Revenue**" when returning the enclosed documents, being payment of Transfer Duty on the Offer and Acceptance Contract.

E.&O.E.

Postal Address: P.O. Box 827, Toodyay, W.A. 6566

Telephone: (08) 9574 4320

Facsimile: (08) 9574 5014

Licensee: Sharon Stivey  
10 Liddelow Place, Toodyay, W.A. 6566  
stivey@westnet.com.au

An Independent Real Estate Settlement Agency  
SA TC931



# Contract for sale of land or strata title offer and acceptance



NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the contract

TO: **KAJEBOC PTY LTD RA59913 T/AS**  
**RAYWHITE SUN CITY**  
**SHOP 1, 99 LINDSAY BEACH BOULEVARD**  
**YANCHEP WA 6035**  
**LICENSEE - KYLIE O'CONNOR**

As Agent for the Seller / Buyer

THE BUYER (FULL NAME AND ADDRESS)

**BEEBYN PTY LTD AS TRUSTEE FOR BEEBYN PROPERTY TRUST OF UNIT 1/4 FARRALL ROAD, MIDVALE WA 6056**

OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels set out in the Schedule ("the Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

The Property at: **SCHEDULE**  
**67 SEASIDE AVENUE, YANCHEP WA 6035**

Lot **99** Deposited/Survey/Strata/Diagram/Plan **52670** Vol **2639** Folio **349**  
 deposit of \$ **10,000.00** of which \$ **NIL** is paid now and \$ **10,000.00** to be paid within **10** days of acceptance

to be held by **RAY WHITE SUN CITY TRUST ACCOUNT**  
 ("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price **\$420,000**

Settlement Date **40 DAYS FROM FORMAL FINANCE ACCEPTANCE**

Property Chattels including **WINDOW TREATMENTS, FIXED FLOOR COVERINGS AND LIGHT FITTINGS AS INSPECTED ON 14/02/2013**

**FINANCE CLAUSE IS APPLICABLE :**

LENDER **TBA**  
(NB. If blank, can be any Lender)  
 LATEST TIME: 4pm on: **28 DAYS FROM ACCEPTANCE**  
 AMOUNT OF LOAN: **TBA**  
 SIGNATURE OF BUYER **[Signature]**

**FINANCE CLAUSE IS NOT APPLICABLE :**

Signature of the Buyer If Finance Clause IS NOT applicable  
 \_\_\_\_\_  
 \_\_\_\_\_

**SPECIAL CONDITIONS**

- PLEASE REFER TO ANNEXURE 'A' AS IT FORMS A PART OF CONTRACT
- PLEASE REFER TO ANNEXURE 'B' AS IT FORMS A PART OF CONTRACT
- THE PURCHASERS HAVE RECEIVED A COPY OF 'G407790' MEMORIAL TOWN PLANNING & DEVELOPMENT, 'J961932' RESTRICTIVE COVENANT BENEFIT AND 'J961932' RESTRICTIVE COVENANT BURDEN AND 'J961933' RESTRICTIVE COVENANT TO CITY OF MANNING.
- THE PURCHASER IS AWARE THAT THERE IS A PERIODIC TENANCY AGREEMENT ON THE PROPERTY.

X **[Signature]** \_\_\_\_\_

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

# Contract for sale of land or strata title by offer and acceptance



## CONDITIONS

### 1. SUBJECT TO FINANCE

If the Buyer signs the "Finance Clause Is not Applicable" box in the Schedule, or if no information is completed in the "Finance Clause Is Applicable" box in the Schedule, then this Clause 1 does not apply to the Contract.  
If any information is completed in or the Buyer signs the "Finance Clause Is Applicable" box in the Schedule, then this Clause 1 applies to the Contract.

#### 1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

- (a) The Buyer must:
  - (1) Immediately after the Contract Date make a Finance Application to the Lender using, if required by the Lender, the Property as security; and
  - (2) use all best endeavours in good faith to obtain Finance Approval.
- (b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(i) then the Contract will not come to an end under Clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.
- (c) The Buyer must immediately give to the Seller or Seller Agent:
  - (1) an Approval Notice if the Buyer obtains Finance Approval; or
  - (2) a Non Approval Notice if the Finance Application is rejected;
 at any time while the Contract is in force and effect.

#### 1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

- (a) written Finance Approval has not been obtained or the Finance Application has been rejected; and
- (b) the Buyer gives a Non Approval Notice to the Seller or Seller Agent.

#### 1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time:

- (a) the Buyer has not given an Approval Notice to the Seller or Seller Agent; and
  - (b) the Buyer has not given a Non Approval Notice to the Seller or Seller Agent;
- then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non-Approval Notice to the Seller or Seller Agent.

#### 1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

- (a) Finance Approval has been obtained; and
  - (b) the Buyer has given an Approval Notice to the Seller or Seller Agent;
- then this Clause 1 is satisfied and this Contract is in full force and effect.

#### 1.5 Notice Not Given by Latest Time: Seller's Right to Terminate

If by the Latest Time the Buyer has not given an Approval Notice or a Non Approval Notice to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

#### 1.6 Buyer Must Keep Seller Informed: Evidence

- (a) If requested in writing by the Seller or Seller Agent the Buyer must:
  - (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
  - (2) provide evidence in writing of the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and
  - (3) If applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.
- (b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender the information referred to in Clause 1.6(a).

#### 1.7 Right To Terminate

If a Party has the right to terminate under this Clause 1, then:

- (a) termination must be effected by written Notice to the other Party;
- (b) Clauses 23 and 24 of the 2011 General Conditions do not apply to the right to terminate;
- (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
- (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

#### 1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this Clause is deemed satisfied.

#### 1.9 Definitions

In this Clause:

**Amount of Loan** means either the amount referred to in the Schedule or any lesser amount of finance referred to in the Finance Application. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

**Approval Notice** means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been obtained. **Finance Application** means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract.

**Finance Approval** means:

- (a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and
- (b) for the Amount of Loan; and
- (c) which is unconditional or subject to terms and conditions:
  - (i) which are the Lenders usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
  - (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
  - (3) which, if the condition is other than as referred to in paragraphs (i) and (2) above includes:
    - (i) an acceptable valuation of any property;
    - (ii) attaching a particular loan to value ratio;
    - (iii) the sale of another property; or
    - (iv) the obtaining of mortgage insurance; and has in fact been satisfied.

**Latest Time** means:

- (a) the time and date referred to in the Schedule; or
- (b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date.

**Lender** means:

- (a) the lender nominated in the Schedule; or
- (b) if no lender is nominated in the Schedule, any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

**Non Approval Notice** means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained.

2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.

3. The 2011 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.

4. GST is applicable to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.



# contract for sale of land or strata title by offer and acceptance



**BUYER** (If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.)

Witness \_\_\_\_\_ Date \_\_\_\_\_

* Lisa M Leff	* T Eans	* 14/02/2013

**THE SELLER** (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer

CRAIG ROBERT WILLIAMS OF 41/99 HERDSMAN PARADE  
WEMBLEY 6019

( ) corporation, then the Seller executes this Contract pursuant to s.127 of the Corporations Act.]

Witness \_\_\_\_\_ Date \_\_\_\_\_


**JOINT FORM**

A true copy of this document has been received by each of the Parties - together with a copy of the 2011 General Conditions.

* [Signature]			
---------------	--	--	--

**STRATA DISCLOSURES**

If the Property is a Strata Lot, then the Buyer acknowledges having received the Form 28 Disclosure Statement before signing this Contract.

--	--	--	--

**CONVEYANCER (Legal Practitioner/Settlement Agent)**

The Parties nominate their Representative below to act on their behalf and consent to Notices being served to that Representative's email number.

	BUYER'S REPRESENTATIVE	SELLER'S REPRESENTATIVE
Name	* SHARON STIVEY SETTLEMENTS	
Signature	[Signature]	

**COPYRIGHT**

The copyright of this Contract by Offer and Acceptance is the property of the Real Estate Institute of Western Australia (Inc.) ('REIWA') and neither the Form nor any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any manner whatsoever in any other document without the consent of the REIWA. 02/11

[Handwritten signature]

151B

WESTERN



AUSTRALIA

REGISTER NUMBER <b>199/DP52670</b>	
DUPLICATE EDITION <b>3</b>	DATE DUPLICATE ISSUED <b>24/5/2013</b>

**RECORD OF CERTIFICATE OF TITLE**  
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2639** FOLIO **349**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 199 ON DEPOSITED PLAN 52670

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

BEEBYN PTY LTD OF POST OFFICE BOX 719, TOODYAY

(T M259118 ) REGISTERED 2 MAY 2013

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

- EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 1466/1928
- \*G407790 MEMORIAL TOWN PLANNING & DEVELOPMENT ACT 1928 REGISTERED 27.2.1997.
- RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 52670 AND INSTRUMENT J961932
- RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 52670 AND INSTRUMENT J961932
- J961933 RESTRICTIVE COVENANT TO CITY OF WANNEROO REGISTERED 23.10.2006.
- M259119 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 2.5.2013.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
 \* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
 Lot as described in the land description may be a lot or locallon.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP52670.  
 PREVIOUS TITLE: 2639-337.  
 PROPERTY STREET ADDRESS: 67 SEASIDE AV, YANCHEP.  
 LOCAL GOVERNMENT AREA: CITY OF WANNEROO.



# The Professionals

Northern Coast Real Estate

11 March 2021

**Director  
BEEBYN PTY LTD  
PO BOX 719  
TOODJAY W A 6566**

Dear Lisa

**RE: MARKET APPRAISAL – 67 SEASIDE AVENUE YANCHEP**

Thank you for the opportunity to appraise the above mentioned property. In order to arrive at a realistic current market assessment the following factors were taken into consideration:

- Location
- Age, size & quality of construction
- Comparative properties for sale in the area
- Recent sales evidence of similar properties
- Current supply & demand conditions

I recommend a current marketing price range of **\$415,000-\$425,000** = \$420,000 Avg

Our aim is to achieve the highest possible price for your property. The Professionals use a proven marketing system spearheaded by the highest quality internet presence and backed up by an experienced and motivated team.

This property is situated in a wonderful position, and has some great features. However, it will appeal to a particular target market, and therefore, will require strategic marketing to the right buyer(s)

We look forward to being of assistance in the near future.

Please do not hesitate to contact us, assuring you of the best service and attention at all times.

Yours faithfully



**CHRIS MINCHINTON**  
**40 years selling experience**  
Director/Licensee  
0411 883 734

Disclaimer: This appraisal has been solely prepared for the information of the client and not for any third party. Although every care has been taken at arriving at this figure, we stress that it is an opinion only and not to be taken as a sworn licensed valuation. We do not accept responsibility for any error or omission.



**BASIC MARKETING BUDGET**  
**67 Seaside Avenue**  
**YANCHEP**

• For Sale Sign	\$99.00
• Admin Fee	\$150.00
• Professional Photography	\$165.00
• 4 websites – professionals.com.au	\$150.00
- reiwa.com.au	
- domain.com.au	
Premium Property-Real Estate.Com	\$768.00
• Office window display – Colour Brochure	No Charge
• Tell 150 Handouts	No Charge
• Email sent to Potential Buyer Database	No Charge
• Regular Activity reports & Market Updates to Clients	No Charge

TOTAL MARKETING FEES \$1332.00

**Your Total Marketing Contribution is \$1582 payable upfront**

**SUCCESS FEE**  
**2.2%incl Gst**  
**Based on SalePrice**  
**Eg. Sale Price is \$420,000**  
**Commission is \$9240incl.Gst**  
**Payable upon Settlement**





# IntelliVal Automated Valuation Estimate

Prepared on 09 March 2021

67 Seaside Avenue Yanchep WA 6035

Estimated Value:

**\$380,000**

Estimated Value Confidence:



Estimated Price Range:

**\$330,000 - \$428,000**

Property Attributes:

4   
 2   
 2   
 142m<sup>2</sup>



Year Built	Land Area	Property Type	Land Use	Development Zoning
2009	374m <sup>2</sup>	House	House	Urbdev - urban development

## Sales History

Sale Date	Sale Price	Sale Type
13 Feb 2013	\$420,000	Unknown
31 Oct 2005	\$145,000	Unknown

Estimated Value as at 08 March 2021. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

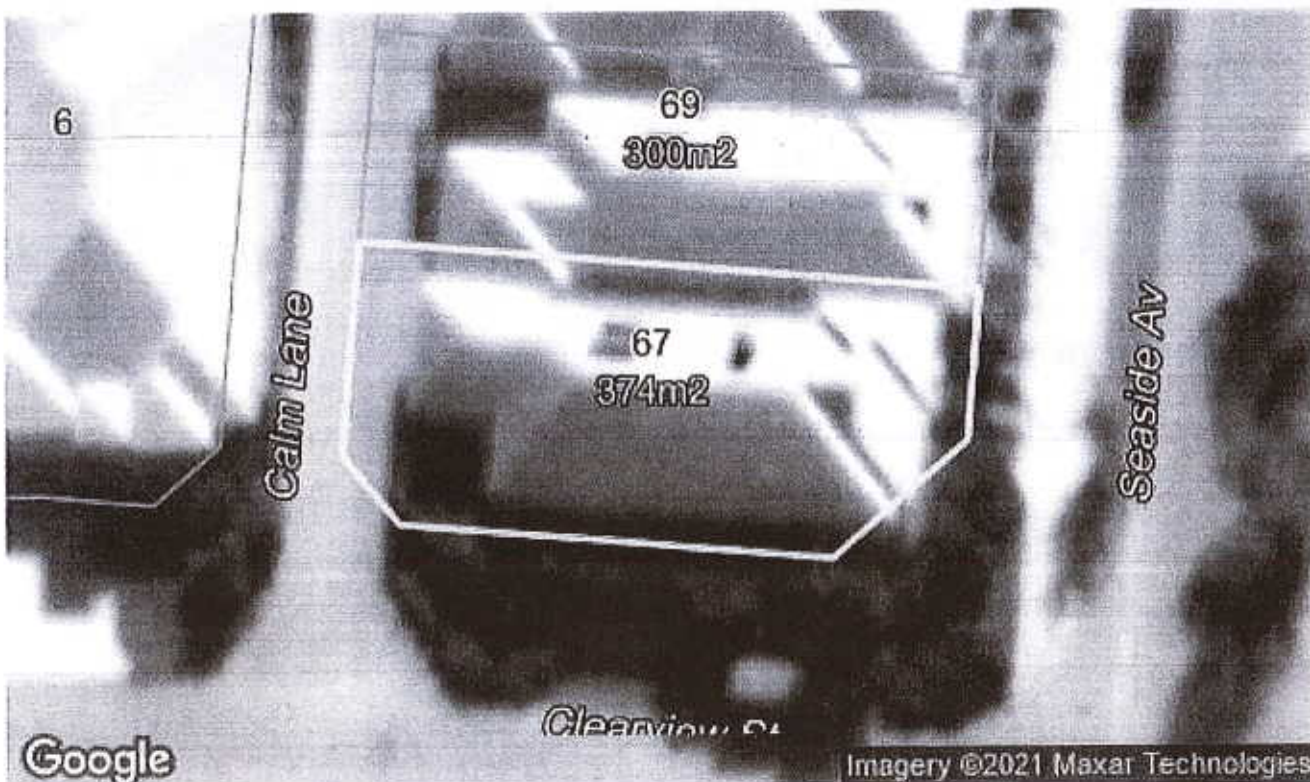
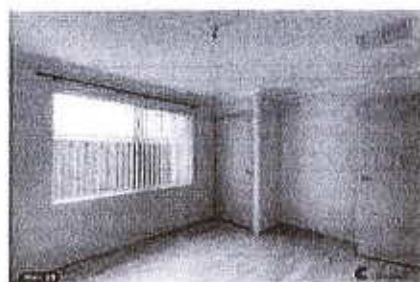
For further information about confidence levels, please refer to the end of this document.



