

Edna Cajali Superannuation Fund

A

Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME				
Contributions - Employer				
-	25,000.00	Mr Edward Hackenberg	-	25,000.00
-	25,000.00	Mrs Natasha Hackenberg	-	25,000.00
Increase in Market Value - Direct Property				
-	5,165.00	I1 10 Kilkie Ave, BLI BLI	-	344,602.00
Interest - Cash At Bank				
-	1.24	I2 Westpac DIY Super Working a/c 605421	-	1.38
Rent - Direct Property				
-	26,460.57	I3 10 Kilkie Ave, BLI BLI	-	27,416.99
EXPENSE				
825.00	-	E1 Accountancy Fee	4,802.72	-
Bank Fees - Cash At Bank				
5.00	-	Westpac DIY Super Working a/c 605421	-	-
580.40	-	E2 Borrowing Expenses	580.40	-
Depreciation - Capital Allowances - Direct Property				
2,665.00	-	E3 10 Kilkie Ave, BLI BLI	2,102.00	-
637.00	-	Filing Fees	-	-
160.00	-	Fine	-	-
Property Expenses - Council Rates - Direct Property				
1,984.70	-	E4 10 Kilkie Ave, BLI BLI	1,990.50	-
Property Expenses - Insurance Premium - Direct Property				
739.61	-	E5 10 Kilkie Ave, BLI BLI	776.86	-
Property Expenses - Interest Paid - Direct Property				
13,317.16	-	E6 10 Kilkie Ave, BLI BLI	8,210.91	-
Property Expenses - Pest Control - Direct Property				
-	-	E7 10 Kilkie Ave, BLI BLI	250.00	-
Property Expenses - Repairs Maintenance - Direct Property				
556.93	-	E8 10 Kilkie Ave, BLI BLI	242.05	-
Property Expenses - Sundry Expenses - Direct Property				
119.00	-	10 Kilkie Ave, BLI BLI	-	-
Property Expenses - Water Rates - Direct Property				
1,798.58	-	E9 10 Kilkie Ave, BLI BLI	1,481.95	-
-	-	SMSF Supervisory Levy	518.00	-
INCOME TAX				
7,119.90	-	Income Tax Expense	7,604.25	-
PROFIT & LOSS CLEARING ACCOUNT				
51,118.53	-	Profit & Loss Clearing Account	393,460.73	-
ASSETS				
Direct Property				
612,500.00	-	A1 10 Kilkie Ave, BLI BLI	955,000.00	-
Other Assets				
831.64	-	A2 Borrowing Costs	251.24	-
Cash At Bank				

Edna Cajali Superannuation Fund

A

Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year		
Debits	Credits		Debits	Credits	
21,858.13	-	A3	Westpac DIY Super Working a/c 605421	48,550.72	-
			Receivables - Investment Income Receivable		
			- Rent		
-	-	A4	10 Kilkie Ave, BLI BLI	80.00	-
			Prepaid Contribution Tax		
3,750.00	-		Mr Edward Hackenberg	4,125.00	-
3,750.00	-		Mrs Natasha Hackenberg	4,125.00	-
LIABILITIES					
			Limited Recourse Borrowing Arrangement		
-	160,909.73	L1	Westpac SMSF Investment Property Loan a/c 606221	-	145,336.64
-	5,518.80		Income Tax Payable	-	-
-	14,619.90		Provision for Income Tax	-	8,354.25
-	-	L2	Income Tax Instalments Paid	1,661.00	-
-	25,000.00		Mr Edward Hackenberg	-	27,500.00
-	25,000.00		Mrs Natasha Hackenberg	-	27,500.00
MEMBER ENTITLEMENTS					
			Mr Edward Hackenberg		
-	202,416.86		Accumulation	-	396,559.52
			Mrs Natasha Hackenberg		
-	209,224.48		Accumulation	-	408,542.55
<u>724,316.58</u>	<u>724,316.58</u>			<u>1,435,813.33</u>	<u>1,435,813.33</u>

Edna Cajali Superannuation Fund
Statement of Taxable Income
For the Period from 1 July 2020 to 30 June 2021

D

Description	Tax Return Ref.	Amount
<u>Income</u>		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	27,416.00
Total Gross Interest	C	1.00
Total Assessable Employer Contributions	R1	55,000.00
Total Assessable Contributions	R	55,000.00
Total Assessable Income		82,417.00
<u>Deductions</u>		
Section C		
Total Interest Expenses within Australia	A	8,210.00
Total Capital Works Deductions	D	5,768.00
Total Deduction for Decline in Value of Depreciating Assets	E	2,102.00
Total Investment Expenses	I	4,741.00
Total Management and Administration Expenses	J	5,383.00
Total Other Deductions	L	518.00
Total Deductions		26,722.00
Taxable Income or Loss	(V - N) O	55,695.00
<u>Income Tax Calculation Statement</u>		
Section D		
Gross Tax		
Gross Tax @ 15% for Concessional Income	30 Jun 2021 T1	8,354.25
Total Gross Tax		8,354.25
Rebates and Offsets	C	0.00
SUBTOTAL		8,354.25
Total Eligible Credits		0.00
Net Tax Payable		8,354.25
Total PAYG Instalments Raised	K	1,661.00
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		6,952.25

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Part 1 Tenancy details

Item 1	1.1 Lessor
	Name/trading name Ed Hackenberg C/- Ray White Bli Bli

Address

C/- Ray White Bli Bli, Shop 205 Building 1, Level 2 'Bli Bli Town Village', 304-312 David Low Way		
Bli Bli	QLD	Postcode 4560

1.2 Phone	Mobile	Email
07 5450 8111	+61488154062	rentals.bb@raywhite.com

Item 2	2.1 Tenant/s
	Tenant 1 Full name/s Glenn Pears
Phone On File	Email On File

Tenant 2 Full name/s	
Phone	Email

Tenant 3 Full name/s	
Phone	Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3	3.1 Agent If applicable. See clause 43
	Full name/trading name Bli Bli Realty (QLD) Pty Ltd T/A Ray White Bli Bli

Address

Ray White Bli Bli	Shop 9B 312-326 David Low Way	
Bli Bli	QLD	Postcode 4560

3.2 Phone	Mobile	Email
07 5450 8111	rentals.bb@raywhite.com	rentals.bb@raywhite.com

Item 4	Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)
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4.1 Lessor	
Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

4.2 Tenant/s	
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> pearsy.ox@hotmail.com	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

4.3 Agent	
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Item 5	5.1 Address of the rental premises	
	10 Kilkie Avenue	
Bli Bli	QLD	Postcode 4560

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

AS PER ENTRY CONDITION REPORT

Item 6	6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement
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6.2 Starting on 04 / 05 / 2021	6.3 Ending on 03 / 11 / 2021
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Fixed term agreements only.
For continuation of tenancy agreement, see clause 6



Item 7 Rent \$ 550.00 per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the Due day of each week
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)
BANK TRANSFER/ INTERNET TRANSFER

Details for direct credit
BSB no. 014 650 Bank/building society/credit union ANZ
Account no. 3516 33 686 Account name Ray White Bli Bli Trust Account
Payment reference ADDRESS/SURNAME

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)
Ray White Bli Bli

Item 11 Rental bond amount \$ 2200.00 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16
Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type See special terms (page 8)
Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17
 Yes No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity N/A Any other service stated in item 12.1 N/A
Gas N/A See special terms (page 8)
Phone N/A

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity As account holder, direct to the electricity supplier
Gas As account holder, direct to the gas supplier
Phone As account holder, direct to the phone supplier
Any other service stated in item 12.1 See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises 3 See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? Yes No
See clause 22

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 17.1 Pets approved Yes No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)
Type Number Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs	Scaussie Electrical	Phone	+61409990394
Plumbing repairs	Mullet Plumbing - EMERGENCY ONLY	Phone	+61421810587
Other	Ray White Bli Bli Property Management - A/H EMERGENCY ONLY	Phone	+61459940511

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

- (a) a reference to **the premises** includes a reference to any inclusions for the premises stated in this agreement for item 5.2; and
- (b) a reference to a numbered section is a reference to the section in the Act with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (**special terms**).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.

Note - Some breaches of this agreement may also be an offence under the Act, for example, if -

- the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
- the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

3 More than 1 lessor or tenant

- (1) This clause applies if more than 1 person is named in this agreement for item 1 or 2.
- (2) Each lessor named in this agreement for item 1 must perform all of the lessor's obligations under this agreement.
- (3) Each tenant named in this agreement for item 2 -
 - (a) holds their interest in the tenancy as a tenant in common unless a special term states the tenants are joint tenants; and
 - (b) must perform all the tenant's obligations under this agreement.

Division 2 Period of tenancy

4 Start of tenancy

- (1) The tenancy starts on the day stated in this agreement for item 6.2.
- (2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

5 Entry condition report - s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days -
 - (a) the day the tenant is entitled to occupy the premises;
 - (b) the day the tenant is given the copy of the condition report.

Note - A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

6 Continuation of fixed term agreement - s 70

- (1) This clause applies if -
 - (a) this agreement is a fixed term agreement; and
 - (b) none of the following notices are given, or agreements or applications made before the day the term ends (the **end day**) -
 - (i) a notice to leave;
 - (ii) a notice of intention to leave;
 - (iii) an abandonment termination notice;
 - (iv) a notice, agreement or application relating to the death of a sole tenant under section 277(7);
 - (v) a written agreement between the lessor and tenant to end the agreement.
- (2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.

Note - For more information about the notices, see the information statement.

7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if -
 - (a) this agreement is a fixed term agreement; and
 - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reasonable costs incurred by the lessor in relating to the premises.

Note - For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

Division 3 Rent

8 When, how and where rent must be paid - ss 83 and 85

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid -
 - (a) in the way stated in this agreement for item 9; or
 - (b) in the way agreed after the signing of this agreement by -
 - (i) the lessor or tenant giving the other party a notice proposing the way; and
 - (ii) the other party agreeing to the proposal in writing; or
 - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement - in an approved way under section 83(4).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

Examples of an appropriate place -

- the lessor's address for service
- the lessor's agent's office

9 Rent in advance - s 87

The lessor may require the tenant to pay rent in advance only if the payment is not more than -

- (a) for a periodic agreement - 2 weeks rent; or
- (b) for a fixed term agreement - 1 month rent.

Note - Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

10 Rent increases - ss 91 and 93

- (1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
- (2) The notice must state the amount of the increased rent and the day from when it is payable.
- (3) The day stated must not be earlier than the later of the following -
 - (a) 2 months after the notice is given;
 - (b) 6 months after the day the existing rent became payable by the tenant.
- (4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
- (5) However, if this agreement is a fixed term agreement, the rent may be increased before the term ends only if a special term -
 - (a) provides for a rent increase; and
 - (b) states the amount of the increase or how the amount of the increase is to be worked out.
- (6) A rent increase is payable by the tenant only if the rent is increased under this clause.

11 Application to tribunal about excessive increase - s 92

- (1) If a notice of proposed rent increase is given and the tenant considers the increase is excessive, the tenant may apply to a tribunal for an order setting aside or reducing the increase.
- (2) However, the application must be made -
 - (a) within 30 days after the notice is received; and
 - (b) for a fixed term agreement - before the term ends.

12 Rent decreases - s 94

Under section 94, the rent may decrease in certain situations.
Note - For details of the situations, see the information statement.

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount -
 - (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments - by instalments; or
 - (c) otherwise - when the tenant signs this agreement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

Example - The lessor may claim against the bond if the tenant does not leave the premises in the required condition at the end of the tenancy.

Note - For how to apply to the authority or a tribunal for the bond at the end of the tenancy, see the information statement and sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.

14 Increase in bond - s 154

- (1) The tenant must increase the rental bond if -
 - (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
 - (b) the notice is given at least 11 months after -
 - (i) this agreement started; or
 - (ii) if the bond has been increased previously by a notice given under this clause - the day stated in the notice, or the last notice, for making the increase.

- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the tenant is given the notice.

Division 5 Outgoings

15 Outgoings - s 163

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.

Examples -

body corporate levies, council general rates, sewerage charges, environment levies, land tax

- (2) This clause does not apply if -
 - (a) the lessor is the State; and
 - (b) rent is not payable under the agreement; and
 - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

16 General service charges - ss 164 and 165

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if -

- (a) the tenant enjoys or shares the benefit of the service; and
- (b) the service is stated in this agreement for item 12.1; and
- (c) either -
 - (i) the premises are individually metered for the service; or
 - (ii) this agreement states for item 13 how the tenant's apportionment of the cost of the service is to be worked out; and
- (d) this agreement states for item 14 how the tenant must pay for the service.

Note - Section 165(3) limits the amount the tenant must pay.

17 Water service charges - ss 164 and 166W

- (1) The tenant must pay an amount for the water consumption charges for the premises if -
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.
- (2) However, the tenant does not have to pay an amount -
 - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

Note - A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.

Note - For details about water efficiency, see the information statement.

- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents about the incurring of the amount.

- (6) In this clause -
water consumption charge for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

Note - If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation. See the information statement for details.

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

Examples of possible legal impediments -

- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the *Building Act 1975* before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence

19 Vacant possession and quiet enjoyment - ss 182 and 183

- (1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.

Editor's note - Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.

- (2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.
- (3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

20 Lessor's right to enter the premises - ss 192-199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

Note - See the information statement for details.

21 Tenant's use of premises - ss 10 and 184

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not -
 - (a) use the premises for an illegal purpose; or
 - (b) cause a nuisance by the use of the premises; or

Examples of things that may constitute a nuisance -

 - using paints or chemicals on the premises that go onto or cause odours on adjoining land
 - causing loud noises
 - allowing large amounts of water to escape onto adjoining land
 - (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
 - (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Units and townhouses - s 69

- (1) The lessor must give the tenant a copy of any body corporate by-laws under the *Body Corporate and Community Management Act 1997* or *Building Units and Group Titles Act 1980* applicable to -
 - (a) the occupation of the premises; or
 - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the by-laws.

23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

24 Pets

- (1) The tenant may keep pets on the premises only if this agreement states for item 17.1 that pets are approved.
- (2) If this agreement states for item 17.1 that pets are approved and this agreement states for item 17.2 that only -
 - (a) a particular type of pet may be kept, only that type may be kept; or
 - (b) a particular number of pets may be kept, only that number may be kept; or
 - (c) a particular number of a particular type of pet may be kept, only that number of that type may be kept.

