

2022 TAX ESTIMATE

NAME:	Phipps Super Fund	TAX FILE NO:	797740750
		CLIENT CODE:	PHI11
		Estimate	Actual
Fringe Benefits \$			
TAXABLE INCOME		\$ 83564.00	\$
Averaging Rebate			
TAX PAYABLE THEREON		\$ 12534.60	\$
LESS: OFFSETS			
Offsets (T2 to T11)			
Private Health Insurance Offset - Payable			
Seniors / Pension / Beneficiary Offset			
Small Business Income Offset			
Low Income Offset			
Low and Middle Income Offset			
Lump Sum			
Foreign Income Offset			
Other Offsets			
TOTAL OFFSETS			
Sub Total		\$ 12534.60	\$
ADD: MEDICARE			
HECS			
		\$ 12534.60	\$
LESS: TAX CREDITS			
PAYG WITHHELD			
Foreign Tax Credits			
TFN Amounts			
Franking Tax Offset		580.06	
ABN/Voluntary tax withheld			
PAYG income tax instalments		11960.00	
Family Tax Benefit Received			
Other Credits/ Debits			
GROSS PAYABLE / REFUND		\$ (5.46)	\$
Less: Tax owing to ATO - Levy		259.00	
NET PAYABLE / REFUND		\$ 253.54	\$
ASSESSMENT DETAILS	NOTES		
DATE ISSUED:			
ASS. No.			
PREPARED:	<i>[Signature]</i> 21/10/22		
REVIEWED:	<i>[Signature]</i> 21/10/22		
DATE LODGED:			
DEDUCTION AUTHORITY			
SENT	SIGNED		

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Comparative Trial Balance as at 30 June 2022

	2022	2022	2021	2021
	\$ Dr	\$ Cr	\$ Dr	\$ Cr
Income				
0550		1,933.55		681.79
0575		2,264.38		9,880.83
0700				
0700.02		50,983.25		52,793.70
0700.03		21,940.00		19,415.82
0700.04		20,024.59		16,450.00
0700.05		31,518.70		14,715.67
0700.06		20,498.09		
0716				
0716.01		27,975.54		22,639.37
0716.02				19,756.10
0940	9,426.46			18,727.29
0970		406,010.01		5,000.00
Expenses				
1510	3,850.00		4,125.00	
1515	110.00		110.00	
1535	495.00		495.00	
1545			13.25	
1615	7.55		12.08	
1616	1,378.00		1,378.00	
1617	1,209.00		1,476.00	
1685	259.00		259.00	
1986				
1986.04	220.00			
1986.06	149.00			
1987				
1987.03	650.00		315.00	
1987.04	335.00		355.00	
1987.05	1,145.00		837.00	
1987.06	1,080.00			
1989				
1989.04	924.00			
1989.06	1,320.00			
1990				
1990.03	4,727.30		5,334.75	
1990.04	2,544.60		3,392.80	

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Comparative Trial Balance as at 30 June 2022

		2022	2022	2021	2021
		\$ Dr	\$ Cr	\$ Dr	\$ Cr
1991	Management agent fees				
1991.02	Management agent fees	1,228.06		1,081.32	
1991.03	Management agent fees	2,413.40		6,096.64	
1991.04	Management agent fees	2,279.57		4,110.50	
1991.05	Management agent fees	3,321.00		6,116.31	
1991.06	Management agent fees	2,308.42			
1992	Other Rental Expenses				
1992.02	Other rental expenses	463.79			
1994	Repairs and Maintenance				
1994.02	Repairs and Maintenance	250.00			
1994.03	Repairs and Maintenance	1,538.50		199.00	
1994.04	Repairs and Maintenance	66.00			
1994.05	Repairs and Maintenance	224.00		734.80	
1994.06	Repairs & maintenance	220.50			
1995	Rates and taxes				
1995.02	Rates and taxes	735.75			
1995.03	Rates and taxes	1,564.88		1,520.88	
1995.04	Rates and taxes	1,394.83		1,385.14	
1995.05	Rates and taxes	2,546.79		1,024.83	
1995.06	Rates & taxes	1,700.82			
1996	Water				
1996.02	Water	1,721.64			
1996.03	Water	1,182.62		1,144.91	
1996.04	Water	856.39		855.82	
1996.05	Water	1,917.05		749.93	
1996.06	Water	1,258.64			
1998	Income tax expense - earnings				
1998.01	Income tax expense - earnings	8,338.20		5,736.90	
1998.02	Income tax expense - earnings			70.73	
1999	Income tax expense - contrib'n				
1999.01	Income tax expense - contrib'n	4,196.40		3,395.90	
1999.02	Income tax expense - contrib'n			2,963.42	
	Current Assets				
2000	B'west 072805-4	104,340.40		677,340.32	
2002	Bankwest Term Deposit	500,000.00		500,000.00	
2050	Cash on hand	250.00		250.00	
2090	Sundry Debtors	7,462.08		3,339.87	

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Comparative Trial Balance as at 30 June 2022

	2022	2022	2021	2021
	\$ Dr	\$ Cr	\$ Dr	\$ Cr
Non Current Assets				
2520	Shares in listed companies	18,555.48		31,613.04
2730	Gold Bullion 10oz	53,219.80		
2814	25 Fleetwood Loop, Dunsborough	675,000.00		
2815	135 St Michaels Parkway, Dunsborough	675,000.00		498,476.65
2816	3/919 Beaufort St, Inglewood	440,000.00		362,500.00
2817	Lot 1, 12 Loton Ave, Midland	580,000.00		560,000.00
2819	28/5 Wallsend Road, Woodbridge	360,000.00		300,000.00
2820	Improvement at Cost - Beaufort St	2,992.00		2,992.00
2821	Less: Accumulated depreciation		360.00	285.00
2823	Improvements at Cost - Loton Avenue	49,847.06		49,847.06
2824	Less: Accumulated depreciation		16,762.00	15,481.00
2825	Fixtures & Fittings - Woodbridge	9,554.70		9,554.70
2826	Less: Accumulated depreciation		6,393.00	5,583.00
2827	Improvement at Cost - Dunsborough	900.00		900.00
2828	Less: Accumulated depreciation		29.00	7.00
2835	Fixtures & Fittings- Beaufort St	8,699.42		8,699.42
2839	Less: Accumulated depreciation		5,605.00	5,206.00
2860	Low value pool	12.59		20.14
Current Liabilities				
3126	Sundry Creditors		2,990.00	4,785.00
3325	Taxation	5.46		2,133.59
3380	GST payable control account		2,835.32	1,546.07

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Comparative Trial Balance as at 30 June 2022

	2022 \$ Dr	2022 \$ Cr	2021 \$ Dr	2021 \$ Cr
Equity				
4000	Opening balance - Members fund			
4000.01		1,645,697.04		1,579,812.08
4000.02		17,367.71		60,175.87
4000.04		1,311,708.97		1,345,448.35
4050	Transfers from accumulation phase			
4050.04		17,367.71		60,175.87
4070	Transfers to pension phase			
4070.02	17,367.71		60,175.87	
4080	Benefits paid			
4080.04	35,500.00		135,433.24	
	3,610,263.86	3,610,263.86	3,258,565.81	3,258,565.81
Net Profit		511,590.95		124,770.66

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

JOURNAL ENTRY

ENTITY__ Phipps Super Fund_____

JOURNAL NO__ Page 1_____

PERIOD COVERED FROM_01/07/2021__TO_30/06/2022_

PERIOD NO__30 June 2022_____

Date	Account	Code	Dr	Cr	Client Code	Narration
30/06/2022	Loton - R & M	1994.02	275.00		INP	Being income & expenses as per
	Loton - Mgt Fees	1991.02	1,228.06			Agent Summary
	Rent - Loton	700.02		1,503.06	GST	POSTED
30/06/2022	Loton - Land tax	1995.02	227.95			Being land tax portion for Loton Ave
	Land tax	1995.03		227.95		POSTED
30/06/2022	Beaufort - R & M	1994.03	1,538.50			Being income & expenses as per
	Beaufort - Mgt Fees	1991.03	2,413.40			Agent Summary
	Sundry Debtors	2090	1,672.80			POSTED
	Rent - Beaufort	700.03		5,624.70		
30/06/2022	Land tax - St Michaels	1995.05	185.31			Being land tax apportioned
	Land tax - Wallsend	1995.04	30.43			POSTED
	Rates & taxes	1995.03		215.74		
30/06/2022	Advertising - Wallsend	1986.04	220.00			Being income & expenses as per
	R & M - Wallsend	1994.04	66.00			Agent Summary
	Mgt Fee - Wallsend	1991.04	2,279.57			POSTED
	Lease fee - Wallsend	1989.04	924.00			
	Sundry Debtors	2090	1,729.20			
	Rent - Wallsend	700.04		5,218.77		
30/06/2022	R & M - St Michaels	1994.05	151.00			Being income & expenses as per
	Water - St Michaels	1996.05	368.03			Agent Summary
	Mgt Fees - St Michaels	1991.05	3,321.00			POSTED
	Rent - St Michaels	700.05	8,600.06			
	Rent - Fleetwood	700.06		14,506.07		
	Sundry Debtors	2090	2,065.98			

JOURNAL ENTRY

ENTITY __ Phipps Super Fund _____

JOURNAL NO __ Page 2 ____

PERIOD COVERED FROM _01/07/2021_ TO _30/06/2022_

PERIOD NO __ 30 June 2022 ____

Date	Account	Code	Dr	Cr	Client Code	Narration
30/06/2022	Advertising - Fleetwood	1986.06	149.00			Being income & expenses as per
	Lease fee - Fleetwood	1989.06	1,320.00			Agent Summary
	R & M - Fleetwood	1994.06	220.50			POSTED
	Mgt Fee - Fleetwood	1991.06	2,308.42			
	Rent - Fleetwood	700.06		5,992.02		
	Sundry Debtors	2090	1,994.10			
30/06/2022	Taxation	3325	580.06			Being franking credits on dividends
	Dividends	550		580.06		POSTED
30/06/2022	Taxation	3325	11,960.00			Being PAYG instalments for 2022
	Sundry Creditor	3126		2,990.00		POSTED
	GST Clearing	3389		8,970.00		
30/06/2022	GST Payable	3380	3,809.00			Being Sept 21 - Mar 22 BASs paid
	Input tax credits	3384		25.00		POSTED
	GST Clearing	3389		3,784.00		
30/06/2022	ATO Levy	1685	259.00			Being levy charged by the ATO
	Taxation	3325		259.00		POSTED
30/06/2022	Change in NMV	940	13,057.56			Being decrease in value of shares
	Listed Shares	2520		13,057.56		POSTED
30/06/2022	Transfer to pension	4070.02	17,367.71			Being transfer Linda's balance to pension
	Trans from acc'm	4050.04		17,367.71		POSTED
30/06/2022	Inc Tax - cont'n	1999.01	4,196.40			Being income tax on contributions
	Taxation	3325		4,196.40		POSTED

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Detailed Operating Statement
For the year ended 30 June 2022

	Note	2022 \$	2021 \$
Revenue			
Employers contributions			
Employers contributions	M	27,976 M1	22,639
Employers contributions			19,756
Dividends - franked	M	1,934 O1	682
Interest received	N	2,264 N1	9,881
Changes in NMV		(9,426)	18,727
Changes in NMV - Property		406,010	5,000
Rent Received			
Rent Received- Loton Street	M	50,983 P6	52,794
Rent Received- Beaufort St	M	21,940 P11	19,416
Rent Received- Woodbridge	M	20,025 P17	16,450
Rent Received- St Michaels Parkway	M	31,519 P23	14,716
Rent Received- Fleetwood Loop	M	20,498 P28	
Total revenue		573,722	180,061
Expenses			
Accountancy		3,850 Q4	4,125
Actuarial fees		110 Q5	110
Audit fees		495 Q6	495
Bank Fees And Charges			13
Depreciation- Low Value Pool		8 Q3	12
Depreciation - buildings		1,378 Q1	1,378
Depreciation - other		1,209 Q2	1,476
Supervisory levy		259	259
Advertising			
Advertising		220 P17/2	
Advertising		149 P28/3	
Insurance			
Insurance		650 P11/2	315
Insurance		335 P17/2	355
Insurance		1,145 P23/2	837
Insurance		1,080 P28/3	
Lease fees			
Lease fees		924 P17/2	
Lease fees		1,320 P28/3	
Levies			

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Detailed Operating Statement
For the year ended 30 June 2022

	Note	2022 \$	2021 \$
Levies		4,727 P11/2	5,335
Levies		2,545 P17/2	3,393
Management agent fees			
Management agent fees		1,228 P6/4	1,081
Management agent fees		2,413 P11/2	6,097
Management agent fees		2,280 P17/2	4,110
Management agent fees		3,321 P23/2	6,116
Management agent fees		2,308 P28/3	
Other Rental Expenses			
Other rental expenses		464 P6/4	
Repairs and Maintenance			
Repairs and Maintenance		250 P6/4	
Repairs and Maintenance		1,538 P11/2	199
Repairs and Maintenance		66 P17/2	
Repairs and Maintenance		224 P23/2	735
Repairs & maintenance		220 P28/3	
Rates and taxes			
Rates and taxes		736 P6/4	
Rates and taxes		1,565 P11/2	1,521
Rates and taxes		1,395 P17/2	1,385
Rates and taxes		2,547 P23/2	1,025
Rates & taxes		1,701 P28/3	
Water			
Water		1,722 P6/5	
Water		1,183 P11/3	1,145
Water		856 P17/3	856
Water		1,917 P23/2	750
Water		1,259 P28/3	
Total expenses		49,596	43,123
Benefits Accrued as a Result of Operations Before Income Tax		524,126	136,938
Income tax expense	6	12,535 <i>€1</i>	12,167
Benefits Accrued as a Result of Operations	7	511,591	124,771

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Detailed Balance Sheet as at 30 June 2022

	2022	2021
	\$	\$
Investments		
Shares in listed companies	M 18,555 <i>€1/1</i>	31,613
Gold Bullion 10oz	M 53,220 <i>€2/1</i>	
Total Investments	71,775	31,613
Other Assets		
B'west 072805-4	M 104,340 <i>DI</i>	677,340
Bankwest Term Deposit	M 500,000 <i>DA</i>	500,000
Cash on hand	250	250
Sundry Debtors	M 7,462 <i>GI</i>	3,340
25 Fleetwood Loop, Dunsborough	M 675,000 <i>FS</i>	
135 St Michaels Parkway, Dunsborough	675,000 <i>FH</i>	498,477
3/919 Beaufort St, Inglewood	440,000 <i>FA</i>	362,500
Lot 1, 12 Loton Ave, Midland	580,000 <i>FI</i>	560,000
28/5 Wallsend Road, Woodbridge	360,000 <i>FB</i>	300,000
Improvement at Cost - Beaufort St	2,992	2,992
Less: Accumulated depreciation	(360) <i>Q1/1</i>	(285)
Improvements at Cost - Loton Avenue	49,847	49,847
Less: Accumulated depreciation	(16,762) <i>Q1</i>	(15,481)
Fixtures & Fittings - Woodbridge	9,555	9,555
Less: Accumulated depreciation	(6,393) <i>Q2</i>	(5,583)
Improvement at Cost - Dunsborough	900	900
Less: Accumulated depreciation	(29) <i>Q1/2</i>	(7)
Fixtures & Fittings- Beaufort St	8,699	8,699
Less: Accumulated depreciation	(5,605) <i>Q2/1</i>	(5,206)
Low value pool	13 <i>Q3</i>	20
Total other assets	3,384,909	2,947,358
Total assets	3,456,685	2,978,971
Liabilities		
Sundry Creditors	M 2,990 <i>CS</i>	4,785
Taxation	(5) <i>CI</i>	(2,134)
GST payable control account	M 2,835 <i>CS/1</i>	1,546
Total liabilities	5,820	4,197
Net Assets Available to Pay Benefits	3,450,865	2,974,774

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Detailed Balance Sheet as at 30 June 2022

	2022	2021
	\$	\$
<hr/>		
Represented by:		
Liability for Accrued Members' Benefits		
Allocated to members' accounts	3,450,865	2,974,774
	3,450,865	2,974,774
	3,450,865	2,974,774

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

Phipps Super Fund 2022

Schedule of Member Balances

	DOB	Age at 01/07/2021	Opening Balance	%
Wayne Phipps (Accumulation)	4/04/1954	68	\$ 1,645,697.04	55.32%
Linda Phipps (Accumulation)	24/08/1952	69	\$ 17,367.71	0.58%
Linda Phipps (Pension)	24/08/1952	69	\$ 1,311,708.97	44.09%
			<u>\$ 2,974,773.72</u>	<u>100.00%</u>

Earnings Allocation			
	Taxable	55.83%	Tax
Wayne	277,000.55	55.83%	8338.20
Linda	-	0.00%	0.00
	<u>277,000.55</u>	<u>55.83%</u>	<u>8338.20</u>
Profit	496,150.01	(excl contributions)	
Tax (15%)	8,338.20	(on earnings)	

	Wayne Phipps	Linda Phipps
Accumulation		
Opening balance 1/7/21	\$ 1,645,697.04	\$ 17,367.71
Transfer to Pension	\$ -	\$ 17,367.71
Employer Contributions	\$ 27,975.54	\$ -
Personal Contributions	\$ -	\$ -
Allocated Earnings	\$ 277,000.55	\$ -
Income Tax	-\$ 12,534.60	\$ -
Closing Balance 30/6/22	<u>\$ 1,938,138.53</u>	<u>\$ -</u>

Contributions		
	Taxable	Tax
Wayne	27,975.54	4,196.40
Linda	-	-
	<u>27,975.54</u>	<u>4,196.40</u>
Tax (15%)	4,196.40	(on contributions)

	Wayne Phipps	Linda Phipps
Pension		
Opening balance 1/7/21	\$ -	\$ 1,311,708.97
Transfer from Accumulation	\$ -	\$ 17,367.71
Allocated Earnings	\$ -	\$ 219,149.46
Benefits Paid	\$ -	-\$ 35,500.00
Closing Balance 30/6/22	<u>\$ -</u>	<u>\$ 1,512,726.14</u>

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Member's Information Statement
For the year ended 30 June 2022

	2022	2021
	\$	\$
Wayne Phipps - Accumulation Phase		
Opening balance - Members fund	1,645,697.04	1,579,812.08
Allocated earnings	277,000.55	52,378.39
Employers contributions	27,975.54	22,639.37
Income tax expense - earnings	(8,338.20)	(5,736.90)
Income tax expense - contrib'n	(4,196.40)	(3,395.90)
Balance as at 30 June 2022	<u><u>1,938,138.53</u></u>	<u><u>1,645,697.04</u></u>
Withdrawal benefits at the beginning of the year	1,645,697.04	1,579,812.08
Withdrawal benefits at 30 June 2022	1,938,138.53	1,645,697.04

Withdrawal Benefit

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

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

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

Withdrawing Funds

Should a member wish to withdraw some or all of their withdrawal benefits from the fund, they should contact the administrator prior to taking action to be advised of their benefit entitlements at date of disposal.