67 Seaside Avenue Yanchep WA 6035

Prepared on 09 March 2021

### Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate







# Statement of Account HOME LOAN

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



053

MR J J EGERTON & MS L M SEIVWRIGHT  
LOT 62 ONE MAN ROAD  
TOODYAY WA 6566

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

**Loan Acct Number** S611 0140329 00

**BSB/Acct ID No.** 116-911 014032900

**Statement Start Date** 29/04/2021

**Statement End Date** 30/06/2021

**Page** 1 of 2

## Loan Account

BEEBYNBURRA PTY LTD ACN 159 576 673 ATF BEEBYNBURRA SELF MANAGED SUPER

### Account Summary as at 30 Jun 2021

<b>Opening Balance</b>		<b>Interest Charge for the Period</b>		<b>Total Debits excluding Interest</b>		<b>Total Credits</b>		<b>Closing Balance</b>
267,878.34	+	\$2,625.34	+	24.00	-	3,644.00	=	266,883.68
		<b>Contract Term Remaining</b>		<b>Forecasted Term</b>		<b>Interest Offset Benefit for Statement Period</b>		<b>Annual Percentage Rate</b>
		21yrs 10mths		21yrs 10mths		\$0.00		5.870%

### Repayment Details as at 30 Jun 2021

**Monthly Repayment**  
\$1,822.00

**Monthly Repayment Due Date**  
due on the 28th

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2021 IS \$15,855.21.



**Biller Code: 808220**  
**Ref: 116911014032900**

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

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



Loan Acct Number S611 0140329 00

BSB/Acct ID No. 116-911 014032900

Statement Start Date 29/04/2021

Statement End Date 30/06/2021

Page 2 of 2

**Phone Banking Plus**  
**☎ 13 33 22**

**Transaction Details**

Date	Transaction Description	Debit	Credit	Loan Balance
29 Apr 2021	<i>Opening Balance</i> Interest Rate 5.870% PA			267,878.34
27 May 2021	INTEREST	1,292.42		269,170.76
27 May 2021	ADMIN FEE	12.00		269,182.76
28 May 2021	OUTWARD D/E		1,822.00	267,360.76
27 Jun 2021	INTEREST	1,332.92		268,693.68
27 Jun 2021	ADMIN FEE	12.00		268,705.68
28 Jun 2021	OUTWARD D/E		1,822.00	266,883.68
30 Jun 2021	<i>Closing Balance</i>			266,883.68

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode.

To help you learn how you can protect your card against unauthorised transactions, you can find more information at [stgeorge.com.au/dispute](http://stgeorge.com.au/dispute)



# Statement of Account

## HOME LOAN

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



053

MR J J EGERTON & MS L M SEIVWRIGHT  
LOT 62 ONE MAN ROAD  
TOODYAY WA 6566

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

**Loan Acct Number** S611 0140329 00

**BSB/Acct ID No.** 116-911 014032900

**Statement Start Date** 01/07/2020

**Statement End Date** 28/10/2020

**Page** 1 of 2

### Loan Account

BEEBYNBURRA PTY LTD ACN 159 576 673 ATF BEEBYNBURRA SELF MANAGED SUPER

### Account Summary as at 28 Oct 2020

<b>Opening Balance</b>		<b>Interest Charge for the Period</b>		<b>Total Debits excluding Interest</b>		<b>Total Credits</b>		<b>Closing Balance</b>
272,748.47	+	\$5,337.46	+	48.00	-	7,288.00	=	270,845.93
		<b>Contract Term Remaining</b>		<b>Forecasted Term</b>		<b>Interest Offset Benefit for Statement Period</b>		<b>Annual Percentage Rate</b>
		22yrs 06mths		22yrs 06mths		\$0.00		5.870%

### Repayment Details as at 28 Oct 2020

#### Monthly Repayment

\$1,822.00

#### Monthly Repayment Due Date

due on the 28th



**Bill Code: 808220**  
**Ref: 116911014032900**

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

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

**Phone Banking Plus**  
☎ 13 33 22

**Loan Acct Number** S611 0140329 00

**BSB/Acct ID No.** 116-911 014032900

**Statement Start Date** 01/07/2020

**Statement End Date** 28/10/2020

**Page** 2 of 2

### Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
01 Jul 2020	<i>Opening Balance</i> Interest Rate 5.870% PA			272,748.47
27 Jul 2020	INTEREST	1,315.92		274,064.39
27 Jul 2020	ADMIN FEE	12.00		274,076.39
28 Jul 2020	OUTWARD D/E		1,822.00	272,254.39
27 Aug 2020	INTEREST	1,357.32		273,611.71
27 Aug 2020	ADMIN FEE	12.00		273,623.71
28 Aug 2020	OUTWARD D/E		1,822.00	271,801.71
27 Sep 2020	INTEREST	1,355.06		273,156.77
27 Sep 2020	ADMIN FEE	12.00		273,168.77
28 Sep 2020	OUTWARD D/E		1,822.00	271,346.77
27 Oct 2020	INTEREST	1,309.16		272,665.93
27 Oct 2020	ADMIN FEE	12.00		272,667.93
28 Oct 2020	OUTWARD D/E		1,822.00	270,845.93
28 Oct 2020	<i>Closing Balance</i>			270,845.93

A reminder to periodically check with your insurer that the insurance on the property has adequate cover, as your mortgage terms require that the property is fully insured. Find out more at the Australian Securities and Investments Commission website: [moneysmart.gov.au](http://moneysmart.gov.au). Strata titles may be covered by body corporate insurance. To talk through specific insurance needs, contact the current insurer, body corporate, or visit [stgeorge.com.au/building-insurance](http://stgeorge.com.au/building-insurance)

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode.

To help you learn how you can protect your card against unauthorised transactions, you can find more information at [stgeorge.com.au/dispute](http://stgeorge.com.au/dispute)



# Statement of Account HOME LOAN

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



MR J J EGERTON & MS L M SEIVWRIGHT  
LOT 62 ONE MAN ROAD  
TOODYAY WA 6566

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

**Loan Acct Number** S611 0140329 00

**BSB/Acct ID No.** 116-911 014032900

**Statement Start Date** 29/10/2020

**Statement End Date** 28/04/2021

**Page** 1 of 2

### Loan Account

BEEBYNBURRA PTY LTD ACN 159 576 673 ATF BEEBYNBURRA SELF MANAGED SUPER

### Account Summary as at 28 Apr 2021

<b>Opening Balance</b>		<b>Interest Charge for the Period</b>		<b>Total Debits excluding Interest</b>		<b>Total Credits</b>		<b>Closing Balance</b>
270,845.93	+	\$7,892.41	+	72.00	-	10,932.00	=	267,878.34
		<b>Contract Term Remaining</b>		<b>Forecasted Term</b>		<b>Interest Offset Benefit for Statement Period</b>		<b>Annual Percentage Rate</b>
		22yrs 00mths		22yrs 00mths		\$0.00		5.870%

### Repayment Details as at 28 Apr 2021

**Monthly Repayment**  
\$1,822.00

**Monthly Repayment Due Date**  
due on the 28th



**Biller Code: 808220**  
**Ref: 116911014032900**

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

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

<b>Phone Banking Plus</b>  13 33 22
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**Loan Acct Number** S611 0140329 00

**BSB/Acct ID No.** 116-911 014032900

**Statement Start Date** 29/10/2020

**Statement End Date** 28/04/2021

**Page** 2 of 2

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**Transaction Details**

<b>Date</b>	<b>Transaction Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Loan Balance</b>
29 Oct 2020	<i>Opening Balance</i> Interest Rate 5.870% PA			270,845.93
27 Nov 2020	INTEREST	1,350.30		272,196.23
27 Nov 2020	ADMIN FEE	12.00		272,208.23
28 Nov 2020	OUTWARD D/E		1,822.00	270,386.23
27 Dec 2020	INTEREST	1,304.52		271,690.75
27 Dec 2020	ADMIN FEE	12.00		271,702.75
28 Dec 2020	OUTWARD D/E		1,822.00	269,880.75
27 Jan 2021	INTEREST	1,345.48		271,226.23
27 Jan 2021	ADMIN FEE	12.00		271,238.23
28 Jan 2021	OUTWARD D/E		1,822.00	269,416.23
27 Feb 2021	INTEREST	1,343.17		270,759.40
27 Feb 2021	ADMIN FEE	12.00		270,771.40
28 Feb 2021	OUTWARD D/E		1,822.00	268,949.40
27 Mar 2021	INTEREST	1,211.08		270,160.48
27 Mar 2021	ADMIN FEE	12.00		270,172.48
28 Mar 2021	OUTWARD D/E		1,822.00	268,350.48
27 Apr 2021	INTEREST	1,337.86		269,688.34
27 Apr 2021	ADMIN FEE	12.00		269,700.34
28 Apr 2021	OUTWARD D/E		1,822.00	267,878.34
28 Apr 2021	<i>Closing Balance</i>			267,878.34

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Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode.

To help you learn how you can protect your card against unauthorised transactions, you can find more information at [stgeorge.com.au/dispute](http://stgeorge.com.au/dispute)



## Interest and tax summary

BEEBYNBURRA PTY LTD

### Financial year

2020 / 2021

Account	Interest received	Interest paid	Withholding tax	ABN/Tax file number
Westpac DIY Super Working Account 036107 227023	\$0.10	n/a	\$0.00	Provided
Westpac DIY Super Savings Account 036107 227031	\$15.03	n/a	\$0.00	Provided
Westpac Business One Flexi 036107 251808	\$0.00	n/a	\$0.00	Provided
<b>Total</b>	<b>\$15.13 ^</b>	<b>\$0.00</b>	<b>\$0.00</b>	

### Things you should know

- 1 Interest and tax summary is available for eligible accounts issued by Westpac Banking Corporation, if the information is accessible to you in Westpac Live. This summary may not reflect all accounts held by you with the Westpac Group. Third-party accounts are accounts you have been authorised to view by the Account holders. The information displayed relates to the Account holders' account. Amounts are displayed for the financial year indicated from 1 July to 30 June (inclusive).
- 2 Accounts not eligible for this summary include, but are not limited to: credit cards, passbook accounts, closed joint accounts, some loan products and accounts held with other financial institutions. You should refer to statements issued for these or other ineligible products for details.
- 3 Some accounts may display a zero balance if the amounts and totals are not accessible or available in Westpac Live.
- 4 If interest has been prepaid on an account, it will not be shown in the heading "Interest paid". For such an account, you should refer to statements issued for the relevant financial year, to calculate your total interest paid.



**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND**

Page 1 of 1

**ABN 45 800 831 600****Ledger Entries Report for the year ending 30 June, 2021**

21/03/2022

11:19

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
<b>Account number 0575 - Interest received</b>							
31/07/2020	000000009	R	Interest			1.15	(1.15)
31/08/2020	000000017	R	Interest			1.18	(2.33)
30/09/2020	000000023	R	Interest			1.19	(3.52)
30/10/2020	000000028	R	Interest			1.23	(4.75)
30/11/2020	000000033	R	Interest			1.28	(6.03)
31/12/2020	000000042	R	Interest			1.33	(7.36)
31/12/2020	000000053	R	Interest			0.01	(7.37)
29/01/2021	000000092	R	Interest			1.26	(8.63)
29/01/2021	000000109	R	Interest			0.02	(8.65)
26/02/2021	000000099	R	Interest			1.20	(9.85)
26/02/2021	000000113	R	Interest			0.01	(9.86)
31/03/2021	000000107	R	Interest			1.42	(11.28)
31/03/2021	000000119	R	Interest			0.01	(11.29)
30/04/2021	000000055	R	Interest			0.02	(11.31)
30/04/2021	000000068	R	Interest			1.24	(12.55)
31/05/2021	000000059	R	Interest			0.02	(12.57)
31/05/2021	000000074	R	Interest			1.29	(13.86)
30/06/2021	000000062	R	Interest			0.01	(13.87)
30/06/2021	000000079	R	Interest			1.26	(15.13)
Total						<b>15.13</b>	

Beebyburra SMSF

2021

Contributions Received

Employer	Joe	Lisa	
1/07/2020	\$ 711.54		Superchoice
15/07/2020	\$ 711.54		Superchoice
24/07/2020		1309.64	Quicksuper
29/07/2020	\$ 711.54		Superchoice
12/08/2020	\$ 711.54		Superchoice
26/08/2020	\$ 154.47		Superchoice x - change of job
28/08/2020		\$ 1,933.19	Quicksuper
8/09/2020		\$ 362.35	Quicksuper
28/09/2020		\$ 1,325.02	Quicksuper
8/10/2020	\$ 672.92		Quicksuper
19/10/2020		\$ 1,325.02	Quicksuper
2/11/2020		\$ 321.27	Superchoice x - change of job
9/11/2020	\$ 672.92		Quicksuper
13/11/2020		\$ 589.00	Superchoice
30/11/2020		\$ 589.00	Superchoice
30/11/2020	\$ 927.44		Quicksuper
8/12/2020	\$ 672.92		Quicksuper
11/12/2020		\$ 639.12	Superchoice
29/12/2020		\$ 887.67	Superchoice
8/01/2021	\$ 672.92		Quicksuper
19/01/2021		\$ 639.12	Superchoice
22/01/2021		\$ 639.12	Superchoice
8/02/2021	\$ 672.92		Quicksuper
16/02/2021		\$ 639.12	Superchoice
19/02/2021		\$ 639.12	Superchoice
5/03/2021		\$ 639.12	Superchoice
8/03/2021	\$ 672.92		Quicksuper
19/03/2021		\$ 982.25	Superchoice
9/04/2021		\$ 639.12	Superchoice
9/04/2021	\$ 672.92		Quicksuper
21/04/2021		\$ 639.12	Superchoice
30/04/2021		\$ 639.12	Superchoice
10/05/2021	\$ 672.92		Quicksuper
18/05/2021		\$ 639.12	Superchoice
28/05/2021		\$ 639.12	Superchoice
8/06/2021	\$ 672.92		Quicksuper
15/06/2021		\$ 639.12	Superchoice
29/06/2021		\$ 1,039.44	Superchoice
	<u>\$ 9,984.35</u>	<u>\$ 18,333.29</u>	