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

- (1) At the start of the tenancy, the lessor must ensure -
 - (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must -
 - (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (d) keep any common area included in the premises clean.

Note - For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
 - (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - (d) the non-standard items are not a risk to health or safety; and
 - (e) for fixtures - the fixtures were not attached to the premises by the lessor.
- (4) In this clause -

non-standard items means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

premises include any common area available for use by the tenant with the premises.

26 Tenant's obligations - s 188(2) and (3)

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.

Note - Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.
- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

Examples of terms -

- that the tenant may remove the fixture
 - that the tenant must repair damage caused when removing the fixture
 - that the lessor must pay for the fixture if the tenant can not remove it
- (3) If the lessor does agree, the tenant must comply with the terms of the lessor's agreement.
- (4) The lessor must not act unreasonably in failing to agree.
- (5) If the tenant attaches a fixture, or makes a structural change, to the premises without the lessor's agreement, the lessor may -
- (a) take action for a breach of a term of this agreement; or
 - (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the premises for the lessor's benefit (that is, treat it as belonging to the lessor, without having to pay the tenant for it).

28 Supply of locks and keys - s 210

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, 1 of the tenants, a key for each lock that -
- (a) secures an entry to the premises; or
 - (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
 - (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

29 Changing locks - ss 211 and 212

- (1) The lessor or the tenant may change locks if -
- (a) both agree to the change; or
 - (b) there is a tribunal order permitting the change; or
 - (c) there is a reasonable excuse for making the change.
Example of a reasonable excuse -
an emergency requiring the lock to be changed quickly
- (2) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (3) If a lock is changed, the party changing it must give the other party a key for the changed lock unless -
- (a) a tribunal orders that a key not be given; or
 - (b) the other party agrees to not being given a key.

Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs - ss 214 and 215

- (1) **Emergency repairs** are works needed to repair any of the following -
- (a) a burst water service or serious water service leak;
 - (b) a blocked or broken lavatory system;
 - (c) a serious roof leak;
 - (d) a gas leak;
 - (e) a dangerous electrical fault;
 - (f) flooding or serious flood damage;
 - (g) serious storm, fire or impact damage;
 - (h) a failure or breakdown of the gas, electricity or water supply to the premises;
 - (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
 - (j) a fault or damage that makes the premises unsafe or insecure;
 - (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
 - (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.
- (2) **Routine repairs** are repairs other than emergency repairs.

31 Nominated repairer for emergency repairs - s 216

- (1) The lessor's nominated repairer for emergency repairs of a particular type may be stated either -
- (a) in this agreement for item 18; or
 - (b) in a notice given by the lessor to the tenant.
- (2) The nominated repairer is the tenant's first point of contact for notifying the need for emergency repairs.

32 Notice of damage - s 217

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to -
- (a) the nominated repairer for the repairs; or
 - (b) if there is no nominated repairer for the repairs or the repairer can not be contacted - the lessor.

33 Emergency repairs arranged by tenant - ss 218 and 219

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs or apply to the tribunal under section 221 for orders about the repairs if -
- (a) the tenant has been unable to notify the lessor or nominated repairer of the need for emergency repairs of the premises; or
 - (b) the repairs are not made within a reasonable time after notice is given.
- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 2 weeks rent.
- Note - For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.*

Division 7 Restrictions on transfer or subletting by tenant

34 General - ss 238 and 240

- (1) Subject to clause 35, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing or if the transfer or subletting is made under a tribunal order.
- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

35 State assisted lessors or employees of lessor - s 237

- (1) This clause applies if -
- (a) the lessor is the State; or
 - (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
 - (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

Division 8 When agreement ends

36 Ending of agreement - s 277

- (1) This agreement ends only if -
- (a) the tenant and the lessor agree in writing; or

- (b) the lessor gives a notice to leave the premises to the tenant and the tenant hands over vacant possession of the premises to the lessor on or after the handover day; or
- (c) the tenant gives a notice of intention to leave the premises to the lessor and hands over vacant possession of the premises to the lessor on or after the handover day; or
- (d) a tribunal makes an order terminating this agreement; or
- (e) the tenant abandons the premises; or
- (f) after receiving a notice from a mortgagee under section 317, the tenant vacates, or is removed from, the premises.

Note - For when a notice to leave or a notice of intention to leave may be given and its effect and when an application for a termination order may be made to a tribunal, see the information statement.

- (2) Also, if a sole tenant dies, this agreement terminates in accordance with section 277(7) or (8).

Note - See the information statement for details.

37 Condition premises must be left in - s 188(4)

At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

Examples of what may be fair wear and tear -

- wear that happens during normal use
- changes that happen with ageing

38 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

39 Tenant's forwarding address - s 205(2)

- (1) When handing over possession of the premises, the tenant must, if the lessor or the lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if the tenant has a reasonable excuse for not telling the lessor or agent the new address.

40 Exit condition report - s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.
Example of what might be as soon as practicable - when the tenant returns the keys to the premises to the lessor or the lessor's agent
Note - For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.
- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report -
 - (a) sign the copy; and
 - (b) if the lessor or agent does not agree with the report - show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
 - (c) if the tenant has given a forwarding address to the lessor or agent - make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

41 Goods or documents left behind on premises - ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.
Note - For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

Division 9 Miscellaneous

42 Supply of goods and services - s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to a requirement about a service charge.

Note - See section 164 for what is a service charge.

43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may -
 - (a) stand in the lessor's place in any application to a tribunal by the lessor or the tenant; or
 - (b) do any thing else the lessor may do, or is required to do, under this agreement.

44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
Note - Download approved forms via the RTA website rta.qld.gov.au.
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent -
 - (a) by giving it to the party or agent personally; or
 - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 - by leaving it at the address, sending it by prepaid post as a letter to the address; or
 - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile - by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2001*; or
 - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email - by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved -
 - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
 - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
 - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
 - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer to attached special terms approved by the Real Estate Institute of Queensland.

1. The interior of this property including any closed in verandas/patios has a No smoking policy to be adhered to by the Tenant/s named on the lease agreement and any visitors or invited guests of the Tenant/s.
2. Water Usage Charge - Tenant to Pay The premises being water efficient and Item 12.2 and Clause 17(1) of the Standard Terms applying, the Tenant is required to pay the water consumption charges for the premises.
3. Gas Bottle - If Applicable - Where bottled gas is used the Tenant will open an account with their chosen supplier and arrange delivery of the gas bottles to the property. At the conclusion of the tenancy the tenant will close their account with their nominated supplier and have the gas bottles removed from the property and ensure there is no damage done to the fittings and fixtures. Should damages occur this will be at the cost of the vacating tenants to replace / repair.
4. TV Booster power injector where a Booster is supplied this must remain at the property upon vacate.
5. Light bulbs - are to be maintained and replaced by the tenant at their cost during the tenancy and at the conclusion of the tenancy.
6. Pets - If Approved and applicable to your tenancy - The tenants acknowledge and agree that at the end of tenancy they are responsible for any damage caused to the external / internal of the property. Tenants acknowledge the carpets throughout the property be steam cleaned by a professional with a receipt supplied upon vacate. Tenants acknowledge and agree that a flea treatment will be conducted at the end of tenancy and a receipt to be provided.
7. Garden/Lawns - Tenants acknowledge that gardens and lawn is their responsibility throughout tenancy, be it hand weeding, trimming, edging where necessary. If this is not maintained the owner may engage in a Gardner to attend at a cost to the tenants.
8. Pool Maintenance & Chemicals - If Applicable - Tenants acknowledge that they are responsible for Pool Maintenance & Chemicals throughout tenancy. Owner to pay monthly servicing only.
9. Septic Tanks - If Applicable - Tenants are responsible for making sure the tank is emptied on an annual basis or when required throughout tenancy.
10. RENT INCREASE: Tenant acknowledges that the rent will increase to \$550.00 on the 04/05/2021.

Names of Approved Occupants:

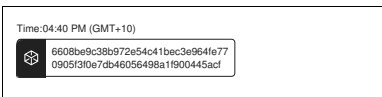
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA - give this form to the tenant/s. keep a copy for your records.**

Signature of lessor/agent

Name/trading name

Ray White Bli Bli

Signature



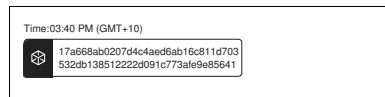
Date 22 / 4 / 2021

Signature of tenant 1

Print name

Glenn Pears

Signature



Date 22 / 4 / 2021

Signature of tenant 2

Print name

Signature

Date / /

Signature of tenant 3

Print name

Signature

Date / /

Special Terms

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

45 Occupation and use of premises

The tenant must not permit persons other than the persons nominated in the special terms to reside at the premises without the written consent of the lessor. The lessor must act reasonably in exercising the lessor's discretion when determining whether or not to consent to a request by the tenant for any change to the approved tenants or occupants.

46 Subletting via online home sharing platforms

The use of online home sharing platforms, such as AirBnB, which grant exclusive possession of the property, or any part thereof, to guests, shall be deemed to be subletting of the property and require compliance with clause 34.

47 Care of the premises by the tenant

- (1) During the tenancy, the tenant must-
 - (a) not do anything that might block any plumbing or drains on the premises;
 - (b) keep all rubbish in the bin provided by the local authority in an area designated by the lessor or as the local authority may require;
 - (c) put the bin out for collection on the appropriate day for collection and return the bin to its designated place after the rubbish has been collected;
 - (d) maintain the lawns and gardens at the premises having regard to their condition at the commencement of the tenancy, including mowing the lawns, weeding the gardens and watering the lawns and gardens (subject to council water restrictions);
 - (e) keep the premises free from pests and vermin;
 - (f) keep the walls, floors, doors and ceilings of the premises free of nails, screws or adhesive substances, unless otherwise agreed to by the lessor in accordance with clause 27;
 - (g) not intentionally or negligently damage the premises and inclusions;
 - (h) only hang clothing and other articles outside the premises in areas designated by the lessor or the lessor's agent;
 - (i) keep the swimming pool, filter and spa equipment (if any) clean and at the correct chemical levels having regard to their condition at the start of the tenancy;
 - (j) not interfere with nor make non-operational any facility that may be provided with the premises (eg. smoke alarms, fire extinguishers, garden sprinkler systems, hoses etc).
 - (k) where the lessor has consented to animals being kept at the premises, the tenant must ensure all animals are kept in accordance with relevant local laws, state laws and federal laws including but not limited to, the *Animal Management (Cats & Dogs) Act 2008* and the *Animal Care and Protection Act 2001* where applicable.
- (2) The obligations of the tenant at the end of the occupancy regarding the conditions of the premises include-
 - (a) if the carpets were cleaned to a certain standard at the start of the tenancy, the tenant must ensure the carpets are cleaned to the same standard, fair wear and tear excepted, at the end of the tenancy;
 - (b) if the property was free of pests at the start of the tenancy, the tenant must ensure the property meets the same standard at the end of the tenancy;
 - (c) repairing the tenant's intentional or negligent damage to the premises or inclusions;
 - (d) returning the swimming pool, filter and spa equipment (if any) to a clean condition with correct chemical levels having regard to their condition at the start of the tenancy;
 - (e) removing rubbish;
 - (f) replacing inclusions damaged during the tenancy having regard to their condition at the start of the tenancy, fair wear and tear excepted;
 - (g) mowing lawns, weeding gardens having regard to their condition at the start of the tenancy;
 - (h) remove all property other than that belonging to the lessor or on the premises at the start of the tenancy.
- (3) If the tenant does not meet the tenant's obligations at the end of the tenancy the lessor or the lessor's agent may pay for this to be done and claim the cost of doing so from the rental bond.

48 Photographs of the property during an inspection

- (1) The tenant consents to photographs being taken of the property during an inspection arranged by the lessor or the lessor's agent in accordance with section 192(1)(a), for the purposes of documenting the condition of the property at the time of the inspection.
- (2) For the sake of clarity, if any photographs taken during an inspection of the property show something belonging to the tenant, the lessor or lessor's agent must obtain the tenant's written consent in order to use the photographs in an advertisement for the property in accordance with section 203.

49 Locks and keys and remote controls

- (1) The lessor may claim from the tenant costs incurred by the lessor as a result of the tenant losing any key, access keycard or remote control relating to the premises which has been provided to the tenant (by the lessor, a body corporate or other person), including costs in connection with:
 - (a) replacing the key, access keycard or remote control; and
 - (b) gaining access to the premises.
- (2) The tenant acknowledges that the lessor's agent may retain a duplicate set of keys.
- (3) The tenant must return all keys, access keycards and/or any remote controls to the lessor or the lessor's agent at the end of the tenancy.

50 Early termination by tenant

If the tenancy is breached before the end of the tenancy specified in item 6 despite other provisions of this agreement the lessor may claim from the tenant-

- (a) the rent and service charges until the lessor re-lets the premises or the end of the tenancy as specified in item 6 whichever is the earlier; and

Special Terms *continued...*

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

- (b) the reasonable costs (including advertising costs) of re-letting and attempting to re-let the premises. (Sections 173(2) and 420).

51 Liability excluded

The tenant shall be liable for and shall indemnify and defend the lessor or the lessor's agent, its directors, officers, employees, and agents, from, and against, any and all losses, claims, demands, actions, suits (including costs and legal fees on an indemnity basis), and damages, including, but not limited to:

- (a) injury, bodily or otherwise, or death of any person, including the tenant or an approved occupant; or
- (b) loss, damage to, or destruction of, property whether real or personal, belonging to any person, including the tenant or an approved occupant;

as a direct or indirect result of the tenant's negligent acts or omissions or breach of this agreement or obligations under the Act.

52 Lessor's insurance

- (1) If the lessor does have insurance cover the tenant must not do, or allow anything to be done, that would invalidate the lessor's insurance policy for the premises or increase the lessor's premium in relation to that policy.

- (2) The lessor may claim from the tenant -

- (a) any increase in the premium of the lessor's insurance; and
- (b) any excess on claim by the lessor on the lessor's insurance; and
- (c) any other cost and expenses incurred by the lessor;

as a direct or indirect result of the tenant's negligent acts or omissions or breach of this agreement or obligations under the Act.