Eligible Rollover Fund

The Fund has selected an 'eligible rollover fund' to which it will transfer benefits belonging to 'lost' members or unclaimed benefits.

Government regulations define members as 'lost' if two consecutive reports, sent at least six months apart, are returned unclaimed to the fund.

Unclaimed benefits are those belonging to members who have left their employer and fail to give instructions to the Fund for the disbursement of their benefit within 90 days of exiting.

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Member's Information Statement
For the year ended 30 June 2022

	2022	2021
	\$	\$
<hr/>		
Linda Phipps - Accumulation Phase		
Opening balance - Members fund	17,367.71	60,175.87
Allocated earnings		645.76
Employers contributions		19,756.10
Income tax expense - earnings		(70.73)
Income tax expense - contrib'n		(2,963.42)
Transfers to pension phase	(17,367.71)	(60,175.87)
Balance as at 30 June 2022	17,367.71	17,367.71
Withdrawal benefits at the beginning of the year	17,367.71	60,175.87
Withdrawal benefits at 30 June 2022		17,367.71

Withdrawal Benefit

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

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

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

Withdrawing Funds

Should a member wish to withdraw some or all of their withdrawal benefits from the fund, they should contact the administrator prior to taking action to be advised of their benefit entitlements at date of disposal.

Eligible Rollover Fund

The Fund has selected an 'eligible rollover fund' to which it will transfer benefits belonging to 'lost' members or unclaimed benefits.

Government regulations define members as 'lost' if two consecutive reports, sent at least six months apart, are returned unclaimed to the fund.

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Member's Information Statement
For the year ended 30 June 2022

	2022	2021
	\$	\$
Linda Phipps - Pension Phase		
Opening balance - Members fund	1,311,708.97	1,345,448.35
Transfers from accumulation phase	17,367.71	60,175.87
Allocated earnings	219,149.46	41,517.99
Benefits paid	(35,500.00)	(135,433.24)
Balance as at 30 June 2022	<u><u>1,512,726.14</u></u>	<u><u>1,311,708.97</u></u>
Withdrawal benefits at the beginning of the year	1,311,708.97	1,345,448.35
Withdrawal benefits at 30 June 2022	1,512,726.14	1,311,708.97

Withdrawal Benefit

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

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

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

Withdrawing Funds

Should a member wish to withdraw some or all of their withdrawal benefits from the fund, they should contact the administrator prior to taking action to be advised of their benefit entitlements at date of disposal.

Eligible Rollover Fund

The Fund has selected an 'eligible rollover fund' to which it will transfer benefits belonging to 'lost' members or unclaimed benefits.

Government regulations define members as 'lost' if two consecutive reports, sent at least six months apart, are returned unclaimed to the fund.

Unclaimed benefits are those belonging to members who have left their employer and fail to give instructions to the Fund for the disbursement of their benefit within 90 days of exiting.

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

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Member's Information Statement
For the year ended 30 June 2022

	2022	2021
	\$	\$
Amounts Allocatable to Members		
Yet to be allocated at the beginning of the year		
Benefits accrued as a result of operations as per the operating statement	511,590.95	124,770.66
Transfers from accumulation phase	17,367.71	60,175.87
Transfers to pension phase	(17,367.71)	(60,175.87)
Benefits paid	(35,500.00)	(135,433.24)
Amount allocatable to members	<u>476,090.95</u>	<u>(10,662.58)</u>
Allocation to members		
Wayne Phipps - Accumulation Phase	292,441.49	65,884.96
Linda Phipps - Accumulation Phase	(17,367.71)	(42,808.16)
Linda Phipps - Pension Phase	201,017.17	(33,739.38)
Total allocation	<u>476,090.95</u>	<u>(10,662.58)</u>
Yet to be allocated	<u>476,090.95</u>	<u>(10,662.58)</u>
Members Balances		
Wayne Phipps - Accumulation Phase	1,938,138.53	1,645,697.04
Linda Phipps - Accumulation Phase		17,367.71
Linda Phipps - Pension Phase	1,512,726.14	1,311,708.97
Allocated to members accounts	<u>3,450,864.67</u>	<u>2,974,773.72</u>
Yet to be allocated		
Liability for accrued members benefits	<u>3,450,864.67</u>	<u>2,974,773.72</u>

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

L Phipps Superfund
Pension calculation -June 2022
Linda Phipps

Members balances at 30/6/2021

-Pension	\$ 1,311,709.00
-Accum	\$ 17,368.00
	<hr/>
	\$ 1,329,077.00

Age on 1/7/21- 67

Pension 2.5%	\$ 33,226.93
Say	\$ 33,500.00

Phipps Super Fund - 30 June 2022			
Tax Estimate			
NET PROFIT PER PROFIT & LOSS			524,126.00
Add:			
Advertising for sale of property		-	
Decrease in m/v of investments	9,426.00		9,426.00
			533,552.00
Less:			
Increase in m/v of property	406,010.00		
Members undeducted contributions	-		
	-		406,010.00
Gross Taxable Income			127,542.00
Less: Exempt Pension Income 44.17%			43,978.00
Taxable Income			83,564.00
Tax at 15%			12,534.60
Payg Instalments:			
-Sept 21	3,524.00		
-Dec 21	2,456.00		
-Mar 22	2,990.00		
-June 22	2,990.00		
Franking Credits	580.06		12,540.06
Estimated tax payable			- 5.46
Taxation Liability			
Opening balance			2,133.59
2021 tax payment / (refund)			- 1,874.59
Supervisory Levy			- 259.00
Payg instalments - June 2021			-
			- 0.00
2022 tax provision			12,534.60
Payg instalments - Sep, Dec, Mar 22			- 11,960.00
Franking Credits			- 580.06
Balance at 30 June 2022			- 5.46

Phipps Superannuation Fund 2022

Exempt Income - Tax Reconciliation

Exempt Portion Description	Amount	55.83% Taxable	44.17% Exempt
Interest Received	\$ 2,264.00	\$ 1,263.99	\$ 1,000.01
Dividends	\$ 1,934.00	\$ 1,079.75	\$ 854.25
Rent & Outgoings	\$ 144,965.00	\$ 80,933.96	\$ 64,031.04
Contributions	\$ 27,976.00	\$ 27,976.00	\$ -
Total Income	\$ 177,139.00	\$ 111,253.70	\$ 65,885.30
Accounting Fees	\$ 3,850.00	\$ 2,149.46	\$ 1,700.55
Actuarial Fees	\$ 110.00	\$ 61.41	\$ 48.59
Audit Fees	\$ 495.00	\$ 276.36	\$ 218.64
Supervisory Levy	\$ 259.00	\$ 144.60	\$ 114.40
Depreciation	\$ 2,595.00	\$ 1,448.79	\$ 1,146.21
Advertising	\$ 369.00	\$ 206.01	\$ 162.99
Insurance	\$ 3,210.00	\$ 1,792.14	\$ 1,417.86
Lease Fees	\$ 2,244.00	\$ 1,252.83	\$ 991.17
Levies	\$ 7,272.00	\$ 4,059.96	\$ 3,212.04
Mgt Agent Fees	\$ 11,550.00	\$ 6,448.37	\$ 5,101.64
Electricity	\$ 464.00	\$ 259.05	\$ 204.95
Repairs & Maint	\$ 2,298.00	\$ 1,282.97	\$ 1,015.03
Rates & Taxes	\$ 7,944.00	\$ 4,435.14	\$ 3,508.86
Water Charges	\$ 6,937.00	\$ 3,872.93	\$ 3,064.07
Total Expenses	\$ 49,597.00	\$ 27,690.01	\$ 21,906.99
Net Taxable Profit & Loss	\$ 127,542.00	\$ 83,563.70	\$ 43,978.30
Total Profit & Loss	\$ 127,542	\$ 83,564	\$ 43,978
Tax @ 15%		\$ 12,534.55	



Suite 705/84 Pitt Street
Sydney NSW 2000

GPO Box 5311
Sydney NSW 2001

limeactuarial.com.au
certificates@limeactuarial.com.au
1300 546 300
02 8096 5901

21 October 2022

Certificate No. 296663.1

The Trustees
Phipps Superannuation fund

Dear Trustees,

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for Phipps Superannuation fund for the financial year ending 30 June 2022. It complies with The Institute of Actuaries of Australia Professional Standard 406.

Information I have relied upon

This Actuarial Certificate relies upon information provided to us by D Baker and Associates Pty Ltd on behalf of the Trustees of Phipps Superannuation fund. The key information I have relied upon is shown in Appendix 1.

You have stated that:

- * Any assets segregated by election (using separate asset pools) have been removed from the data entered.
- * The Fund has met the Minimum Pension Standards. That is, the required minimum amount has been withdrawn from the pension during the financial year.
- * The types of pensions in the Fund include Allocated Pensions, Market-linked pensions, Term allocated pensions and Account based pensions. They do not include Defined Benefits pensions.
- * The pensions valued meet the requirements to be considered Retirement Superannuation Income Streams under the Income Tax Assessment Act 1997.

My calculations have been based on draft financial statements. If any information provided, as shown in Appendix 1, changes materially then you should revise that information and obtain an updated Actuarial Certificate. If you don't have login details then you can contact Lime Actuarial to obtain your login details. There is no charge for updating your Actuarial Certificate.

Exempt proportion

The fund had unsegregated assets during these periods:

- * 1 July 2021 to 30 June 2022

For the remainder of the year (if applicable), all assets were segregated. During the period where there were unsegregated assets, the exempt proportion of assessable income is calculated as follows:

	Start of year	End of year	Average
Unsegregated Retirement Income Stream Liabilities	\$1,311,709	\$1,510,180*	\$1,311,969
Unsegregated Superannuation liabilities	\$2,974,774	\$3,459,203*	\$2,970,289
Exempt Proportion			44.17%

*Estimate

The estimated net assets at 30 June 2022 were \$3,459,203.

The average liabilities are calculated with regard to all transactions taking place during the period in which there were unsegregated assets.

I certify that **44.17%** of investment income earned by the fund during the year ended 30 June 2022 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

	Tax exempt %	Taxable %
Wayne Phipps	0.00%	55.83%
Linda Phipps	44.17%	0.00%
Reserves	0.00%	0.00%
Total	44.17%	55.83%

Adequacy

By definition, the value of assets and liabilities of account based income streams must be equal. Therefore I am satisfied that the value of assets at 30 June 2022 is sufficient to meet the fund's liabilities as they fall due.

Yours sincerely,



Greg Einfeld MEd, MBA
Fellow of the Institute of Actuaries of Australia

APPENDIX 1: INFORMATION YOU HAVE PROVIDED

Fund details

Fund name	Phipps Superannuation fund
Fund ABN	31408114123
Trustee Type	Individual
Number of Trustees	2
Trustee name	Wayne Phipps Linda Phipps
Financial Year	2021-2022
Fund established during the financial year?	No
Fund wound up during the financial year?	No
Are there any assets segregated by election?	No

Member details

Member name	Date of birth	Joined during this year?	Exited the fund?	Exit the fund as a result of death?
Wayne Phipps	04/04/1954	No	No	No
Linda Phipps	24/08/1952	No	No	No

Opening Balances

Name	Non Retirement Balance	Retirement Balance	Fund Reserves
Wayne Phipps	\$1,645,697.04	\$0.00	N/A
Linda Phipps	\$17,367.71	\$1,311,708.97	N/A
Reserve	N/A	N/A	\$0.00

Member Cash (External) Transactions

Transaction Type	Date	Amount	Member
Concessional Contribution	31/12/2021	\$27,975.54	Wayne Phipps
Retirement Withdrawal	31/12/2021	\$35,500.00	Linda Phipps

Non Cash (Internal) Transactions

Transaction Type	Date	Member	Amount
Account Based Pension Commencements	01/07/2021	Linda Phipps	\$17,367.71

Other Super Funds Opening Balances

Name	Non Retirement Balance	Retirement Balance
Wayne Phipps	\$0.00	\$0.00
Linda Phipps	\$0.00	\$0.00

Closing Balances

Date	Amount
30/6/2022	\$3,459,202.87*

*Estimate

APPENDIX 2:

Description of Member Cash Transaction Types

Transaction Type	Includes
Concessional Contribution	One off and regular Concessional contributions
Non-Concessional Contribution	Non-Concessional Contributions
Transfer In	Transfers from outside the fund into accumulation accounts including Rollovers In and Insurance claims received.
Non Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has not met a condition of release and from accumulation accounts. Includes lump sum benefits, death benefits, rollovers out, insurance premiums, and pension drawdowns from TTR accounts where the member has not met a condition of release.
Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has met a condition of release and from Account Based Pension accounts. Includes pension drawdowns, lump sum benefits, death benefits, rollovers out, insurance premiums.

Description of Non-Cash Transaction Types

Transaction Type	Includes
Account Based Pension Commencements	Account Based Pensions commenced during the financial year. Do not include pensions commenced in previous years, these are shown as opening balances. Do not include TTR Pensions. An Account Based Pension commencement involves transferring member balances from Accumulation to Account Based Pension.
Retirement Pension Commutation	Retirement Pensions ceased either in part or in entirety, where balances are transferred from Retirement (TTR pension where a condition of release has been met, and Account Based Pension) to Accumulation.
Retirement Pension Reversion	Transfers of a retirement pension balance from a deceased member to a surviving spouse.
Conversions from TTR to Retirement Pension	Conversion of a TTR to a Retirement Pension when a member meets a condition of release.
Contribution Split	Contributions which are split from one spouse to another. The amount split will be up to 85% of the original concessional contribution. Note that the original concessional contribution will also be shown on this form if it took place in the same year.
Transfers from Reserves to Non Retirement	Transfer from reserve account to a member Accumulation account or TTR pension.
Transfers from Reserves to Retirement	Transfer from reserve account to a member TTR pension where a condition of release has been met or Account Based Pension.

APPENDIX 3: ASSUMPTIONS

I have assumed that all transactions occur before investment income is earned each day

No assumptions are required to calculate the rate of increase in pension liability and earning rate as by definition, the value of assets and liabilities of account based income streams must be equal.



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE PHIPPS SUPERANNUATION
FUND
ABN 31 408 114 123
TFN 797 740 750

Income tax 551

Date generated	05/10/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

8 results found - from 05 October 2020 to 05 October 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
8 Oct 2021	13 Oct 2021	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$1,874.59		\$0.00
8 Oct 2021	7 Oct 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$1,874.59	\$1,874.59 CR
19 Jul 2021	16 Aug 2021	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$0.00	\$0.00
23 Jun 2021	23 Jul 2021	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18		\$0.00	\$0.00
21 Jun 2021	19 Jul 2021	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$0.00	\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
4 May 2021	1 Jun 2021	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18		\$0.00	\$0.00
14 Jan 2021	19 Jan 2021	EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$1,556.63		\$0.00
14 Jan 2021	14 Jan 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$1,556.63	\$1,556.63 CR



Australian Government
Australian Taxation Office

PAYG Instalments report 2022

Tax Agent 74081009
Last Updated 01/10/2022

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
797740750	THE PHIPPS SUPERANNUATION FUND	3,524.00	2,456.00	2,990.00	2,990.00	11,960.00 ✓

Total No of Clients: 1



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
TFN 797 740 750

Activity statement 001

Date generated	05/10/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

11 results found - from 25 June 2021 to 05 October 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
21 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22	\$4,266.00		\$0.00
21 Jul 2022	28 Jul 2022	- GST	\$1,276.00		
21 Jul 2022	28 Jul 2022	- PAYG Instalments	\$2,990.00		
19 Jul 2022	18 Jul 2022	Payment received		\$4,266.00	\$4,266.00 CR
2 May 2022	2 May 2022	General interest charge			\$0.00 [^]
29 Apr 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22	\$4,223.00		\$0.00
29 Apr 2022	28 Apr 2022	- GST	\$1,233.00		
29 Apr 2022	28 Apr 2022	- PAYG Instalments	\$2,990.00		
27 Apr 2022	26 Apr 2022	Payment received		\$4,223.00	\$4,223.00 CR
21 Feb 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21	\$3,726.00		\$0.00
21 Feb 2022	28 Feb 2022	- GST	\$1,270.00		
21 Feb 2022	28 Feb 2022	- PAYG Instalments	\$2,456.00		
21 Feb 2022	18 Feb 2022	Payment received		\$3,726.00	\$3,726.00 CR
18 Oct 2021	15 Oct 2021	Payment received		\$4,805.00	\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
15 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21	\$4,805.00		\$4,805.00 DR
15 Oct 2021	28 Oct 2021	- GST	\$1,281.00		
15 Oct 2021	28 Oct 2021	- PAYG Instalments	\$3,524.00		
13 Jul 2021	12 Jul 2021	Payment received		\$4,785.00	\$0.00
9 Jul 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21	\$4,785.00		\$4,785.00 DR
9 Jul 2021	28 Jul 2021	- GST	\$1,261.00		
9 Jul 2021	28 Jul 2021	- PAYG Instalments	\$3,524.00		

BUSINESS ACTIVITY STATEMENT RECONCILIATION

YEAR ENDED 2022 PREPARED BY _____ FC _____

CLIENT Phipps Super Fund REVIEWED BY _____

ABN 31 408 114 123 CASH

Period	Sales	Gst	Sales Amendment	GST Amendment	ITC	ITC Amendment	PAYG - Instalment	Gross Wages	PAYG Withheld	Agreed to Lodged BAS Return
	G1	1A	G11	G10	1B	5A	5A	W1	W2	8A
1/7 to 31/7										
1/8 to 31/8										
1/9 to 31/9										
TOTAL Q1	14,098	1,281	-	-	-		3,524			4,805
1/10 to 31/10										
1/11 to 30/11										
1/12 to 31/12										
TOTAL Q2	13,972	1,270			-		2,456			3,726
1/1 to 1/31										
1/2 to 2/28										
1/3 to 31/3						25				
TOTAL Q3	13,848	1,258			25		2,990			4,223
1/4 to 30/4										
1/5 to 31/5										
1/6 to 30/6										
TOTAL Q4	14,038	1,276			-		2,990			4,266
TOTALS	55,956	5,085			25		11,960			17,020
Gst per BAS	5,085									
Net Sales	50,871									
Figures per P and L	50,983		Dark Knight = \$20,799.93							
Difference	112		Real Estate Plus = \$30,183.32							

**Phipps Super Fund
GST Adjustment 2022**

Opening Balance	1,546.07	
2022 FY		
GST on Rental Income	5,098.25	
GST on Rental Expenses	- 25.00	
	<u>6,619.32</u>	
Payments		
Sept 21 BAS	- 1,281.00	
Dec 21 BAS	- 1,270.00	
Mar 22 BAS	- 1,233.00	
	<u>2,835.32</u>	
Balance Owing to ATO	<u>1,276.00</u>	Jun 22 BAS
Difference	1,559.32	



Australian Government
Australian Taxation Office

Year to date revenue product summary report 2021/2022

Client Name THE PHIPPS SUPERANNUATION FUND
Last Updated 01/10/2022
TFN 797740750

Net amounts applicable for the year to date.