Members Taxable

\$ -	\$ -
<u>\$ -</u>	<u>\$ -</u>

Members Non-Concessional

\$ -	\$ -
<u>\$ -</u>	<u>\$ -</u>

Totals

<u>\$ 9,984.35</u>	<u>\$ 18,333.29</u>
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**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND**

Page 1 of 2

**ABN 45 800 831 600****Ledger Entries Report for the year ending 30 June, 2021**

21/03/2022

13:01

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
<b>Account number 0716.01 - Employers contributions</b>							
01/07/2020	000000003	R	Superchoice			711.54	(711.54)
15/07/2020	000000005	R	Superchoice			711.54	(1,423.08)
29/07/2020	000000008	R	Superchoice			711.54	(2,134.62)
12/08/2020	000000011	R	Superchoice			711.54	(2,846.16)
26/08/2020	000000012	R	Superchoice			154.47	(3,000.63)
08/10/2020	000000025	R	Quicksuper			672.92	(3,673.55)
09/11/2020	000000031	R	Quicksuper			672.92	(4,346.47)
30/11/2020	000000035	R	Quicksuper			927.44	(5,273.91)
08/12/2020	000000038	R	Quicksuper			672.92	(5,946.83)
08/01/2021	000000088	R	Quicksuper			672.92	(6,619.75)
08/02/2021	000000094	R	Quicksuper			672.92	(7,292.67)
08/03/2021	000000102	R	Quicksuper			672.92	(7,965.59)
09/04/2021	000000064	R	Quicksuper			672.92	(8,638.51)
10/05/2021	000000070	R	Quicksuper			672.92	(9,311.43)
08/06/2021	000000075	R	Quicksuper			672.92	(9,984.35)
Total						<b>9,984.35</b>	<b>-M2</b>

**Account number 0716.02 - Employers contributions**

24/07/2020	000000006	R	Quicksuper			1,309.64	(1,309.64)
28/08/2020	000000015	R	Quicksuper			1,933.19	(3,242.83)
08/09/2020	000000019	R	Quicksuper			362.35	(3,605.18)
28/09/2020	000000021	R	Quicksuper			1,325.02	(4,930.20)
19/10/2020	000000026	R	Quicksuper			1,325.02	(6,255.22)
02/11/2020	000000029	R	Superchoice			321.27	(6,576.49)
13/11/2020	000000032	R	Superchoice			589.00	(7,165.49)
30/11/2020	000000034	R	Superchoice			589.00	(7,754.49)
11/12/2020	000000039	R	Superchoice			639.12	(8,393.61)
29/12/2020	000000040	R	Superchoice			887.67	(9,281.28)
19/01/2021	000000089	R	Superchoice			639.12	(9,920.40)
22/01/2021	000000090	R	Superchoice			639.12	(10,559.52)
16/02/2021	000000097	R	Superchoice			639.12	(11,198.64)
19/02/2021	000000098	R	Superchoice			639.12	(11,837.76)
05/03/2021	000000101	R	Superchoice			639.12	(12,476.88)
19/03/2021	000000103	R	Superchoice			982.25	(13,459.13)
09/04/2021	000000065	R	Superchoice			639.12	(14,098.25)
21/04/2021	000000066	R	Superchoice			639.12	(14,737.37)
30/04/2021	000000069	R	Superchoice			639.12	(15,376.49)
18/05/2021	000000071	R	Superchoice			639.12	(16,015.61)
28/05/2021	000000072	R	Superchoice			639.12	(16,654.73)
15/06/2021	000000076	R	Superchoice			639.12	(17,293.85)

**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND**

**ABN 45 800 831 600**

**Ledger Entries Report for the year ending 30 June, 2021**

21/03/2022  
13:01

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
29/06/2021	000000078	R	Superchoice			1,039.44	(18,333.29)
Total						18,333.29	M3



Australian Government  
Australian Taxation Office

**Agent** D BAKER & ASSOCIATES PTY LTD  
**Client** EGERTON, JOSEPH  
**ABN** 36 382 895 977



## Income statements

<b>Status</b>	Tax ready
<b>Employee number</b>	287
<b>Financial year</b>	2020-21
<b>Employer</b>	SHIRE OF TRAYNING
<b>Branch</b>	001
<b>Employer ABN/Branch</b>	13 671 073 560 / 001
<b>BMS ID</b>	4C0D5CA7-0F31-48C1-BA33-91EF61EE9F6B
<b>Period</b>	01/07/2020 - 07/08/2020
<b>Reported Date</b>	24/06/2021

### Income

**Gross payments - individual** \$13,559.65

### Tax withheld or foreign tax paid

**PAYG withholding - individual** \$3,453.75

### Lump sum amounts

**Lump sum payment A** \$0.00

**Lump sum payment B** \$0.00

**Lump sum payment D** \$0.00

**Lump sum payment E** \$0.00

### Allowances

**Total** \$0.00

### Deductions

**Total** \$0.00

### Employer reported super

**Employer superannuation contribution liability** \$1,259.01 - PD



Where your client has an entitlement to super contributions the employer must pay super into your client's fund at least quarterly. Advise your client to check their super fund for payments made by the employer.

### Other amounts

<b>Reportable employer super contributions</b>	\$1,201.78	=	\$2460.79	①	①
<b>Community Development Employment Projects payments</b>	\$0.00		+ \$7091.55	②	
<b>Reportable fringe benefits - total</b>	\$0.00		= \$9552.34		

① Actual paid = \$3000.63  
 (\$711.54) - 2020  
 = \$2289.09 - short \$171.70

② Actual paid = \$6983.72  
 = \$9984.35





Australian Government  
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD  
Client EGERTON, JOSEPH  
ABN 36 382 895 977



## Income statements

<b>Status</b>	Tax ready
<b>Employee number</b>	26622
<b>Financial year</b>	2020-21
<b>Employer</b>	FULTON HOGAN INDUSTRIES PTY LTD
<b>Branch</b>	001
<b>Employer ABN/Branch</b>	54 000 538 689 / 001
<b>BMS ID</b>	MYOB-PAYGLOBAL-54000538689-001-D8ED2344-B2DC-41E0-8165-64BCF1A4217D
<b>Period</b>	17/08/2020 - 29/06/2021
<b>Reported Date</b>	29/06/2021
<b>Income</b>	
<b>Gross payments - individual</b>	\$89,982.44
<b>Tax withheld or foreign tax paid</b>	
<b>PAYG withholding - individual</b>	\$22,664.00
<b>Lump sum amounts</b>	
<b>Lump sum payment A</b>	\$0.00
<b>Lump sum payment B</b>	\$0.00
<b>Lump sum payment D</b>	\$0.00
<b>Lump sum payment E</b>	\$0.00
<b>Allowances</b>	
<b>Total</b>	\$0.00
<b>Deductions</b>	
<b>Total</b>	\$0.00
<b>Employer reported super</b>	
<b>Employer superannuation contribution liability</b>	\$7,091.55 <sup>^</sup> - ? not 9.5%



Where your client has an entitlement to super contributions the employer must pay super into your client's fund at least quarterly. Advise your client to check their super fund for payments made by the employer.



Australian Government  
Australian Taxation Office

**Agent** D BAKER & ASSOCIATES PTY LTD  
**Client** SEIVWRIGHT, LISA  
**TFN** 182 453 668



## Income statements

<b>Status</b>	Tax ready
<b>Employee number</b>	21013187
<b>Financial year</b>	2020-21
<b>Employer</b>	BHP WAIO PTY LTD
<b>Branch</b>	001
<b>Employer ABN/Branch</b>	18 008 852 784 / 001
<b>BMS ID</b>	B60A0742-89E0-49FB-8979-A12E3B094E8C
<b>Period</b>	19/10/2020 - 30/06/2021
<b>Reported Date</b>	02/07/2021

### Income

**Gross payments - individual** \$94,478.42

### Tax withheld or foreign tax paid

**PAYG withholding - individual** \$26,792.00

### Lump sum amounts

**Lump sum payment A** \$0.00

**Lump sum payment B** \$0.00

**Lump sum payment D** \$0.00

**Lump sum payment E** \$0.00

### Allowances

**Total** \$0.00

### Deductions

**Total** \$0.00

### Employer reported super

**Employer superannuation contribution liability** \$9,244.63 - PTO



Where your client has an entitlement to super contributions the employer must pay super into your client's fund at least quarterly. Advise your client to check their super fund for payments made by the employer.

### Other amounts

<b>Reportable employer super contributions</b>	\$2,833.44	= \$12078.07 A	①
<b>Community Development Employment Projects payments</b>	\$0.00	+ \$5510.67	②
<b>Reportable fringe benefits - total</b>	\$0.00	= \$17588.74	

① Actual paid = \$12078.07 A

② Actual paid = \$6255.72 - \$744.55 - 2020  
= \$18323.29



Australian Government  
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD  
Client SEIWRIGHT, LISA  
TFN 182 453 668

②

## Income statements

<b>Status</b>	Tax ready
<b>Employee number</b>	SEIL01
<b>Financial year</b>	2020-21
<b>Employer</b>	CAREY MINING PTY LTD
<b>Branch</b>	001
<b>Employer ABN/Branch</b>	75 073 810 910 / 001
<b>BMS ID</b>	56745675-D4CF-4260-6218-AF7E25A9E938
<b>Period</b>	01/07/2020 - 13/10/2020
<b>Reported Date</b>	06/07/2021

### Income

**Gross payments - individual** \$41,627.67

### Tax withheld or foreign tax paid

**PAYG withholding - individual** \$12,075.00

### Lump sum amounts

**Lump sum payment A** \$0.00

**Lump sum payment B** \$0.00

**Lump sum payment D** \$0.00

**Lump sum payment E** \$0.00

### Allowances

**Total** \$0.00

### Deductions

**Total** \$0.00

### Employer reported super

**Employer superannuation contribution liability** \$3,703.07 - PTD



Where your client has an entitlement to super contributions the employer must pay super into your client's fund at least quarterly. Advise your client to check their super fund for payments made by the employer.

### Other amounts

<b>Reportable employer super contributions</b>	\$1,807.60 = <del>\$</del> 5510.67
<b>Community Development Employment Projects payments</b>	\$0.00
<b>Reportable fringe benefits - total</b>	\$0.00

2





## Income & Expenditure Summary

**Lisa Seivwright**  
PO Box 719  
TOODYAY WA 6566

Date 1/07/2020 to 30/06/2021

From Statement: **1 (4/07/2020)**  
To Statement: **11 (2/06/2021)**

**Beebyburra PTY LTD (ID: 154)**

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>OPENING BALANCE: \$0.00</b>													
Owner Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### Residential Properties

**67 Seaside Avenue, YANCHEP, WA 6035**

#### Property Income

##### Residential Rent

0.00	1500.00	1454.29	731.42	1920.00	1280.00	2560.00	0.00	1280.00	1280.00	1920.00	1280.00	15205.71
												<b>\$15,205.71</b> ✓
												<i>(GST Total: \$0.00)</i>

#### Property Expenses

##### Council Rates

0.00	0.00	398.97	0.00	398.97	0.00	398.97	0.00	398.97	0.00	0.00	0.00	1595.88
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##### Electrical Repairs & Maintenance (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00	0.00	99.00
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##### General Repairs & Maintenance (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	264.00	✓	0.00	0.00	0.00	0.00	264.00
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##### Insurance Premium (GST Inclusive)

0.00	1040.91	✓	0.00	0.00	0.00	66.00	✓	0.00	0.00	0.00	0.00	1106.91
------	---------	---	------	------	------	-------	---	------	------	------	------	---------

##### Locksmith Repairs & Maintenance (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.25	✓	250.00	✓	0.00	489.25
------	------	------	------	------	------	------	------	--------	---	--------	---	------	--------

##### Plumbing Repairs & Maintenance (GST Inclusive)

0.00	0.00	0.00	0.00	0.00	0.00	220.00	✓	0.00	0.00	88.00	✓	0.00	308.00
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##### Residential Management Fee (GST Inclusive)

0.00	247.50	239.96	120.68	316.80	211.20	422.40	0.00	211.20	211.20	316.80	211.20	2508.94
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##### Water rates & consumption

Report shows all transactions reported on statements created within reporting period.





### Income & Expenditure Summary

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
0.00	0.00	165.92	0.00	163.24	0.00	422.17	0.00	-101.04	163.24	0.00	245.46	1058.99 ✓
											<b>\$7,430.97</b> ^	
											(GST Total: \$434.19)	

**PROPERTY BALANCE: \$7,774.74**  
(GST Balance: -\$434.19)

### Ownership Expenses & Payments

Owner Expenses	Total
	<b>\$0.00</b>
	(GST Total: \$0.00)

Owner Payments	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Beebynburra PTY LTD	0.00	211.59 ✓	649.44 ✓	610.74 ✓	1040.99 ✓	1068.80 ✓	766.46 ✓	0.00	531.62 ✓	567.56 ✓	1504.20 ✓	823.34 ✓	7774.74
												<b>\$7,774.74</b>	
												<b>CLOSING BALANCE: \$0.00</b>	

Report shows all transactions reported on statements created within reporting period.





# Lockton Companies Australia Pty Ltd

ABN 85 114 565 785, ACN 114 565 785, AFSL 291954

Level 1, 297 Vincent Street, Leederville, WA, 6007  
PO Box 270, Leederville, WA, 6902

T. +61 8 9217 0800  
F. +61 8 9227 1644

You are reminded that the policy mentioned below falls due for renewal on 10/08/2020. To ensure your continued protection, payment must be received within 14 days of this date. This is an invitation to renew, and not a demand for payment.

Beebynburra Pty Ltd  
C/- Professionals Northern Coast  
18 Kingsbridge Boulevard  
BUTLER WA 6036

## TAX INVOICE

This document will be a tax invoice for GST when you make payment

**Invoice Date:** 9/07/2020  
**Invoice No:** 92143  
**Our Reference:** BEE002PRO

**Class of Policy:** LANDLORDS AND BUILDING  
**Insurer:** Chubb Insurance Australia Limited  
Grovenor Place Level 38, 225 George Street Sydney  
ABN: 23 001 642 020  
**The Insured:** Beebynburra Pty Ltd

**RENEWAL**

**Policy No:** AULCAPRL2-505  
**Period of Cover:**  
From **10/08/2020**  
to **10/08/2021** at 4:00 pm

**Details:** See attached schedule for a description of the risk(s) insured

67 Seaside Avenue, Yanchep WA 6035  
Building Sum Insured: \$388,380 (Renewal 2020/2021)

**PREMIUM FUNDING**

Pay your invoice in monthly instalments. The benefits of premium funding include;

- Improved cashflow
- Competitive pricing
- Generally considered tax deductible

We would be happy to arrange a competitive premium funding quote for you. Please call your account manager or our premium funding team on +61 8 9217 0800.