53 Tenant's insurance

It is the tenant's and approved occupant's responsibility to adequately insure their own property and possessions.

54 Smoke alarm obligations

The tenant must-

- (1) Test each smoke alarm in the premises-

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;
 - (i) For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke - by pressing the button or other device;
 - (ii) Otherwise, by testing the alarm in the way stated in the Information Statement (RTA Form 17a) provided to the tenant/s at the commencement of the tenancy.

- (2) Replace each battery that is spent, or that the tenant/s is aware of is almost spent, in accordance with the Information Statement provided to the tenant/s at the commencement of the tenancy;

- (3) Advise the lessor as soon as practicable if the tenant/s become/s aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent); and

Note: In interpreting the word "spent" when referring to a battery, the term is used to include reference to a battery which is flat, non-functioning or lacking in charge that it does not properly operate the smoke alarm.

- (4) Clean each smoke alarm in the premises in the way stated in the Information Statement provided to the tenant/s at the commencement of the tenancy:

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;

In the event that the tenant/s engages a contractor/tradesperson (as listed in Item 18) to meet the tenant/s obligations listed under this clause, such engagement shall be at the tenant/s' own cost and expense.

- (5) Not tamper with or otherwise render a smoke alarm inoperative. Such an act will constitute malicious damage in accordance with section 188 of the Act.

55 Portable pool obligations

- (1) The tenant must-

- (a) Obtain the lessor's consent for a portable pool at the premises of a depth of 300mm or greater;
- (b) Where consent is to be provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, provide the lessor and/or the agent with details of the type and description of the proposed portable pool.

- (2) Where consent is provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, the tenant agrees to:

- (a) Maintain and repair the portable pool at the tenant's own expense;
- (b) In accordance with the *Building Act 1975* obtain, maintain and renew a Pool Safety Certificate for a regulated pool, which includes a requirement for a compliant pool fence and, provide a copy of the Pool Safety Certificate to the lessor and/or agent;
- (c) Where a compliant pool fence is required for a regulated pool, obtain the lessor's consent regarding a proposed fence in accordance with clause 27 of the standard terms;
- (d) In circumstances where consent is provided to the tenant by the lessor in accordance with clause 27 of the standard terms, construct and maintain the fence as required by the *Building Act 1975*, at the tenant's own expense.

- (3) In accordance with clause 55(1) and 55(2), where consent is provided by the lessor to the tenant for a portable pool of a depth of 300mm or greater and/or as prescribed by the *Building Act 1975*, the tenant hereby agrees to indemnify and hold harmless the lessor and agent for any loss, claim, suit or demand, brought, caused or contributed to, directly or indirectly, by the portable pool.

Special Terms *continued...*

These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.

56 Electronic Signing

- (1) Electronic Signature means an electronic method of signing that identifies the person and indicates their intention to sign this agreement;
- (2) If this agreement is signed by any party or the lessor's agent using an Electronic Signature, the tenant and the lessor:
 - (a) agree to enter into this agreement in electronic form; and
 - (b) consent to either, or both parties, or the lessor's agent signing this agreement using an Electronic Signature.

Annexure A

Item A

1. The interior of this property including any closed in verandahs/patios has a No Smoking policy to be adhered to by the Tenant/s named on the lease agreement and/or any visitors or invited guests of the Tenant/s, any cigarette butts etc are to be properly disposed on in rubbish receptacle.
2. If the Lessor has an insurance policy, the Tenant/s must not, do or allow anything to be done that would invalidate any insurance policy for the premises or increase the premium of the policy. If the tenant does accidental damage to the property and the Lessor wishes to claim on his/her insurance policy the Lessor may ask the Tenant/s to pay the "excess" on the policy.
3. It is the responsibility of the Tenant/s to insure their own property and possessions by ways of personal contents insurance.
4. It is the responsibility of the Tenant/s to regularly weed and tidy the gardens, taking into consideration the condition at the commencement of their tenancy. It is the responsibility of the tenants to remove all grass clippings and fallen branches from the property.
5. The owner reserves the right to increase rent on the premises at the expiration of the lease by giving two months written notice .
6. The Tenant/s acknowledge and agree that at the end of their tenancy they are responsible for having the carpets throughout the property steam cleaned by a professional company and a receipt supplied to the Agent to form part of the bond final.
7. The Tenant/s acknowledge and agree that as the end of their tenancy should they have pets they are responsible for having a flea treatment carried out by a professional company and a receipt supplied to the Agent to form part of the bond final.

Signature of Tenant

Print Name:

Signature:

Date:

Signature of Tenant

Print Name:

Signature:

Date:

INITIALS

000018060346

Inquires 1300 300 630

Issue date 07 Jun 21

Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 76869132

Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 612 858 278
FOR EDNA CAJALI PTY LTD

REVIEW DATE: 07 June 21

You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to www.asic.gov.au/changes
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.
Ph: 1300 300 630



Use your agent.

Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

1 Registered office
INITIATIVE ACCOUNTING PTY LTD SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575

2 Principal place of business
5 BIRUBI STREET MINYAMA QLD 4575

3 Officeholders

Name: EDWARD PETER HACKENBERG
Born: SYDNEY NSW
Date of birth: 22/09/1970
Address: 5 BIRUBI STREET MINYAMA QLD 4575
Office(s) held: DIRECTOR, APPOINTED 07/06/2016

Name: NATASHA KIM HACKENBERG
Born: PENRITH NSW
Date of birth: 14/03/1973
Address: 5 BIRUBI STREET MINYAMA QLD 4575
Office(s) held: DIRECTOR, APPOINTED 07/06/2016

4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORD	20	\$20.00	\$0.00

5 Members

These details continue on the next page

EDNA CAJALI PTY LTD ACN 612 858 278

Page 1 of 2

Company statement continued

Name: NATASHA KIM HACKENBERG

Address: 5 BIRUBI STREET MINYAMA QLD 4575

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

Name: EDWARD PETER HACKENBERG

Address: 5 BIRUBI STREET MINYAMA QLD 4575

Share Class	Total number held	Fully paid	Beneficially held
ORD	10	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see www.asic.gov.au/addresses.

6 Contact address for ASIC use only

Registered agent name: INITIATIVE ACCOUNTING GROUP

Registered agent number: 22813

Address: SUITE 2 10 LAKE KAWANA BOULEVARD BIRTINYA QLD 4575



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

EDNA CAJALI PTY LTD
INITIATIVE ACCOUNTING GROUP
SE 2
10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 07 Jun 21
EDNA CAJALI PTY LTD

ACN 612 858 278
Account No. 22 612858278

Summary

Opening Balance	\$0.00
New items	\$55.00
Payments & credits	\$0.00
TOTAL DUE	\$55.00

- 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 07 Aug 21	\$55.00

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
EDNA CAJALI PTY LTD

ACN 612 858 278 Account No: 22 612858278



22 612858278

TOTAL DUE	\$55.00
Immediately	\$0.00
By 07 Aug 21	\$55.00

Payment options are listed on the back of this payment slip

	Billor Code: 17301 Ref: 2296128582782
--	--



*814 129 0002296128582782 55

Transaction details:

page 2 of 2

J

	Transactions for this period	ASIC reference	\$ Amount
2021-06-07	Annual Review - Special Purpose Pty Co	3X7165715480P A	\$55.00
	Outstanding transactions		
2021-06-07	Annual Review - Special Purpose Pty Co	3X7165715480P A	\$55.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 1285 8278 255

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

Biller Code: 17301
Ref: 2296128582782

Telephone & Internet Banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Edna Cajali Superannuation Fund
Investment Revaluation as at 30 June 2021

11

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
Property Direct Market					
PROP001 10 Kilkie Ave, BLL BLI	30 Jun 2021	955,000.00000	1.00000	955,000.00	344,602.00
Property Direct Market Total				955,000.00	344,602.00
Unlisted Market					
BORR001 Borrowing Costs			1.00000	251.24	0.00
Unlisted Market Total				251.24	0.00
Fund Total				955,251.24	344,602.00

Edna Cajali SF

Transactions: Westpac DIY Super Working a/c 605421 - Edna Cajali Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

Westpac DIY Super Working a/c 605421

	Date	Narrative	Debit	Credit	Balance	Quantity
Westpac DIY Super Working a/c 605421						
	01/07/2020	Opening Balance	\$	0.00 \$	0.00 Cr	
	31/07/2020	interest	\$	0.18 \$	0.18 Cr	
	31/08/2020	interest	\$	0.16 \$	0.34 Cr	
	30/09/2020	interest	\$	0.12 \$	0.46 Cr	
	30/10/2020	interest	\$	0.10 \$	0.56 Cr	
	30/11/2020	interest	\$	0.10 \$	0.66 Cr	
	31/12/2020	interest	\$	0.10 \$	0.76 Cr	
	29/01/2021	interest	\$	0.09 \$	0.85 Cr	
	26/02/2021	INTEREST PAID	\$	0.07 \$	0.92 Cr	
	31/03/2021	INTEREST PAID	\$	0.08 \$	1.00 Cr	
	30/04/2021	INTEREST PAID	\$	0.08 \$	1.08 Cr	
	31/05/2021	INTEREST PAID	\$	0.06 \$	1.14 Cr	
	30/06/2021	INTEREST PAID	\$	0.24 \$	1.38 Cr	
	Total Westpac DIY Super Working a/c 605421		\$	0.00 \$	1.38 \$	1.38 Cr
	Total Westpac DIY Super Working a/c 605421		\$	0.00 \$	1.38 \$	1.38 Cr



(w) 0754508111
raywhitebliibli.com.au
ed.hackenberg@raywhite.com
9B/314-326 David Low Way
Bli Bli QLD 4560
ABN: 19081574594
Licence: 2102735

Ed Hackenberg - Mr Phen PTY LTD as Trustee for The Ande Bare Trust
Mr Phen PTY LTD as Trustee for The Ande Bare Trust
PO BOX 11
Bli Bli QLD 4560

Folio Summary

Folio: OWN00481
From: 1/07/2020
To: 30/06/2021
Created: 11/04/2022

Money In	Money Out	Balance
\$27,416.99	\$3,964.50	\$23,452.49

Account	Included Tax	Money Out	Money In
10 Killie Avenue, Bli Bli QLD			
Rent			\$26,840.00
Local Council Rates		\$1,990.50	
Water use paid by tenant			\$576.99
Electrical Repairs	\$10.45	\$114.95	
Pest Inspection	\$22.73	\$250.00	
Unity Water		\$1,481.95	
Smoke Alarms	\$11.55	\$127.10	
Subtotal		\$3,964.50	\$27,416.99

Account Transactions
No transactions

Total		\$3,964.50	\$27,416.99
--------------	--	-------------------	--------------------

Total Tax on Money Out: \$44.73

Edna Cajali Pty Ltd
5 Birubi St
MINYAMA
QLD 4575

Tax Invoice
I015100

Date
21 April 2021

Description

Preparation of Financial Statements for your Self Managed Superannuation Fund (SMSF), in respect of the year ended 30 June 2020.

Attending to the preparation of necessary trustee resolutions, member statements and other secretarial and administrative matters as required by regulatory authorities, on behalf of the fund.

Preparation of a 2020 Income Tax Return for the fund, including completion of all required taxation schedules.

Estimating the income tax position of the fund for the year ended 30 June 2020.

Electronic lodgement of the fund income tax return and all associated schedules with the Australian Taxation Office.

Audit of your superannuation fund in respect of the financial year ended 30 June 2020, including collation of all required audit documentation, liaison with SMSF auditor on your behalf, preparation of an Independent Audit Report outlining the fund's compliance with relevant superannuation laws and regulations, and payment of all audit outlays on your behalf.

Discussions, correspondence and advice to you as required in relation to SMSF matters.

\$2,382.72	Subtotal	2,166.10
\$2,420.00	GST	216.62
\$4,802.72 TOTAL	Total	2,382.72
	Amount Due	0.00

Due Date: 5 May 2021

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Direct Deposit Details: BSB 064-406 Account No. 10620281
(Please use Invoice No. as Reference)

Customer	Edna Cajali Pty Ltd
Invoice No.	I015100
Amount Due	0.00
Due Date	5 May 2021

Cheque Visa Mastercard

Card No. [][][][][] [][][][][] [][][][][] [][][][][] CCV [][][] Expiry Date

Cardholder Signature

Edna Cajali Superannuation Fund
 5 Birubi St
 MINYAMA
 QLD 4575

Tax Invoice

I012579

Date
 10 August 2020

Description

Preparation of Financial Statements for your Self Managed Superannuation Fund (SMSF), in respect of the year ended 30 June 2019.

Attending to the preparation of necessary trustee resolutions, member statements and other secretarial and administrative matters as required by regulatory authorities, on behalf of the fund.

Preparation of a 2019 Income Tax Return for the fund, including completion of all required taxation schedules.

Estimating the income tax position of the fund for the year ended 30 June 2019.

Electronic lodgement of the fund income tax return and all associated schedules with the Australian Taxation Office.

Audit of your superannuation fund in respect of the financial year ended 30 June 2019, including collation of all required audit documentation, liaison with SMSF auditor on your behalf, preparation of an Independent Audit Report outlining the fund's compliance with relevant superannuation laws and regulations, and payment of all audit outlays on your behalf.

Discussions, correspondence and advice to you as required in relation to SMSF matters.