Description	ICA001 Total (\$)
Fringe benefits tax instalments	
Wine equalisation tax	
Deferred company/fund instalments	
Pay as you go income tax instalments	11,960.00 ✓
Pay as you go income tax withholding	
Luxury car tax	
Goods and services tax	5,060.00 ✓
Goods and services tax instalments	0.00
Goods and services return	0.00
Fuel tax credit	

Total clients for this tax agent : 1



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY
LTD
Client THE PHIPPS SUPERANNUATION
FUND
ABN 31 408 114 123

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE PHIPPS SUPERANNUATION FUND	Jul 2021 – Sep 2021	47604912148	Cash

Receipt ID Unavailable
Date lodged 14 October 2021
Payment due date 28 October 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$1,281.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$14,098.00		
Does this include GST?			
PAYG income tax instalment			
5A Owed to ATO		\$3,524.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 14,099.37 from the 2020 amended assessment.	\$3,524.00		

Amount owing to ATO

\$4,805.00

BPAY®



Bill code 75556
Ref 314081141235160

Telephone and Internet Banking - BPAY®



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY
LTD
Client THE PHIPPS SUPERANNUATION
FUND
ABN 31 408 114 123

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE PHIPPS SUPERANNUATION FUND	Oct 2021 – Dec 2021	47635459587	Cash

Receipt ID Unavailable
Date lodged 18 February 2022
Payment due date 28 February 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$1,270.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$13,972.00		
Does this include GST?			
PAYG income tax instalment			
5A Owed to ATO		\$2,456.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 11,962.41 from the 2021 assessment.	\$2,456.00		

Amount owing to ATO

\$3,726.00

BPAY®



Biller code 75556
Ref 314081141235160

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY
LTD
Client THE PHIPPS SUPERANNUATION
FUND
ABN 31 408 114 123

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE PHIPPS SUPERANNUATION FUND	Jan 2022 – Mar 2022	47665293377	Cash

Receipt ID Unavailable
Date lodged 28 April 2022
Payment due date 28 April 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$1,258.00	
1B Owed by ATO			\$25.00
G1 Total sales	\$13,848.00		
Does this include GST?			
PAYG income tax instalment			
5A Owed to ATO		\$2,990.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 11,962.41 from the 2021 assessment.	\$2,990.00		

Amount owing to ATO

\$4,223.00

BPAY®



Biller code 75556
Ref 314081141235160

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY
LTD
Client THE PHIPPS SUPERANNUATION
FUND
ABN 31 408 114 123

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE PHIPPS SUPERANNUATION FUND	Apr 2022 – Jun 2022	47695608599	Cash

Receipt ID Unavailable
Date lodged 18 July 2022
Payment due date 28 July 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$1,276.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$14,038.00		
Does this include GST?			
PAYG income tax instalment			
5A Owed to ATO		\$2,990.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 11,962.41 from the 2021 assessment.	\$2,990.00		

Amount owing to ATO

\$4,266.00

BPAY®



Biller code 75556
Ref 314081141235160

Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call on 13 17 19
If you're a business customer, call 13 70 00

BSB Number	306-041
Account Number	072805-4
Period	16 Jun 22 - 15 Jul 22
Page 1 of 3	Statement Number 229

THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

TRANSACTION DETAILS FOR ACCOUNT NUMBER: 072805-4				
Date	Particulars	Debit	Credit	Balance
16 JUN 22	OPENING BALANCE			\$101,672.80
17 JUN 22	WATER CORP ST. MICHALES SERVICE	\$248.80		\$101,424.00
17 JUN 22	WATER CORP FLEETWOOD SERVICE	\$274.83		\$101,149.17
22 JUN 22	WATER 12 LOTON		\$323.01	\$101,472.18
23 JUN 22	QUICKSUPER QUICKSPR3235324750		\$961.56	\$102,433.74
29 JUN 22	DN RENT 12A LOTON		\$1,906.66	\$104,340.40
01 JUL 22	REMITTER Unit 3 / 919 Beauf		\$1,672.80	\$106,013.20
01 JUL 22	REMITTER Unit 28 / 5 Wallse		\$1,729.20	\$107,742.40
01 JUL 22	Downsouth (WA) P RENT PAYMENT		\$3,994.08	\$111,736.48
11 JUL 22	Real Estate Plus RENT PAYMNT PHIPPS		\$2,585.92	\$114,322.40
14 JUL 22	SYNERGY NO-12 USAGE 2 B REIMBURSED	\$645.48		\$113,676.92
15 JUL 22	CLOSING BALANCE			\$113,676.92
	TOTAL DEBITS	\$1,169.11		
	TOTAL CREDITS		\$13,173.23	

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more information about your account, and for details of the dispute resolution mechanism that covers disputed transactions and complaints (including how to access the mechanism and to make a complaint - including to the external dispute resolution body - the Australian Financial Complaints Authority), please see the Product Disclosure Statement for this product (available at our website and branches), or call/visit us. Bankwest, a division of Commonwealth Bank of Australia ABN 48 123 123 124 AFSL / Australian credit licence 234945. If you don't want to receive promotional information from us, let us know by calling us on 13 17 19.



Bankwest, a division of Commonwealth Bank of Australia
 ABN 48 123 123 124 AFSL / Australian credit licence 234945

BUSINESS ZERO TRAN ACCOUNT STATEMENT

PHIPPS SUPERANNUATION FUND
 Account of WAYNE EDWARD PHIPPS
 LINDA MAGDALEN PHIPPS

BSB: 306-041
 (Bank, State, Branch)
 Account Number 072805-4
 From 16/06/2021
 To 15/07/2021
 Statement Number 217

DATE	PARTICULARS	DEBIT	CREDIT	BALANCE
16/06/2021	OPENING BALANCE			\$674,208.31
21/06/2021	WATER CORP (ST MICHAELS)	\$293.26		\$673,915.05
25/06/2021	Real Estate Plus RENT-PAYMNT PHIPPS		\$8.31	\$673,923.36
28/06/2021	DN RENT 12A LOTON		\$1,906.66	\$675,830.02
30/06/2021	INGLEWOOD LEVIES	\$848.20		\$674,981.82
30/06/2021	REMITTER Radi Estates		\$934.50	\$675,916.32
30/06/2021	REMITTER Radi Estates		\$1,424.00	\$677,340.32
01/07/2021	Downsouth (WA) P RENT PAYMNT PHIPPS	700.05	\$3,339.87	\$680,680.19
02/07/2021	QUICKSUPER QUICKSPR2997609768	716.01	\$803.84	\$681,484.03
07/07/2021	WATER CORP (BEAUFORT SERVICE)	\$200.89	1996.03	\$681,283.14
09/07/2021	TERRI SCHEER INGLEWOOD INSURANCE	\$335.00	1987.03	\$680,948.14
12/07/2021	BAS APRIL TO JUNE 2021	\$4,785.00	3339	\$676,163.14
12/07/2021	Real Estate Plus RENT PAYMNT PHIPPS	700.02	\$2,776.24	\$678,939.38
15/07/2021	CLOSING BALANCE			\$678,939.38

Total Debits: -\$6,462.35
 Total Credits: \$11,193.42

Page 1



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or
Bankwest Online Banking, or call us on 13 17 19
If you're a business customer, call 13 7000

BSB Number	306-041
Account Number	072805-4
Period	16 Jul 21 - 13 Aug 21
Page 1 of 1	Statement Number 218



BS2253AN02 008665-000000 (052D)
**THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926**

Account of: **LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS**

TRANSACTION DETAILS FOR ACCOUNT NUMBER 072805-4

Date	Particulars	Debit	Credit	Balance
16 JUL 21	OPENING BALANCE			678,939.38
23 JUL 21	POWER USE 12 LOTON		386.35	678,553.03
23 JUL 21	SMITHWICK (INGLEWOOD LEVIES)	749.50		677,803.53
23 JUL 21	SYNERGY-POTTERS/PHIPPS TO BE REIMBU	454.53		677,349.00
27 JUL 21	DN RENT 12A LOTON	0700.02	1,906.66	680,028.36
02 AUG 21	REMITTER Radi Estates	700.03	1,780.00	681,108.33
02 AUG 21	REMITTER Radi Estates	700.04	1,869.00	682,277.29
02 AUG 21	Downsouth (WA) P RENT PAYMENT	700.05	2,653.50	686,330.86
03 AUG 21	WATER CORP SERVICE CHARGE WALLSEND	145.47		686,185.39
06 AUG 21	QUICKSUPER QUICKSPR3020344368	716.01	1,057.70	687,527.08
06 AUG 21	CITY OF STIRLING RATES INGLEWOOD	1,494.82		686,032.26
10 AUG 21	Real Estate Plus RENT PAYMNT PHIPPS	700.02	2,585.92	688,918.16
10 AUG 21	SMITHWICK LEVY NOTICE INGLEWOOD	711.40		688,206.76
13 AUG 21	CLOSING BALANCE			687,622.79
	TOTAL DEBITS	\$3,555.72		
	TOTAL CREDITS		\$12,239.13	

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more info about your account or disputing transactions, see the relevant Product Information Statement - it's available on our website, at your local Bankwest branch or by calling us on 13 17 19. If you don't want to receive promotional info from us, let us know by calling 13 17 19.



Bankwest, a division of Commonwealth Bank of Australia
 ABN 48 123 123 124 AFSL / Australian credit licence 234945

BUSINESS ZERO TRAN ACCOUNT STATEMENT

PHIPPS SUPERANNUATION FUND
 Account of WAYNE EDWARD PHIPPS
 LINDA MAGDALEN PHIPPS

BSB: 306-041
 (Bank, State, Branch)
 Account Number 072805-4
 From 14/08/2021
 To 15/09/2021
 Statement Number 219

DATE	PARTICULARS	DEBIT	CREDIT	BALANCE
14/08/2021	OPENING BALANCE			\$687,622.79
20/08/2021	WATER CORP NO 12 POTTERS/PHIP SERV	\$526.27	1996.02	\$687,096.52
23/08/2021	CITY OF SWAN (WOODBIDGE RATES)	\$1,364.40	1995.04	\$685,732.12
23/08/2021	CITY OF SWAN RATES (POTTERS/PHIPPS)	\$1,250.60	1995.02	\$684,481.52
23/08/2021	WATER CORP SERVICE CHARGE ST. MICHA	\$313.17	1996.05	\$684,168.35
24/08/2021	WATER CORP #12	1996.02	\$263.14	\$684,431.49
25/08/2021	Real Estate Plus RENT PAYMNT PHIPPS	700.02	\$2,630.81	\$687,062.30
27/08/2021	DN RENT 12A LOTON	700.02	\$1,906.66	\$688,968.96
27/08/2021	GEOGRAPHE PROPERTY MAINTENANCE	\$73.00	1994.05	\$688,895.96
01/09/2021	REMITTER Unit 28 / 5 Wallse	700.04	\$934.50	\$689,830.46
01/09/2021	REMITTER Unit 3 / 919 Beauf	700.03	\$1,424.00	\$691,254.46
01/09/2021	Downsouth (WA) P RENT PAYMENT	700.05	\$2,153.25	\$693,407.71
02/09/2021	RATES-12 LOTON AVE	1995.02	\$625.30	\$694,033.01
03/09/2021	CITY OF BUSSELTON RATES ST. MICHAEL	\$2,361.48	1995.05	\$691,671.53
03/09/2021	THE PERTH MINT <i>— Purchase gold w/p</i>	\$49,588.70	2730	\$642,082.83
06/09/2021	WATER CORP BEAUFORT SERVICE	\$197.64	1996.03	\$641,885.19
06/09/2021	QUICKSUPER QUICKSPR3039764083	716.1	\$846.16	\$642,731.35
07/09/2021	SYNERGY NO 12 POTTERS/PHIPPS <i>1 paid — for Potters a Phipps</i>	\$445.18	1992.02	\$642,286.17
15/09/2021	CLOSING BALANCE			\$642,286.17

DN TO reimburse Potters " " Total Debits: -\$56,120.44 Total Credits: \$10,783.82



Bankwest, a division of Commonwealth Bank of Australia
ABN 48 123 123 124 AFSL / Australian credit licence 234945

BUSINESS ZERO TRAN ACCOUNT STATEMENT

Account of **PHIPPS SUPERANNUATION FUND**
WAYNE EDWARD PHIPPS
LINDA MAGDALEN PHIPPS

BSB: 306-041
(Bank, State, Branch)
Account Number 072805-4
From 16/09/2021
To 15/10/2021
Statement Number 220

DATE	PARTICULARS	DEBIT	CREDIT	BALANCE
16/09/2021	OPENING BALANCE			\$642,286.17
16/09/2021	SYNERGY 12 LOTON		1998.2 \$356.15	\$642,642.32
20/09/2021	STOCKER PRESTON DEPOSIT FLEETWOOD	\$25,000.00	2814	\$617,642.32
27/09/2021	ALL STRATA MAN FEES WOODBRIDGE	\$848.20	1990.04	\$616,794.12
28/09/2021	DN RENT 12A LOTON	700.02	\$1,906.66	\$618,700.78
28/09/2021	Real Estate Plus RENT PAYMNT PHIPPS	700.02	\$55.30	\$618,756.08
01/10/2021	REMITTER Unit 28 / 5 Wallse	700.04	\$1,246.00	\$620,002.08
01/10/2021	REMITTER Unit 3 / 919 Beauf	700.03	\$1,780.00	\$621,782.08
01/10/2021	Downsouth (WA) P RENT PAYMENT	700.05	\$2,164.60	\$623,946.68
04/10/2021	FLEETWOOD <i>BALANCE on purchase Fleetwood</i>	\$579,812.05	2814	\$44,134.63
05/10/2021	WATER CORP WALLSEND USAGE	\$143.12	1996.04	\$43,991.51
06/10/2021	SUPER AUDITS AW BOYS	\$495.00	1535	\$43,496.51
06/10/2021	LIME ACTUARIAL ANNUAL CERTIFICATE	\$110.00	1515	\$43,386.51
07/10/2021	QUICKSUPER QUICKSPR3059706920 <i>WP</i>		716.1 \$846.16	\$44,232.67
11/10/2021	CREDIT INTEREST EX 048-084887-0 <i>on term deposit</i>		5575 \$1,267.12	\$45,499.79
11/10/2021	AVISO - INSURANCE FLEETWOOD DUNS <i>BW</i>	\$1,080.00	1987.06	\$44,419.79
11/10/2021	Real Estate Plus RENT PAYMNT PHIPPS	700.02	\$2,613.42	\$47,033.21
14/10/2021	CBA ATO refund 2021 <i>Farrell</i>		3325 \$1,874.59	\$48,907.80
15/10/2021	BAS JULY - SEPT 2021 PHIPPS SUPER	\$4,805.00	3389	\$44,102.80
15/10/2021	WATER CORP NO 12 POTT/DN SERVICE	{ \$517.79 }	1996.02	\$43,585.01
15/10/2021	WATER CORP POT/DN USAGE NO 12	{ \$240.93 }	1996.02	\$43,344.08
15/10/2021	DIVIDEND APE DIVIDEND		8550 \$542.16	\$43,886.24
15/10/2021	CLOSING BALANCE			\$43,886.24

Bankwest at Potters reimburse us.

Total Debits: -\$613,052.09
Total Credits: \$14,652.16



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or
Bankwest Online Banking, or call us on 13 17 19
If you're a business customer, call 13 7000

BSB Number	306-041
Account Number	072805-4
Period	16 Oct 21 - 15 Nov 21
Page 1 of 1	Statement Number 221



BS3193AN01 003467-000000 (052D)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: **LINDA MAGDALEN PHIPPS**
WAYNE EDWARD PHIPPS

TRANSACTION DETAILS FOR ACCOUNT NUMBER 072805-4				
Date	Particulars	Debit	Credit	Balance
16 OCT 21	OPENING BALANCE			43,886.24
18 OCT 21	WATER CORP (USAGE FLEETWOOD)	11.96	1,996.06	43,874.28
19 OCT 21	D. BAKER (ACCOUNTING FEES)	3,850.00	1510	40,024.28
25 OCT 21	Real Estate Plus RENT PAYMNT PHIPPS		700.02	42,394.20
27 OCT 21	WATER COR-12 LOTON		1,996.02	42,820.45
28 OCT 21	DN RENT 12A LOTON		700.02	44,727.11
29 OCT 21	SMITHWICK (LEVY INGLEWOOD)	749.50	1,990.03	
29 OCT 21	WATER CORP ST. MICHAELS SERVICE	248.80	1,996.05	43,728.81
01 NOV 21	REMITTER Unit 28 / 5 Wallse		700.04	1,246.00
01 NOV 21	REMITTER Unit 3 / 919 Beauf		700.03	1,194.00
01 NOV 21	Downsouth (WA) P RENT PAYMENT		700.05	2,663.88
05 NOV 21	SYNERGY NO 12 POTT/DN TO BE REIMBUR	443.27	1,992.02	
05 NOV 21	WATER CORP SERVICE INGLEWOOD	197.64	1,996.03	48,191.78
08 NOV 21	QUICKSUPER QUICKSPR3080212852 <i>WP SAL/SAC +</i>		716.01	4,057.70
09 NOV 21	SMITHWICK SPECIAL LEVY INGLEWOOD	508.95	1,990.03	51,740.53
15 NOV 21	CLOSING BALANCE			51,740.53
	TOTAL DEBITS	\$6,010.12		
	TOTAL CREDITS		\$13,864.41	

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more info about your account or disputing transactions, see the relevant Product Information Statement - it's available on our website, at your local Bankwest branch or by calling us on 13 17 19. If you don't want to receive promotional info from us, let us know by calling 13 17 19.