**Your Premium:**

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Admin Fee
\$860.25	\$0.00	\$0.00	\$86.03	\$94.63	\$0.00

Commission earned on this invoice \$141.94

**TOTAL \$1,040.91**

(A processing fee applies for Credit Card payments)

Please ensure you read our Terms of Business Agreement and Financial Services Guide / Important Notices which explains in detail your duty of disclosure, as well as a number of other issues related to these insurance products.  
<http://locktonaustralia.com.au/client-support/general-information/>



Please turn over for further payment methods and instructions



**Billers Code:** 20362  
**Ref:** 40361881911608826



Pay by credit card (Visa, Mastercard, Amex or Diners) at [www.deft.com.au](http://www.deft.com.au) or Call 1300 78 11 45. A surcharge may apply.  
**DEFT Reference Number: 40361881911608826**



\*498 403618 81911608826



For payments by cheque see reverse.

**Lockton Companies Australia Pty Ltd**

**Our Reference:** BEE002PRO  
**Invoice No:** 92143

**Pay Monthly** Reference Number: 50203916

**10 Monthly Instalments of \$110.39**  
*Please note the initial instalment will include an application fee of \$60.00*

**Total Amount Payable \$1,163.89**  
*Includes application fee & credit charges*

To proceed with your funding, please

1. Click the button Pay Monthly Now
2. Or visit [hpf.online/5a323v213d](http://hpf.online/5a323v213d)



**10 MONTHLY PAYMENTS**  
Initial payment \$170.39 Remaining payments \$110.39  
or **AMOUNT DUE \$1,040.91**

**Schedule of Insurance**

**Class of Policy:** LANDLORDS AND BUILDING  
**The Insured:** Beebynburra Pty Ltd

**Policy No:** AULCAPRLL2-505  
**Invoice No:** 92143  
**Our Ref:** BEE002PRO

**Insured Name(s):** Beebynburra Pty Ltd  
**Situation of Risk** 67 Seaside Avenue, Yanchep WA 6035  
**Furnished / Unfurnished** Unfurnished  
**Period of Cover:** From: 10th August 2020 to 4pm 10th August 2021

Accidental Loss or Damage unless specifically excluded by the policy and subject to policy limits.

**Cover Details**

**Sections Insured**

**Section 1A: Building Damage** (Defined Events)

Insured

Replacement Sum Insured

\$388,380

Mortgagee

N/A

**Section 1B: Building Damage by Tenant**

Insured

Damage by Tenant to Building (fixtures & fittings)

Policy Limit \$60,000

**Section 2: Loss of Rent**

Insured

Cover Summary

Policy Limit

Loss of Rent Following Loss or Damage Covered by Section 1

- The lesser of 52 weeks; or
- 3 weeks after the Property is fit for habitation, or,
- The date that the Property is re-let.  
maximum per week of \$1,500

Loss of Rent Due to Prevention of Access

- The lesser of 52 weeks; or
- until access to the Property is re-established.  
maximum per week of \$1,500

Loss of Rent Following Loss or Damage Covered by Section 3

- The lesser of 52 weeks; or
- 3 weeks after the Property is fit for habitation, or,
- The date that the Property is re-let.  
maximum per week of \$1,500

Loss of Rent Due to Tenant Absconding; Break Lease; or Rent Default.

- The lesser of 18 weeks; or
- until the date on which the Property is re-tenanted.  
maximum per week of \$1,500

Loss of Rent Due to Eviction; or Death of the Tenant.

- The lesser of 52 weeks; or
- until the date on which the Property is re-tenanted.  
maximum per week of \$1,500

Loss of Rent due to a Court Awarding the Tenant Release from Lease Obligations Due to Hardship.

- The lesser of 18 weeks; or
- until the date on which the Property is re-tenanted.  
maximum per week of \$1,500

**Section 3: Contents**

Damage by Tenant to Landlords Contents (fixtures and fittings)

Policy Limit \$60,000

**Section 4: Liability**

Landlords Legal Liability

Policy Limit \$30,000,000

**Schedule of Insurance**

Page 4 of 4

**Class of Policy:** LANDLORDS AND BUILDING  
**The Insured:** Beebynburra Pty Ltd

**Policy No:** AULCAPRLL2-505  
**Invoice No:** 92143  
**Our Ref:** BEE002PRO

<b>Excess each and every claim</b>	<b>Event Type</b>	<b>Amount</b>
	Section 1 Damage or Loss to Building	\$250
	Section 2 Loss of Rent	Nil
	Section 3 Damage or Loss to Contents by Tenant	\$250
	Section 4 Liability	Nil

**Insurer** Chubb Insurance Australia Limited

**Policy Wording** Landlord Protection Insurance

**Domestic Workers Compensation** (Employers Indemnity Wording)

This policy will cover your obligations under Workers' Compensation legislation, or under common law in respect of any person employed by you for domestic work or similar work at Your Western Australian, Australian Capital Territory, Northern Territory or Tasmanian residence listed on Your Tax Invoice. This coverage is underwritten by Allianz Australia Insurance Limited ABN 30 094 783 767 AFS License No. 234708).



## B & R Home Maintenance and Repairs

19 Silkeborg Cres  
Joondalup WA 6027  
Australia  
Phone: 0413807462  
bradrach26@inet.net.au  
ABN: 98 778 670 972

**Invoice: 7356**

### Tax Invoice

**Invoice date: 23/12/2020**

**Bill to:**  
Professionals Northern Coast Real Estate - VH  
Shop 18 Brighton Village S/C  
Cnr Marmion Ave & Kingsbridge Blvd  
Butler WA 6036

**Due:**  
01/01/2021  
**Purchase Order:**  
67 Seaside Ave,

ITEM	DESCRIPTION	UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)	
9	Supply and installed new Jason Windows Snib to rear glass sliding door.  PLEASE NOTE: tenants can now lock the door however the internal mechanism is not working, Jason Windows or Wanneroo Glass will be required.  Re-attached side gate.  Re-fitted glass into frame to dining room window.  PLEASE NOTE: unable to repair the leaking taps to bathroom as the pipes have started to corrode underneath, a plumber will be required.  PLEASE NOTE: unable to repair the outdoor blinds as the zippers are broken.	Qty	1	140.00	GST	140.00
	Trimmed back tree to front garden.	Qty	1	100.00	GST	100.00

Sub-Total (ex GST): \$240.00  
GST: \$24.00  
Total (inc GST): \$264.00  
Amount Paid: \$0.00  
**AMOUNT DUE: \$264.00**

#### Notes

67 Seaside Ave, Yanchep





**JASON WINDOWS PTY LTD**  
 ACN 060 974 138 ABN 86 060 974 138  
 Locked Bag 3, Welshpool Delivery Centre,  
 Welshpool WA 6986  
 Telephone: (08) 9351 3400  
 Fax: (08) 9351 3444  
 Email: accounts.receivable@jasonwindows.com.au

**Tax Invoice**

<b>Site:</b> (LOT 199) 67 SEASIDE AVENUE YANCHEP ,6035	<b>Tax Invoice</b> 106292 <b>Invoice Date:</b> 19-Mar-2021
<b>Account:</b> B91231 PROFESSIONALS NORTHERN COAST SHOP 18 BRIGHTON VILLAGE S BUTLER ,WA ,6036	<b>YOUR ORDER NO:</b> 1244a-841 <b>YOUR CONTACT:</b> 0

DESCRIPTION	QUANTITY	RATE	AMOUNT
CALL OUT CHARGE and MORTICE HANDLE CONVERSION ADDRESS: 67 Seaside Avenue, YANCHEP Invoices to be made out to Beebynburra PTY LTD c Professiona Is Northern Coast Callout Fee			\$227.27

**EFT DETAILS**

Name: Jason Windows Pty Ltd  
 Bank: Westpac Bank  
 Branch: 109 St Georges Tce  
 BSB No: 036-009  
 Account No: 17-6330

**Please use "B91231" as the reference**

<b>TOTAL EX. GST</b>	\$227.27
<b>TOTAL GST</b>	\$22.73
<b>TOTAL AMOUNT</b>	\$250.00

Credit Terms are Strictly Nett 7 days. No Claims are recognised unless made within 7 days.



**JASON WINDOWS PTY LTD**  
 ACN 060 974 138 ABN 86 060 974 138  
 Locked Bag 3, Welshpool Delivery Centre,  
 Welshpool WA 6986  
 Telephone: (08) 9351 3400  
 Fax: (08) 9351 3444  
 Email: accounts.receivable@jasonwindows.com.au

**Tax Invoice**

<b>Site:</b> (LOT 199) 67 SEASIDE AVENUE YANCHEP ,6035	<b>Tax Invoice</b> 105290 <b>Invoice Date:</b> 02-Feb-2021
--	---

<b>Account:</b> B91231 PROFESSIONALS NORTHERN COAST SHOP 18 BRIGHTON VILLAGE S BUTLER ,WA ,6036	<b>YOUR ORDER NO:</b> 1009a-841 <b>YOUR CONTACT:</b> 0
--	---

DESCRIPTION	QUANTITY	RATE	AMOUNT
CALL OUT CHARGE - REPLACED 4 X ROLLER PARTS and BREEZELOCK ROD. (f further issues with door \$250 mortice upgrade require d) INVOICES: Beebynburra PTY LTD c/- Professionals Northern Coast Callout Fee			\$217.50

**EFT DETAILS**

Name: Jason Windows Pty Ltd  
 Bank: Westpac Bank  
 Branch: 109 St Georges Tce  
 BSB No: 036-009  
 Account No: 17-6330

**Please use "B91231" as the reference**

<b>TOTAL EX. GST</b>	\$217.50
<b>TOTAL GST</b>	\$21.75
<b>TOTAL AMOUNT</b>	\$239.25

Credit Terms are Strictly Nett 7 days. No Claims are recognised unless made within 7 days.

# TAX INVOICE

Professionals Northern Coast - Shop 18 Brighton Village  
Shopping Centre Butler

**Invoice Date**  
12 Jan 2021

**Invoice Number**  
INV-3225

**Reference**  
67 Seaside Ave Yanchep

**ABN**  
70 159 965 009

PLUMMECH SERVICES  
PTY LTD

Attention: Hugh Bartlett  
20 Bass Ch  
YANCHEP WA 6035  
AUSTRALIA  
PL 8160  
GF 15488

Description	Quantity	Unit Price	GST	Amount AUD
Attend to the property due to the basin taps leaking - plumber had to install a new basin set taps due to the tap corrosion	1.00	80.00	10%	80.00
Materials	1.00	120.00	10%	120.00
			Subtotal	200.00
			TOTAL GST 10%	20.00
			<b>TOTAL AUD</b>	<b>220.00</b>

## Due Date: 25 Jan 2021

Please note that payment is due immediately

Thank you so much for using Plummech Services - we appreciated the business

We pride ourselves in being affordable, honest and reliable

Please make payment to account name - Plummech Services  
BSB - 066-058  
Account - 10238979

# TAX INVOICE

Professionals Northern Coast - Shop 18 Brighton Village  
Shopping Centre Butler

**Invoice Date**  
26 Feb 2021

**Invoice Number**  
INV-3297

**Reference**  
67 Seaside Ave Yanchep

**ABN**  
70 159 965 009

PLUMMECH SERVICES  
PTY LTD  
Attention: Hugh Bartlett  
20 Bass Ch  
YANCHEP WA 6035  
AUSTRALIA  
PL 8160  
GF 15488

Description	Quantity	Unit Price	GST	Amount AUD
Attend to the property due to a reported gas smell coming from the cooktop Plumber attended and conducted a gas test - no gas leak reported  Advised them to keep us updated and if they still smell it that we can replace the regulator and if that fails replace the cooktop	1.00	80.00	10%	80.00
			Subtotal	80.00
			TOTAL GST 10%	8.00
			<b>TOTAL AUD</b>	<b>88.00</b>

**Due Date: 15 Mar 2021**

Please note that payment is due immediately

Thank you so much for using Plummech Services - we appreciated the business

We pride ourselves in being affordable, honest and reliable

Please make payment to account name - Plummech Services

BSB - 066-058

Account - 10238979

## Electronic Statement



Westpac Choice

## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
14/10/20	Debit Card Purchase Whitfords Brewing Co Hillarys Aus	36.20		30,281.04
14/10/20	Debit Card Purchase Uber* Trip Sydney Aus	44.07		30,236.97
14/10/20	Debit Card Purchase Kmart 1143 Joondalup Aus	98.00		30,138.97
14/10/20	Debit Card Purchase Kmart 1143 Joondalup Aus	116.15		30,022.82
14/10/20	Debit Card Purchase Whitfords Brewing Co Hillarys Aus	116.20		29,906.62
14/10/20	Debit Card Purchase Telstra Direct Debit Australia Aus	393.96		29,512.66
14/10/20	Withdrawal Mobile 1611174 Tfr Fixed Rate	3,237.64		26,275.02
14/10/20	Eftpos Debit 0010411 The Coffee Club Joon Joondalup 14/10	5.40		26,269.62
14/10/20	Eftpos Debit 0091072 Bp Beldon 6533 \ Beldon 14/10	4.90		26,264.72
15/10/20	Debit Card Purchase Department Of Transpor Perth Aus	685.00		25,579.72
15/10/20	Withdrawal Mobile 0845326 Bpay Licenses Transfer	4,872.90		20,706.82
16/10/20	Debit Card Purchase Woolworths 4326 Northam Aus	203.81		20,503.01
16/10/20	Debit Card Purchase Bunnings 389000 Joondalup Aus	275.41		20,227.60
16/10/20	Eftpos Debit 0126698 Spotlight 058 \ Midland 16/10	80.00		20,147.60
16/10/20	Payment By Authority To Westpac Bankcorp Direct Dr183650602	595.50		19,552.10
19/10/20	Debit Card Purchase Thingz Gifts Midland G Midland Aus	2.99		19,549.11
19/10/20	Debit Card Purchase Trio Tags Pty Ltd Midland Aus	5.90		19,543.21
19/10/20	Debit Card Purchase Dai Wo Sushi Midland Aus	10.50		19,532.71
19/10/20	Debit Card Purchase Toodyay Bakery Toodyay Aus	12.00		19,520.71
19/10/20	Debit Card Purchase Liquorland 2472 Midland Aus	19.00		19,501.71
19/10/20	Debit Card Purchase Mustang Bar Northbridge Aus	20.00		19,481.71