Subtotal	2,200.00
GST	220.00
<hr/>	
Total	2,420.00
Amount Due	0.00

Due Date: 24 August 2020

Please note: Payment is required prior to lodgement and overdue payments will incur a fee of \$33.00 (inc. GST)

PAYMENT ADVICE

Customer	Edna Cajali Superannuation Fund
Invoice No.	<u>I012579</u>
Amount Due	0.00
Due Date	<u>24 August 2020</u>

Direct Deposit Details: BSB 064-406 Account No. 10620281
 (Please use Invoice No. as Reference)

Cheque Visa Mastercard

Card No. CCV Expiry Date

Cardholder Signature

Diminishing value method summary


Date	Effective Life	Pooled Plant	Division 40	Division 43	Total
21-Oct-16 to 30-Jun-17	2,878	1,141	4,019	4,014	8,033
1-Jul-17 to 30-Jun-18	2,420	1,856	4,276 ✓	5,768	10,044
1-Jul-18 to 30-Jun-19	1,965	1,159	3,124 ✓	5,768	8,892
1-Jul-19 to 30-Jun-20	1,266	1,399	2,665 ✓	5,768 ✓	8,433
1-Jul-20 to 30-Jun-21	870	1,232	2,102	5,768	7,870
1-Jul-21 to 30-Jun-22	704	770	1,474	5,768	7,242
1-Jul-22 to 30-Jun-23	398	805	1,203	5,768	6,971
1-Jul-23 to 30-Jun-24	0	1,162	1,162	5,768	6,930
1-Jul-24 to 30-Jun-25	0	726	726	5,768	6,494
1-Jul-25 to 30-Jun-26	0	454	454	5,768	6,222
1-Jul-26 to 30-Jun-27	0	283	283	5,768	6,051
1-Jul-27 to 30-Jun-28	0	180	180	5,768	5,948
1-Jul-28 to 30-Jun-29	0	111	111	5,768	5,879
1-Jul-29 to 30-Jun-30	0	69	69	5,768	5,837
1-Jul-30 to 30-Jun-31	0	44	44	5,768	5,812
1-Jul-31 to 30-Jun-32	0	27	27	5,768	5,795
1-Jul-32 to 30-Jun-33	0	18	18	5,768	5,786
1-Jul-33 to 30-Jun-34	0	11	11	5,768	5,779
1-Jul-34 to 30-Jun-35	0	6	6	5,768	5,774
1-Jul-35 to 30-Jun-36	0	3	3	5,768	5,771
1-Jul-36 to 30-Jun-37	0	2	2	5,768	5,770
1-Jul-37 to 30-Jun-38	0	1	1	5,768	5,769
1-Jul-38 to 30-Jun-39	0	0	0	5,768	5,768
1-Jul-39 to 30-Jun-40	0	0	0	5,768	5,768
1-Jul-40 to 30-Jun-41	0	0	0	5,768	5,768
1-Jul-41 to 30-Jun-42	0	0	0	5,768	5,768
1-Jul-42 to 30-Jun-43	0	0	0	5,768	5,768
1-Jul-43 to 30-Jun-44	0	0	0	5,768	5,768
1-Jul-44 to 30-Jun-45	0	0	0	5,768	5,768
1-Jul-45 to 30-Jun-46	0	0	0	5,768	5,768
1-Jul-46 to 30-Jun-47	0	0	0	5,768	5,768
1-Jul-47 to 30-Jun-48	0	0	0	5,768	5,768
1-Jul-48 to 30-Jun-49	0	0	0	5,768	5,768
1-Jul-49 to 30-Jun-50	0	0	0	5,768	5,768
1-Jul-50 to 30-Jun-51	0	0	0	5,768	5,768
1-Jul-51 to 30-Jun-52	0	0	0	5,768	5,768
1-Jul-52 to 30-Jun-53	0	0	0	5,768	5,768
1-Jul-53 to 30-Jun-54	0	0	0	5,768	5,768
1-Jul-54 to 30-Jun-55	0	0	0	5,768	5,768
1-Jul-55 to 30-Jun-56	0	0	0	5,768	5,768
1-Jul-56 to 30-Jun-57	0	0	0	1,746	1,746
Total	10,501	11,459	21,960	230,712	252,672

CUSTOMER ENQUIRIES

Phone: (07) 5475 7542
 Email: rates@sunshinecoast.qld.gov.au
 Live Chat via our website
 ABN 37 876 973 913

E4



H 032978 002

 Mr PHEN PTY LTD TTE
 PO BOX 11
 BLI BLI QLD 4560

PROPERTY LOCATION: 10 Kilkie Ave BLI BLI QLD 4560
 PROPERTY DESCRIPTION: Lot 344 SP 272633


HALF-YEARLY RATE NOTICE FOR PERIOD	
1 July 2020 to 31 December 2020	
ISSUE DATE	21 July 2020
PROPERTY NO.	249219
VALUATION	\$280,000
PAYMENT REFERENCE NO.	101447059
DUE DATE FOR PAYMENT	21 August 2020
NET AMOUNT PAYABLE	\$977.75

RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 16		Minimum Rate =	762.00
COVID-19 Rate Concession		=	35.00-
Waste Bin - 240 Litre	1 x	\$309.10 x .5 =	154.55
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$76.00 x .5 =	38.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class E Group 02	1 x	\$110.60 x .5 =	55.30
Bli Bli & District Rural Fire Charge	1 x	\$25.00 x .5 =	12.50
TOTAL:			\$1,015.85
Discount - (only if paid by 21 August 2020):			\$38.10-
Net amount Payable:			\$977.75

\$977.75
\$1,012.75
\$1,990.50 TOTAL


Have you been affected by COVID-19? Council is offering flexible payment arrangements, please email rates@sunshinecoast.qld.gov.au for further information.

PAYMENT OPTIONS				
PROPERTY NO. 249219 Mr PHEN PTY LTD TTE	GROSS 1,015.85	DISCOUNT 38.10-	NET AMOUNT PAYABLE 977.75	DUE DATE 21 August 2020



Bill Code: 18259
Ref: 101447059

Telephone & Internet Banking - BPAY®
 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



Post Billpay
 Pay in Person at any Post Office. Credit Card not accepted.



Pay using your smartphone
 Download the Sniip App and scan the code to pay now.





If you wish to pay your rates by direct debit please contact Council for further information.



Credit Card by Phone
 Phone 13 18 16 and follow the prompts
 Billpay Code: 0214
 Ref: 1 0144 7059
 MasterCard & Visa accepted

Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
 Ref: 1 0144 7059
 MasterCard & Visa accepted

706SCP0095_V2

706SC10_Under7.2_950529780535885112

HALF YEARLY RATE NOTICE FOR PERIOD

1 January 2021 to 30 June 2021

ISSUE DATE 19 January 2021
 PROPERTY NO. **249219**
 VALUATION \$280,000
 PAYMENT REFERENCE NO. 101447059
 DUE DATE FOR PAYMENT **19 February 2021**

NET AMOUNT PAYABLE \$1,012.75



031978 002

 Mr PHEN PTY LTD TTE
 PO BOX 11
 BLI BLI QLD 4560

PROPERTY LOCATION: 10 Kilkie Ave BLI BLI QLD 4560
 PROPERTY DESCRIPTION: Lot 344 SP 272633


RATES AND CHARGES	UNITS	RATE CHARGED	AMOUNT
General Rate - Category 16		Minimum Rate =	762.00
Waste Bin - 240 Litre	1 x	\$309.10 x .5 =	154.55
Heritage Levy	1 x	\$13.00 x .5 =	6.50
Environment Levy	1 x	\$76.00 x .5 =	38.00
Transport Levy	1 x	\$44.00 x .5 =	22.00
State Emergency Management Levy: Class E Group 02	1 x	\$110.60 x .5 =	55.30
Bli Bli & District Rural Fire Charge	1 x	\$25.00 x .5 =	12.50
TOTAL:			\$1,050.85
Discount - (only if paid by 19 February 2021):			\$38.10-
Net amount Payable:			\$1,012.75

Have you been affected by COVID-19? Council is offering flexible payment arrangements, please email rates@sunshinecoast.qld.gov.au for further information.

708SCP0100_V1

PAYMENT OPTIONS

PROPERTY NO.	GROSS	DISCOUNT	NET AMOUNT PAYABLE	DUE DATE
249219 Mr PHEN PTY LTD TTE	1,050.85	38.10-	1,012.75	19 February 2021



Bill Code: 18259
Ref: 101447059


Telephone & Internet Banking – BPAY®
 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au




Post Billpay
 Pay in Person at any Post Office. Credit Card not accepted.



*214 101447059



Pay using your smartphone
 Download the Sniip App and scan the code to pay now.




If you wish to pay your rates by direct debit please contact Council for further information



Credit Card by Phone
 Phone 13 18 16 and follow the prompts
 Billpay Code: **0214**
 Ref: **1 0144 7059**
 MasterCard & Visa accepted



Internet
 Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
 Ref: **1 0144 7059**
 MasterCard & Visa accepted

708SC10_UnderT_2_106/031978/03475412

Transactions: 10 Kilkie Ave, BLI BLI - Edna Cajali Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

10 Kilkie Ave, BLI BLI

	Date	Narrative	Debit	Credit	Balance	Quantity
10 Kilkie Ave, BLI BLI						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	07/07/2020	insurance	\$ 63.28	\$	63.28	Dr
	07/08/2020	insurance	\$ 63.28	\$	126.56	Dr
	07/09/2020	insurance	\$ 63.28	\$	189.84	Dr
	07/10/2020	insurance	\$ 63.28	\$	253.12	Dr
	09/11/2020	insurance	\$ 63.28	\$	316.40	Dr
	07/12/2020	insurance	\$ 65.78	\$	382.18	Dr
	07/01/2021	insurance	\$ 65.78	\$	447.96	Dr
	08/02/2021	insurance	\$ 65.78	\$	513.74	Dr
	08/03/2021	GENERAL INS HOME 1W5065680010421067	\$ 65.78	\$	579.52	Dr
	07/04/2021	GENERAL INS HOME 1W5065680013621097	\$ 65.78	\$	645.30	Dr
	07/05/2021	GENERAL INS HOME 1W5065680016721127	\$ 65.78	\$	711.08	Dr
	07/06/2021	GENERAL INS HOME 1W5065680019921158	\$ 65.78	\$	776.86	Dr
Total 10 Kilkie Ave, BLI BLI		\$	776.86	\$ 0.00	776.86	Dr
Total 10 Kilkie Ave, BLI BLI		\$	776.86	\$ 0.00	776.86	Dr

23 December 2021

Company Secretary
Udna Cajali Pty Ltd
Po Box 11
BLI BLI QLD 4560



Your insurance

Policy number
RD-1030283-LLP

Insured Address
**10 Kilkie Ave
Bli Bli QLD 4560**

Monthly premium
\$76.95

Your 12 month policy starts on
7 December 2021

We've renewed your insurance policy

To the Company Secretary,

Thank you for choosing Westpac to arrange your Landlord insurance. As you've selected to pay your monthly instalment payment of \$76.95 by direct debit, we're simply confirming that your policy has been renewed and is effective from 7 December 2021.

Please check the details

We want to be sure that you know exactly what you're covered for. So please read the *PDS(s)* together with your Policy Schedule, as these set out the renewal terms and conditions. If you need another copy of these policy documents, please call us.

Please also check whether the cover and sums insured remain appropriate. You can use our sum insured calculator at www.einsure.com.au/calculators.

Any questions?

Please call Westpac on **1300 650 255** or visit your local branch. We also offer a range of other insurance products - ask us for details. We'll be happy to help you.

Kind regards,

The General Insurance Team

Did you know..?

- ✓ There are no extra costs if you pay monthly*
- ✓ We provide a quick and easy claims service
- ✓ You're covered by an award winning insurer



Cover that suits you

Your insurance policy schedule

Policy number

RD-1030283-LLP

Cover

Insured	Edna Cajali Pty Ltd
Policy contact details	
Mobile phone	0416 055 800
Email	ED.HACKENBERG@RAYWHITE.COM
<i>Please call 1300 650 255 to update your contact details</i>	
Refer to your policy schedule for the period of insurance.	
Registered for GST?	No
Intermediary	Westpac Banking Corporation ABN 33 007 457 141 AFS Licence No. 233714
Insurer	Allianz Australia Insurance Limited ABN 15 000 122 850 AFS Licence No. 234708

Premium

Base premium	\$770.16
Government charges	
Emergency/Fire Services Levy	\$0.00
GST	\$77.04
Stamp duty*	\$76.20
Annual premium	\$923.40
Monthly premium	\$76.95
(Subject to rounding; includes GST of \$6.42)	
*Not a taxable supply	



Your insurance premium breakdown

Type of cover	Base premium	Emergency / Fire Services Levy	GST	Stamp duty*	Total
Address: 10 Kilkie Ave, Bli Bli QLD 4560					
Buildings	\$692.04	\$0.00	\$69.24	\$68.52	\$829.80
Flood	\$78.12	\$0.00	\$7.80	\$7.68	\$93.60

*Not a taxable supply

Overall Total

Total annual premium	\$770.16	\$0.00	\$77.04	\$76.20	\$923.40
Total monthly premium					\$76.95

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



Your landlord insurance policy schedule

Insured Address

10 Kilkie Ave
Bli Bli QLD 4560

Type of policy

Landlord Insurance PDS

Policy number

RD-1030283-LLP

Policy

Period of insurance

Effective date	7 Dec 2021
Expiry date	4pm on 7 Dec 2022

Interested party

Westpac Banking Corporation

No claim bonus

30% ^

^Your base premium excluding taxes and government charges is discounted by this percentage but only to the extent any minimum premium is not reached. See the **Product Disclosure Statement** for more details.

Cover

	Sum insured	Excess
Buildings	\$364,662	\$500 *
Contents	nil	nil
Legal liability	\$20,000,000	nil

* Comprises minimum basic excess \$600 and voluntary excess - \$100.

Property

Built	2016
External walls	Brick Veneer
Roof material	Metal/Iron/Colorbond
Building type	House on Slab/Foundations
Strata title plan	No
Licensed property manager	Yes
Weekly rent	\$1
Site greater than 20,000sqms	No
Security devices	There are no security devices listed on this policy



24 March 2021

Company Secretary
Edna Cajali Pty Ltd
26 Anchorage Cct
TWIN WATERS QLD 4564



Your insurance

Policy number
W5-S008127-LLP

Risk address
**10 Kilkie Ave
Bli Bli QLD 4560**

Monthly premium
\$63.28

Your 12 month policy starts on
7 December 2019

Your insurance policy has been renewed

To the Company Secretary,

Thank you for choosing Westpac Landlord Insurance. As you've selected to pay your monthly premium payment of \$63.28 by direct debit, we're simply confirming that your policy has been renewed and is effective from 7 December 2019.

Please check the details

We've included a copy of your Policy Schedule, which shows all the details of your cover. Please carefully check it to ensure that all the details are correct, as this Policy Schedule replaces any previous version we may have sent to you.