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call us on 13 17 19 if you're a business customer, call 13 7000

BSB Number	306-041
Account Number	072805-4
Period	16 Nov 21 - 15 Dec 21
Page 1 of 1	Statement Number 222



BS3493AN01 003783-000000 (052D)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: **LINDA MAGDALEN PHIPPS**
WAYNE EDWARD PHIPPS

TRANSACTION DETAILS FOR ACCOUNT NUMBER: 072805-4

Date	Particulars	Debit	Credit	Balance
16 NOV 21	OPENING BALANCE			51,740.53
17 NOV 21	SYNERGY 12 LOTON		1992.03	52,095.15
25 NOV 21	Real Estate Plus RENT PAYMNT PHIPPS	700.02	77.65	52,172.80
29 NOV 21	DN RENT 12A LOTON	700.03	1,906.66	54,079.46
01 DEC 21	REMITTER Unit 3 / 919 Beauf	700.03	1,424.00	
01 DEC 21	REMITTER Unit 28 / 5 Wallse	700.04	1,557.50	
01 DEC 21	Downsouth (WA) P RENT PAYMENT	700.05	2,444.15	59,505.11
03 DEC 21	WATER CORP NO 12 POTTERS/DN	517.79	1996.02	58,987.32
08 DEC 21	QUICKSUPER QUICKSPR3101023981	716.01	4,846.16	63,833.48
10 DEC 21	Real Estate Plus RENT PAYMNT PHIPPS	700.03	2,613.42	
10 DEC 21	WATER CORP SERVICE WALLSEND	143.12	1996.04	66,303.78
15 DEC 21	WATER CORP FLEETWOOD SERVICE CHARGE	293.42	1996.06	66,010.36
15 DEC 21	CLOSING BALANCE			66,010.36
	TOTAL DEBITS	\$954.33		
	TOTAL CREDITS		\$15,224.16	

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more info about your account or disputing transactions, see the relevant Product Information Statement - it's available on our website, at your local Bankwest branch or by calling us on 13 17 19. If you don't want to receive promotional info from us, let us know by calling 13 17 19.



Bankwest, a division of Commonwealth Bank of Australia
 ABN 48 123 123 124 AFSL / Australian credit licence 234945

BUSINESS ZERO TRAN ACCOUNT STATEMENT

Account of PHIPPS SUPERANNUATION FUND
 WAYNE EDWARD PHIPPS
 LINDA MAGDALEN PHIPPS

BSB: 306-041
 (Bank,State,Branch)
 Account Number 072805-4
 From 16/12/2021
 To 14/01/2022
 Statement Number 223

DATE	PARTICULARS	DEBIT	CREDIT	BALANCE
16/12/2021	OPENING BALANCE			\$66,010.36
17/12/2021	WATER CORP SERVICE ST. MICHAELS	\$248.80	1996.05	\$65,761.56
23/12/2021	INV 06 DARK NIGHT CONTRIB		1996.02 \$258.90	\$66,020.46
29/12/2021	DN RENT 12A LOTON	700.02	\$1,906.66	\$67,927.12
30/12/2021	AVISO INSURANCE ST. MICHAELS DUNS	\$1,157.00	1987.05	\$66,770.12
31/12/2021	ALL STRATA LEVIES JAN 2022	\$848.20	1990.04	\$65,921.92
31/12/2021	LAND TAX BEAUFORT LANDOR WALL DUNS	\$513.75	1995.03	\$65,408.17
04/01/2022	REMITTER Unit 3 / 919 Beauf	700.03	\$1,641.00	\$67,049.17
04/01/2022	REMITTER Unit 28 / 5 Wallse	700.04	\$1,557.50	\$68,606.67
04/01/2022	Real Estate Plus RENT PAYMNT PHIPPS	700.02	\$2,602.42	\$71,209.09
04/01/2022	Downsouth (WA) P RENT PAYMENT	700.05	\$5,228.23	\$76,437.32
06/01/2022	SYNERGY NO 12 POTTERS/PHIPPS TBR	\$445.08	1993.02	\$75,992.24
07/01/2022	QUICKSUPER QUICKSPR3119426609 WP	716.1	\$6,057.70	\$82,049.94
10/01/2022	LAND TAX 12A LOTON DARK NIGHT CONTRIBUTION		1995.02 \$117.50	\$82,167.44
14/01/2022	CLOSING BALANCE			\$82,167.44

Total Debits: -\$3,212.83

Total Credits: \$19,369.91

Page 1



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call on 13 17 19. If you're a business customer, call 13 70 00

Table with account details: BSB Number 306-041, Account Number 072805-4, Period 15 Jan 22 - 15 Feb 22, Page 1 of 1, Statement Number 224

THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

TRANSACTION DETAILS FOR ACCOUNT NUMBER 072805-4. Table with columns: Date, Particulars, Debit, Credit, Balance. Includes transactions from 15 JAN 22 to 15 FEB 22.

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more information about your account, and for details of the dispute resolution mechanism that covers disputed transactions and complaints...

BUSINESS ZERO TRAN ACCOUNT STATEMENT



For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call on 13 17 19
If you're a business customer, call 13 70 00

BSB Number	306-041
Account Number	072805-4
Period	16 Feb 22 - 15 Mar 22
Page 1 of 1	Statement Number 225

THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

TRANSACTION DETAILS FOR ACCOUNT NUMBER 072805-4				
Date	Particulars	Debit	Credit	Balance
16 FEB 22	OPENING BALANCE			\$94,407.89
18 FEB 22	BAS OCT - DEC 2021 SUPER	\$3,726.00 3389		\$90,681.89
25 FEB 22	WATER #12 LOTON <i>Forba reimbursed Pott/ Phipps</i>		\$284.18 1996.02	\$90,966.07
25 FEB 22	WATER CORP FLEETWOOD SERVICE CHARGE	\$302.00 1996.06		\$90,664.07
25 FEB 22	WATER CORP SERVICE ST. MICHAELS	\$240.65 1996.05		\$90,423.42
25 FEB 22	Real Estate Plus RENT PAYMNT PHIPPS		\$2,609.99 700.2	\$93,033.41
28 FEB 22	RENT 12A LOTON AVE		\$1,906.66 100.2	\$94,940.07
01 MAR 22	REMITTER Unit 3 / 919 Beauf		\$1,424.00 100.3	\$96,364.07
01 MAR 22	REMITTER Unit 28 / 5 Wallse		\$934.50 100.4	\$97,298.57
01 MAR 22	Downsouth (WA) P RENT PAYMENT		\$4,266.55 100.5	\$101,565.12
07 MAR 22	TERRI SCHEER WOODBRIDGE INSURANCE	\$335.00 1987.04		\$101,230.12
07 MAR 22	WATER CORP SERVICE CHARGE INGLEWOOD	\$197.64 1996.03		\$101,032.48
08 MAR 22	QUICKSUPER QUICKSPR3160007117		716.1 \$961.56 WP	\$101,994.04
11 MAR 22	SYNERGY NO 12 DARKNIGHT/POTTERS <i>To Be Reimburs</i>	\$473.87 1998.2		\$101,520.17
14 MAR 22	Triton Broking S WAYN01 Ref		\$12.00 1987.5	\$101,532.17
15 MAR 22	CLOSING BALANCE			\$101,532.17
	TOTAL DEBITS	\$5,275.16		
	TOTAL CREDITS		\$12,399.44	

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more information about your account, and for details of the dispute resolution mechanism that covers disputed transactions and complaints (including how to access the mechanism and to make a complaint – including to the external dispute resolution body - the Australian Financial Complaints Authority), please see the Product Disclosure Statement for this product (available at our website and branches), or call/visit us. Bankwest, a division of Commonwealth Bank of Australia ABN 48 123 123 124 AFSL / Australian credit licence 234945. If you don't want to receive promotional information from us, let us know by calling us on 13 17 19.



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call on 13 17 19
If you're a business customer, call 13 70 00

BSB Number	306-041
Account Number	072805-4
Period	16 Mar 22 - 14 Apr 22
Page 1 of 1	Statement Number 226

THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

TRANSACTION DETAILS FOR ACCOUNT NUMBER 072805-4				
Date	Particulars	Debit	Credit	Balance
16 MAR 22	OPENING BALANCE			\$101,532.17
22 MAR 22	SYNERGY 12 LOTON <i>To be reimb</i>		\$379.09 <i>199.2</i>	\$101,911.26
28 MAR 22	DN RENT 12A LOTON		\$1,906.66 <i>700.2</i>	\$103,817.92
30 MAR 22	LEVIES WOODBRIDGE	\$848.20 <i>1990.04</i>		\$102,969.72
01 APR 22	WATER CORP SERVICE WALLSEND	\$143.12 <i>1996.04</i>		\$102,826.60
01 APR 22	REMITTER Unit 28 / 5 Wallse		\$1,557.50 <i>700.4</i>	\$104,384.10
01 APR 22	REMITTER Unit 3 / 919 Beauf		\$1,477.40 <i>700.3</i>	\$105,861.50
01 APR 22	Downsouth (WA) P RENT PAYMENT		\$4,395.81 <i>700.5</i>	\$110,257.31
06 APR 22	LEVIES INGLEWOOD SMITHWICK	\$749.50 <i>1990.03</i>		\$109,507.81
08 APR 22	QUICKSUPER QUICKSPR3182091738		\$961.56 <i>716.1</i>	\$110,469.37
11 APR 22	CREDIT INTEREST EX 048-084887-0 <i>Term deposit BW</i>		\$997.26 <i>0575</i>	\$111,466.63
11 APR 22	Real Estate Plus RENT PAYMNT PHIPPS		\$2,716.35 <i>700.2</i>	\$114,182.98
12 APR 22	WATER CORP FLEETWOOD (SERVICE)	\$278.54 <i>1996.06</i>		\$113,904.44
14 APR 22	CLOSING BALANCE			\$113,904.44
	TOTAL DEBITS	\$2,019.36		
	TOTAL CREDITS		\$14,391.63	

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more information about your account, and for details of the dispute resolution mechanism that covers disputed transactions and complaints (including how to access the mechanism and to make a complaint - including to the external dispute resolution body - the Australian Financial Complaints Authority), please see the Product Disclosure Statement for this product (available at our website and branches), or call/visit us. Bankwest, a division of Commonwealth Bank of Australia ABN 48 123 123 124 AFSL / Australian credit licence 234945. If you don't want to receive promotional information from us, let us know by calling us on 13 17 19.



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call on 13 17 19 If you're a business customer, call 13 70 00

BSB Number	306-041
Account Number	072805-4
Period	15 Apr 22 - 13 May 22
Page 1 of 1	Statement Number 227

THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

TRANSACTION DETAILS FOR ACCOUNT NUMBER 072805-4				
Date	Particulars	Debit	Credit	Balance
15 APR 22	OPENING BALANCE			\$113,904.44
19 APR 22	WATER CORP NO 12 POTTERS/DN <i>x to be paid BACK</i>	\$517.79 <i>1996.02</i>		\$113,386.65
19 APR 22	WATER CORP USAGE NO 12 POTT/DN <i>x</i>	\$84.81 <i>1996.02</i>		\$113,301.84
19 APR 22	WATER CORP ST. MICHAELS	\$248.80 <i>1996.05</i>		\$113,053.04
20 APR 22	DIVIDEND APE DIVIDEND		\$811.33 <i>1050</i>	\$113,864.37
21 APR 22	WATER 12 LOTON AVE		\$312.43 <i>1996.02</i>	\$114,176.80
26 APR 22	BAS JAN - MAR 22	\$4,223.00 <i>13289</i>		\$109,953.80
29 APR 22	DN RENT 12A LOTON		\$1,906.66 <i>700.2</i>	\$111,860.46
02 MAY 22	REMITTER Unit 3 / 919 Beauf		\$1,495.20 <i>100.3</i>	\$113,355.66
02 MAY 22	REMITTER Unit 28 / 5 Wallse		\$1,379.50 <i>100.4</i>	\$114,735.16
02 MAY 22	Downsouth (WA) P RENT PAYMENT		\$5,447.83 <i>100.5</i>	\$120,182.99
06 MAY 22	WATER CORP SERVICE INGLEWOOD	\$197.64 <i>1996.03</i>		\$119,985.35
09 MAY 22	QUICKSUPER QUICKSPR3202096232 <i>WP</i>		\$1,201.95 <i>116.1</i>	\$121,187.30
10 MAY 22	Real Estate Plus RENT PAYMNT PHIPPS		\$2,613.42 <i>100.2</i>	\$123,800.72
13 MAY 22	CLOSING BALANCE			\$123,800.72
	TOTAL DEBITS	\$5,272.04		
	TOTAL CREDITS		\$15,168.32	

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more information about your account, and for details of the dispute resolution mechanism that covers disputed transactions and complaints (including how to access the mechanism and to make a complaint - including to the external dispute resolution body - the Australian Financial Complaints Authority), please see the Product Disclosure Statement for this product (available at our website and branches), or call/visit us. Bankwest, a division of Commonwealth Bank of Australia ABN 48 123 123 124 AFSL / Australian credit licence 234945. If you don't want to receive promotional information from us, let us know by calling us on 13 17 19.



BUSINESS ZERO TRAN ACCOUNT STATEMENT

For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call on 13 17 19
If you're a business customer, call 13 70 00

BSB Number	306-041
Account Number	072805-4
Period	14 May 22 - 15 Jun 22
Page 1 of 1	Statement Number 228

THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

TRANSACTION DETAILS FOR ACCOUNT NUMBER 072805-4					
Date	Particulars	Debit	Credit	Balance	
14 MAY 22	OPENING BALANCE			\$123,800.72	
27 MAY 22	SUPER TRANSFER LINDA	\$35,500.00	4080.04	\$88,300.72	
30 MAY 22	DN RENT 12A LOTON		\$1,906.66	700.2	\$90,207.38
01 JUN 22	REMITTER Unit 3 / 919 Beauf		\$1,251.70	700.3	\$91,459.08
01 JUN 22	REMITTER Unit 28 / 5 Wallse		\$1,277.82	700.4	\$92,736.90
01 JUN 22	Downsouth (WA) P RENT PAYMENT		\$4,340.20	700.5	\$97,077.10
02 JUN 22	WATER AUTHORITY WALLSEND	\$143.12	1996.04		\$96,933.98
03 JUN 22	WATER CORP NO 12 POTTERS/PHIPPS	\$517.79	1996.02		\$96,416.19
03 JUN 22	WATER CORP NO 12 USAGE POTTERS/DN	\$98.04	"		\$96,318.15
08 JUN 22	QUICKSUPER QUICKSPR3224208660 WP		\$2,961.56	716.1	\$99,279.71
10 JUN 22	Real Estate Plus RENT PAYMNT PHIPPS		\$2,708.09	700.2	\$101,987.80
15 JUN 22	TERRI SCHEER INSURANCE INGLEWOOD	\$315.00	987.03		\$101,672.80
15 JUN 22	CLOSING BALANCE				\$101,672.80
	TOTAL DEBITS	\$36,573.95			
	TOTAL CREDITS		\$14,446.03		

Make sure you check the entries on this statement carefully. If you see something that doesn't seem right, call us on 13 17 19. For more information about your account, and for details of the dispute resolution mechanism that covers disputed transactions and complaints (including how to access the mechanism and to make a complaint - including to the external dispute resolution body - the Australian Financial Complaints Authority), please see the Product Disclosure Statement for this product (available at our website and branches), or call/visit us. Bankwest, a division of Commonwealth Bank of Australia ABN 48 123 123 124 AFSL / Australian credit licence 234945. If you don't want to receive promotional information from us, let us know by calling us on 13 17 19.



GOLD TERM DEPOSIT STATEMENT

For enquiries, message us on the Bankwest App or Bankwest Online Banking, or call on 13 17 19 If you're a business customer, call 13 7000

11 April 2022

Account Number	048-084887-0
Period	29 Mar 22 - 11 Apr 22
Page 1 of 2	Statement Number 37



BT1013A 000715 (052R) THE TRUSTEES PHIPPS SUPERANNUATION FUND PO BOX 643 KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS WAYNE EDWARD PHIPPS

Your term deposit has matured.

What do you need to do?

If you withdrew your funds, reinvested them or closed your account before you got this letter, you don't have to do anything. You'll get a confirmation letter soon.

If you haven't, we'll automatically reinvest the full balance for you with the info below on 17 April 2022.

Account number	048-084887-0
Account type	GOLD TERM DEPOSIT
Deposit Amount	500,000.00 A
Term	6 months
Interest rate	0.40% per annum
Start of term (commencement date)	11 April 2022
End of term (maturity date)	11 October 2022
Next interest payment date	11 October 2022
Interest payment method	Transfer to Account 0041-0728054

Do you still have time to manage your term deposit?

Yes, the seven calendar day grace period ends on 17 April 2022. Contact us to get started.

Important info

If you want to withdraw funds before the end of your next term, you'll need to give us 31 days' notice.

If you have any questions, you can message us 24/7 in our app or Bankwest Online Banking, or call us.

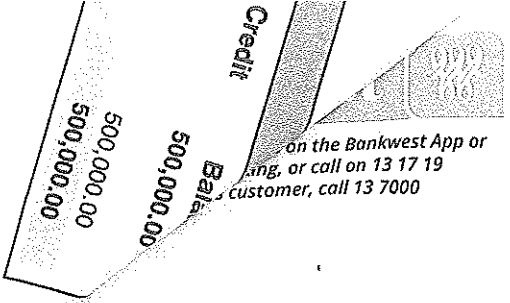
Thanks,

Bankwest

BT1013A / 000715 / 0001429

GOLD TERM DEPOSIT STATEMENT

28 March 2022



on the Bankwest App or
ing, or call on 13 17 19
customer, call 13 7000

Account Number	048-084887-0
Period	12 Oct 21 - 28 Mar 22
Page 1 of 2	Statement Number 36



BT0873A 000736 (052R)

THE TRUSTEES
PHIPPS SUPERANNUATION FUND
 PO BOX 643
 KALAMUNDA WA 6926

Account of: **LINDA MAGDALEN PHIPPS**
WAYNE EDWARD PHIPPS

It's time to manage your term deposit. Your term ends on 11 April 2022.

What do you need to do?

Let us know if you'd like to withdraw your funds, reinvest them or close your account. You can easily do this...

- by messaging us in Bankwest Online Banking
- over the phone – call 13 17 19
- in a branch.