67 Seaside Ave  
Yanchep





### GIVING OF NOTICES AND INFORMATION BY ELECTRONIC MEANS

Indicate below for each of the following persons whether the person agrees to notices and information being given by email or facsimile under the Electronic Transactions Act 2011

<b>Lessor 1</b>	Beebynburra Pty Ltd	
<b>Lessor 2</b>		
<b>Lessor 3</b>		

Email: Yes  /No  Facsimile: Yes  /No   
 Email: Yes  /No  Facsimile: Yes  /No   
 Email: Yes  /No  Facsimile: Yes  /No

*[insert email or facsimile if different from contact details above]*

<b>Tenant 1</b>	Jarrad	Wilson
<b>Tenant 2</b>	Madeleine	Jones
<b>Tenant 3</b>		
<b>Tenant 4</b>		

Email: Yes  /No  Facsimile: Yes  /No   
 Email: Yes  /No  Facsimile: Yes  /No   
 Email: Yes  /No  Facsimile: Yes  /No   
 Email: Yes  /No  Facsimile: Yes  /No

*[insert email or facsimile if different from contact details above]*

**Lessor's property manager** Email: Yes  /No  Facsimile: Yes  /No   
*[insert email or facsimile if different from contact details above]*

### RESIDENTIAL PREMISES

The residential premises are *[insert address]*

Address 1	67 Seaside Avenue		
Address 2			
Suburb	YANCHEP	State	WA
		Postcode	6035
Postal Address <i>[if different from above]</i>			
PO Box		Town/City	
			Postcode
Address 1			
Address 2			

and

The residential premises ~~include~~/exclude\* *[\*delete as appropriate]* Include any additional matters, such as parking space or furniture provided, or any exclusions, such as sheds

### MAXIMUM NUMBER OF OCCUPANTS

No more than	insert number 5 (Five)	persons may ordinarily live at the premises at any one time.
--------------	---------------------------	--

### RENT

The rent is	insert amount \$ 320.00	per week/ <del>calculated by reference to tenants income</del> <i>[insert calculation]</i> payable weekly*/ <del>fortnightly</del> * in advance <i>[*delete as appropriate]</i>
starting on	insert date Date: 02 / 09 / 2020	

The method by which the rent must be paid: *[strikeout where applicable]*

- ~~(a) by cash or cheque, or~~
- ~~(b) into the following account, or any other account nominated by the lessor:~~

BSB number: XXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX	account number: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
account name: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	payment reference: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

or

(c) as follows:

Rentpay  
 www.rentpay.com.au  
 support@rentpay.com.au

### SECURITY BOND

A security bond of	insert amount \$ 1280.00	and a pet bond of	insert amount \$ N/A
--------------------	-----------------------------	-------------------	-------------------------

must be paid by the tenant on signing this agreement.

*Note: Unless the rent for the premises exceeds \$1,200 per week, the security bond must not exceed the sum of 4 weeks rent plus a pet bond not exceeding \$260 (if a pet is permitted to be kept at the premises). The pet bond is to be used to meet costs of fumigation of the premises.*

### RENT INCREASE

In the case of a periodic tenancy (see "TERM OF AGREEMENT") any rent increase will be no sooner than 6 months after the commencement of this tenancy agreement and the date of the last increase. The lessor must give at least 60 days notice of the increase.

*Note: If rent is calculated by reference to income, the requirement to provide a notice of rent increase only applies if the method of calculating the rent is changed.*

In the case of a fixed term tenancy (see "TERM OF AGREEMENT") the rent increase will be

N/A

[insert maximum increase or method of calculating increase, e.g. CPI or percentage]

and take effect no sooner than 6 months after the commencement of this tenancy agreement and the date of the last increase. The lessor must give at least 60 days' notice of the increase.

*Note: For fixed term lease agreements exceeding 12 months, refer to Part C for details of subsequent rent increases.*

### WATER SERVICES

Is scheme water connected to the premises?  Yes  No

*Note: If the property is not connected to scheme water, the tenant may have to purchase water at his or her own expense.*

### WATER USAGE COSTS (SCHEME WATER)

The tenant is required to pay

[insert number]	%
100	

of water consumption costs.

### PERMISSION TO CONTACT THE WATER SERVICES PROVIDER

Does the tenant have the lessor's permission to contact the water services provider for the premises to access accounts for water consumption at the premises and to communicate with the water services provider in relation to concessions available to the tenant or supply faults at the premises?

Yes  No

### ELECTRICITY, GAS AND OTHER UTILITIES

Indicate for the utilities below whether or not the premises are separately metered:

Electricity:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Gas:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Other:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(please specify):	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Where the premises are separately metered to measure consumption of a specific utility, the tenant must pay for the connection and consumption costs as per the relevant account for the premises.





## FORM 1AA - Residential Tenancies Act 1987 - Section 27A

**RESIDENTIAL TENANCY AGREEMENT PART B**

## STANDARD TERMS APPLICABLE TO ALL RESIDENTIAL TENANCY AGREEMENTS

The *Residential Tenancies Act 1987* and the *Residential Tenancies Regulations 1989* apply to this agreement.

Both the lessor and the tenant must comply with these laws.

Some of the rights and obligations in that legislation are outlined below.

**RIGHT TO OCCUPY THE PREMISES**

1. The tenant has the right to exclusive occupation and quiet enjoyment of the residential premises during the tenancy. The residential premises include the additional items but do not include the exclusions noted under "RESIDENTIAL PREMISES" in Part A.

**COPY OF AGREEMENT**

2. The lessor or the property manager must give the tenant:
  - 2.1 a copy of this agreement when this agreement is signed by the tenant; and
  - 2.2 a copy of this agreement signed by both the lessor or the property manager and the tenant within 14 days after it has been signed and delivered by the tenant.

**RENT**

3. The tenant must pay rent on time or the lessor may issue a notice of termination and, if the rent is still not paid in full, the lessor may take action through the court to evict the tenant.
4. The tenant must not withhold rent because the tenant is of the view that the lessor is in breach of the agreement.
5. The lessor or property manager must not:
  - 5.1 require the tenant to pay more than 2 weeks rent in advance; or
  - 5.2 require the tenant to pay rent by post-dated cheque; or
  - 5.3 use rent paid by the tenant for the purpose of any amount payable by the tenant other than rent; or
  - 5.4 require the tenant to pay any monetary amount other than rent, security bond and pet bond.
6. The lessor or property manager must give a rent receipt to the tenant within 3 days of the rent being paid unless the rent is paid into an authorised bank or credit union account nominated by the lessor.
7. A tenancy agreement cannot contain a provision for a penalty, damages or extra payment if the tenant fails to keep to the agreement or breaches any law. If an agreement allows a reduced rent or a rebate, refund or other benefit if the tenant does not breach the agreement, the tenant is entitled to the reduction, rebate, refund or other benefit in any event.
8. **Warning:** it is an offence for a tenant to fail or refuse to pay any rent due under a residential tenancy agreement with the intention that the amount of such rent be recovered by the lessor from the tenant's security bond.

**PAYMENT OF COUNCIL RATES, LAND TAX, WATER AND OTHER CHARGES**

9. The lessor must pay all rates, taxes or charges imposed in respect of the premises under the *Local Government Act 1995*, the *Land Tax Act 2002* or any written law under which a rate, tax or charge is imposed for water supply or sewerage services under the *Water Agencies (Powers) Act 1984* (other than a charge for water consumed). The lessor is responsible for any contribution levied under the *Strata Titles Act 1985* and any contribution levied on a proprietor under the *Strata Titles Act 1985*.

**PUBLIC UTILITY SERVICES**

10. **Public utility services** has the meaning given in the *Land Administration Act 1997* and refers to services such as gas, electricity and water.
11. If the premises are not separately metered to measure the tenant's consumption of a public utility service at the premises and the tenant is expected to pay for his or her consumption of the public utility service, the lessor and tenant must agree in writing to an alternative method of calculating the charge to be paid by the tenant for the consumption of that public utility service.
12. The tenant must not be required to pay a charge in relation to a public utility service provided to the premises unless the charge is calculated by reference to the tenant's actual consumption of the public utility service at the premises and the tenant is given written notice of the charge.
13. If the premises are separately metered, the notice of the charge must specify –
  - 13.1 the relevant meter reading or readings; and
  - 13.2 the charge per metered unit; and
  - 13.3 the amount of GST payable in respect of the provision of the public utility service to the residential premises.
14. If the premises are not separately metered, the notice of the charge must specify –
  - 14.1 the calculation as per the agreed method; and
  - 14.2 the amount of GST payable in respect of the provision of the public utility service to the residential premises.

**POSSESSION OF THE PREMISES**

15. The lessor must:
  - 15.1 give the tenant vacant possession of the premises on the day on which the tenant is entitled to enter into occupation of the premises under the agreement; and
  - 15.2 take all reasonable steps to ensure that, at the time of signing this agreement, there is no legal reason why the tenant cannot occupy the premises as a residence for the term of this agreement.

## TENANT'S RIGHT TO QUIET ENJOYMENT

16. The tenant is entitled to quiet enjoyment of the premises without interruption by the lessor or any person claiming by, through or under the lessor or having superior title to that of the lessor.
17. The lessor or the property manager will not interfere with, or cause or permit any interference with, the reasonable peace, comfort or privacy of the tenant in the use of the premises. The lessor or the property manager must also take all reasonable steps to ensure that the lessor's other neighbouring tenants do not interfere with the reasonable peace, comfort or privacy of the tenant in the use of the premises.

## USE OF THE PREMISES BY TENANT

18. The tenant must:
  - 18.1 use the premises as a place of residence; and
  - 18.2 not use or allow the premises to be used for any illegal purpose; and
  - 18.3 not cause or permit a nuisance; and
  - 18.4 not intentionally or negligently cause or permit damage to the residential premises; and
  - 18.5 advise the lessor or property manager as soon as practicable if any damage occurs; and
  - 18.6 keep the premises in a reasonable state of cleanliness; and
  - 18.7 not cause or allow to be caused injury to the lessor, property manager or any person lawfully on adjacent premises; and
  - 18.8 not allow anyone who is lawfully at the premises to breach the terms of this agreement.
19. The tenant is responsible for the conduct or omission of any person lawfully on the premises that results in a breach of the agreement.

## LESSOR'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES

20. In this clause, **premises** includes fixtures and chattels provided with the premises but does not include:
  - 20.1 any fixture or chattel disclosed by the lessor to the tenant as not functioning before the agreement was entered into; or
  - 20.2 any other fixture or chattel that the tenant could not reasonably have expected to be functioning at the time the agreement was entered into.
21. The lessor must:
  - 21.1 provide vacant possession of the premises and in a reasonable state of cleanliness and repair; and
  - 21.2 maintain and repair the premises in a timely manner; and
  - 21.3 comply with all laws affecting the premises including building, health and safety laws.

## URGENT REPAIRS

22. **Urgent repairs** are defined by the *Residential Tenancies Act 1987* and fall into 2 categories: repairs that are necessary for the supply or restoration of an essential service and other urgent repairs. Essential services are listed in the *Residential Tenancies Regulations 1989* as electricity, gas, a functioning refrigerator (if one is provided with the premises), waste water management treatment and water (including the supply of hot water). Arrangements for repairs that are necessary to supply or restore an essential service must be made with a suitable repairer within 24 hours. Other urgent repairs are those that are not necessary for the supply or restoration of an essential service, but may nevertheless cause damage to the premises, injure a person or cause undue hardship or inconvenience to the tenant. Arrangements for these repairs must be made within 48 hours.
23. In every tenancy, if the need for urgent repair arises other than as a result of a breach of the agreement by the tenant:
  - 23.1 the tenant is to notify the lessor or the property manager of the need for urgent repairs as soon as practicable; and
  - 23.2 the lessor is to ensure that the repairs are carried out by a suitable repairer as soon as practicable after that notification; and
  - 23.3 if, within 24 hours (in the case of repairs to essential services) or 48 hours (in the case of other urgent repairs), the lessor or property manager cannot be contacted, or, having notified the lessor or property manager of the need for the repairs, the lessor fails to ensure that the repairs will be carried out by a suitable repairer as soon as practicable after that notification, the tenant may arrange for the repairs to be carried out by a suitable repairer to the minimum extent necessary to effect those repairs; and
  - 23.4 if a tenant arranges for repairs to be carried out under clause 23.3, the lessor must, as soon as practicable after the repairs are carried out, reimburse the tenant for any reasonable expense incurred by the tenant in arranging for those repairs to be carried out and paying for those repairs.

## LESSOR'S ACCESS TO THE PREMISES

24. The lessor, property manager or person acting on behalf of the lessor, can only enter the premises in the following circumstances:
  - 24.1 in any case of emergency;
  - 24.2 to conduct up to 4 routine inspections in a 12 month period after giving the tenant at least 7 days, but not more than and 14 days, written notice;
  - 24.3 where the agreement allows the rent to be collected at the premises where rent is payable not more frequently than once every week;
  - 24.4 to inspect and secure the premises if there are reasonable grounds to believe that the premises have been abandoned and the tenant has not responded to a notice from the lessor;
  - 24.5 carrying out or inspecting necessary repairs to or maintenance of the premises, at any reasonable time, after giving the tenant not less than 72 hours notice in writing before the proposed entry;
  - 24.6 showing the premises to prospective tenants, at any reasonable time and on a reasonable number of occasions during the period of 21 days preceding the termination of the agreement, after giving the tenant reasonable notice in writing;
  - 24.7 showing the premises to prospective purchasers, at any reasonable time and on a reasonable number of occasions, after giving the tenant reasonable notice in writing; or
  - 24.8 if the tenant agrees at, or immediately before, the time of entry;
  - 24.9 in accordance with the *Residential Tenancies Act 1987* section 46(6A) and (6B).
25. There are directions within the *Residential Tenancies Act 1987* which guide tenants, lessors and property managers on appropriate behaviour in relation to gaining or granting access to the premises. The following summary may assist.



**REASONABLE TIME**

26. **Reasonable time** means –
- 26.1 between 8.00am and 6.00pm on a weekday; or
  - 26.2 between 9.00am and 5.00pm on a Saturday; or
  - 26.3 at any other time agreed between the lessor and each tenant.

**REQUIREMENT TO NEGOTIATE A DAY AND TIME FOR A PROPOSED ENTRY BY THE LESSOR**

27. If it would unduly inconvenience the tenant for the lessor or property manager to enter the premises as specified in a notice of an intention to enter premises on a particular day, the lessor or property manager must make a reasonable attempt to negotiate a day and time that does not unduly inconvenience the tenant.