If you need to make any changes, simply contact Westpac to update your details.

Don't forget to keep your Policy Schedule in a safe place as it forms the basis of your policy.

Any questions?

Please call Westpac on **1300 650 255**. We'll be happy to help you.

Kind regards,

Peter Dennis
Head of Product & Underwriting - General Insurance

Westpac Landlord Insurance provides:

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

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



Your insurance policy schedule

Policy number

W5-S008127-LLP

Cover

Insured	Edna Cajali Pty Ltd
----------------	---------------------

Refer to your schedule for the period of insurance.

Insurer	Westpac Landlord Insurance is issued by Westpac General Insurance Limited ABN 99 003 719 319
----------------	--

Premium

Base premium	\$633.36
---------------------	----------

Government charges

Emergency/Fire Services Levy	\$0.00
GST	\$63.36
Stamp duty	\$62.64

Annual premium	\$759.36
-----------------------	-----------------

Monthly premium	\$63.28
------------------------	----------------

(Subject to rounding; includes GST of \$5.28)



Your insurance premium breakdown

Type of cover	Base premium	Emergency / Fire Services Levy	GST	Stamp duty	Total
1. Address: 10 Kilkie Ave, Bli Bli QLD 4560					
Buildings	\$633.36	\$0.00	\$63.36	\$62.64	\$759.36

Overall Total

Total annual premium	\$633.36	\$0.00	\$63.36	\$62.64	\$759.36
Total monthly premium					\$63.28

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



Your landlord insurance policy schedule

Risk address

10 Kilkie Ave
Bli Bli QLD 4560

Type of policy

Landlord Insurance
Quality Care

Policy number

W5-S008127-LLP

Policy

Period of insurance

Effective date	7 Dec 2019
Expiry date	4pm on 7 Dec 2020

Interested party	Westpac Banking Corporation
------------------	-----------------------------

Cover

	Sum insured	Excess
Buildings	\$318,511	\$500 *
* Comprises minimum excess \$100 and voluntary excess \$400.		
Contents	nil	nil
Landlords Extra	nil	nil
Legal liability	\$20,000,000	nil

Property

Built	2016
External walls	Brick Veneer
Roof material	Metal/Iron/Colourbond
Building type	House on Slab/Foundations
Licensed property manager	Yes
Site greater than 20,000sqms	No
Security devices	There are no security devices listed on this policy.

Edna Cajali SF

Transactions: 10 Kilkie Ave, BLI BLI - Edna Cajali Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

10 Kilkie Ave, BLI BLI

	Date	Narrative	Debit	Credit	Balance	Quantity
10 Kilkie Ave, BLI BLI						
	01/07/2020	Opening Balance		0.00 \$	0.00 Cr	
	06/07/2020	interest	\$ 970.93		970.93 Dr	
	05/08/2020	interest	\$ 674.20		1,645.13 Dr	
	07/09/2020	interest	\$ 735.55		2,380.68 Dr	
	05/10/2020	interest	\$ 619.20		2,999.88 Dr	
	05/11/2020	interest	\$ 679.60		3,679.48 Dr	
	07/12/2020	interest	\$ 695.67		4,375.15 Dr	
	05/01/2021	interest	\$ 625.21		5,000.36 Dr	
	05/02/2021	interest	\$ 662.41		5,662.77 Dr	
	05/03/2021	INTEREST	\$ 593.12		6,255.89 Dr	
	06/04/2021	INTEREST	\$ 671.60		6,927.49 Dr	
	05/05/2021	INTEREST	\$ 603.30		7,530.79 Dr	
	07/06/2021	INTEREST	\$ 680.12		8,210.91 Dr	
	Total 10 Kilkie Ave, BLI BLI		\$ 8,210.91	0.00 \$	8,210.91 Dr	
	Total 10 Kilkie Ave, BLI BLI		\$ 8,210.91	0.00 \$	8,210.91 Dr	



Flick Anticimex Pty Ltd

TAX INVOICE



Flick Anticimex Pty Ltd

Page 1 / 1

ABN 85000059665

Your Bill-To Number

426000382

Date of Issue

12/10/20

Invoice Number

426034175C

Bill Enquiries

07 5409 0600

Email

accounts.receivable@flick.com.au

Ray White Bli Bli
C/ The Owner
PO Box 11
Bli Bli, QLD 4560

Total Payable

250.00

Due Date

11/11/20

For the following services provided	P/O No	Reference No.	Date Completed	No. Units	Unit Price (Ex GST)	Total Price (Ex GST)
C/- Ray White Bli Bli 10 Kilkie Avenue Lot 344, Bli Bli						
Non Contract Supply/Service of Termspec Warranty Inspection	12446	426067087	07/10/20			
Flixterm Preconstruction System Reinspection				1.00	227.27	227.27
Location Subtotal:						227.27

Total Ex-GST: 227.27

Total GST Amount: 22.73

Total Payable: 250.00

GENERAL INQUIRIES: Sunshine.Coast@flick.com.au.
Credit Claims Must be advised in writing within 14 days of the invoice date

Your Bill-To Number

426000382

Invoice Number

426034175C

Bill Enquiries

07 5409 0600

Due Date

11/11/20

Total Amount Payable

250.00



Biller Code: 260182
Ref: 4260003829

Telephone & Internet Banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Flick Anticimex Pty Ltd
QBCC License No: 54798
Po Box 5468
Maroochydhore BC, QLD 4558

Remittance Details for EFT Payments :

Westpac: BSB 035828 Account 426000382
Please quote invoice number for prompt allocation
Remittances can be emailed to:
accounts.receivable@flick.com.au

Visa Mastercard Amex

Amount _____ Expiry Date _____ CVC _____

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

Card Holder's Name _____

Customer Signature _____

E8

54 Espin Road
Bli Bli; QLD; 4560
MOB: 0418 275 429
Licence No: 79553
ABN: 517 989 875 11



INVOICE TO:
Linda Hinton
Ray White Bli Bli
Work Order: 12474
10 Kilkie Avenue, Bli Bli

INVOICE NO. 2171
TERMS 7 Days
DATE 25/10/2020
DUE DATE 01/11/2020

NO.	PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	GST	AMOUNT
1	Labour	Labour - 22/10/20 - Check issue with ceiling fan at 10 Kilkie Avenue, Bli Bli. Replace faulty speed controller switch	1	80.00	GST	80.00
2	EM3FCWE	EM3FCWE HPM 1.5/2.5uF fan speed controller	1	24.50	GST	24.50
SUBTOTAL						104.50
GST						10.45
TOTAL						114.95
BALANCE DUE						A\$114.95

Payment Method:
Direct Credit:
A/c Number: 61 486 1403
BSB: 084-004
A/C Name: Youngs Electrical Contracting
Reference: Please use your invoice number

\$114.95
\$127.10
\$242.05 TOTAL

Thank you for your business!

This certifies that the electrical installation, to the extent it is affected by the electrical work done, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the *Electrical Safety Regulation 2002* to the electrical installation

SUBSCRIPTION TAX INVOICE



13B/8 Metroplex Avenue
Murarrie QLD 4172
1300 552 661

ABN 84 169 764 452
info@propertycompliance.com.au
www.propertycompliance.com.au

E8

Invoice To: The Owner
C/- Ray White Bli Bli
9B/314-326 David Low Way
Bli Bli Queensland 4560

Date 09-Mar-2021
Due Date 09-Apr-2021
Invoice # 323322A

Site Address: 10 KILKIE AVE , BLI BLI Queensland 4560

Description	Ex-GST	GST	Quantity	Total
Smoke Alarm and Safety Switch Subscription \$119 10-Apr-2021 to 31-Dec-2021	\$78.97	\$7.90	0.73	\$86.87
Smoke Alarm Interconnection and Safety Switch Subscription \$149 01-Jan-2022 to 09-Apr-2022	\$36.57	\$3.66	0.27	\$40.23

10-Apr-2021 to 09-Apr-2022

Subtotal	\$115.54
GST	\$11.56
Paid	\$0.00
Total Due	\$127.10

Direct Debit Details:

Account Name: Property Compliance Australia Pty Ltd
Account BSB: 484-799 (Suncorp)
Account Number: 609 008 985
Payment Reference: 323322A



Inspections



Rectifications



Certification



WATER AND SEWERAGE YOUR BILL E9

1300 086 489
 Emergencies and faults 24 Hours, 7 days
 Account enquiries 8am-5pm Mon-Fri

unitywater.com
 ABN 89 791 717 472



Mr Phen Pty Ltd as TTE
 PO BOX 11
 BLI BLI QLD 4560

\$397.30
 \$388.64
 \$364.42
 \$331.59

 \$1,481.95 TOTAL

Account number	99833023
Payment reference	0998 3302 37
Property	10 Kilkie Ave, BLI BLI, QLD

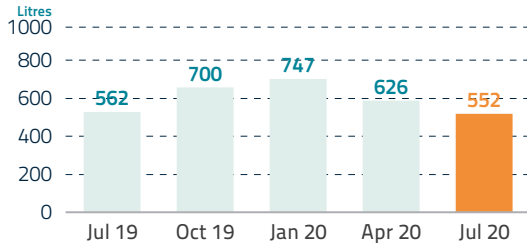
Bill number	7120505877
Billing period	22 Apr 2020 87 days to 17 Jul 2020
Issue date	23 Jul 2020
Approximate date of next meter reading	19 Oct 2020

Your account activity

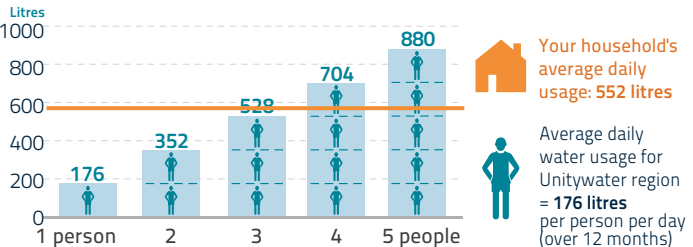
Your last bill \$442.58	-	Payments/adjustments \$442.58	=	Balance \$0.00	+	New charges \$397.30	=	Total due \$397.30
								Due date 21 Sep 2020

No interest charges will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020

Compare your average daily usage over time



Compare your current daily usage with others in the Unitywater region



Thanks for getting contact-free bills by email or SMS
 You're automatically in this draw to win!

[Find out more](#)

*Terms and conditions apply - visit unitywater.com/WIN

WIN
 \$100 off your water and sewerage bill – for you or someone close to you.*

Easy ways to pay For other payment options - see over

BPAY
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 Ref: 0998 3302 37
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 Find out more at bpay.com.au
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Direct Debit
 Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
 Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
 Find out more at unitywater.com/smoothpay

Your account details

1300 086 489
Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1514673W	21 Apr 20	800	17 Jul 20	848	48	87	551.7
Total water usage					48	87	551.7
Total sewerage usage (waste and greywater) = 90% of water usage					43.20	87	496.6

Activity since last bill

Last bill	\$442.58
Payments / adjustments	
16 Jun 2020 AusPost Payment APO 16/06/2020	-\$442.58
Account balance	\$0.00 ①

Water and Sewerage Charges

Lot 344 Plan SP272633 Installation ID 223164282895

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	22 Apr 20 to 30 Jun 20	0.5517	70	\$2.953	\$114.05
State Govt Bulk Water	01 Jul 20 to 17 Jul 20	0.5517	17	\$3.122	\$29.28

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	22 Apr 20 to 30 Jun 20	0.5517	70	\$0.667	\$25.76
Water up to 822 L/day	01 Jul 20 to 17 Jul 20	0.5517	17	\$0.667	\$6.26
Sewerage up to 740 L/day	22 Apr 20 to 30 Jun 20	0.4966	70	\$0.667	\$23.18
Sewerage up to 740 L/day	01 Jul 20 to 17 Jul 20	0.4966	17	\$0.667	\$5.63

Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	22 Apr 20 to 30 Jun 20	1	70	\$0.718	\$50.26
Water Access 20mm	01 Jul 20 to 17 Jul 20	1	17	\$0.718	\$12.21
Sewerage Access	22 Apr 20 to 30 Jun 20	1	70	\$1.502	\$105.14
Sewerage Access	01 Jul 20 to 17 Jul 20	1	17	\$1.502	\$25.53

Water subtotal	\$237.82
Sewerage subtotal	\$159.48

New water and sewerage charges	\$397.30 ②
---------------------------------------	-------------------

Total Due = ① + ②	\$397.30
--------------------------	-----------------

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 6-month period starting 2 April 2020. Find out more at: unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。

اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

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Quando necesite un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply. Ref: 0998 3302 37



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 0998 3302 37

Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998330237 00039730

Account number	99833023
Payment reference	0998 3302 37
Total due	\$397.30
Due date	21 Sep 2020



WATER AND SEWERAGE YOUR BILL

E9

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472



Mr Phen Pty Ltd as TTE
PO BOX 11
BLI BLI QLD 4560

Account number	99833023
Payment reference	0998 3302 37
Property	10 Kilkie Ave, BLI BLI, QLD

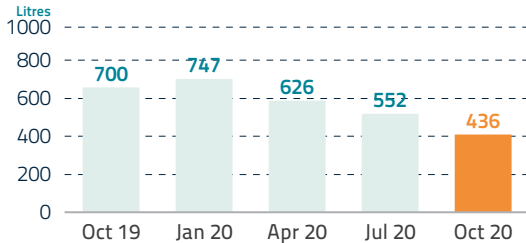
Bill number	7120841413
Billing period	18 Jul 2020 94 days to 19 Oct 2020
Issue date	26 Oct 2020
Approximate date of next meter reading	19 Jan 2021

Your account activity

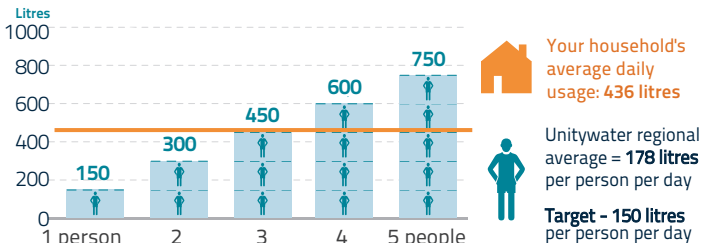
Your last bill \$397.30	-	Payments / adjustments \$397.30	=	Balance \$0.00	+	New charges \$388.64	=	Total due \$388.64
								Due date 29 Dec 2020

No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Noel knows a half flush saves twice the water

As we head into the warmer months, we can all make small changes to save water and stay H2OK!