In the seven calendar days after your term ends (we call it your 'grace period'), you can still let us know what you'd like to do, but you'll get a reduced rate on any funds you withdraw between the end of your term and the day of withdrawal.

If you don't let us know by the end of your grace period (17 April 2022), we'll automatically reinvest the full balance for you with the info below. Keep in mind that the rate is indicative of the day this letter was printed and could change before your start date.

Account number	048-084887-0
Account type	GOLD TERM DEPOSIT
Deposit Amount	500,000.00
Term	6 months
Interest rate (indicative)	0.40% per annum
Start of term (commencement date)	11 April 2022
End of term (maturity date)	11 October 2022
Next interest payment date	11 October 2022
Interest payment method	Transfer to Account 0041-0728054

Important info

If you want to withdraw funds before the end of your next term, you'll need to give us 31 days' notice.

You'll get a confirmation letter at the end of your term with your new details.

If you'd like an extra copy of the Product Disclosure Statement for your account, you can find it on our website. Or you can call us on 13 17 19 (13 7000, if you're a business customer) to have one posted to you.

If you have any questions, you can message us 24/7 in our app or Bankwest Online Banking, or call us.

Thanks,

Bankwest

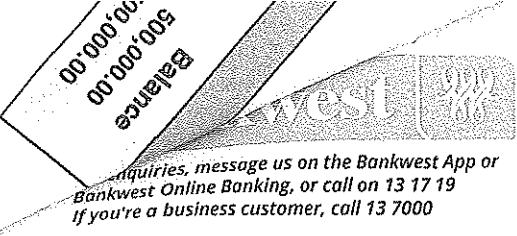
BT0873A / 000736 / 0001475

TD14

GOLD TERM DEPOSIT STATEMENT

11 October 2021

Account Number	048-084887-0
Period	28 Sep 21 - 11 Oct 21
Page 1 of 2	Statement Number 35



BT2843A 000612 (052R)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
 PO BOX 643
 KALAMUNDA WA 6926

Account of: **LINDA MAGDALEN PHIPPS**
WAYNE EDWARD PHIPPS

Your term deposit has matured.

What do you need to do?

If you withdrew your funds, reinvested them or closed your account before you got this letter, you don't have to do anything. You'll get a confirmation letter soon.

If you haven't, we'll automatically reinvest the full balance for you with the info below on 17 October 2021.

Account number	048-084887-0
Account type	GOLD TERM DEPOSIT
Deposit Amount	500,000.00
Term	6 months
Interest rate	0.40% per annum
Start of term (commencement date)	11 October 2021
End of term (maturity date)	11 April 2022
Next interest payment date	11 April 2022
Interest payment method	Transfer to Account 0041-0728054

Do you still have time to manage your term deposit?

Yes, the seven calendar day grace period ends on 17 October 2021. Contact us to get started.

Important info

If you want to withdraw funds before the end of your next term, you'll need to give us 31 days' notice.

If you have any questions, you can message us 24/7 in our app or Bankwest Online Banking, or call us.

Thanks,

Bankwest

BT2843A / 000612 / 0001223

GOLD TERM DEPOSIT STATEMENT

27 September 2021

Account Number	048-084887-0
Period	11 Aug 21 - 27 Sep 21
Page 1 of 2	Statement Number 34



BT2703A 000572 (052R)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
 PO BOX 643
 KALAMUNDA WA 6926

Account of: **LINDA MAGDALEN PHIPPS**
WAYNE EDWARD PHIPPS

It's time to manage your term deposit. Your term ends on 11 October 2021.

What do you need to do?

Let us know if you'd like to withdraw your funds, reinvest them or close your account. You can easily do this...

- by messaging us in Bankwest Online Banking
- over the phone – call 13 17 19
- in a branch.

In the seven calendar days after your term ends (we call it your 'grace period'), you can still let us know what you'd like to do, but you'll get a reduced rate on any funds you withdraw between the end of your term and the day of withdrawal.

If you don't let us know by the end of your grace period (17 October 2021), we'll automatically reinvest the full balance for you with the info below. Keep in mind that the rate is indicative of the day this letter was printed and could change before your start date.

Account number	048-084887-0
Account type	GOLD TERM DEPOSIT
Deposit Amount	500,000.00
Term	6 months
Interest rate (indicative)	0.50% per annum
Start of term (commencement date)	11 October 2021
End of term (maturity date)	11 April 2022
Next interest payment date	11 April 2022
Interest payment method	Transfer to Account 0041-0728054

Important info

If you want to withdraw funds before the end of your next term, you'll need to give us 31 days' notice.

You'll get a confirmation letter at the end of your term with your new details.

If you'd like an extra copy of the Product Disclosure Statement for your account, you can find it on our website. Or you can call us on 13 17 19 (13 7000, if you're a business customer) to have one posted to you.

If you have any questions, you can message us 24/7 in our app or Bankwest Online Banking, or call us.

Thanks,

Bankwest

BT2703A / 000572 / 0001143

GOLD TERM DEPOSIT STATEMENT

10 August 2021

Account Number	048-084887-0
Period	10 Apr 21 - 10 Aug 21
Page 1 of 2	Statement Number 33

Balance 500,000.00
 00,000.00
 Message us on the Bankwest App or
 Online Banking, or call on 13 17 19
 If you're a business customer, call 13 7000



BT2223A 000823 (052R)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
 PO BOX 643
 KALAMUNDA WA 6926



Account of: **LINDA MAGDALEN PHIPPS**
WAYNE EDWARD PHIPPS

Your term deposit details

It's best to keep this statement of account for your records. Make sure you check that we've got everything right.

Account number	048-084887-0
Account type	GOLD TERM DEPOSIT
Deposit Amount	500,000.00
Term	6 months
Interest rate	0.50% per annum
Start of term (commencement date)	9 April 2021
End of term (maturity date)	11 October 2021
Next interest payment date	11 October 2021
Interest payment method	Transfer to Account 0041-0728054

We've included your transaction details on the next page.

Important info

If you invest for 6 months or longer, we'll send you a statement like this every 6 months, which will detail any transactions on your account.

We've provided the Product Disclosure Statement to you before, but if you'd like another copy you can find it on our website. Or, call us so we can send you a copy.

If you have any questions, you can message us 24/7 in Bankwest Online Banking or our app, or call us.

Thanks,

Bankwest

Phipps Super Fund
Investment Movement 2022

Name	Opening Value	Acquisition	Disposal	Closing Value	Change of Mkt Movement	Ref
Shares in Listed Companies Eagers Automotive Ltd (1909 shares)	31,613.04			18,555.48	13,057.56	E-1/2-3
Gold Bullion 10oz x 2	-	49,588.70		53,219.80	3,631.10	E-2
Real Estate Property 135 St Michaels Parkway, Dunsborough	498,476.65			675,000.00	176,523.35	F-4
3 / 919 Beaufort St, Inglewood	362,500.00			440,000.00	77,500.00	F-2
Lot 193 Loton Avenue	560,000.00			580,000.00	20,000.00	F-1
28 / 5 Wallsend Road, Woodbridge	300,000.00			360,000.00	60,000.00	F-3
25 Fleetwood Loop, Dunsborough		603,013.34		675,000.00	71,986.66	F-5
Totals	1,752,589.69	652,602.04	-	2,801,775.28	396,583.55	

Eagers Automotive Limited (APE.AX)

ASX - ASX Delayed Price. Currency in AUD

☆ Add to watchlist

Quote Lookup

11.71 +0.51 (+4.55%)

At close: 04:10PM AEDT

Advertisement

Start Trading >>

Plus500 CFD Service. Your capital is at risk

- Summary
- Chart
- Conversations
- Statistics
- Historical Data**
- Profile
- Financials
- Analysis
- Options
- Holders
- Sustainability

Midland
 Shop K103, Midland Gate, 125

Business Base
 home base for business

OFFICE FURNITURE & EQUIPMENT
 SHELVING - RACKING - STORAGE
 CAFE & RESTAURANT FURNITURE
 SHOP FITTINGS & FIXTURES
 BUSINESS MACHINES

1800 249 009 | BUSINESS BASE

Time Period: Jun 30, 2022 - Jun 30, 2022

Show: Historical Prices

Frequency: Daily

Apply

Currency in AUD

Download

Date	Open	High	Low	Close*	Adj Close**	Volume
Jun 30, 2022	9.90	10.18	9.72	9.72	9.56	556,119

*Close price adjusted for splits. **Adjusted close price adjusted for splits and dividend and/or capital gain distributions.

1909 Shares x \$9.72 = \$18555.48

People Also Watch

Symbol	Last Price	Change	% Change
ARB.AX	29.86	+1.17	+4.08%
ARB Corporation Limited			
BRG.AX	19.44	+0.85	+4.57%
Breville Group Limited			
PMV.AX	24.16	-0.02	-0.08%
Premier Investments Limited			
ABC.AX	1.9400	+0.0650	+3.47%
Adbri Limited			
ABP.AX	2.5800	-0.0100	-0.39%
Abacus Property Group			

Spring Clearance Sale

Henri Living
Claremont

Data Disclaimer Help Suggestions
Privacy About Our Ads Terms Sitemap

🐦 f in

© 2022 Yahoo. All rights reserved.

Activity

Dividends & Payments

Transactions

Filter by account

Export to PDF

EAGERS AUTOMOTIVE LIMITED, Mr Wayne Edward Phipps + Mrs Linda Magdalen Phipps

Filter by dates

FINANCIAL PERIOD	DATE RANGE
------------------	------------

Financial year

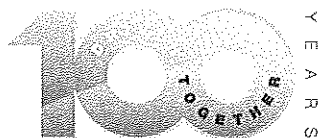
All

EAGERS AUTOMOTIVE LIMITED

Mr Wayne Edward Phipps + Mrs Linda Magdalen Phipps <PHIPPS SUPERANNUATION FUND> |***5205**

FULLY PAID ORDINARY SHARES (QLD)

Date	26/08/2019
Transaction	APE TKO AHG CONSIDERATION
Movement	+1909
Balance	1,909



GIP EAGERS
ABN 87 009 680 013

Update your information:

Online:
www.investorcentre.com/contact

By Mail:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

APE

MR WAYNE EDWARD PHIPPS &
MRS LINDA MAGDALEN PHIPPS
<PHIPPS SUPERANNUATION FUND>
PO BOX 1318
MIDLAND WA 6936

Enquiries:
(within Australia) 1300 850 505
(international) +61 3 9415 4000

Securityholder Reference Number (SRN)

SRN WITHHELD

Important: You will need to quote this number and name of issuer for all future dealings in these securities. Keep it safe and confidential.

Tax File Number/ABN: Not quoted
Page Number: 1 of 1

Incorporated in Queensland

ASX CODE APE

Security class: ORDINARY FULLY PAID SHARES

Issuer Sponsored Holding Statement as at 26 August 2019

Date	Transaction Type	Registry Reference	Quantity On	Quantity Off	Holding Balance
		OPENING BALANCE			0
26/08/2019	TAKEOVER CONSIDERATION ALLOTMENT	5232/10351560	1909		1909
		CLOSING BALANCE			1909

The Australian Taxation Office advises you to keep this statement as a permanent record. Disposal of securities by Australian residents may result in Capital Gains Tax. If you would like a copy of "Guide to Capital Gains Tax", published by the ATO, please go to www.ato.gov.au.

The closing balance shown in this statement is that recorded on the register at the close of business on the statement date. **The closing balance on this statement may not be the current holding balance.** Neither the security issuer nor the registrar will be liable for any financial loss incurred by a securityholder who relies on the balance shown without making their own adjustments for any transactions which have yet to be registered. **Please keep this statement for future reference. A fee may be charged for replacement.**

This Document is printed on National Carbon Offset Standard certified carbon neutral Inkjet paper



THE PERTH MINT
AUSTRALIA

TAX INVOICE

Client Name: PHIPPS SUPER FUND

Address: PHIPPS Wayne
46 Lenori Road
Gooseberry Hill

State: WA 6076

Telephone: 894621800

Email: wayne@waynephipps.com.au

The Perth Mint
310 Hay Street,
East Perth WA 6004
Ph: 08 9421 7376
www.perthmint.com
ABN: 98 838 298 431
Invoice No: 987,500
Invoice Date: 03/09/2021
Time: 11:21

Description	Transaction	Price Excl	GST	Price Incl	Code
Gold Bar 9999 10oz	2 Unit(s) @ \$24794.35/Un	49,588.70	0.00	49,588.70	BG490010
Totals		49,588.70	0.00	49,588.70	

Total to be Paid: 49,588.70 ^

Stock has not been collected on this invoice. Collection date to be advised.

Sales Person: susie

Refund Policy

Please choose carefully. The Perth Mint does not give refunds if you simply change your mind or make a wrong selection. An exchange or refund will be given where goods are faulty, wrongly described, different from a sample shown to you, or do not do what they are supposed to, if returned within 30 days of purchase.

The Perth Mint does not give refunds on bullion investment products.

Please retain this receipt as proof of purchase.

Privacy and Security

Please visit our website <http://www.perthmint.com/privacy.aspx> for information on privacy and security.



Bill Code: 203943

Ref: 9875006

Please check your BPAY Ref No. as it changes with each bill

DATE	PMGOLD (ASX)	GOLD	SILVER	PLATINUM
30/06/2022	26.35	2660.99	29.95	1342.53
		10 oz = \$26609.90 x 2 = \$53219.80 = ↑ \$3631.10		
30/06/2021	23.40	2,344.83	34.37	1,405.99
30/06/2020	25.77	2566.42	25.88	1174.68
30/06/2019	20.23	2012.39	21.67	1161.98
30/06/2018	16.95	1690.50	21.67	1143.63
30/06/2017	16.12	1615.72	21.42	1199.19
30/06/2016	17.74	1773.53	24.65	1341.48
30/06/2015	15.34	1534.09	20.49	1409.89

Gold, silver and platinum prices 2010-14 (AUD)

Gold, silver and platinum prices 2005-09 (AUD)

Gold, silver and platinum prices 2000-04 (AUD)



Commercial and Industrial



Unit 3, 14-22 Farrall Road
Midvale WA 6056
PO Box 3008
Midland WA 6056
ABN: 73 924 413 085

Office: 08 6146 3333
www.repcommercial.com.au
Email: commercial@realestateplus.com.au
Licensee: Storm Front Australia Pty Ltd
Licensed Real Estate and Business Agent

10th October 2022

Wayne and Linda Phipps
C/- 46 Lenori Road
Goosberry Hill WA 6076

Dear Wayne and Linda

RE: Unit 1. 12 Loton Avenue. Midland

Thank you for giving us the opportunity to appraise the above property.

In our opinion we believe, as of the 30th June 2022, that the property should attract considerable interest at \$580,000. ^

Should you wish to consider the sale of this property I would be happy to discuss the marketing in detail with you with the aim of achieving the highest price in this market.

Please don't hesitate to contact us should you require more information about this appraisal or our property services.

Yours sincerely
REAL ESTATE PLUS COMMERCIAL AND INDUSTRIAL

MIKE PALMER
Licensee/Director

NB. This appraisal has been prepared solely for the information of the client. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. If the value of the property is to be established for legal purposes, a SWORN VALUATION must be obtained from a Licensed Valuer.

Your Commercial and Strategic Solution



Gibson Raison Settlements

Facsimile: (08) 9274 6818

AN INDEPENDENT REAL ESTATE SETTLEMENT AGENT
Licensee: Kolaran Holdings Pty Ltd, A.C.N. 069 290 457, trading as Gibson Raison Settlements

Telephone: (08) 9274 6511

Unit 4, Tuckers Arcade,
4 Old Great Northern Highway, Midland, W.A.
Postal Address: P.O. Box 366, Midland, W.A. 6936

ABN 86 009 290 457
Member of Australian Institute of Conveyancers W.A. Division Inc.
Email: settlements@gibsonraisonsettlements.com.au
Website: www.gibsonraisonsettlements.com.au

TAX INVOICE
Our Reference: 24630.31/3
31 March 2008

WE & LM Phipps
ATF Phipps Superannuation Fund
46 Lenori Road
Gooseberry Hill WA 6076

RE: Purchase of 1/12 Loton Avenue, Midland

PRELIMINARY SETTLEMENT STATEMENT

PURCHASE PRICE		\$650,000.00
Stamp Duty State Government		\$28,800.00
Registration Fee (State Government)		\$215.00
Title Search (State Government)	\$47.25	
Disbursements	\$24.00	
Conveyancing Fee (Actual \$1,796.00)	\$1,200.00	
Total	\$1,271.25	
Goods & Services Tax	\$127.12	\$1398.37
Rating Authority Charge		\$135.53
Bank Cheque Fees		\$20.00
Amount held in Trust for Rates and Taxes pending receipt of assessments from authorities		\$500.00

By: Deposit Paid		\$0.00
Received 18/3/2008		\$652,268.90
Stamp Duty Paid 10/3/2008		\$28,800.00

	\$681,068.90	\$681,068.90

FOR USE BY
NON-MEMBERS OF REIWA

CONTRACT FOR SALE OF LAND OR
STRATA TITLE BY OFFER AND ACCEPTANCE

2006 REVISION COPYRIGHT © REIWA

TO:

OFFICE OF STATE REVENUE
TRUST NOTE
11 MAR 2008
WESTERN AUSTRALIA

ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
CDW 11/03/08 11:31 006064819-001
FEE \$ *****650,000
SD \$ *28,800.00 PEN *****.00
TRANSFER STAMPED

B O M.

As Agent for the Seller

THE BUYER (FULL NAME AND ADDRESS) WAYNE EDWARD PHIPPS AND LINDA MAGDALEN
PHIPPS AS TRUSTEES FOR THE PHIPPS SUPERANNUATION FUND OF
46 LENORI ROAD GOOSEBERRY HILL

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

SCHEDULE

The Property at:
UNIT 1 12 LONDON AVE MIDLAND

Lot 1 Survey/Strata/Plan/ Diagram/Deposited Plan 30715 Whole/Part Vol 2067 Folio 378

A deposit of \$ 500,000.00 of which \$ NIL is paid now and \$ 500,000.00 to be paid within 5 days of acceptance

to be held by GIBSON RAISON SETTLEMENTS
("the Deposit Holder"). The balance of the Purchase Price shall be paid on the Settlement Date.