**REQUIREMENT TO GIVE TENANT NOTICE OF PROPOSED ENTRY**

28. Where a lessor or property manager gives a tenant notice of an intention to enter premises on a particular day, the notice must specify the day and whether it will be before or after 12.00 p.m.

**TENANT ENTITLED TO BE PRESENT**

29. The tenant is entitled to be on the premises during the entry by the lessor, the property manager or any other agent acting on behalf of the lessor.

**ENTRY MUST BE REASONABLE AND NO LONGER THAN NECESSARY**

30. The lessor or property manager exercising a right of entry:
- 30.2 must do so in a reasonable manner; and
  - 30.2 must not, without the tenant's consent, stay or permit others to stay on the premises longer than is necessary to achieve the purpose of the entry.

**LESSOR'S OBLIGATION TO COMPENSATE TENANT IF DAMAGE TO TENANT'S GOODS**

31. If the lessor or property manager (or any person accompanying the lessor or property manager) causes damage to the tenant's goods when exercising a right of entry, the lessor is obliged to compensate the tenant.

**ALTERATIONS AND ADDITIONS TO THE PREMISES**

32. If the tenancy agreement allows the tenant to affix a fixture or make a renovation, alteration or addition to the premises, then:
- 32.1 the tenant must obtain permission from the lessor prior to affixing any fixture or making any renovation, alteration or addition to the premises; and
  - 32.2 the tenant must obtain permission from the lessor to remove any fixture attached by the tenant and make good any damage; and
  - 32.3 notify the lessor of any damage caused by removing any fixture and, at the option of the lessor, repair the damage or compensate the lessor for any reasonable expenses incurred by the lessor in repairing the damage; and
  - 32.4 the lessor must not unreasonably refuse permission for the installation of a fixture or an alteration, addition or renovation by the tenant.
33. If the lessor wants to make an alteration or addition or affix a fixture to the premises, then:
- 33.1 the lessor must obtain the tenant's permission prior to affixing any fixture or making any renovation, alteration or addition to the premises; and
  - 33.2 the tenant must not unreasonably refuse permission for the lessor to affix any fixture or make any renovation, alteration or addition to the premises.
- 33A. For the purposes of the *Residential Tenancies Act 1987* section 47(4), the tenant may make the following prescribed alterations:
- 33A.1 the renovation, alteration or addition of any of the following –
    - security alarms and cameras;
    - locks, screens and shutters on windows;
    - security screens on doors;
    - exterior lights;
    - locks on gates;
  - 33A.2 the pruning of shrubs and trees to improve visibility around the residential premises.
- 33B. Under the *Residential Tenancies Act 1987* section 47(5):
- 33B.1 the cost of making the prescribed alterations must be borne by the tenant; and
  - 33B.2 the tenant must give written notice to the lessor of the tenant's intention to make the prescribed alterations; and
  - 33B.3 work on the prescribed alterations must be undertaken by a qualified tradesperson, a copy of whose invoice the tenant must provide to the lessor within 14 days of the alterations being completed; and
  - 33B.4 the prescribed alterations must be effected having regard to the age and character of the property and any applicable strata company by-laws; and
  - 33B.5 the tenant must restore the premises to their original condition at the end of the residential tenancy agreement if the lessor requires the tenant to do so and, where restoration work has been undertaken by a tradesperson, must provide to the lessor a copy of that tradesperson's invoice within 14 days of that work having been performed.

**LOCKS AND SECURITY DEVICES**

34. The prescribed means of securing the premises are defined in the *Residential Tenancies Regulations 1989*. In every tenancy:
- 34.1 the lessor must provide and maintain such means to ensure the premises are reasonably secure as prescribed in the regulations; and
  - 34.2 any lock or security device at the premises must not be altered, removed or added by a lessor or tenant without the consent of the other or except in accordance with clause 34.4; and
  - 34.3 the lessor or the tenant must not unreasonably withhold the consent referred to in clause 34.2; and
  - 34.4 a tenant may alter or add any lock or other means of securing the residential premises in accordance the *Residential Tenancies Act 1987* section 45(2)(a), and the tenant and lessor must comply with section 45(2)(b) and (c) in relation to copies of keys to altered or added locks or other means of securing the residential premises.



**TRANSFER OF TENANCY OR SUB-LETTING BY TENANT**

35. If the tenancy agreement allows the tenant to assign his or her interest or sub-let the premises with the lessor's consent:
- 35.1 the tenant cannot assign his or her interest or sub-let the premises without the written consent of the lessor; and
  - 35.2 the lessor must not unreasonably withhold such consent; and
  - 35.3 the lessor must not make any charge for giving such consent other than the lessor's reasonable incidental expenses.

**CONTRACTING OUT**

36. It is an offence to contract out of any provision of the *Residential Tenancies Act 1987*.

**ENDING THE RESIDENTIAL TENANCY AGREEMENT**

37. This residential tenancy agreement can only be terminated in certain circumstances.
38. The tenant agrees, when this agreement ends, to give vacant possession of the premises to the lessor. Before giving vacant possession to the lessor the tenant must:
- 38.1 remove all the tenant's goods from the residential premises; and
  - 38.2 leave the residential premises as nearly as possible in the same condition, fair wear and tear excepted, as at the commencement of the tenancy; and
  - 38.3 return to the lessor all keys, and other opening devices or similar devices, provided by the lessor.
39. The tenant may be liable for losses incurred by the lessor if the above requirements are not met.

**ENDING A FIXED TERM AGREEMENT**

40. If this agreement is a fixed term agreement it may be ended:
- 40.1 by agreement in writing between the lessor and the tenant; or
  - 40.2 if either the lessor or tenant does not want to renew the agreement, by giving written notice of termination. The notice must be given to the other party at least 30 days prior to the date on which vacant possession of the premises is to be delivered to the lessor. The notice may be given at any time up until the end of the fixed term but cannot take effect until the term ends.

**ENDING A PERIODIC AGREEMENT**

41. If this agreement is a periodic agreement it may be ended:
- 41.1 by agreement in writing between the lessor and the tenant; or
  - 41.2 by either the lessor or the tenant by giving written notice of termination to the other party. The notice may be given at any time. The lessor must give at least 60 days notice and the tenant must give at least 21 days notice.

**ENDING A TENANT'S INTEREST IN A RESIDENTIAL TENANCY AGREEMENT BECAUSE OF FAMILY VIOLENCE**

- 41A. A tenant's interest in a residential tenancy agreement may be ended:
- 41A.1 by the tenant under the *Residential Tenancies Act 1987* section 60(1)(ba) if the tenant or a dependant of the tenant is, during the tenancy period, likely to be subjected or exposed to family violence; or
  - 41A.2 by the tenant under the *Residential Tenancies Act 1987* section 60(1)(bb) if the tenant receives a copy of a notice of a termination referred to in paragraph 41A.1 from another tenant; or
  - 41A.3 by a court under the *Residential Tenancies Act 1987* section 60(1)(bc) if a family violence order is in force against a tenant to protect another tenant or if the court is satisfied that the tenant has committed family violence against another tenant or their dependant during the tenancy period.

**OTHER GROUNDS FOR ENDING AGREEMENT**

42. The *Residential Tenancies Act 1987* also authorises the lessor and tenant to end this agreement on other grounds. The grounds for the lessor include sale of the residential premises, breach of this agreement by the tenant, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship. The grounds for the tenant include breach of this agreement by the lessor, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship.
43. For more information, refer to the *Residential Tenancies Act 1987* or contact the Department of Mines, Industry Regulation and Safety on 1300 30 40 54 or visit [www.dmirs.wa.gov.au/ConsumerProtection](http://www.dmirs.wa.gov.au/ConsumerProtection).
44. **Warning:**
- 44.1 It is an offence for any person to obtain possession of the residential premises without an order of the Magistrates Court if the tenant does not willingly move out (a termination notice issued by the lessor or property manager is not a court order). The court may order fines and compensation to be paid for such an offence.
  - 44.2 It is an offence for a tenant to fail to provide the lessor with a forwarding address when vacating the premises.

**SECURITY BOND**

45. The security bond is held by the Bond Administrator.
46. The lessor agrees that if the lessor or the property manager applies to the Bond Administrator for all or part of the security bond to be released to the lessor, the lessor or property manager will provide the tenant with evidence to support the amount that the lessor is claiming.
47. The Bond Administrator can only release the security bond when it receives either:
- 47.1 a Joint Application for Disposal of Security Bond form signed by all the parties to the tenancy agreement; or
  - 47.2 an order of the court.
48. If the parties cannot agree on how the security bond is to be dispersed, either party can apply to the Magistrates Court to have the dispute decided.
49. **Warning:** It is an offence for a lessor or a property manager to require a tenant to sign a Joint Application for Disposal of Security Bond form unless the residential tenancy agreement has terminated, the rent to be paid under the tenancy agreement is decreased or a pet is no longer kept at the premises, and the amount of the security bond to be paid to the tenant or lessor is stipulated on the form.

## TENANCY DATABASES

50. A lessor or property manager can only list a person on a residential tenancy database if:
- 50.1 the person is a named tenant on the residential tenancy agreement; and
  - 50.2 the residential tenancy agreement has been terminated; and
  - 50.3 the person owes the lessor a debt that is greater than the security bond or a court has made an order terminating the tenancy agreement.

## NOTICES

- 51A. A notice under this agreement must be given:
- 51A.1 in the prescribed form; or
  - 51A.2 if there is no prescribed form but there is an approved form - in the approved form; or
  - 51A.3 if there is no prescribed form or approved form - in writing.
- 51B. A notice from the tenant to the lessor may be given to the property manager or the lessor's agent.
- 51C. A notice under this agreement may be given to a person:
- 51C.1 by giving it to the person directly; or
  - 51C.2 if an address for service for the person is given in the agreement - by posting it to the address for service; or
  - 51C.3 if the person has agreed under Part A to the electronic service of notices - by sending the notice to the email address or facsimile number given in Part A.
- 51D. A person may withdraw his or her consent to a notice being given to the person by email or facsimile by giving a notice to that effect to each other party to the agreement.

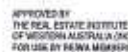
## ADVICE, COMPLAINTS AND DISPUTES

### DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY

51. The *Residential Tenancies Act 1987* allows the Commissioner for Consumer Protection to give advice to parties to a residential tenancy agreement, to look into complaints and, wherever possible, help to settle them. The Department of Mines, Industry Regulation and Safety may be contacted by telephone on 1300 30 40 54 or by visiting one of the Department's offices.
52. The tenant should generally approach the lessor or property manager to solve any problem before approaching the Department of Mines, Industry Regulation and Safety. The Department's role is one of mediation and conciliation, it cannot issue orders or make determinations in respect of disputes.

## IF A DISPUTE CANNOT BE RESOLVED

53. If a dispute arises between the lessor and the tenant and the dispute cannot be resolved, either party may apply to the Magistrates Court to have the dispute decided by the court. The court can make a range of orders, including:
- 53.1 restraining any action in breach of the agreement; and
  - 53.2 requiring a party to the agreement to perform a certain action under the agreement; and
  - 53.3 order the payment of any amount owing under the agreement; and
  - 53.4 order the payment of compensation for loss or injury.



FORM 1AA - Residential Tenancies Act 1987 - Section 27A

# RESIDENTIAL TENANCY AGREEMENT PART C

## IMPORTANT INFORMATION

**Additional terms may be included in this agreement if:**

- (a) both the lessor and tenant agree to the terms; and
- (b) they do not conflict with the *Residential Tenancies Act 1987*, the *Residential Tenancies Regulations 1989*, or any other law; and
- (c) they do not breach the provisions about unfair contract terms in the *Fair Trading Act 2010*; and
- (d) they do not conflict with the standard terms of this agreement.

ADDITIONAL TERMS ARE NOT REQUIRED BY THE *RESIDENTIAL TENANCIES ACT 1987*.

HOWEVER, ONCE THE PARTIES SIGN THIS AGREEMENT, THE ADDITIONAL TERMS ARE BINDING UPON THE PARTIES UNLESS THE TERM IS FOUND TO BE UNLAWFUL.

ADDITIONAL TERMS:

### 1. REQUIREMENTS FOR EXISTENCE OF LEASE

1.1. The parties agree that there will be no binding agreement to lease the Premises and no residential tenancy agreement will have come into existence, under the *Residential Tenancies Act, 1987* (Act) or otherwise, unless and until the following pre-requisites have been met:

- (a) By no later than 4.00 pm on 2nd of September 2020, or such later time as agreed to by the lessor's property manager:

*[\*strike out whatever subparagraphs do not apply]*

- (i)\* this residential tenancy agreement is signed by the tenant(s) and returned by the tenant to the lessor's property manager at the physical address or email address appearing in this lease;
  - (ii)\* ~~any security bond and any pet bond required to be paid by the tenant pursuant to Part A of this residential tenancy agreement or the signing of the residential tenancy agreement are paid to the lessor's property manager and~~
  - (iii)\* ~~any first payment of rent required to be paid by the tenant pursuant to Part A of this residential tenancy agreement on or before the signing of the residential tenancy agreement is paid in accordance with Part A;~~
- and

- (b) The residential tenancy agreement is signed by the lessor or the property manager (PROVIDED THAT if the tenant has been granted an option to enter the lease and paid an option fee, there shall be no need for the agreement to be signed by the lessor or property manager in order for a binding agreement to exist and this pre-requisite (b) shall not apply).

Note: Under the Residential Tenancy Act 1987 agreement to lease do not have to be in writing and may be entered verbally or by conduct. This clause 1 does not purport to remove the right of the parties to reach non-written agreements. However, if the parties wish to enter into an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

### 2. THE TENANT'S OBLIGATIONS

- Rent**
- 2.1. The tenant agrees to pay the Rent punctually pursuant to the provisions of Part A, on the dates for payment, without any deductions or legal or equitable set-offs.
  - 2.2. The tenant must not fail or refuse to pay any rent due under this lease with the intention that the amount of the rent may be recovered by the lessor from the security bond. (This is an offence against Section 52 of the Act and is subject to a maximum penalty of \$5,000.00).

**Renegotiated Fixed Term Lease (section 31B of the Act)**

[Delete if inapplicable - to be used when a new lease is entered into (the **new agreement**) that has been the subject of a previous fixed term lease between the same parties in relation to the same premises (the **former agreement**)].

~~2.3. Rental under this lease will be the amount stipulated under the heading "Rent" in Part A of this lease. However in order to comply with section 31B of the Act and to provide 30 days notice of the increase in the rental periodically paid under the former agreement until [insert date] being the first 30 days of the term of this new agreement, the tenant is only required to pay rental of [insert amount] per week (or the amount that is the equivalent of the rental paid under the former agreement).~~

- Rent Reviews**
- 2.4. If this lease is a periodic tenancy, then the rent will be increased every [insert frequency of rent review] N/A months using the following Method of Rent Review [insert method A, B, C, or D as defined below]
- If this lease is a fixed term tenancy agreement, then the rent will be increased on the following dates in the following manner:

The Parties agree that on the relevant rent review date(s) referred to below the rent per week during the term of this fixed term lease will be increased by the method referred to below.