For more water saving tips, visit unitywater.com/legends



Easy ways to pay For other payment options - see over

BPAY
Biller Code: 130393
Ref: 0998 3302 37
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
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SmoothPay
Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay

Your account details

1300 086 489
Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1514673W	17 Jul 20	848	19 Oct 20	889	41	94	436.2
Total water usage					41	94	436.2
Total sewerage usage (waste and greywater) = 90% of water usage					36.90	94	392.6

Activity since last bill

Last bill		\$397.30
Payments / adjustments		
16 Sep 2020	AusPost Payment APO 16/09/2020	-\$397.30
Account balance		\$0.00 1

Water and Sewerage Charges

Lot 344 Plan SP272633 Installation ID 223164282895

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	18 Jul 20 to 19 Oct 20	0.4362	94	\$3.122	\$128.00

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	18 Jul 20 to 19 Oct 20	0.4362	94	\$0.667	\$27.35
Sewerage up to 740 L/day	18 Jul 20 to 19 Oct 20	0.3926	94	\$0.667	\$24.61
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	18 Jul 20 to 19 Oct 20	1	94	\$0.718	\$67.49
Sewerage Access	18 Jul 20 to 19 Oct 20	1	94	\$1.502	\$141.19
Water subtotal					\$222.84
Sewerage subtotal					\$165.80

New water and sewerage charges \$388.64 **2****Total Due = **1** + **2** \$388.64**

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 12-month period ending 31 March 2021. Find out more at: unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。

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International calls

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unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489



More payment options



Credit by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 3302 37



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028
Ref: 0998 3302 37

Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998330237 00038864

Account number	99833023
Payment reference	0998 3302 37
Total due	\$388.64
Due date	29 Dec 2020



Mr Phen Pty Ltd as TTE
PO BOX 11
BLI BLI QLD 4560

WATER AND SEWERAGE YOUR BILL

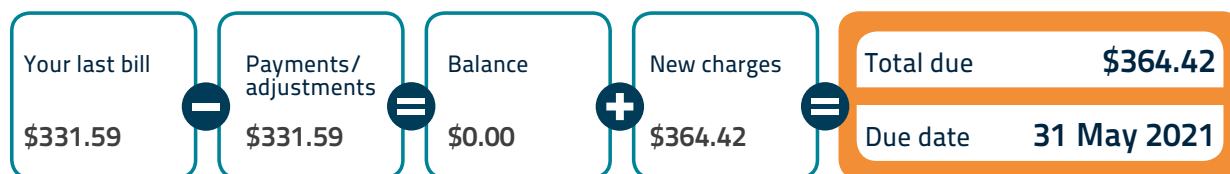
1300 086 489
Emergencies and faults Account enquiries 24 Hours, 7 days
8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99833023
Payment reference	0998 3302 37
Property	10 Kilkie Ave, BLI BLI, QLD

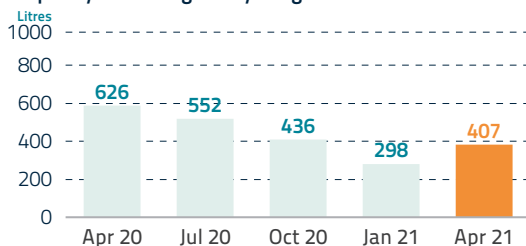
Bill number	7121517565
Billing period	22 Jan 2021 91 days to 22 Apr 2021
Issue date	28 Apr 2021
Approximate date of next meter reading	16 Jul 2021

Your account activity

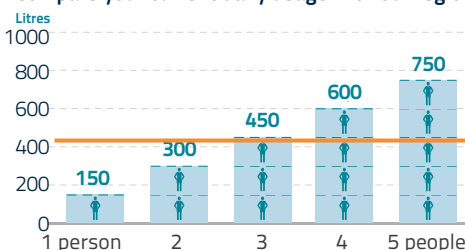


Interest charges of 8% per annum, compounding daily, will apply to overdue amounts on bills from 1 July 2021.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Your household's average daily usage: **407 litres**



Unitywater regional average = **174 litres** per person per day

Target - 150 litres per person per day

Important changes to COVID-19 customer care

In April, we changed back to our normal 30 days to pay all bills, including this one. To continue helping you, we've extended no interest charges on overdue amounts until 30 June 2021. [Find out more at unitywater.com/customer-care](https://unitywater.com/customer-care)

Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 0998 3302 37

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Direct Debit

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SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free. Find out more at unitywater.com/smoothpay

Your account details

1300 086 489
Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1514673W	21 Jan 21	917	22 Apr 21	954	37	91	406.6
Total water usage					37	91	406.6
Total sewerage usage (waste and greywater) = 90% of water usage					33.30	91	365.9

Activity since last bill

Last bill		\$331.59
Payments / adjustments		
16 Feb 2021	AusPost Payment APO 16/02/2021	-\$331.59
Account balance		\$0.00 1

Water and Sewerage Charges

Lot 344 Plan SP272633 Installation ID 223164282895

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	22 Jan 21 to 22 Apr 21	0.4066	91	\$3.122	\$115.51

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	22 Jan 21 to 22 Apr 21	0.4066	91	\$0.667	\$24.68
Sewerage up to 740 L/day	22 Jan 21 to 22 Apr 21	0.3659	91	\$0.667	\$22.21
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	22 Jan 21 to 22 Apr 21	1	91	\$0.718	\$65.34
Sewerage Access	22 Jan 21 to 22 Apr 21	1	91	\$1.502	\$136.68
Water subtotal					\$205.53
Sewerage subtotal					\$158.89

New water and sewerage charges **\$364.42** **2**Total Due = **1** + **2** **\$364.42**

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amount

Interest charges of 8% per annum, compounding daily, will apply to overdue amounts on bills from 1 July 2021. Find out more at: unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

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اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

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Privacy policy

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International calls

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unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply. Ref: 0998 3302 37



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 0998 3302 37

Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998330237 00036442

Account number	99833023
Payment reference	0998 3302 37
Total due	\$364.42
Due date	31 May 2021



Mr Phen Pty Ltd as TTE
PO BOX 11
BLI BLI QLD 4560

WATER AND SEWERAGE YOUR BILL

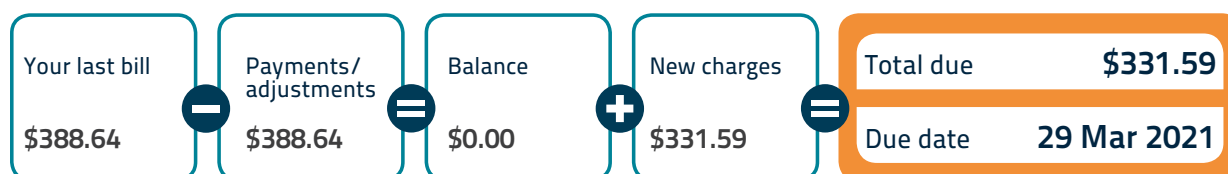
1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99833023
Payment reference	0998 3302 37
Property	10 Kilkie Ave, BLI BLI, QLD

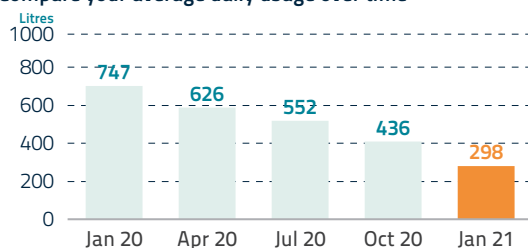
Bill number	7121177888
Billing period	20 Oct 2020 94 days to 21 Jan 2021
Issue date	26 Jan 2021
Approximate date of next meter reading	20 Apr 2021

Your account activity

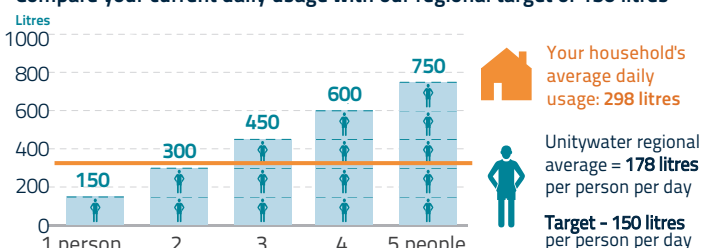


No interest charges will apply to overdue amounts on bills issued during 12-month period ending 31 March 2021

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Noel knows a half flush saves twice the water

As we head into the warmer months, we can all make small changes to save water and stay H2OK!

For more water saving tips, visit unitywater.com/legends



Easy ways to pay For other payment options - see over



BPAY®
Biller Code: 130393
Ref: 0998 3302 37

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au

© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit

Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay

Your account details



1300 086 489
Account enquiries

E9
8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
UE1514673W	19 Oct 20	889	21 Jan 21	917	28	94	297.9
Total water usage					28	94	297.9
Total sewerage usage (waste and greywater) = 90% of water usage					25.20	94	268.1

Activity since last bill

Last bill	\$388.64
Payments / adjustments	
2 Dec 2020 AusPost Payment APO 02/12/2020	-\$388.64
Account balance	\$0.00

Water and Sewerage Charges

Lot 344 Plan SP272633 Installation ID 223164282895

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	20 Oct 20 to 21 Jan 21	0.2979	94	\$3.122	\$87.42

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	20 Oct 20 to 21 Jan 21	0.2979	94	\$0.667	\$18.68
Sewerage up to 740 L/day	20 Oct 20 to 21 Jan 21	0.2681	94	\$0.667	\$16.81
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	20 Oct 20 to 21 Jan 21	1	94	\$0.718	\$67.49
Sewerage Access	20 Oct 20 to 21 Jan 21	1	94	\$1.502	\$141.19
Water subtotal					\$173.59
Sewerage subtotal					\$158.00

New water and sewerage charges **\$331.59**

Total Due = ① + ② **\$331.59**

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

No interest will apply to overdue amounts on bills issued during the 12-month period ending 31 March 2021. Find out more at: unitywater.com/customer-care

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls
+ 61 7 5431 8333

unitywater.com
PO Box 953
Caboolture QLD 4510
1300 086 489

More payment options



Credit by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0998 3302 37



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028
Ref: 0998 3302 37

Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0998330237 00033159

Account number	99833023
Payment reference	0998 3302 37
Total due	\$331.59
Due date	29 Mar 2021

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51019102	Search Date: 15/04/2022 10:57
Date Title Created: 16/12/2015	Request No: 40791747
Previous Title: 51010061	

ESTATE AND LAND

Estate in Fee Simple

LOT 344 SURVEY PLAN 272633
Local Government: SUNSHINE COAST

REGISTERED OWNER

Dealing No: 717905559 17/03/2017

MR PHEN PTY LTD A.C.N. 612 858 447 TRUSTEE
UNDER INSTRUMENT 717905559

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 11087161 (POR 166V)
2. EASEMENT IN GROSS No 716937202 07/12/2015 at 15:43 burdening the land
SUNSHINE COAST REGIONAL COUNCIL
over
EASEMENT AJ ON SP272633
3. EASEMENT IN GROSS No 716937204 07/12/2015 at 15:44 burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT U ON SP272633
4. MORTGAGE No 717905560 17/03/2017 at 13:37
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

IntelliVal Automated Valuation Estimate

Prepared on 14 April 2022



10 Kilkie Avenue Bli Bli QLD 4560

Estimated Value:

\$955,000

Estimated Value Confidence:



Estimated Price Range:

\$830,000 - \$1,079,000

Property Attributes:



Year Built

2016



Land Area

522m²



Property Type

House



Land Use

Single Unit Dwelling



Development Zoning

Not zoned

Sales History

Sale Date	Sale Price	Sale Type
20 Oct 2016	\$520,000	Normal Sale
23 Oct 2015	\$260,500	Normal Sale

Estimated Value as at 11 April 2022. 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.

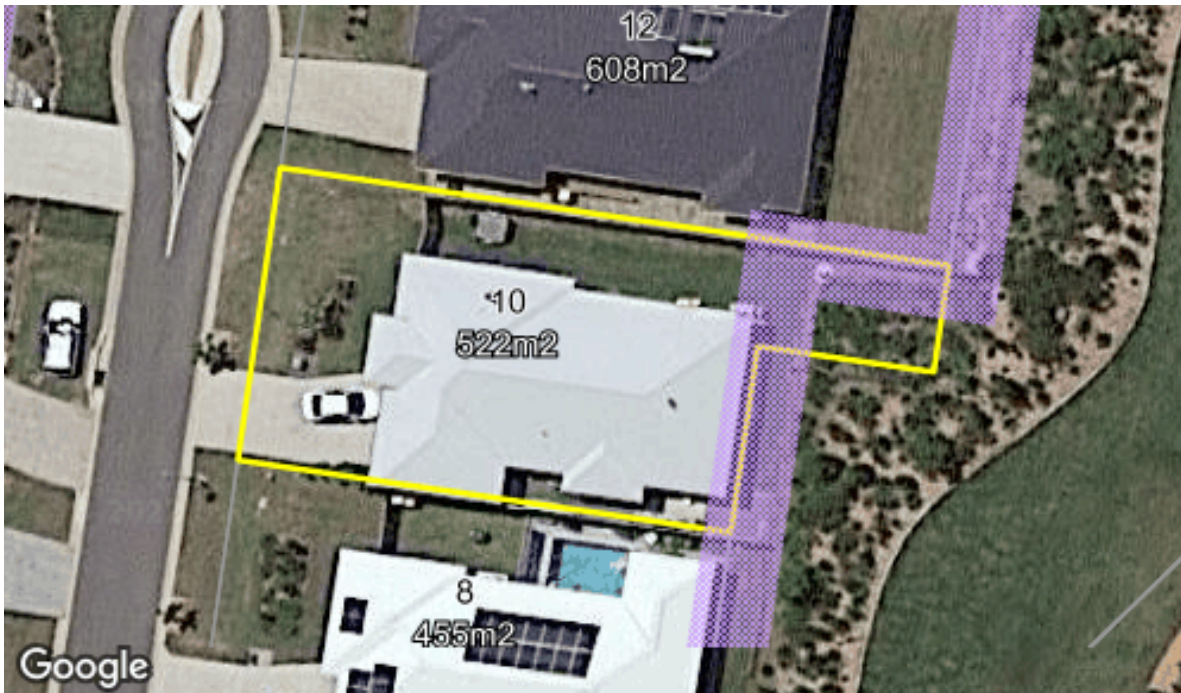
For further information about confidence levels, please refer to the end of this document.