Purchase Price \$ 650,000.00

Settlement Date ON OR BEFORE 31st MARCH 2008

Property Chattels including NIL

<p>FINANCE CLAUSE IS APPLICABLE</p> <p>LENDER</p> <p>LATEST TIME: 4pm on:</p> <p>AMOUNT OF LOAN:</p> <p>SIGNATURE OF BUYER</p>	<p>FINANCE CLAUSE IS NOT APPLICABLE</p> <p>Signature of the Buyer if Finance Clause <u>IS NOT</u> applicable</p> <p>.....</p> <p><i>[Signature]</i></p>
---	--

SPECIAL CONDITIONS

[Handwritten signature]

1) BUYER & SELLER ARE AWARE THAT PROPERTY IS LEASED &
SOLD AS GOING CONCERN SEE ANNEXURE 'A'

CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the 'Finance Clause is not Applicable' box in the Schedule then this clause 1 does not apply to the Contract.

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

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

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

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

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

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

If by the Latest Time:

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

1.4 Finance Approval: Approval Notice Given

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

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

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

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

1.6 Buyer Must Keep Seller Informed: Evidence

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

1.7 Right To Terminate

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

- (a) termination must be effected by written Notice to the other Party; (b) Clauses 23 and 24 of the 2002 General Conditions do not apply to the right to terminate; (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer; (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of clause 1.1 by the Buyer.

1.8 Waiver

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

1.9 Definitions

In this Clause:

- Amount of Loan means either the amount referred to in the Schedule or any lesser amount of finance referred to in the Finance Application. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price. Approval Notice means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been obtained. Finance Application means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract. Finance Approval means: (a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and (b) for the Amount of Loan; and (c) which is unconditional or subject to terms and conditions: (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes: (i) an acceptable valuation of any property; (ii) attaining a particular loan to value ratio; (iii) the sale of another property; or (iv) the obtaining of mortgage insurance; and has in fact been satisfied.

Latest Time means:

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

Lender means:

- (a) the lender or mortgage broker nominated in the Schedule; or (b) if the Buyer makes a finance application to, or if no lender is nominated in the Schedule then, any bank, building society, credit union or other institution which makes loans and in each case is carrying on business in Western Australia or a mortgage broker carrying on business in Western Australia.

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

- 2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller. 3. The 2002 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract. 4. If GST is applicable to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

BUYER (If a corporation, then the Buyer executes this Contract pursuant to its Constitution.)

Witness

Date

24/1/08
24/1/08

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

"SEE ANNEXURE B"

[If a corporation, then the Seller executes this Contract pursuant to its Constitution.]

Witness

Date

JOINT FORM A true copy of this document has been received by each of the Parties - together with a copy of the 2002 General Conditions.

STRATA DISCLOSURES

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

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

BUYER'S REPRESENTATIVE

SELLER'S REPRESENTATIVE

Name

GIBSON RAISON SETTLEMENTS

Signature

[Signatures]

COPYRIGHT

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

STOCK FORM 696



RADI ESTATES

13th October 2022

LM & WE Phipps ATF Superannuation Fund
3/919 Beaufort Street
INGLEWOOD WA 6052

Dear Wayne and Linda,

RE: MARKET ASSESSMENT – 3/919 Beaufort St, Inglewood

Thank you for inviting Radi Estates to provide a market assessment on your property.

We emphasise we have taken into consideration recent comparable sales evidence, together with other relevant factors such as apartment size, age of property, size, and other comparable sales at this present time.

PRICE ESTIMATE

In view of the above, we feel your property should sell in the vicinity of \$430,000 - \$450,000*

Avg = \$440,000

2021 = \$362,500 = ↑ \$77,500

We hope we can be of service with the sale of your property and should you have any queries whatsoever whilst preparing to sell, please do not hesitate to contact me when suitable on 0411755788.

Yours faithfully,
RADI ESTATES

Steven Radi
Director

Disclaimer: This appraisal has been prepared for the sole benefit of the party to whom it is addressed and for the purpose of marketing the property at a realistic price. Whilst care has been taken in the preparation of the report Radi Estates Pty Ltd trading as Radi Estates do not guarantee it's accuracy and will not accept any responsibility whatsoever to any third parties. Third parties relying on this appraisal are advised to make their own independent enquiries before basing any decision on this appraisal.



Gibson Raison Settlements

AN INDEPENDENT REAL ESTATE SETTLEMENT AGENT

Facsimile: (08) 9274 6818

Licensee: Kotern Holdings Pty Ltd, A.C.N. 009 290 457, trading as Gibson Raison Settlements

Telephone: (08) 9274 6511

1, Tuckers Arcade,
100 Great Northern Highway, Midland, W.A.
Postal Address: P.O. Box 366, Midland, W.A. 6936

ABN 86 009 290 457
Member of Australian Institute of Conveyancers W.A. Division Inc.
Email: settlements@gibsonraisonsettlements.com.au
Website: www.gibsonraisonsettlements.com.au

TAX INVOICE

Our Reference: 18788.14/3
28 May 2008

WE & LM Phipps
ATF Phipps Superannuation Fund
46 Lenori Road
Gooseberry Hill WA 6076

RE: Purchase of Lot 3 / 919 Beaufort Street, Mount Lawley

Final SETTLEMENT STATEMENT Settled 11/4/2008

PURCHASE PRICE		\$315,000.00	} 327 604.57
Stamp Duty State Government		\$11,450.00	
Registration Fee (State Government)		\$155.00	
Title Search (State Government)	\$47.25		
Disbursements	\$24.00		
Conveyancing Fee (Actual \$1,101.00)	\$ 700.00		
Total	<u>\$ 771.25</u>		
Goods & Services Tax	\$77.12	\$848.37	
Rating Authority Charge		\$131.20	
Bank Cheque Fees		\$20.00	
Shire Rates \$211.00 rated from 1/3/08 to 30/6/08 your portion 82/122 days		\$141.82	
Water Rates \$312.90 rated from 1/1/08 to 30/6/08 your portion 82/182 days		\$140.98	
Strata levy \$376.00 rated from 1/3/08 to 31/5/08 your portion 52/92 days		\$212.52	
Strata Enquiry Fee		\$110.00	
Interest on deposit received at Settlement		\$5,863.32 *	

By: Deposit Paid	\$31,500.00 ✓
Stamp Duty Received 18/10/06	\$11,540.00 ✓
Interest on Deposit	\$5,863.32
Amount paid 10/4/08	\$285,503.37

Balance to you

\$ 333.48

\$334,406.69

\$334,406.69



RADI ESTATES

13th October 2022

LM & WE Phipps ATF Superannuation Fund
28/5 Wallsend Rd
Midland WA 6056

Dear Wayne and Linda,

RE: MARKET ASSESSMENT – 28/5 Wallsend Rd Midland

Thank you for inviting Radi Estates to provide a market assessment on your property.

We emphasise we have taken into consideration recent comparable sales evidence, together with other relevant factors such as apartment size, age of property, size, and other comparable sales at this present time.

PRICE ESTIMATE

In view of the above, we feel your property should sell in the vicinity of **\$350,000 - \$370,000***

Avg = \$360 000

2021 = \$300 000 = ↑ \$60 000

We hope we can be of service with the sale of your property and should you have any queries whatsoever whilst preparing to sell, please do not hesitate to contact me when suitable on 0411755788.

Yours faithfully,
RADI ESTATES

Steven Radi
Director

Disclaimer: This appraisal has been prepared for the sole benefit of the party to whom it is addressed and for the purpose of marketing the property at a realistic price. Whilst care has been taken in the preparation of the report Radi Estates Pty Ltd trading as Radi Estates do not guarantee it's accuracy and will not accept any responsibility whatsoever to any third parties. Third parties relying on this appraisal are advised to make their own independent enquiries before basing any decision on this appraisal.



Chico Reason Settlements

Telephone: (88) 8274 861

8274 861

TAX INFORMATION

2017

REASON SETTLEMENT FUND

Reason Settlement Fund (Newbold)

REASON SETTLEMENT STATEMENT

PURCHASE	\$450,000.00
	\$18,888.00
	\$250.00

	\$78.57
	\$35.00
	\$300.00
	\$314.57
	\$151.47
	\$145.98
	\$178.88
	\$88.00
	\$3,000.00
	\$118.00

\$468,000.00

\$468,402.83

\$470,402.83

4.214377

025

CONTRACT FOR SALE OF STRATA TITLE PROPERTY BY OFFER AND ACCEPTANCE

TO: Alison Peely
27 Parkside Avenue
Belmont WA 6104
Tel: (08) 9478 0200
Fax: (08) 9478 6188

I/We (the Buyer) (FULL NAME AND ADDRESS): Edward Phillip and Linda Madalena Phillips as trustees of the Phillip's Superannuation Fund both of 16 Levee Road, Belmont WA 6104

Telephone Home: _____ Work: _____ Mobile: _____

Facsimile No: _____
HEREBY OFFER TO PURCHASE (as joint tenants) the proposed strata title property described in the Schedule (including all improvements) with vacant possession unless otherwise provided in the Conditions of the price and on the other terms set out in the Schedule, the Conditions and the Supplementary Documents.

SCHEDULE

- (1) The Property (Apartment Number 08) Fourdy Apartments, Lot 708 Fourdy Road Midland and being more particularly specified in the Conditions.
- (2) Purchase Price: 150,000
- (3) Method of Payment: A Deposit of 15,000 of which 5,000 is paid herewith and 10,000 shall be paid within 30 days of acceptance to be held by the deposit holder mentioned in the Conditions. The balance of the purchase price shall be paid on Settlement.
- (4) Settlement Date: _____
- Acceptance of this offer shall be conclusively communicated to the Buyer if verbal or written notice thereof shall be given by the Seller to the Buyer's Real Estate Agent to the Buyer that the acceptance has been signed by the Seller.
- The Conditions apply to this sale insofar as they are not varied by the special conditions (if any) appearing in form of the Schedule.
- I/We the Buyer acknowledge that before signing this offer (we have been given and have read the Conditions and Supplementary Documents and understand that the offer is not subject to financing.
- The following conditions apply:

Buyer (Individual) Linda Phillips Witness Alison Peely 20th 8th 2010
 Buyer (Individual) Edward Phillips Witness Alison Peely 20th 8th 2010
 Buyer (Company) consent to execute 123 of the Corporation Act 2001 by its Agent: _____ Witness _____ Date _____

FOR POLINSKY ROAD PTY LTD (AGN 143 147 004) (the Seller) of First Floor A, 140 Adelaide Road, Belmont HEREBY ACCEPT the above offer and acknowledges that the selling fee payable to the Real Estate Agent is the Seller's responsibility.

EXECUTED BY FOR POLINSKY ROAD PTY LTD (AGN 143 147 004) pursuant to Section 127 of the Corporations Act 2001

Director Nicola Di Lallo
Full Name (Please Print)
Position (Please Print)

Director/Secretary DOMENICO BUCCHIAVENTURA DI LATTE
Full Name (Please Print)
Date 20/8/2010

The parties hereby certify that the Seller or Real Estate Agent named hereunder is not an individual in respect of his/her status and does not pay any tax in respect of the sale of the property as to which the residence of the Seller is in Western Australia as specified below

Seller's Current Agent Representative Alison Peely
Midland

Seller's Conveyancing Representative Charmers Legal Guide, Studio 7, The West Building
82 King Street, PERTH WA 6000

Prescribed: _____
A true copy of the documents mentioned herein shall be provided to the Buyer together with a copy of the Conditions and Supplementary Documents referred to herein

Buyer Linda Phillips
Buyer _____

The buyers reserve the right to cancel this condition up to and within 60 days from expected settlement date

Annexure "A"

It is hereby agreed by both the Developer and the purchaser/s, that the developer will provide the purchaser/s with the apartment/s located at ... being the subject of this agreement with a rental guarantee as per of 24 months from the time of settlement, with the selected/special agent of the developer.

The guaranteed rental income will be a gross rental amount (net net) less the normal expenses that would be charged by a managing agent.

By signing this agreement, the buyer/s hereby gives Allegro Realty the irrevocable right to find a tenant for the apartment being the subject of this agreement, in which case the buyer/s agree to sign all relevant documentation with Allegro Realty, being the nominated managing agent, in order to secure a tenant and maintain the property management to a high standard for 24 months period from the time of settlement.

The agreed rent:

- 1 bedroom x 1 bathroom \$300 per week
- 2 bedroom x 1 bathroom \$370 per week

The buyer/s hereby acknowledge, that the gross rental income mentioned above will be subject to normal fees and charges applied by Allegro Realty Property Management and that the following services provided by Allegro Realty will attract a fee:

Inclusive of GST unless otherwise stated

- Leasing fee (securing a tenancy) 2 weeks rent plus GST
- Management fees (gross collection of income) 7.7%
- Administration fees (monthly fee) \$11.00
- Property condition report (initial report - once only) \$110.00
- EBM Landlord's Insurance (per year) \$240.00
- Periodic inspections/routine inspections (done every 3 months) \$88.00
- Final bond inspections (done when the tenant moves out) \$77.00
- Internet advertising (when vacant or becoming vacant) \$65.00
- Tenant enquiry fees (background database check on tenants applications) \$11.00
- Court appearances (if required) \$99.00

The developer agrees to pay the following:

For example purposes only, if the apartment being purchased is a 2 bedroom, 2 bathroom apartment and the expected weekly return is \$400 per week and an actual return of \$370 per week is achieved, the then developer will pay the shortfall of \$30 per week, calculated daily, at the end of each month.

The developer agrees to pay the short (all in rent if any) at the end of each month, by electronic transfer into the account nominated by the purchaser/s.

If the tenant is found for the property being subject to this agreement, at the agreed rental amount mentioned above, then the developer will not be required to pay any short fall as the tenant will be paying the full rental amount.

Please note that this rental guarantee is for a period of 24 months and for the amount of \$400 per week. At the enquiry of this rental guarantee, please be advised that the rental figures listed are an estimate only and the market dictates the actual rental returns that a property may achieve.

Purchaser: [Signature] Date: 28/2/10
 Witness: [Signature] Date: 28/2/10
 Purchaser: [Signature] Date: 28/2/10
 Witness: [Signature] Date: 28/2/10
 Developer: _____ Date: 30.8.10
 Witness: _____ Date: _____



Thank you. Your report will be emailed shortly.
Try checking your junk folder if it doesn't come through within 5 minutes.


Here you can find what you need to know about 135 St Michaels Parkway , including how much it's approximately worth, a history of what it has previously sold for and even the estimated weekly rent. You can also view comparable house and unit for sale and sold prices, information about Dunsborough, WA and much more.

Property Insights

Images

Map

Street View



Sep 20

Property Insights

135 St Michaels Parkway Estimated Value

\$650,000 - \$700,000 Avg = \$675,000

Medium confidence estimate 2021 = \$498,476.65 = ↑ \$176,523.35
Upgrade to Premium for the exact estimated value

Last sold for \$480,000 on 24 Dec 2020

Sep 20
Sale type: Unknown

Estimated Rent \$662 pw
High confidence

Gross Cashflow Unavailable

Estimated Gross Yield Upgrade to Premium
Medium confidence

Natural Hazard Risk Upgrade to Premium



Sep 20



Gibson Raison Settlements

AN INDEPENDENT REAL ESTATE SETTLEMENTS AGENT

Address: Unit 4, Tuckers Arcade,
71 Old Great Northern Highway,
Midland, W.A.

Postal Address: PO Box 366,
Midland, W.A. 6936

Tel: (08) 9274 6511

Fax: (08) 9274 6818

Email: settlements@gibsonraisonsettlements.com.au
www.gibsonraisonsettlements.com.au

18 January 2021

Our ref: 35837

FINAL STATEMENT

PURCHASE OF 135 ST MICHAELS PARKWAY, DUNSBOROUGH WE & LM PHIPPS ATF THE PHIPPS SUPERANNUATION FUND

	Debit	Credit
Purchase Price	480,000.00	
Deposit Paid		10,000.00
	\$498,476.65	
Transfer Duty on the Contract (Residential)	16,815.00	
Costs & Disbursements (see attached Tax Invoice)	1,661.65	
Contribution paid by you prior to settlement		490,126.65
ADJUSTMENT OF RATES/TAXES AS AT 18-01-2021		
Water Corp 01-01-2021 to 28-02-2021 Rates \$236.51 Your share 41/ 59 days \$164.35 Balance due	164.35	
City of Busselton 2020/2021 Rates \$2,294.87 Your share 163 days \$1,024.83 Balance due	1,024.83	
Land Tax 2020/2021 Not Applicable		
Balance due to you after settlement	460.82	
E & O E	\$500,126.65	\$500,126.65



Government of Western Australia
 Department of Finance
 Office of State Revenue



Certificate of Duty

Transfer - Residential Rate

Taxation Administration Act 2003

Section 49, Special Tax Return Arrangement

Certificate Number:	1034354512	Certificate Issue Date:	14-01-2021
Bundle ID	210124392	Client Reference:	35837
Transaction Date:	24-12-2020		
Dutiable Value:	\$480,000.00		
Transfer Duty:	\$16,815.00		
Penalty Tax:	\$0.00		

Dutiable Transaction: Agreement To Transfer Dutiable Property

Description of Property

Land in WA:	Lot 1000, Plan 70680	Volume/Folio: 2803/407
-------------	----------------------	------------------------

Seller(s) / Transferor(s): MCRAE, LIAM JAMES

Buyer(s) / Transferee(s): PHIPPS, LINDA MAGDALEN; and
 PHIPPS, WAYNE EDWARD as joint tenants

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



NOTICE Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person signs the Contract.
WARNING - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required.
WARNING - If the Purchase Price is \$750,000 or more, Withholding Tax may apply to this Contract (see 2018 General Condition 3.7).
WARNING - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or an attached GST Annexure.