Note: Any increase in rent must be no sooner than 6 months after the commencement date of this tenancy and the date of the last increase. The lessor must give to the tenant at least 60 days' notice of the increase.



The reviewed rental cannot be less than the rental payable in the immediately preceding period.

Method of Rent Review	N/A	Review Date	
Method of Rent Review	N/A	Review Date	
Method of Rent Review	N/A	Review Date	
Method of Rent Review	N/A	Review Date	

Insert **A, B, C** or **D** for the Method of Rent Review.

- A. fixed increase of \$ N/A per week
- B. Consumer Price Index (Perth All Groups) ("CPI")
- C. N/A % increase of the rent payable on the day immediately prior to the Review Date
- D. Other Method: N/A

For the purposes of this rent review clause, the following terms have the following meanings:

**CPI** means the rent will be determined in accordance with the following formula:

$$\text{CPI Rent} = R \times (C/P)$$

Where R = the Rent payable immediately prior to the relevant Rent Review Date

C = the Current CPI (for the most recent quarter prior to the Rent Review Date with respect to which the CPI has been published)

P = the Previous CPI (for the quarter immediately before the last Rent Review Date or, if there has been no previous rent review, the date of the commencement of the tenancy).

**Percentage Increase** means the reviewed rental will be the rent applicable immediately before the rent review date increased by the percentage specified above on that rent review date.

**Other Method** means the Rent applicable immediately before the rent review date will be increased by that method on that rent review date.

- 2.5. If this tenancy agreement is for a fixed term and the tenancy reverts to a periodic tenancy pursuant to section 76C of the Act, then the periodic rent upon expiry of the fixed term will be, for the first 30 days after the commencement of the periodic tenancy, the same rent that was payable at the end of the fixed term and, after that 30 day period, a sum being

\$ N/A [or insert a method of calculating the rent] (**Increased Rent**).

PROVIDED THAT, in order for the Increased Rent to apply, the lessor must give the tenant at least 60 days' notice of the Increased Rent and the commencement date for the Increased Rent must be no sooner than 6 months after the last rent increase.

- Pets** 2.6. The tenant must not keep any animal, bird or fish in or about the premises, unless that pet is listed in Part A of this residential tenancy agreement or without the prior written permission of the Lessor.
- 2.7. The tenant must not keep any restricted breed dogs as defined under the Dog (Restricted Breeds) Regulations 2002- Dogo Argentine (Argentinian Fighting Dog), Fila Brasileiro (Brazilian Fighting Dog), Japanese Tosa, American Pit Bull Terrier, Pit Bull Terrier or any dog of a mixed breed which visibly contains any of these breeds, without the prior written consent of the Lessor.

- Pet Security Bond** 2.8. If the lessor permits the tenant to keep pets at the premises as specified in Part A, or as agreed in writing after the commencement of the residential tenancy agreement, and if any of those pets are capable of carrying parasites that can affect humans, then the tenant shall deposit with the property manager a Pet Security Bond of the amount referred to in Part A. At the end of the tenancy that Pet Bond may be applied to the cost of fumigation of the premises. In this clause, the term "pet" does not include a guide dog as defined in section 3(1) of the *Dog Act, 1976*.

- Smoking** 2.9. Unless otherwise agreed to by the lessor in writing, smoking is not permitted inside the residential buildings on the premises.

- Services** 2.10. The tenant must notify the electricity and gas utilities (if applicable) of the tenant's occupation of the premises.

- Telephone** 2.11. The lessor makes no representations about the availability of telephone lines, internet lines or any other communications services to the premises. The tenant must make his or her own enquiries regarding the availability, cost and/or installation of those services. The tenant is allowed to install and/or attach cabling, telephone lines and/or communications lines to the premises provided no damage is done to the premises in installing, attaching and/or removing them and the tenant pays all costs associated with that installation, attachment and/or removal.

If at the end of the residential tenancy the lessor requests the cabling and/or communications lines to be removed, the tenant must remove them and make good any damage caused by that removal. If any cabling, telephone lines and/or communications lines installed or attached by the tenant are left remaining at the premises or attached to the premises at the end of the tenancy, with the lessor's consent, those items become the property of the lessor.





<b>Objectionable Behaviour</b>	2.24. The tenant must not interfere with or cause or permit interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the premises.
<b>Water beds, Aquarium, Swimming Pool, Spa</b>	2.25. The tenant must not without the lessor's consent install any water bed, aquarium, swimming pool, or spa on the premises. The tenant is liable to the lessor for any costs or losses resulting from any damage caused to the premises (including any of the lessor's chattels, fixtures, fittings and/or furniture) by the escape of water from any waterbed, aquarium, swimming pool, or spa if the escape of the water is caused by the tenant breaching this Residential Tenancy Agreement or breaching the terms of the Act.
<b>Laundry</b>	2.26. The tenant must not hang or display any laundry or other articles on any balcony or verandah.
<b>Indemnify the Lessor</b>	2.27. The tenant agrees to indemnify the lessor against any loss sustained by the lessor or any sum the lessor might at any time be liable to pay, as a result of: <ul style="list-style-type: none"> <li>2.27.1 any damage to the premises or any furniture or chattels belonging to the lessor;</li> <li>2.27.2 any claim made against the lessor, whether in relation to property damage or personal injury; or</li> <li>2.27.3 any other matter whatsoever, arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.</li> </ul> arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.
<b>Inspections</b>	2.28. Provided that the lessor has complied with clauses 24 to 28 of Part B of this residential tenancy agreement, if the tenant is not present at the time specified in any notice for the inspection provided by the lessor, the tenant agrees that the lessor or the lessor's Property Manager or their employees may enter the premises.
<b>Keys and Electronic Keys</b>	2.29. Subject to the provisions of section 45 of the Act and clause 34 of Part B of this residential tenancy agreement, the lessor will supply to the tenant one set of Keys that enable access to the premises. 2.30. Should the tenant require an additional set(s) of the Keys or the existing set to be recoded (due to the fault of the tenant), then any cost associated with an additional set(s) or recoding will be borne by the tenant and must be paid for by the tenant prior to receiving the additional set(s) of the Keys. 2.31. Should the tenant lose possession of the Keys, then the tenant will be responsible for all costs and expenses associated with replacing the Keys, or gaining access to the premises. 2.32. The lessor will replace Keys and arrange for access to the premises arising from lost Keys only during normal business hours.
<b>Granting of a Licence (Airbnb)</b>	2.33. The tenant must not: <ul style="list-style-type: none"> <li>(a) grant any licence or right to reside or stay at the premises or any part of it to any person or entity as part of a commercial arrangement; or</li> <li>(b) advertise or list the premises on any internet or other site for a licence or right to reside or stay at the premises</li> </ul>

### 3. DEFAULT, INCLUDING WRONGFUL TERMINATION OF LEASE (i.e. "BREAK LEASE")

- 3.1 If the tenant:
- (a) terminates this lease, otherwise than in accordance with clause 37 of Part B of this residential tenancy agreement or the provisions of the Act, before the end of the tenancy period referred to in Part A (commonly known as a "break lease"); or
  - (b) the tenant otherwise breaches the lease and/or does not comply with the tenant's obligations under this lease,
- then the tenant is liable to pay any damages and losses to the lessor that the lessor suffers or will suffer as a result of the tenant's breach.<sup>1</sup> The lessor must endeavour to reasonably mitigate the lessor's damages and losses.

### 4. END OF TENANCY

<b>Swimming Pool and Spa Equipment at the end of tenancy</b>	4.1 If at the commencement of the lease the lessor provided pool chemicals to the tenant, then a comparable quantity of the same chemicals are to be provided by the tenant to the lessor at the end of the lease.
	4.2 The tenant must secure all portable pool cleaning equipment in a locked area on the premises at the end of the tenancy.
<b>Movement of Chattels</b>	4.3 The tenant must return all fixtures, furniture, chattels, household effects and all other items described in either the Property Condition Report or the attached Inventory to the original positions described in those documents
<b>Cleaning of Carpets</b>	4.4 As part of the tenant's obligations under clause 18.6 of Part B of this Residential Tenancy Agreement, the tenant agrees upon vacation of the premises to have all carpets professionally cleaned (at the tenant's expense) and to supply to the Property Manager a receipt as evidence that the carpets have been cleaned.

<sup>1</sup> Examples of the types of costs that might give rise to a need to make a break lease claim include, but are not limited to rent, advertising expenses associated with finding a new tenant and the unexpired portion of any leasing fee charged by the property manager to the lessor and also property maintenance such as lawn mowing and watering. These costs may be charged until a new tenant moves in or the original tenancy period expires. The lessor must endeavour to reasonably mitigate the lessor's damages and losses.



### 5. DEFINITIONS AND INTERPRETATION

- 5.1 If any provision of this lease is invalid, unenforceable or illegal, then that provision may be severed and the remainder of this lease will continue to be effective.
- 5.2 In this lease, unless otherwise required by the context or subject matter:  
**"Keys"** means all keys and electronic keys that permit access to the premises, to common property associated with a strata lot, or to car bays associated with the premises.  
**"Inventory"** means a list of the lessor's furniture contained in the premises at the commencement of the lease.
- 5.3 Any reference in this lease to the **"lessor"** doing anything shall mean and include it being done by the lessor's Property Manager.
- 5.4 Where either the tenant or the lessor comprise more than one person, the obligations to be performed in this lease are binding upon such two or more persons jointly and severally.

### 6. INFORMATION COLLECTION NOTICE PRIVACY ACT, 1988 AUSTRALIAN PRIVACY PRINCIPLE 5

The Lessor's property manager (whose contact details appear in Part A of this form) collects the personal information provided in this form in compliance with the provisions of the *Privacy Act, 1988* and the Australian Privacy Principles. Personal information collected by the property manager through the management of the tenancy including, but not limited to the Property Condition Report is necessary to manage the tenancy. The personal information collected by the property manager in this residential tenancy agreement, in the Property Condition Report and during the period of the management of the tenancy is collected to be used in managing the tenancy, to enable the property manager to provide the services and benefits the subject of this agreement and to enable the property manager to conduct its business. The tenant, by signing this agreement, consents to that collection and use. Further details regarding the purposes for which the information is collected, the disclosures that are usually made of personal information collected by the property manager, the situations where the property manager is required to collect information by law, and any disclosure of information that may be made by the property manager overseas, can be obtained from the more detailed collection notice on the property manager's website. The property manager's privacy policy may also be accessed on that website. If the information collected in this form is not provided, the property manager may not be able to provide its services as effectively. Individuals who wish to access or correct information held about them or who wish to make any complaint regarding privacy should contact the property manager's privacy officer.

### 7. ANNEXURES

The attached annexures:

N/A

form part of this Lease.

Initials

TC

Len [Signature]

**This page is intentionally left blank but additional terms between tenant and lessor may be inserted and included in Part C by agreement between the parties. REIWA has not endorsed or approved the further additional terms.**

1. The tenant agrees to notify the agent IN WRITING no less than 30 days before the expiry of the lease of their intention to vacate the premises, or of their request to renew the lease. The tenant further agrees it is a term of every agreement that the agent/owner may enter the premises for the purposes of showing the premises to prospective tenants, at any reasonable hour and on a reasonable number of occasions during the period of 21 days preceding the termination of the agreement, after giving the tenant reasonable notice (as per Residential Tenancies Act 1987, Part IV, Division 2, Section 46 (f). Note: Failure to pay rent with the intention of deducting it from the security bond at the end of a tenancy is a breach of Section 52 of the Residential Tenancies Act (Penalty \$1000.00)
2. It is acknowledged by the Tenant that ALL MAINTENANCE ITEMS ARE TO BE REPORTED TO THIS OFFICE IN WRITING. The tenant is also referred to Part B, point 22 and 23 and Part C 2.20 & 2.21 of this Tenancy Agreement. The tenant is further requested to contact this office should they not have had a response to a maintenance request within 7 days.
3. The tenant is aware that routine inspections will be carried out quarterly. Tenants will be notified in writing prior to inspection date. Inspections are conducted between 8.30am - 5pm. The tenant is aware and agrees that the agent may use their spare key to gain access to inspect property and photos may be taken to include with the owners report.
4. The property is only to be occupied by the tenants whose names appear on the lease, children excepted. The only circumstances under which another can reside if they have completed an application form and have received approval in writing from the agent.
5. The tenant agrees not to place any pot plants directly on the carpet/floorboards. Any damage will need to be rectified by the tenant and all costs associated with such rectification will be borne by the tenant.
6. Should there be floorboards at the property it is a requirement that floor protectors be used under all furniture to prevent any scratches/damages. Any damage to the floor due to protectors not being used will be rectified by the tenant and all costs associated with such rectification will be reimbursed to the owner.
7. Animals are NOT PERMITTED to be at the premises at any time whether visiting or permanently residing.
8. The tenant acknowledges inspecting the property prior to the acceptance of the application and agrees to take it on an as inspected basis.
9. The tenant agrees to reimburse the owner for a water meter reading fee at the end of the tenancy as charged by Water Corp. for the purpose of calculating water consumption.
10. If the property has a pool or spa the tenant agrees to have it chemically tested and balanced on the last day of the tenancy by a reputable pool company and to provide a printout/receipt of same. If this is not produced the agent reserves the right to have the pool tested and reimburse to cost of chemicals and testing to the owner.
11. The tenant is aware that it is a requirement of this lease to pay the rent in advance at all times. The tenant is further aware that this office issues Termination notices once the tenant becomes 4 days or more in arrears.
12. If the property is reticulated the tenant is aware that they are responsible for reticulation heads and any pipe work above the surface. The owners agree to maintain the controller and pipes below the surface. The tenant is aware of the current water restrictions in place and agrees to ensure that all watering is done on the prescribed day. Should the tenant water by sprinkler outside of the prescribed day and is reported and fined by the local authority, such fine will be reimbursed to the owner.
13. If the tenant chooses to break their lease they will be responsible for the following costs to the owner as stated in Part C, Clause 3.1 of the lease:  
 - Rent to be paid until a new tenant takes possession or until the lease expires whichever occurs first.  
 - Unexpired portion of the Leasing fee.  
 - Ongoing maintenance and care of the property until a new tenant is found or the Lease expires, whichever occurs first.
14. The tenant is aware and agrees that there is to be no smoking inside the property during the period of this tenancy. Any damage caused by not adhering to this clause will be rectified and the cost reimbursed to the owner.
15. The tenant is aware and agrees that should they choose to pay their rent via internet banking they MUST put their name or property address on the reference line, failure to do so will result in a bank trace fee. The tenant is further aware that any fees associated with dishonoured cheques must be reimbursed to the owner immediately.
16. The tenant is aware and agrees that once the tenant has vacated, rent will be charged up until the time that possession of the keys is handed into the office.
17. The tenants agree to provide drip trays, at their expense, to prevent any oil, grease or petrol leaking from motor vehicles.
18. The tenants are aware that should they be requested to return to the property, once they have vacated, to carry out any vacating requirements, 24 hours will be granted in order for the requested work to be carried out. Failure to do so will result in tradespeople being employed with the costs being deducted from the security bond.
19. The tenants are aware and agree that once they vacate, it is their responsibility to put mail redirection in place. The Agent nor the owner takes any responsibility for lost or returned mail.
20. The tenant is aware and agrees that they are responsible for obtaining their own contents insurance. Should the tenants contents be damaged by natural causes such as flooding, damage due to storms etc, the owners will not be responsible to repair or replace.
21. The tenants are aware that they are not responsible for cleaning the gutters to the property. Should the gutters need clearing, the tenant is to complete a maintenance request form and submit it to this office.
22. The tenants acknowledge receipt of a true copy of the annexure and that it forms part of their signed Lease Agreement.