10 Kilkie Avenue Bli Bli QLD 4560

Prepared on 14 April 2022

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate



10 Kilkie Avenue Bli Bli QLD 4560

Prepared on 14 April 2022

Recently Sold Properties



16 Kilkie Avenue Bli Bli QLD 4560

Sold Price: \$890,000

Sold Date: 25 November 2021

Distance from Subject: 0.1km

Features: Internal Laundry, 1 No of Study Rooms, Bath, Dishwasher



82 Parklakes Drive Bli Bli QLD 4560

Sold Price: \$870,000

Sold Date: 22 October 2021

Distance from Subject: 0.2km

Features: Low Density Residential Zone, Dishwasher, 2 Toilets



22 Dauntless Avenue Bli Bli QLD 4560

Sold Price: \$845,000

Sold Date: 11 January 2022

Distance from Subject: 0.3km

Features: Low Density Residential Zone, Internal Laundry, 1 No of Study Rooms, Bath, Dishwasher

CoreLogic IntelliVal Automated Valuation Estimate



10 Kilkie Avenue Bli Bli QLD 4560

Prepared on 14 April 2022



4	2	2	162m ²	600m ²

21 Birdwing Avenue Bli Bli QLD 4560

Sold Price: \$928,000

Sold Date: 01 February 2022

Distance from Subject: 0.4km

Features: Low Density Residential Zone, Built-In Wardrobes, Garden, Formal Lounge, Separate Dining, WIDE SIDE ACCESS FOR BOAT, 2



4	2	2	165m ²	450m ²

35 Honeyeater Place Bli Bli QLD 4560

Sold Price: \$840,000

Sold Date: 26 October 2021

Distance from Subject: 0.6km

Features: -



4	2	2	170m ²	450m ²

53 Honeyeater Place Bli Bli QLD 4560

Sold Price: \$955,000

Sold Date: 16 November 2021

Distance from Subject: 0.6km

Features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, Heated Pool, 2 Toilets

CoreLogic IntelliVal Automated Valuation Estimate



10 Kilkie Avenue Bli Bli QLD 4560

Prepared on 14 April 2022

Bli Bli Insights: A Snapshot



Houses

Median Price
\$861,782

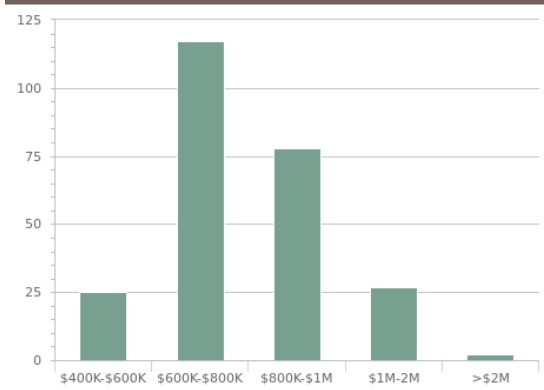
	Past Sales	Capital Growth
2021	250	↑ 44.52%
2020	232	↑ 9.19%
2019	178	↑ 2.45%
2018	161	↑ 3.24%
2017	170	↑ 6.51%

Units

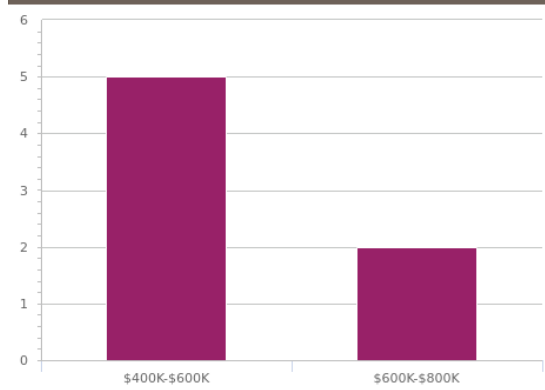
Median Price
 -

	Past Sales	Capital Growth
2021	7	- -
2020	5	- -
2019	3	- -
2018	7	- -
2017	5	- -

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

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10 Kilkie Avenue Bli Bli QLD 4560



Prepared on 14 April 2022

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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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Within Australia: **1300 734 318**
Email Us: **customer care@corelogic.com.au**

CoreLogic IntelliVal Automated Valuation Estimate

2980 Borrowing Costs 2980

Client Name: Edge Calliff Superannuation Fund
 Client ABN:
 Year Ending: 30 June 2018

Preparer: Elicia Rose
 Reviewer: Kim Jay

Date: 28.03.19
 Date:

GO TO INDEX

Borrowing Cost Summary

Prior year Carried Forward Borrowing Costs balance *Instructions: 1) Ensure the current year is showing in cell B4 (from the Home Page).*
 add Current Year Borrowing Costs \$ 2) For each loan, enter the a) period; b) date incurred; and c) borrowing costs amount.
 less Write off of Borrowing Costs (amount expensed) NB: A) If you enter ALL (prior-year and current-year) loans below, this spreadsheet will
 = Borrowing Costs Carried Forward to next year calculate the prior-year expense and carried-forward balance. However, if for any
 reason your prior-year accounts amounts were different, simply enter each amount
 For more information about borrowing costs, see this ATO website: into the prior-year expense cells (i.e. replace the formula) in column H as needed.
www.ato.gov.au/General/Proposed/In-detail/Rental-properties/Rental-properties-claiming-borrowing-costs
 B) When a loan schedule has finished/expired, delete it from this worksheet.

Prior year and Current Year Borrowing Cost Amounts in Schedules

Loan Name/Description:	Borrowing Costs
Loan Period (months):	60
Date Incurred (i.e. start of loan period):	01-03-17
Borrowing Costs:	\$2,902.00
Date loan repaid (ONLY if paid out early in this FY):	

Year	Expense	Balance
2017	329.16	2,572.84
2018	580.40	1,992.44
2019	580.40	1,412.04
2020	580.40	831.64
2021	580.40	251.24
2022	251.24	-
TOTAL \$	2,902.00	-

Loan Name/Description:	Borrowing Costs
Loan Period (months):	
Date Incurred (i.e. start of loan period):	
Borrowing Costs:	
Date loan repaid (ONLY if paid out early in this FY):	

Year	Expense	Balance
	-	-
	-	-
	-	-
	-	-
TOTAL \$	-	-

Loan Name/Description:	Borrowing Costs
Loan Period (months):	
Date Incurred (i.e. start of loan period):	
Borrowing Costs:	
Date loan repaid (ONLY if paid out early in this FY):	

Year	Expense	Balance
	-	-
	-	-
	-	-
	-	-
TOTAL \$	-	-

Loan Name/Description:	Borrowing Costs
Loan Period (months):	
Date Incurred (i.e. start of loan period):	
Borrowing Costs:	
Date loan repaid (ONLY if paid out early in this FY):	

Year	Expense	Balance
	-	-
	-	-
	-	-
	-	-
TOTAL \$	-	-

Loan Name/Description:	Borrowing Costs
Loan Period (months):	
Date Incurred (i.e. start of loan period):	
Borrowing Costs:	
Date loan repaid (ONLY if paid out early in this FY):	

Year	Expense	Balance
	-	-
	-	-
	-	-
	-	-
TOTAL \$	-	-

Loan Name/Description:	Borrowing Costs
Loan Period (months):	
Date Incurred (i.e. start of loan period):	
Borrowing Costs:	
Date loan repaid (ONLY if paid out early in this FY):	

Year	Expense	Balance
	-	-
	-	-
	-	-
	-	-
TOTAL \$	-	-



Statement Period
31 May 2021 - 30 June 2021

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$8,136.97
Total Credits	+ \$57,340.43
Total Debits	- \$16,926.68
Closing Balance	+ \$48,550.72

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
31/05/21	STATEMENT OPENING BALANCE			8,136.97
01/06/21	Deposit Ray White Blibli Rwbibli		1,240.19	9,377.16
07/06/21	Periodical Payment To Edna Cajali Loan Repay	1,982.00		7,395.16
07/06/21	Payment By Authority To General Ins Home 1W5065680019921158	65.78		7,329.38
14/06/21	Deposit-Osko Payment 2088818 Ray White Bli BI Directors Superannuation Super		50,000.00	57,329.38
14/06/21	Deposit-Osko Payment 2351292 Ray White Directors Super		5,000.00	62,329.38
14/06/21	Withdrawal Online 1942477 Bpay Tax Office Income Tax	14,878.90		47,450.48
15/06/21	Deposit Ray White Blibli Rwbibli		1,100.00	48,550.48
30/06/21	Interest Paid		0.24	48,550.72
30/06/21	CLOSING BALANCE			48,550.72



Electronic Statement

Statement Period
30 April 2021 - 31 May 2021

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$9,084.69
Total Credits	+ \$1,100.06
Total Debits	- \$2,047.78
Closing Balance	+ \$8,136.97

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 %	0.01 %	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
30/04/21	STATEMENT OPENING BALANCE			9,084.69
05/05/21	Periodical Payment To Edna Cajali Loan Repay	1,982.00		7,102.69
07/05/21	Payment By Authority To General Ins Home 1W5065680016721127	65.78		7,036.91
17/05/21	Deposit Ray White Blibli Rwbibli		1,100.00	8,136.91
31/05/21	Interest Paid		0.06	8,136.97
31/05/21	CLOSING BALANCE			8,136.97

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 March 2021 - 30 April 2021

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$9,799.53
Total Credits	+ \$3,715.66
Total Debits	- \$4,430.50
Closing Balance	+ \$9,084.69

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			9,799.53
01/04/21	Deposit Ray White Blibli Rwblibli		2,040.00	11,839.53
06/04/21	Periodical Payment To Edna Cajali Loan Repay	1,982.00		9,857.53
07/04/21	Payment By Authority To General Ins Home 1W5065680013621097	65.78		9,791.75
15/04/21	Deposit Ray White Blibli Rwblibli		1,020.00	10,811.75
21/04/21	Withdrawal-Osko Payment 1717114 Initiative Accountants Accountant Invoice I015100	2,382.72		8,429.03
30/04/21	Interest Paid		0.08	8,429.11
30/04/21	Deposit Ray White Blibli Rwblibli		655.58	9,084.69
30/04/21	CLOSING BALANCE			9,084.69

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
26 February 2021 - 31 March 2021

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$9,828.23
Total Credits	+ \$2,019.08
Total Debits	- \$2,047.78
Closing Balance	+ \$9,799.53

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
26/02/21	STATEMENT OPENING BALANCE			9,828.23
01/03/21	Deposit Ray White Blibli Rwbibli		1,126.10	10,954.33
05/03/21	Periodical Payment To Edna Cajali Loan Repay	1,982.00		8,972.33
08/03/21	Payment By Authority To General Ins Home 1W5065680010421067	65.78		8,906.55
15/03/21	Deposit Ray White Blibli Rwbibli		892.90	9,799.45
31/03/21	Interest Paid		0.08	9,799.53
31/03/21	CLOSING BALANCE			9,799.53

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
29 January 2021 - 26 February 2021

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$11,180.28
Total Credits	+ \$695.73
Total Debits	- \$2,047.78
Closing Balance	+ \$9,828.23

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
29/01/21	STATEMENT OPENING BALANCE			11,180.28
01/02/21	Deposit Ray White Blibli Rwbibli		7.25	11,187.53
05/02/21	Periodical Payment To Edna Cajali Loan Repay	1,982.00		9,205.53
08/02/21	Payment By Authority To General Ins Home 1W5065680017421039	65.78		9,139.75
15/02/21	Deposit Ray White Blibli Rwbibli		688.41	9,828.16
26/02/21	Interest Paid		0.07	9,828.23
26/02/21	CLOSING BALANCE			9,828.23

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
31 December 2020 - 29 January 2021

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$12,848.97
Total Credits	+ \$2,040.09
Total Debits	- \$3,708.78
Closing Balance	+ \$11,180.28

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
31/12/20	STATEMENT OPENING BALANCE			12,848.97
04/01/21	Deposit Ray White Blibli Rwbibli		1,020.00	13,868.97
05/01/21	Periodical Payment To Edna Cajali Loan Repay	1,982.00		11,886.97
07/01/21	Payment By Authority To General Ins Home 1W5065680014121007	65.78		11,821.19
15/01/21	Deposit Ray White Blibli Rwbibli		1,020.00	12,841.19
27/01/21	Withdrawal Online 6716165 Bpay Tax Office Activity Statement	1,661.00		11,180.19
29/01/21	Interest Paid		0.09	11,180.28
29/01/21	CLOSING BALANCE			11,180.28

CONVENIENCE AT YOUR FINGERTIPS

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Statement Period
30 November 2020 - 31 December 2020

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$13,089.94
Total Credits	+ \$1,806.81
Total Debits	- \$2,047.78
Closing Balance	+ \$12,848.97

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 %	0.01 %	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
30/11/20	STATEMENT OPENING BALANCE			13,089.94
01/12/20	Deposit Ray White Blibli Rwbibli		786.71	13,876.65
07/12/20	Periodical Payment To Edna Cajali Loan Repay	1,982.00		11,894.65
07/12/20	Payment By Authority To General Ins Home 1W5065680010720342	65.78		11,828.87
15/12/20	Deposit Ray White Blibli Rwbibli		1,020.00	12,848.87
31/12/20	Interest Paid		0.10	12,848.97
31/12/20	CLOSING BALANCE			12,848.97

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 October 2020 - 30 November 2020

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$13,210.07
Total Credits	+ \$1,925.15
Total Debits	- \$2,045.28
Closing Balance	+ \$13,089.94