TO: Downsouth (WA) Pty Ltd trading as Stocker Preston
 Shop 9, Dunsborough Centrepoint
 PO BOX 585 Dunsborough WA 6281

BUYER DETAILS

As Agent for the Seller / Buyer
 THE BUYER
 (FULL NAME AND ADDRESS)
 WAYNE EDWARD PHIPPS AND LINDA MAGDALEN PHIPPS ATF THE PHIPPS
 SUPERANNUATION FUND OF 46 LENORI ROAD GUSEBERRY HILL 6076
 EMAIL: The Buyer consents to Notices being served at: waynephipps@inetact.com

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

SCHEDULE

PROPERTY DETAILS

(i) Description of the Property: The land situated at and known as
 135 ST MICHAELS PARKWAY DUNSBOROUGH
 and being Lot 1000
 on Deposited/Survey/Strata/Diagram/Plan 70680
 Whole / Part [] Vol 2803 Folio 407

CHATELS INCLUDED

(ii) Property Chattels including
 window treatments, fixed floor coverings, light fittings, DISHWASHER

GST WITHHOLDING

which are included in the Purchase Price

- Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? YES NO
- If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
- If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

PURCHASE PRICE

(iii) Purchase Price: \$ 480,000

DEPOSIT

(iv) Manner of Payment: A deposit of \$ 10,000 of which \$ NIL is paid now and \$ 10,000 to be paid within 10 days of acceptance to be held by STOCKER PRESTON TRUST ACCOUNT ("the Deposit Holder")

SETTLEMENT

The balance of the Purchase Price to be paid on the Settlement Date.
 (v) Settlement Date: JANUARY 18TH 2021

FINANCE

<p>FINANCE CLAUSE IS APPLICABLE</p> <p>LENDER [] (NB. If blank, can be any Lender) LATEST TIME: 4pm on: [] AMOUNT OF LOAN: [] SIGNATURE OF BUYER []</p>	<p>FINANCE CLAUSE IS NOT APPLICABLE</p> <p>Signature of the Buyer if Finance Clause IS NOT applicable</p> <p>[] []</p>
--	--

[Signature] y d Phipps x [Signature]

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



REIWA
REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA
08 9236 7783

CONDITIONS

1. SUBJECT TO FINANCE

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

if any information is completed in or the Buyer signs the 'Finance Clause is Applicable' box in the Schedule then this Clause 1 applies to the Contract.

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

(a) The Buyer must:

- (1) immediately after the Contract Date make a Finance Application to the Lender using, if required by the Lender, the Property as security; and
- (2) use all best endeavours in good faith to obtain Finance Approval.

(b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end under Clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.

(c) The Buyer must immediately give to the Seller or Seller Agent:
(1) an Approval Notice if the Buyer obtains Finance Approval; or
(2) a Non Approval Notice if the Finance Application is rejected;

at any time while the Contract is in force and effect

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

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

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

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

If by the Latest Time:

- (a) the Buyer has not given an Approval Notice to the Seller or Seller Agent; and
- (b) the Buyer has not given a Non Approval Notice to the Seller or Seller Agent;

then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non Approval Notice to the Seller or Seller Agent.

1.4 Finance Approval: Approval Notice Given

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

- (a) Finance Approval has been obtained; and
- (b) the Buyer has given an Approval Notice to the Seller or Seller Agent;

then this Clause 1 is satisfied and this Contract is in full force and effect.

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

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

1.6 Buyer Must Keep Seller Informed: Evidence

- (a) If requested in writing by the Seller or Seller Agent the Buyer must:
 - (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
 - (2) provide evidence in writing of the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and
 - (3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.

(b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender the information referred to in Clause 1.6(a).

1.7 Right To Terminate

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

- (a) termination must be effected by written Notice to the other Party;
- (b) Clauses 23 and 24 of the 2018 General Conditions do not apply to the right to terminate;
- (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
- (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

1.8 Waiver

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

1.9 Definitions

In this Clause:

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

Approval Notice means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Finance Application means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract.

Finance Approval means:

- (a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and
- (b) for the Amount of Loan; and
- (c) which is unconditional or subject to terms and conditions:
 - (i) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
 - (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
 - (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
 - (i) an acceptable valuation of any property;
 - (ii) attaining a particular loan to value ratio;
 - (iii) the sale of another property; or
 - (iv) the obtaining of mortgage insurance;
 and has in fact been satisfied.

Latest Time means:

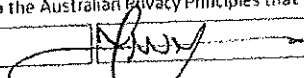
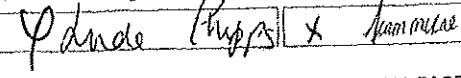
- (a) the time and date referred to in the Schedule; or
- (b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date

Lender means:

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

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

- 2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.
- 3. The 2018 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the express terms of this Contract.
- 4. The parties consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.

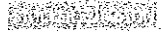



NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

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



APPROVED BY THE REAL ESTATE INSTITUTE OF AUSTRALIA
COPYRIGHT 2011
FOR SALE BY REAL ESTATE
600001771640



SPECIAL CONDITIONS

The Special Conditions printed below this line apply to this Contract.

1) The Buyer acknowledges receiving a copy of the Certificate Of Title Volume 2863 Folio 407 Plan 70680 Specified Encumbrances and accepts all limitations, interests, encumbrances and notifications thereon.

2) The Buyer(s) was made aware prior to signing this Contract that a Property Interest Report is available from Landgate which may contain information relevant to this Property, affecting the use or enjoyment of the property, and which is not apparent on the Certificate of Title.

3) Annexures 'A' are attached and form part of this Contract.

[Handwritten signatures and initials: 'M P Y', 'M P Y', 'Lm']

[Handwritten signatures in boxes: 'M P Y', 'M P Y', 'Lm']

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

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



REGISTERED
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA
CONTRACT FOR SALE OF
LAND BY OFFER AND ACCEPTANCE
03008671840

SPECIAL CONDITIONS

The Special Conditions printed below this line apply to this Contract.

BUYER TO COMPLETE

BUYER [if a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.]

Signature <i>[Signature]</i>	Date 24/12/2020	Signature	Date
Signature <i>[Signature]</i>	Date 24/12/2020	Signature	Date

SELLER TO COMPLETE

THE SELLER (FULL NAME AND ADDRESS) ACCEPTS the above offer.

Liam James McArae 135 St Michaels Burg Dunnsborough

EMAIL: The Seller consents to Notices being served at: _____

[If a corporation, then the Seller executes this Contract pursuant to the Corporations Act.]

Signature <i>[Signature]</i>	Date 24/12/2020	Signature	Date
Signature	Date	Signature	Date

BUYER & SELLER TO COMPLETE

RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:
 1. This offer and acceptance 2. 2018 General Conditions
 3. Strata disclosure & attachments (if strata)
 4. _____

Signature
[Signature]

Signature
[Signature]

RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:
 1. This offer and acceptance
 2. 2018 General Conditions
 3. _____

Signature
[Signature]

Signature

CONVEYANCER (Legal Practitioner/Settlement Agent)

The Parties appoint their Representative named below to act on their behalf in respect to this transaction and consent to Notices being served on that Representative's email address.

BUYER'S REPRESENTATIVE		SELLER'S REPRESENTATIVE	
Name	<i>GIBSON TRAMISAN SETTLEMENTS</i>	Name	<i>liam mcrae</i>
Signature	<i>[Signature]</i>	Signature	<i>[Signature]</i>
	<i>[Signature]</i>		

- [Watch](#)
- [Print](#)
- [Share](#)

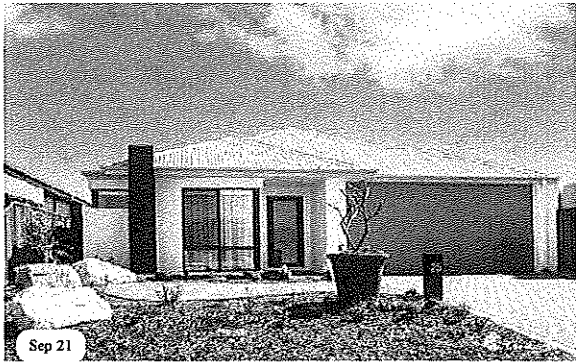


Thank you. Your report will be emailed shortly.
 Try checking your junk folder if it doesn't come through within 5 minutes.

Here you can find what you need to know about **25 Fleetwood Loop**, including how much it's approximately worth, a history of what it has previously sold for and even the estimated weekly rent. You can also view comparable house and unit for sale and sold prices, information about **Dunsborough, WA** and much more.

Property Insights

[Images](#)
[Map](#)
[Street View](#)



Property Insights

25 Fleetwood Loop Estimated Value

\$650,000 - \$700,000

avg = \$675,000

High confidence estimate

Cost = \$603,013.34 = ↑ \$71,986.66

[Upgrade to Premium for the exact estimated value](#)

Last sold for \$580,000 on 16 Sep 2021

Sa ^{Sep 21} : Unknown

Mortgage Repayment \$521 pw

Estimated Rent \$616 pw

High confidence

Gross Cashflow [Upgrade to Premium](#)

30 September 2021

Our ref: 36559

STATEMENT

**PURCHASE OF 25 FLEETWOOD LOOP, DUNSBOROUGH
 WE & LM PHIPPS**

	Debit	Credit
Purchase Price		
Deposit Paid	580,000.00 ^Λ	
Transfer Duty on the Contract (Residential) ^{\$603013.34 ^Λ}	21,565.00 ^Λ	25,000.00
Costs & Disbursements (see Disclosure)	1,448.34 ^Λ	
ADJUSTMENT OF RATES/TAXES AS AT 07-10-2021		
Water Corp 01-09-2021 to 31-10-2021 Rates \$248.80 Your share 24/ 61 days \$97.89 Balance due	97.89	- Expense
City of Busselton 2021/2022 Rates \$2,333.83 Your share 266 days \$1,700.82 Balance due	1,700.82	- Expense
Land Tax 2021/2022 Not Applicable		
Balance due by you prior to settlement		579,812.05
E & O E	<u>\$604,812.05</u>	<u>\$604,812.05</u>

30 September 2021

Our ref: 36559

WE & LM Phipps
46 Lenori Road
GOOSEBERRY HILL WA 6076

COSTS DISCLOSURE

**PURCHASE OF 25 FLEETWOOD LOOP, DUNSBOROUGH
WE & LM PHIPPS**

Description	Price	GST	Total
Our Professional Fee	600.00	60.00	660.00
PEXA/Attendance Fee	107.20	10.72	117.92
Government, Statutory & Other Charges			
Landgate Registration of the Transfer	291.30	0.00	291.30
Landgate Enquiry Processing Fee	30.00	0.00	30.00
Water Corporation Rate Enquiry Fee	30.71	0.00	30.71
Landgate Title Document Search Fee	149.60	14.96	164.56
Council Orders & Requisitions	103.50	0.00	103.50
Land Tax Enquiry Fee	50.35	0.00	50.35
Service Amount	\$1,362.66	\$ 85.68	\$1,448.34

- ❖ The Service Amount is the amount that we will charge you under *rule 23(2) of the Settlement Agents Code of Conduct 2016* and is based on the information that you have provided us.
- ❖ However, under *rule 23(5)*, the Service Amount must not include any amount that is, or reflects, an amount that is imposed on you (as opposed to us) under a written law or otherwise by a third party. These we will pay on your behalf should you instruct us to do so.
- ❖ Under *rule 24(2) of the Settlement Agent Code of Conduct 2016* we may receive payment for a service that exceeds the Service Amount if there is an unforeseen significant change in the scope of the work required to provide the service. We are required to notify you first of the change and anticipated costs and seek your consent before we can undertake the additional work.

If Tax Invoices are required for disbursements paid on your behalf, please contact this office quoting the above reference number.

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

15:57

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 2090 - Sundry Debtors							
01/07/2021	000000001	J	Opening balance		3,339.87		3,339.87
01/07/2021	000000007	R	Downsouth			3,339.87	0.00 ^Λ
30/06/2022	000000172	J	Inc & exp as per Agent Summary		1,672.80		1,672.80
30/06/2022	000000174	J	Inc & exp as per Agent Summary		1,729.20		3,402.00
30/06/2022	000000175	J	Inc & exp as per Agent Summary		2,065.98		5,467.98
30/06/2022	000000176	J	Inc & exp as per Agent Summary		1,994.10		7,462.08
Total					10,801.95	3,339.87	



Owner Statement

Tax Invoice

ATTN: WAYNE & LINDA PHIPPS
LM & WE PHIPPS ATF PHIPPS
SUPERANNUATION
46 LENORI RD
GOOSEBERRY HILL WA 6076

Account	BEAUFORT3/919
Statement number	71
Statement period	1 June 2022 - 1 July 2022
Ownership	LM & WE PHIPPS ATF PHIPPS SUPERANNUATION
For property	Unit 3 / 919 Beaufort St, Inglewood WA
Current Tenancy	Lara Alice Burford, Jessica Jean Higgins Rent: \$420.00 Weekly Paid to: 15/07/22

Balance Brought Forward \$0.00

Income **Credit**

01/06/22 - Lara Alice Burford, Jessica Jean Higgins - Rent - 04/06/2022 to 17/06/2022	\$840.00
16/06/22 - Lara Alice Burford, Jessica Jean Higgins - Rent - 18/06/2022 to 01/07/2022	\$840.00
28/06/22 - Lara Alice Burford, Jessica Jean Higgins - Rent - 02/07/2022 to 15/07/2022	\$840.00

Total Income: **\$2,520.00**
Includes GST of: **\$0.00**

Expenses **Debit**

17/06/22 - William Geoffreys Pty Ltd - Replace Water Damaged Carpets	X \$1,160.00
24/06/22 - Insurance funds received from Terri Scheer for damaged carpet	X -\$590.00
30/06/22 - Management Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA)	\$277.20

Total expenses: **\$847.20**
Includes GST of: **\$130.65**

Payments to owner

30/06/22	\$1,672.80
----------	------------

Total payments: Balance (\$0.00) + income (\$2,520.00) - expenses (\$847.20) - total held in trust (\$0.00) = **\$1,672.80**



Owner Statement

Tax Invoice

ATTN: WAYNE & LINDA PHIPPS
 LM & WE PHIPPS ATF PHIPPS
 SUPERANNUATION
 46 LENORI RD
 GOOSEBERRY HILL WA 6076

Account	WALLSEND28/5
Statement number	72
Statement period	1 June 2022 - 1 July 2022
Ownership	LM & WE PHIPPS ATF PHIPPS SUPERANNUATION
For property	Unit 28 / 5 Wallsend Rd, Woodbridge WA
Current Tenancy	Brett Spilcker Rent: \$420.00 Weekly Paid to: 07/07/22

Balance Brought Forward \$0.00

Income	Credit
06/06/22 - Brett Spilcker - Rent - 10/06/2022 to 16/06/2022	\$420.00
13/06/22 - Roscoe Fitzpatrick Armstrong-Sharp - Invoice - Invoice 8376, Repairs to chips to essa stone benchtop	\$300.00
13/06/22 - Brett Spilcker - Rent - 17/06/2022 to 23/06/2022	\$420.00
20/06/22 - Brett Spilcker - Rent - 24/06/2022 to 30/06/2022	\$420.00
27/06/22 - Brett Spilcker - Rent - 01/07/2022 to 07/07/2022	\$420.00

Total income: **\$1,980.00**
 Includes GST of: **\$27.27**

Expenses	Debit
15/06/22 - Shockwave Electrical - 1x hour Labour - \$80.00 + GST = \$88.00 (No callout fee)	\$66.00
30/06/22 - Management Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA)	\$184.80

Total expenses: **\$250.80**
 Includes GST of: **\$22.80**

Payments to owner	
30/06/22	\$1,729.20

Total payments: Balance (\$0.00) + income (\$1,980.00) - expenses (\$250.80) - total held in trust (\$0.00) = **\$1,729.20**

OWNERSHIP STATEMENT - Wayne Edward Phipps & Linda Magdalen Phipps

Mr Wayne Phipps
 46 Lenori Road
 Gooseberry Hill, WA, 6076

Tax Invoice - Statement 12

STATEMENT PERIOD 1/06/2022 - 1/07/2022

OPENING BALANCE \$0.00

TOTAL PAYMENTS \$3,994.08

PROPERTY SUMMARY

RESIDENTIAL 135 St Michaels Parkway, DUNSBOROUGH, WA 6281
 RESIDENTIAL 25 Fleetwood Loop, DUNSBOROUGH, WA 6281

NET INCOME

\$2,065.98 ✓

\$1,994.10 ✓

BALANCE: \$4,060.08

Ownership Summary

INCOME

EXPENSE

Income & Expenditure Fee (GST Paid: \$5.00)

Administration Fee (GST Paid: \$1.00)

CONTRIBUTION

MONEY OUT

MONEY IN

\$0.00

\$55.00

\$11.00

\$66.00

(Incl GST: \$6.00)

\$0.00

BALANCE: -\$66.00

Ownership Account Balance

\$3,994.08 ✓

Ownership Payments

1/07/2022 EFT to account Phipps Super Fund
 Bank of Western Australia Ltd (306-041 XXXX 8054)

MONEY OUT

MONEY IN

\$3,994.08

TOTAL OWNERSHIP PAYMENTS

\$3,994.08

Balance Carried Forward

\$0.00

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022
16:57

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0716.01 - Employers contributions - Wayne Phipps							
02/07/2021	000000008	R	Quicksuper			803.84	(803.84)
06/08/2021	000000021	R	Quicksuper			1,057.70	(1,861.54)
06/09/2021	000000040	R	Quicksuper			846.16	(2,707.70)
07/10/2021	000000054	R	Quicksuper			846.16	(3,553.86)
08/11/2021	000000075	R	Quicksuper			4,057.70	(7,611.56)
08/12/2021	000000084	R	Quicksuper			4,846.16	(12,457.72)
07/01/2022	000000099	R	Quicksuper			6,057.70	(18,515.42)
08/02/2022	000000110	R	Quicksuper			2,411.93	(20,927.35)
08/03/2022	000000126	R	Quicksuper			961.56	(21,888.91)
08/04/2022	000000137	R	Quicksuper			961.56	(22,850.47)
09/05/2022	000000152	R	Quicksuper			1,201.95	(24,052.42)
08/06/2022	000000162	R	Quicksuper			2,961.56	(27,013.98)
23/06/2022	000000168	R	Quicksuper			961.56	(27,975.54)
Total						27,975.54	

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

16:57

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0575 - Interest received							
11/10/2021	000000055	R	Interest	} Term Deposit		1,267.12	(1,267.12)
11/04/2022	000000138	R	Interest			997.26	(2,264.38)
Total						<u>2,264.38</u>	

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022
15:57

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0550 - Dividends - franked							
15/10/2021	000000062	R	APE Dividend			542.16	(542.16)
20/04/2022	000000144	R	APE Dividend			811.33	(1,353.49)
30/06/2022	000000177	J	Franking credits			580.06	(1,933.55)
Total						<u>1,933.55</u>	



**eggers
automotive**

ABN 87 009 680 013

004019 000 APE

MR WAYNE EDWARD PHIPPS &
MRS LINDA MAGDALEN PHIPPS
<PHIPPS SUPERANNUATION FUND>
PO BOX 1318
MIDLAND WA 6936

Update your information:

Online:
www.computershare.com.au/easyupdate/ape

By Mail:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:

(within Australia) 1300 850 505
(international) +61 3 9415 4000

Securityholder Reference Number (SRN)

SRN WITHHELD

ASX Code	APE
TFN/ABN Status	Quoted
Record Date	24 September 2021
Payment Date	15 October 2021
Direct Credit Reference No.	801623

2021 Interim & Special Dividend

Dear Shareholder(s),

This payment represents an interim dividend of 20 cents per share and a special dividend of 8.4 cents per share for the half year ended 30 June 2021. These dividends are paid on the shares registered in your name and entitled to participate as at the record date of 24 September 2021. This payment is 100% franked at the corporate tax rate of 30%.