Initials

tl

*[Handwritten signature]*

**This page is intentionally left blank but additional terms between tenant and lessor may be inserted and included in Part C by agreement between the parties. REIWA has not endorsed or approved the further additional terms.**

- 23. The tenant is aware and agrees that if they are using a drier in the laundry, adequate ventilation must be provided. Failure to do so will result in damp damage and the tenant will reimburse the owner the cost of rectification.
- 24. The tenant is aware that if rent is paid via bank transfer or RentPay that no receipt will be issued.
- 25. The tenant is aware that parking any vehicles on the lawn or in the gardens at the front or rear of the property is a Breach of Agreement. The cost of any treatments or repairs to reticulation required as a result of this will be reimbursed by the tenant to the owner.
- 26. The tenant is aware that all occupants living at the property are to be as per their initial approved application form. If there are any variations in occupants this must be put in writing to the agency for approval.
- 27. This agency does have a strict policy on the payment and collection of rent and you will receive a number and variety of reminders which you should not ignore. All of these messages will appear on your tenant payment ledger, which may be requested from financial institutions for lending purposes and credit checks. Days 1-3 of rent being late, you will receive an SMS, email or phone call. Day 4 of being in arrears, a Notice of Termination will be issued. There is no deviation from this schedule and it is the strict policy of this office that all employees adhere to it.
- 28. The tenant is aware that it is a policy of this office that upon vacating the tenant(s) will have the property professionally cleaned for a minimum of two (2) hours by an agent approved cleaner.

Initials TC Len Bross



**THE LESSOR AND TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.**

Executed by the Tenant (if a corporation, the Tenant executes this document pursuant to its constitution and the Corporations Act)

**Tenant's Signature**

Date

DocuSigned by:

*Jarrad Wilson*

17/8/2020

/  /

Jarrad Wilson

DocuSigned by:

*Madeleine Jones*

18/8/2020

/  /

Madeleine Jones

/  /

/  /

CORPORATION:

Name of Corporation

ACN / ABN

Director

Director / Secretary

Executed by the Lessor (if a corporation, the Lessor executes this document pursuant to its constitution and the Corporations Act)

**Lessor / Lessor's Agent Signature**

Date

DocuSigned by:

*Tamara Colbert*

18/8/2020

/  /

Tamara Colbert

/  /

CORPORATION:

Name of Corporation

ACN / ABN

Director

Director / Secretary

A true copy of:

(1) The Residential Tenancy Agreement Parts A, B & C

(2) Relevant By-Laws pertaining to the strata complex, and

(3) Property Condition Report & Photos.

- have been received by the Tenant:

DocuSigned by:

*Jarrad Wilson*

17/8/2020

Date  /  /

Date  /  /

DocuSigned by:

*Madeleine Jones*

18/8/2020

Date  /  /

Date  /  /

(Signed by Tenants)

For information about your rights and obligations as a lessor or tenant, contact the Department of Mines, Industry Regulation and Safety on 1300 30 40 54 or visit [www.commerce.wa.gov.au/Tenancy](http://www.commerce.wa.gov.au/Tenancy)

# D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

A.B.N. 96 099 535 065  
PO BOX 310  
MIDLAND, WA 6936  
Unit 1, 4 Farrall Road, Midvale, WA  
Phone (08) 9274 6637

C/- MR JOSEPH EGERTON  
BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND  
PO Box 719  
TOODYAY WA 6566

**Statement**  
  
Ref: EGE04  
As at 30 June, 2021

Date	Description	Debit	Credit
22/01/2021	Invoice 028129 Issued	1,990.00	
14/02/2021	Receipt 029402 Applied Against Invoice 028129		1,500.00 ✓
16/02/2021	Receipt 029404 Applied Against Invoice 028129		490.00 ✓
			= \$1990.00
			+ \$488.00 Q-1/1
			= \$2478.00
			+ \$298.00 Q-1/2
			+ \$336.00
			\$3112.00

\$336.00 - Audit Shield

120+ Days 0.00	90 Days 0.00	60 Days 0.00	30 Days 0.00	Current 0.00	<b>Amount Due:</b>
-------------------	-----------------	-----------------	-----------------	-----------------	--------------------

Terms: Seven Days From Date Of Invoice

Please detach the portion below and forward with your payment

**Remittance Advice**

BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND  
ALL CREDIT CARD PAYMENTS attract a 1.25% charge

Ref: EGE04  
As at 30 June, 2021

Amount Due:

Cheque     Mastercard     Visa

Card Number

Cardholder .....    Signature .....    Expiry Date .....

**PAYMENT CAN BE MADE DIRECTLY TO OUR BANK**  
BSB 06 6115    Account 1038 7658    D.Baker & Associates Pty Ltd

# D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

A.B.N. 96 099 535 065  
PO BOX 310  
MIDLAND, WA 6936  
Unit 1, 4 Farrall Road, Midvale, WA  
Phone (08) 9274 6637

C/- MR JOSEPH EGERTON  
BEEBYNBURRA PTY LTD  
PO Box 719  
TOODYAY WA 6566

**Statement**  
  
Ref: EGE03A  
As at 30 June, 2021

Date	Description	Debit	Credit
28/07/2020	Invoice 027519 Issued	298.00	
18/08/2020	Receipt 028774 Applied Against Invoice 027519		298.00 ✓
09/06/2021	Invoice 028580 Issued	190.00	
13/06/2021	Receipt 029812 Applied Against Invoice 028580		190.00 ✓
			<b>= 488.00</b>

<b>120+ Days</b> 0.00	<b>90 Days</b> 0.00	<b>60 Days</b> 0.00	<b>30 Days</b> 0.00	<b>Current</b> 0.00	<b>Amount Due:</b>
--------------------------	------------------------	------------------------	------------------------	------------------------	--------------------

Terms: Seven Days From Date Of Invoice

*Please detach the portion below and forward with your payment*

### Remittance Advice

BEEBYNBURRA PTY LTD

ALL CREDIT CARD PAYMENTS attract a 1.25% charge

Ref: EGE03A  
As at 30 June, 2021

Cheque    Mastercard    Visa  
                       

Amount Due:

Card Number   

Cardholder ..... Signature ..... Expiry Date .....

**PAYMENT CAN BE MADE DIRECTLY TO OUR BANK**  
BSB 06 6115    Account 1038 7658    D.Baker & Associates Pty Ltd



# D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

A.B.N. 96 099 535 065  
PO BOX 310  
MIDLAND, WA 6936  
Unit 1, 4 Farrall Road, Midvale, WA  
Phone (08) 9274 6637

C/- MR JOSEPH EGERTON  
BEEBYN PTY LTD  
PO Box 719  
TOODYAY WA 6566

**Statement**  
  
Ref: EGE05A  
As at 30 June, 2021

Date	Description	Debit	Credit
25/02/2021	Invoice 028226 Issued	298.00	
29/03/2021	Receipt 029524 Applied Against Invoice 028226		298.00
09/06/2021	Invoice 028581 Issued	190.00	
<b>120+ Days</b>	<b>90 Days</b>	<b>60 Days</b>	<b>30 Days</b>
0.00	0.00	0.00	0.00
			<b>Current</b>
			190.00
			<b>Amount Due:</b>
			<b>190.00</b>

**Terms: Seven Days From Date Of Invoice**

Please detach the portion below and forward with your payment

**Remittance Advice**

BEEBYN PTY LTD Ref: EGE05A  
 ALL CREDIT CARD PAYMENTS attract a 1.25% charge As at 30 June, 2021

Cheque    Mastercard    Visa Amount Due: 190.00

Card Number

Cardholder ..... Signature ..... Expiry Date .....

**PAYMENT CAN BE MADE DIRECTLY TO OUR BANK**  
 BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd

## Tax Invoice



**Bill To:**  
 Beebyn Pty Ltd  
 PO Box 719  
 TOODYAY 6566

**Professionals Northern Coast Real Estate**  
 Licensee: Christopher Minchinton  
 Shop 18 Brighton Village Shopping Centre, Butler WA 6036

ABN: 60 789 367 122

Invoice# 306

08/06/2021

Property: 67 Seaside Avenue YANCHEP

Date	Item	DB/Expense	CR/Payment	GST	Total (inc GST)
08/06/2021	VPA - Vendor Paid Advertising Still Owing	\$1,074.55	\$0.00	\$107.45	\$1,182.00
<b>Sub Total</b>		<b>\$1,074.55</b>	<b>\$0.00</b>	<b>\$107.45</b>	<b>\$1,182.00</b>
Total Spend		\$1,182.00			
Total GST		\$107.45			
Less Payments		\$0.00			
<b>Total Balance (inc GST)</b>		<b>\$1,182.00</b>			

Direct Deposit to NAB A/C 797502015 BSB 086420  
 Alternatively Cheques payable to Professionals Northern Coast Trust Account

# SUPER AUDITS

## TAX INVOICE

**Supplier:** Super Audits

**Auditor:** A.W. Boys  
SMSF Auditor Number (SAN) 100014140  
Registered Company Auditor (67793)

**Address:** Box 3376  
Rundle Mall 5000

**ABN:** 20 461 503 652

**Services:** Auditing

**Date:** 21 January 2021

**Recipient:** Beebynburra Superannuation Fund

**Address:** C/- PO Box 310, MIDLAND WA 6936

### Description of Services

Statutory audit of the Beebynburra Superannuation Fund for the financial year ending 30 June 2020.

**Fee:** \$350.00

**GST:** \$35.00

**Total:** \$385.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.



**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND**

Page 1 of 1

**ABN 45 800 831 600****Ledger Entries Report for the year ending 30 June, 2021**

21/03/2022

13:09

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
<b>Account number 1545 - Bank Fees And Charges</b>							
01/07/2020	000000004	P	Transaction fee	FOA	5.00		5.00
03/08/2020	000000010	P	Transaction fee	FOA	5.00		10.00
01/09/2020	000000018	P	Transaction fee	FOA	5.00		15.00
01/09/2020	000000080	P	Transaction fee	FOA	1.00		16.00
01/10/2020	000000024	P	Transaction fee	FOA	5.00		21.00
01/10/2020	000000081	P	Transaction fee	FOA	0.50		21.50
02/11/2020	000000030	P	Transaction fee	FOA	5.00		26.50
01/12/2020	000000037	P	Transaction fee	FOA	5.00		31.50
04/01/2021	000000087	P	Transaction fee	FOA	5.00		36.50
01/02/2021	000000093	P	Transaction fee	FOA	5.00		41.50
30/06/2021	000000082	J	Interest & fees on loan	FOA	144.00		185.50
30/06/2021	000000086	J	Rounding of account	FOA		0.10	185.40
Total					<b>185.50</b>	<b>0.10</b>	





**ASIC**  
Australian Securities & Investments Commission

**Inquiries**  
www.asic.gov.au/invoices  
1300 300 630

ABN 86 768 265 615

BEEBYNBURRA PTY LTD  
D. BAKER & ASSOCIATES PTY LTD  
PO BOX 310  
MIDLAND DC WA 6936

**INVOICE STATEMENT**

Issue date 20 Jul 20

**BEEBYNBURRA PTY LTD**

ACN 159 576 673

Account No. 22 159576673

**Summary**

Opening Balance	\$0.00
New items	\$55.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$55.00</b>

**Please pay**

Immediately	\$0.00
By 20 Sep 20	\$55.00

*If you have already paid please ignore this invoice statement.*

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

- Late fees will apply if you do NOT
  - tell us about a change during the period that the law allows
  - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
  - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



**ASIC**  
Australian Securities & Investments Commission

<b>TOTAL DUE</b>	<b>\$55.00</b>
Immediately	\$0.00
By 20 Sep 20	\$55.00

**PAYMENT SLIP**  
BEEBYNBURRA PTY LTD

*Payment options are listed on the back of this payment slip*

ACN 159 576 673      Account No: 22 159576673

<b>B</b> PAY	Billor Code: 17301
	Ref: 2291595766737



22 159576673



\*814 129 0002291595766737 48





**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

**Inquiries**  
www.asic.gov.au/invoices  
1300 300 630

BEEBYN PTY LTD  
D. BAKER & ASSOCIATES PTY LTD  
PO BOX 310  
MIDLAND DC WA 6936

**INVOICE STATEMENT**

Issue date 15 Feb 21

**BEEBYN PTY LTD**

ACN 162 413 523

Account No. 22 162413523

**Summary**

Opening Balance	\$0.00
New Items	\$273.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$273.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

**Please pay**

Immediately	\$0.00
By 15 Apr 21	\$273.00

*If you have already paid please ignore this invoice statement.*

- Late fees will apply if you do NOT
  - tell us about a change during the period that the law allows
  - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
  - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



**ASIC**  
Australian Securities & Investments Commission

**PAYMENT SLIP**  
BEEBYN PTY LTD

ACN 162 413 523      Account No: 22 162413523



22 162413523

<b>TOTAL DUE</b>	<b>\$273.00</b>
Immediately	\$0.00
By 15 Apr 21	\$273.00

*Payment options are listed on the back of this payment slip*



Billers Code: 17301  
Ref: 2291624135235



\*814 129 0002291624135235 27

**BEEBYNBURRA SELF MANAGED SUPERANNUATION FUND**  
**ABN 45 800 831 600**

**Ledger Entries Report for the year ending 30 June, 2021**

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1760 - Interest - Australia							
30/06/2021	000000082 J		Interest & fees on loan	FOA	15,855.21		15,855.21
<b>Total</b>					<b>15,855.21</b>		