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
30/10/20	STATEMENT OPENING BALANCE			13,210.07
02/11/20	Deposit Ray White Bli Bl Rwblibli		905.05	14,115.12
05/11/20	Periodical Payment To Edna Cajali Loan Repay	1,982.00		12,133.12
09/11/20	Payment By Authority To General Ins Home 1W5065680017720314	63.28		12,069.84
16/11/20	Deposit Ray White Blibli Rwblibli		1,020.00	13,089.84
30/11/20	Interest Paid		0.10	13,089.94
30/11/20	CLOSING BALANCE			13,089.94

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 - 30 October 2020

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$12,445.25
Total Credits	+ \$2,810.10
Total Debits	- \$2,045.28
Closing Balance	+ \$13,210.07

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			12,445.25
01/10/20	Deposit Ray White Blibli Rwbibli		1,020.00	13,465.25
05/10/20	Periodical Payment To Edna Cajali Loan Repay	1,982.00		11,483.25
07/10/20	Payment By Authority To General Ins Home 1W5065680014320281	63.28		11,419.97
15/10/20	Deposit Ray White Blibli Rwbibli		1,790.00	13,209.97
30/10/20	Interest Paid		0.10	13,210.07
30/10/20	CLOSING BALANCE			13,210.07

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
31 August 2020 - 30 September 2020

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$18,450.16
Total Credits	+ \$1,818.17
Total Debits	- \$7,823.08
Closing Balance	+ \$12,445.25

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
31/08/20	STATEMENT OPENING BALANCE			18,450.16
01/09/20	Deposit Ray White Blibli Rwbibli		1,195.35	19,645.51
07/09/20	Periodical Payment To Edna Cajali Loan Repay	1,982.00		17,663.51
07/09/20	Payment By Authority To General Ins Home 1W5065680011120251	63.28		17,600.23
14/09/20	Withdrawal Online 1056870 Bpay Tax Office Ato	5,777.80		11,822.43
15/09/20	Deposit Ray White Blibli Rwbibli		622.70	12,445.13
30/09/20	Interest Paid		0.12	12,445.25
30/09/20	CLOSING BALANCE			12,445.25

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 July 2020 - 31 August 2020

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$21,853.03
Total Credits	+ \$1,062.41
Total Debits	- \$4,465.28
Closing Balance	+ \$18,450.16

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
31/07/20	STATEMENT OPENING BALANCE			21,853.03
03/08/20	Deposit Ray White Blibli Rwblibli		42.25	21,895.28
05/08/20	Periodical Payment To Edna Cajali Loan Repay	1,982.00		19,913.28
07/08/20	Payment By Authority To General Ins Home 1W5065680017820220	63.28		19,850.00
11/08/20	Withdrawal-Osko Payment 1994613 Initiative Accountants Initiative Tax work Initiative Accts	2,420.00		17,430.00
17/08/20	Deposit Ray White Blibli Rwblibli		1,020.00	18,450.00
31/08/20	Interest Paid		0.16	18,450.16
31/08/20	CLOSING BALANCE			18,450.16

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
30 June 2020 - 31 July 2020

A3

Westpac DIY Super Working Account

Account Name
EDNA CAJALI PTY LTD ATF THE EDNA
CAJALI SUPERANNUATION FUND

Customer ID
3940 9036 EDNA CAJALI PTY LTD

BSB Account Number
034-198 605 421

Opening Balance	+ \$21,858.13
Total Credits	+ \$2,040.18
Total Debits	- \$2,045.28
Closing Balance	+ \$21,853.03

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			21,858.13
01/07/20	Deposit Ray White Blibli Rwbibli		1,020.00	22,878.13
06/07/20	Periodical Payment To Edna Cajali Loan Repay	1,982.00		20,896.13
07/07/20	Payment By Authority To General Ins Home 1W5065680014620189	63.28		20,832.85
15/07/20	Deposit Ray White Blibli Rwbibli		1,020.00	21,852.85
31/07/20	Interest Paid		0.18	21,853.03
31/07/20	CLOSING BALANCE			21,853.03

CONVENIENCE AT YOUR FINGERTIPS

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Edna Cajali SF

Transactions: 10 Kilkie Ave, BLI BLI - Edna Cajali Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

10 Kilkie Ave, BLI BLI

	Date	Narrative	Debit	Credit	Balance	Quantity
10 Kilkie Ave, BLI BLI						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	01/07/2020	Rental Income/Disbursements Received	\$	1,020.00	\$ 1,020.00	Cr
	15/07/2020	Rental Income/Disbursements Received	\$	1,020.00	\$ 2,040.00	Cr
	03/08/2020	Rental Income/Disbursements Received	\$	42.25	\$ 2,082.25	Cr
	17/08/2020	Rental Income/Disbursements Received	\$	1,020.00	\$ 3,102.25	Cr
	01/09/2020	Rental Income/Disbursements Received	\$	1,195.35	\$ 4,297.60	Cr
	15/09/2020	Rental Income/Disbursements Received	\$	622.70	\$ 4,920.30	Cr
	01/10/2020	Rental Income/Disbursements Received	\$	1,020.00	\$ 5,940.30	Cr
	15/10/2020	Rental Income/Disbursements Received	\$	1,790.00	\$ 7,730.30	Cr
	02/11/2020	Rental Income/Disbursements Received	\$	905.05	\$ 8,635.35	Cr
	16/11/2020	Rental Income/Disbursements Received	\$	1,020.00	\$ 9,655.35	Cr
	01/12/2020	Rental Income/Disbursements Received	\$	786.71	\$ 10,442.06	Cr
	15/12/2020	Rental Income/Disbursements Received	\$	1,020.00	\$ 11,462.06	Cr
	04/01/2021	Rental Income/Disbursements Received	\$	1,020.00	\$ 12,482.06	Cr
	15/01/2021	Rental Income/Disbursements Received	\$	1,020.00	\$ 13,502.06	Cr
	01/02/2021	Rental Income/Disbursements Received	\$	7.25	\$ 13,509.31	Cr
	15/02/2021	Rental Income/Disbursements Received	\$	688.41	\$ 14,197.72	Cr
	01/03/2021	Rental Income/Disbursements Received	\$	1,126.10	\$ 15,323.82	Cr
	15/03/2021	Rental Income/Disbursements Received	\$	892.90	\$ 16,216.72	Cr
	01/04/2021	Rental Income/Disbursements Received	\$	2,040.00	\$ 18,256.72	Cr
	15/04/2021	Rental Income/Disbursements Received	\$	1,020.00	\$ 19,276.72	Cr
	30/04/2021	Rental Income/Disbursements Received	\$	655.58	\$ 19,932.30	Cr
	17/05/2021	Rental Income/Disbursements Received	\$	1,100.00	\$ 21,032.30	Cr
	01/06/2021	Rental Income/Disbursements Received	\$	1,240.19	\$ 22,272.49	Cr
	15/06/2021	Rental Income/Disbursements Received	\$	1,100.00	\$ 23,372.49	Cr
	30/06/2021	Rental Statement	\$ 23,452.49	\$	80.00	Dr
		Total 10 Kilkie Ave, BLI BLI	\$ 23,452.49	\$ 23,372.49	80.00	Dr
		Total 10 Kilkie Ave, BLI BLI	\$ 23,452.49	\$ 23,372.49	80.00	Dr



SMSF Investment Property Loan

Statement Period

28 May 2021 - 26 November 2021

L1

Account No.

034-198 60-6221

YOUR ACCOUNT SUMMARY

Opening Balance	- \$146,638.52
Total Credits	+ \$11,892.00
Total Debits	- \$3,705.21
Closing Balance ¹	- \$138,451.73

YOUR ACCOUNT STATUS as at 26 NOV 2021

Limit	\$310,086.00
Funds Available ¹	\$0.00

YOUR ACCOUNT DETAILS

Account Name
EDNA CAJALI PTY LTD
ATF EDNA CAJALI SUPERANNUATION FUND

YOUR CUSTOMER DETAILS

Your Name EDNA CAJALI PTY LTD
Your Customer Number 3940 9036

YOUR LOAN SUMMARY

Repayment Type ²	Principal and Interest
Loan Expiry Date ³	04 December 2045

TRANSACTIONS

034-198 60-6221

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
28/05/21	Statement Opening Balance			-146,638.52
07/06/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-144,656.52
07/06/21	Interest	680.12		-145,336.64
05/07/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-143,354.64
05/07/21	Interest	571.94		-143,926.58
05/08/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-141,944.58
05/08/21	Interest	627.08		-142,571.66
06/09/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-140,589.66
06/09/21	Interest	641.22		-141,230.88

**TRANSACTIONS****034-198 60-6221**

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
05/03/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-148,734.50
05/03/21	Interest	593.12		-149,327.62
06/04/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-147,345.62
06/04/21	Interest	671.60		-148,017.22
05/05/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-146,035.22
05/05/21	Interest	603.30		-146,638.52
28/05/21	Closing Balance			-146,638.52

CONVENIENCE AT YOUR FINGERTIPS

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INTEREST RATES SUMMARY**Annual Percentage Rate (per annum) on Debit Balances**

Effective Date	Annual Rate
17 Mar 2020	5.13 %



SMSF Investment Property Loan

Statement Period

27 November 2020 - 28 May 2021

L1

Account No.

034-198 60-6221

YOUR ACCOUNT SUMMARY

Opening Balance	- \$154,679.21
Total Credits	+ \$11,892.00
Total Debits	- \$3,851.31
Closing Balance ¹	- \$146,638.52

YOUR ACCOUNT STATUS as at 28 MAY 2021

Limit	\$318,131.00
Funds Available ¹	\$0.00

YOUR ACCOUNT DETAILS

Account Name
EDNA CAJALI PTY LTD
ATF EDNA CAJALI SUPERANNUATION FUND

YOUR CUSTOMER DETAILS

Your Name EDNA CAJALI PTY LTD
Your Customer Number 3940 9036

YOUR LOAN SUMMARY

Repayment Type ²	Principal and Interest
Loan Expiry Date ³	04 December 2045

TRANSACTIONS

034-198 60-6221

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
27/11/20	Statement Opening Balance			-154,679.21
07/12/20	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-152,697.21
07/12/20	Interest	695.67		-153,392.88
05/01/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-151,410.88
05/01/21	Interest	625.21		-152,036.09
05/02/21	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-150,054.09
05/02/21	Interest	662.41		-150,716.50



TRANSACTIONS

034-198 60-6221

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
05/08/20	Interest	674.20		-158,590.86
07/09/20	Periodical Payment From Edna Cajali Loan			
	Repay		1,982.00	-156,608.86
07/09/20	Interest	735.55		-157,344.41
05/10/20	Periodical Payment From Edna Cajali Loan			
	Repay		1,982.00	-155,362.41
05/10/20	Interest	619.20		-155,981.61
05/11/20	Periodical Payment From Edna Cajali Loan			
	Repay		1,982.00	-153,999.61
05/11/20	Interest	679.60		-154,679.21
27/11/20	Closing Balance			-154,679.21

CONVENIENCE AT YOUR FINGERTIPS

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INTEREST RATES SUMMARY

Annual Percentage Rate (per annum) on Debit Balances

Effective Date	Annual Rate
17 Mar 2020	5.13 %



SMSF Investment Property Loan

Statement Period

28 May 2020 - 27 November 2020

L1

Account No.

034-198 60-6221

YOUR ACCOUNT SUMMARY

Opening Balance	- \$241,838.05
Total Credits	+ \$91,892.00
Total Debits	- \$4,733.16
Closing Balance ¹	- \$154,679.21

YOUR ACCOUNT STATUS as at 27 NOV 2020

Limit	\$326,030.00
Funds Available ¹	\$0.00

YOUR ACCOUNT DETAILS

Account Name
EDNA CAJALI PTY LTD
ATF EDNA CAJALI SUPERANNUATION FUND

YOUR CUSTOMER DETAILS

Your Name EDNA CAJALI PTY LTD
Your Customer Number 3940 9036

YOUR LOAN SUMMARY

Repayment Type ²	Principal and Interest
Loan Expiry Date ³	04 December 2045

TRANSACTIONS

034-198 60-6221

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
28/05/20	Statement Opening Balance			-241,838.05
05/06/20	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-239,856.05
05/06/20	Interest	1,053.68		-240,909.73
29/06/20	Deposit Online 2774717 Tfr Westpac Diy Super payment		80,000.00	-160,909.73
06/07/20	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-158,927.73
06/07/20	Interest	970.93		-159,898.66
05/08/20	Periodical Payment From Edna Cajali Loan Repay		1,982.00	-157,916.66



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR THE EDNA
CAJALI SUPERANNUATION FUND
ABN 30 696 727 157 **L2**
TFN 983 406 143

Activity statement 004

Date generated	14/04/2022
Overdue	\$3,654.00 DR
Not yet due	\$0.00
Balance	\$3,654.00 DR

Transactions

12 results found - from **14 April 2020** to **14 April 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
10 Jan 2021	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$1,661.00		\$1,661.00 DR
28 Jan 2021	27 Jan 2021	Payment received		\$1,661.00	\$0.00
28 Jan 2021	28 Jan 2021	General interest charge			\$0.00
7 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$1,661.00		\$1,661.00 DR
1 Apr 2021	1 Apr 2021	General interest charge			\$1,661.00 DR
21 Apr 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments		\$1,661.00	\$0.00
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21		\$0.00	\$0.00
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$3,654.00		\$3,654.00 DR
1 Nov 2021	1 Nov 2021	General interest charge			\$3,654.00 DR

L2

7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$3,654.00	\$7,308.00 DR
16 Mar 2022	15 Mar 2022	Payment received	\$3,654.00	\$3,654.00 DR
1 Apr 2022	1 Mar 2022	General interest charge		\$3,654.00 DR



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR THE EDNA
 CAJALI SUPERANNUATION FUND
ABN 30 696 727 157
TFN 983 406 143 **ATO ITA**

Income tax 002

Date generated	14/04/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from **14 April 2020** to **14 April 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Sep 2020	31 Jul 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$5,777.80		\$5,777.80 DR
15 Sep 2020	14 Sep 2020	Payment received		\$5,777.80	\$0.00
15 Sep 2020	15 Sep 2020	General interest charge			\$0.00
16 Jun 2021	15 Jun 2021	Payment received		\$14,878.90	\$14,878.90 CR
29 Jun 2021	30 Jun 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$14,878.90		\$0.00