Please register at www.computershare.com.au/easyupdate/ape in order to update your TFN, bank account and other details online.

Denis Stark
Company Secretary

Class Description	Amount per Share	Number of Shares	Franked Amount	Unfranked Amount	Gross Payment
Ordinary Shares	28.4 cents	1,909	\$542.16	\$0.00	\$542.16
Net Payment					\$542.16
Franking Credit					\$232.35

Note 1: You should retain this statement to assist you in preparing your tax return.

Note 2: If you require your payment to be re-issued, you may be charged an administrative fee which will be deducted from your payment.

Your Payment Instruction

BANK OF WESTERN AUSTRALIA LTD
BSB: 306-041 Account number: XXXX54

Amount Deposited
AUD\$542.16

[Recent Activity](#)

Dividends & Payments

[Transaction History](#)

[Statements & Documents](#)

Dividends & Payments

Dividend & Payments Details

[View all Dividends & Payments](#)

Important Note

Important Note

This is a summary only. If you require information to complete your personal taxation return please refer to the individual Payment Advices or Annual Taxation statements which can be located in the Statements & Documents tab above.

If a conversion of your Securities from Issuer Sponsored to CHES or vice versa has occurred, the history displayed here will only show activity since that conversion took place.

If you require information which predates the oldest information displayed, as only a certain amount of data is retained on our system, this can be obtained by accessing the full site.

EAGERS AUTOMOTIVE LIMITED

MR WAYNE EDWARD PHIPPS + MRS LINDA MAGDALEN PHIPPS <PHIPPS SUPERANNUATION FUND>
I***5205**

Summary

Class	FULLY PAID ORDINARY SHARES
Payment Date	20/04/2022
Record Date	01/04/2022
Payment Type	Dividend
Payment Rate	\$0.425
Shares on Record Date	1909
Payment Method	Direct Credit
Payment Reference	00801594
Gross Amount	\$811.33
Total Taxes	\$0.00

Taxes and Fees

Franked Amount	\$811.33
Unfranked Amount	\$0.00
Franking Credit	\$347.71
Withholding Tax	\$0.00

Stormfront Australia Pty Ltd atf Palmer Family Trust

Unit 3, 14 Farrall Road, Midvale WA 6056
 PO Box 3008, Midland WA 6056
 Phone: 08 6146 3333
 Email: commercial@realestateplus.com.au
 ABN: 73 924 413 085



The Phipps Superannuation Fund
 PO Box 643
 KALAMUNDA WA 6926

Ref: PHIPPS
 Page: 2

The Phipps Superannuation Fund
Owner Income & Expenditure for July 2021 to June 2022
Manager: Real Estate Plus Commercial

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
415 Annual Income & Expenditure Stateme	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
419 GST on fees	8.51	20.52	1.00	18.02	1.00	18.02	1.00	18.02	0.00	8.51	8.51	8.51	111.62
481 Management Fees	85.12	170.24	0.00	170.24	0.00	170.24	0.00	170.24	0.00	85.12	85.12	85.12	1021.44
483 Admin Fee	0.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	0.00	0.00	0.00	0.00	70.00
	93.63	225.76	11.00	473.26	11.00	198.26	11.00	198.26	0.00	93.63	93.63	93.63	1503.06
Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	2776.24	5216.73	55.30	4983.34	77.65	5215.84	112.15	5223.41	0.00	2716.35	2613.42	2708.09	31698.52

31728.06

GST SUMMARY:

GST collections reported above \$3018.26

GST payments reported above \$136.62

THE PHIPPS SUPERANNUATION FUND

Page 1 of 2

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

12:22

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0700.02 - Rent Received- Loton Street							
12/07/2021	000000012	R	Real Estate Plus	GST		2,523.86 ✓	(2,523.86)
27/07/2021	000000016	R	DN Rent 12A Loton	GST	✓1,733.33		(4,257.19)
10/08/2021	000000023	R	Real Estate Plus	GST		2,350.84 ✓	(6,608.03)
25/08/2021	000000030	R	Real Estate Plus	GST		2,391.65 ✓	(8,999.68)
27/08/2021	000000031	R	DN Rent 12A Loton	GST	✓1,733.33		(10,733.01)
28/09/2021	000000045	R	DN Rent 12A Loton	GST	✓1,733.33		(12,466.34)
28/09/2021	000000046	R	Real Estate Plus	GST		50.27 ✓	(12,516.61)
11/10/2021	000000057	R	Real Estate Plus	GST		2,375.84 ✓	(14,892.45)
25/10/2021	000000065	R	Real Estate Plus	GST		2,154.47 ✓	(17,046.92)
28/10/2021	000000067	R	DN Rent 12A Loton	GST	✓1,733.33		(18,780.25)
25/11/2021	000000078	R	Real Estate Plus	GST		70.59 ✓	(18,850.84)
29/11/2021	000000079	R	DN Rent 12A Loton	GST	✓1,733.33		(20,584.17)
10/12/2021	000000085	R	Real Estate Plus	GST		2,375.84 ✓	(22,960.01)
29/12/2021	000000090	R	DN Rent 12A Loton	GST	✓1,733.33		(24,693.34)
04/01/2022	000000096	R	Real Estate Plus	GST		2,365.84 ✓	(27,059.18)
25/01/2022	000000103	R	Real Estate Plus	GST		101.96 ✓	(27,161.14)
28/01/2022	000000105	R	DN Rent 12A Loton	GST	✓1,733.33		(28,894.47)
10/02/2022	000000113	R	Real Estate Plus	GST		2,375.84 ✓	(31,270.31)
25/02/2022	000000119	R	Real Estate Plus	GST		2,372.72 ✓	(33,643.03)
28/02/2022	000000120	R	DN Rent 12A Loton	GST	✓1,733.33		(35,376.36)
28/03/2022	000000130	R	DN Rent 12A Loton	GST	✓1,733.33		(37,109.69)
11/04/2022	000000139	R	Real Estate Plus	GST		2,469.41 ✓	(39,579.10)
29/04/2022	000000147	R	DN Rent 12A Loton	GST	✓1,733.33		(41,312.43)
10/05/2022	000000153	R	Real Estate Plus	GST		2,375.84 ✓	(43,688.27)

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

12:22

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
30/05/2022	000000155	R	DN Rent 12A Loton	GST		/1,733.33	(45,421.60)
10/06/2022	000000163	R	Real Estate Plus	GST		2,461.90 ✓	(47,883.50)
29/06/2022	000000169	R	DN Rent 12A Loton	GST		/1,733.33	(49,616.83) A
30/06/2022	000000170	J	* Inc & exp as per Agent Summary	GST		1,366.42	(50,983.25)
Total						<u>50,983.25</u>	

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

13:09

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
------	----------	---------	-------------	------	-------	--------	-------

Account number 1991.02 - Management agent fees

30/06/2022	000000170	J	Inc & exp as per Agent Summary		1,228.06 Δ P6		1,228.06
------------	-----------	---	--------------------------------	--	----------------------	--	----------

Total					<u>1,228.06</u>		
-------	--	--	--	--	-----------------	--	--

Account number 1992.02 - Other rental expenses

23/07/2021	000000013	R	Reimburse Synergy			386.35 Δ	(386.35)
23/07/2021	000000015	P	Synergy		454.53 Δ		68.18
07/09/2021	000000041	P	Synergy		445.18 Δ		513.36
16/09/2021	000000042	R	Synergy			356.15 Δ	157.21
05/11/2021	000000073	P	Synergy		443.27 Δ		600.48
17/11/2021	000000077	R	Synergy			354.62 Δ	245.86
06/01/2022	000000098	P	Synergy		445.08 Δ		690.94
19/01/2022	000000101	R	Synergy			321.93 Δ	369.01
11/03/2022	000000127	P	Synergy		473.87 Δ		842.88
22/03/2022	000000129	R	Synergy			379.09 Δ	463.79

Total					<u>2,261.93</u>	<u>1,798.14</u>	
-------	--	--	--	--	-----------------	-----------------	--

Account number 1994.02 - Repairs and Maintenance

30/06/2022	000000170	J	Inc & exp as per Agent Summary	INP	250.00 Δ P8		250.00
------------	-----------	---	--------------------------------	-----	--------------------	--	--------

Total					<u>250.00</u>		
-------	--	--	--	--	---------------	--	--

Account number 1995.02 - Rates and taxes

23/08/2021	000000027	P	City of Swan		1,250.60 Δ		1,250.60
02/09/2021	000000036	R	Rates reimburse			625.30 Δ	625.30
10/01/2022	000000100	R	Land tax Loton			117.50 Δ	507.80
30/06/2022	000000171	J	Land tax portion for Loton Ave		227.95 Δ		735.75

Total					<u>1,478.55</u>	<u>742.80</u>	
-------	--	--	--	--	-----------------	---------------	--

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022
12:28

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1996.02 - Water							
20/08/2021	000000025	P	Water rates		526.27		526.27
24/08/2021	000000029	R	Water reimburse			263.14	263.13
15/10/2021	000000060	P	Water rates		517.79		780.92
15/10/2021	000000061	P	Water rates		240.93		1,021.85
27/10/2021	000000066	R	Water reimburse			426.25	595.60
03/12/2021	000000083	P	Water rates		517.79		1,113.39
23/12/2021	000000089	R	water reimburse			258.90	854.49
08/02/2022	000000111	P	Water rates		500.81		1,355.30
08/02/2022	000000112	P	Water rates		67.53		1,422.83
25/02/2022	000000116	R	Water reimburse			284.18	1,138.65
19/04/2022	000000141	P	Water rates		517.79		1,656.44
19/04/2022	000000142	P	Water rates		84.81		1,741.25
21/04/2022	000000145	R	Water reimburse			312.43	1,428.82
03/06/2022	000000160	P	Water rates		517.79		1,946.61
03/06/2022	000000161	P	Water rates		98.04		2,044.65
22/06/2022	000000167	R	Water reimburse			323.01	1,721.64
Total					3,589.55	1,867.91	

PIO

How we've calculated your bill

Account Summary

Last bill	\$359.53
Payments	\$359.53cr
Opening balance	\$0.00

Your energy supply details

Supply address: 12 Loton Ave, Midland WA 6056
 NMI: 80014370935
 Next scheduled read date: 23 Aug 2021

Your usage summary for meter number: 0530003953

Supply period: 27 Apr 2021 - 24 Jun 2021	Units imported (kWh)	Units exported (kWh)
Business Anytime consumption	1178.6470	

^Your current meter reading includes partial estimated interval data provided by the Network Operator.
 †Your interval meter data is available online. Visit synergy.net.au/myaccount to login or register.

This Bill

Business Plan (L1) tariff	Units	Unit of measure	Unit price (cents)	Amount
Bill period: 27 Apr 2021 - 24 Jun 2021	1178.6470	kWh	26.0969	\$307.59
Business Anytime consumption	59	days	167.7000	\$98.94
Supply charge				\$1.09
Paper bill fee				\$6.15
*Overdue Notice fee				\$40.76
Plus GST @ 10.00%				\$454.53
Total				

*GST free

If you're having problems paying your account, assistance is available. Please contact us before the due date.
 A \$6.15 fee may apply for additional reminder notices sent regarding overdue payment of this account.

Important information

Need a payment extension?
 If you need a little more time to pay your bill, then we're here to help. Visit synergy.net.au/extension

Moving?
 Start, close or transfer your connection online. Visit synergy.net.au/moving

If your account has been estimated
 If you wish to find out how or why it was estimated, or if you would like to request a meter reading, call us on 13 13 54.

Customer Charter
 For information on our products and services, and our obligations under the Customer Service Code, visit synergy.net.au/charter

Complaints process
 At Synergy, we're here to help. If you have a complaint, please call 1800 208 987 to speak with our Customer Service Representative. If they're unable to resolve your complaint, our Complaints Team may be able to help. If your complaint remains unresolved, you can contact the Energy and Water Ombudsman on 1800 754 004.

Faults.
 Call the Western Power 24hr emergency line on 13 13 51.

We're here to help

synergy.net.au

13 13 54

TTY Service: 13 56 77

Interpreta Service: 13 44 50



Your account details

Account number **164 621 120**
 Invoice number **2089312718**
 Date of issue **30 Aug 2021**
 Account period **01 Jul 2021 - 30 Aug 2021**
(61 days)

Your account summary

Opening balance	\$0.00
	+
This bill	\$445.18
	=
Total	\$445.18



052 - 036614

WAYNE PHIPPS SMASH REPAIRS PTY LRD
 PO BOX 1318
 MIDLAND DC WA 6936

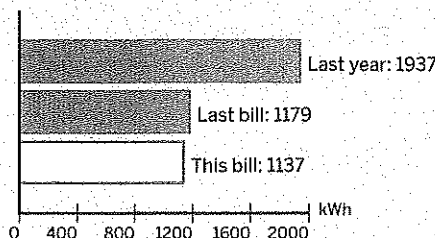
Electricity Account

Tax Invoice

Need help with your bill? Visit synergy.net.au/businesshelp

Potters: 89.03
Phipps: 356.15
Paid 7/9/21

How much energy have you used?



Your average daily usage **18.9531 units**
 Your average daily cost **\$7.40 per day**

This bill includes partial estimated interval meter data, as some intervals were unavailable to the Network Operator. Find out more, visit synergy.net.au/estimatedbill

Payment options

Direct Debit*
 The set and forget way to pay.
 Visit synergy.net.au/directdebit

Credit/Debit Card*
 Online: synergy.net.au/payments
 Phone: 1300 650 900

Mail
 Send your cheque payable to Synergy with this payment slip to GPO Box U1913 Perth WA 6845.

*Fees may apply

BPAY®/BPAY View*
 Biller Code: 2600
 Reference: 508 592 4018
 Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

Post Billpay*
 Pay in person at any post office.



*2608 5085924018

WAYNE PHIPPS SMASH REPAIRS PTY LRD
 Account number: 164 621 120



Payment number **508 592 4018**

Due 17 Sep 2021 **\$445.18**

Your account details

Account number 164 621 120
 Invoice number 2077365807
 Date of issue 28 Oct 2021
 Account period 30 Aug 2021 - 28 Oct 2021
 (60 days)

Your account summary

	Opening balance	\$0.00
	+	
	This bill	\$443.27
	=	
Due	Total	\$443.27
17 Nov 2021		



052 - 036116

WAYNE PHIPPS SMASH REPAIRS PTY LRD
 PO BOX 1318
 MIDLAND DC WA 6936

Electricity Account

Tax Invoice

Need help with your bill? Visit synergy.net.au/businesshelp

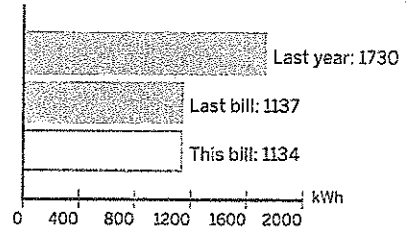
Dark Night: 354.62

Potters: 88.65

**Use less ink.
Go Paperless.**

See how at synergy.net.au/gopaperless

How much energy have you used?



Your average daily usage 19.2265 units
 Your average daily cost \$7.49 per day

This bill includes partial estimated interval meter data, as some intervals were unavailable to the Network Operator. Find out more, visit synergy.net.au/estimatedbill

Payment options

Direct Debit*
 The set and forget way to pay.
 Visit synergy.net.au/directdebit

Credit/Debit Card*
 Online: synergy.net.au/payments
 Phone: 1300 650 900

Mail
 Send your cheque payable to Synergy with this payment slip to GPO Box U1913 Perth WA 6845.

*Fees may apply

BPAY*/BPAY View*
 Biller Code: 2600
 Reference: 508 592 4018
 Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

Post Billpay*
 Pay in person at any post office.



*2608 5085924018

WAYNE PHIPPS SMASH REPAIRS PTY LRD
 Account number: 164 621 120



Payment number 508 592 4018
 Due 17 Nov 2021 \$443.27

How we've calculated your bill

Account summary

Last bill	\$445.18
Payments	\$445.18cr
Opening balance	\$0.00

Your energy supply details

Supply address: 12 Loton Ave, Midland WA 6056
 NMI: 80014370935
 Next scheduled read date: 20 Dec 2021

Your usage summary for meter number: 0530003953

Supply period: 24 Aug 2021 - 21 Oct 2021	Units imported (kWh)	Units exported (kWh)
Business Anytime consumption	1134.3660	

^Your current meter reading includes partial estimated interval data provided by the Network Operator.
 †Your interval meter data is available online. Visit synergy.net.au/myaccount to login or register.

This bill

Business Plan (L1) tariff	Units	Unit of measure	Unit price (cents)	Amount
Bill period: 24 Aug 2021 - 21 Oct 2021				
Business Anytime consumption	1134.3660	kWh	26.5536	\$301.21
Supply charge	59	days	170.6348	\$100.67
Paper bill fee				\$1.09
Plus GST @ 10.00%				\$40.30
Total				\$443.27

If you're having problems paying your account, assistance is available. Please contact us before the due date.
 A \$6.15 fee may apply for additional reminder notices sent regarding overdue payment of this account.

Important information

Need a payment extension?
 If you need a little more time to pay your bill, then we're here to help. Visit synergy.net.au/extension

Moving?
 Start, close or transfer your connection online. Visit synergy.net.au/moving





If your account has been estimated
 If you wish to find out how or why it was estimated, or if you would like to request a meter reading, call us on 13 13 54.

Customer Charter
 For information on our products and services, and our obligations under the Customer Service Code, visit synergy.net.au/charter

Complaints process
 At Synergy, we're here to help. If you have a complaint, please call 1800 208 987 to speak with our Customer Service Representative. If they're unable to resolve your complaint, our Complaints Team may be able to help. If your complaint remains unresolved, you can contact the Energy and Water Ombudsman on 1800 754 004.

Faults
 Call the Western Power 24hr emergency line on 13 13 51.

We're here to help

-  synergy.net.au
-  13 13 54
-  TTY Service: 13 36 77
-  Interpreter Service: 13 14 50

P607.JNY.mail...regular...003 0361 16 001470



Your account details

Account number 164 621 120
 Invoice number 208941348E
 Date of issue 29 Dec 2021
 Account period 28 Oct 2021 - 29 Dec 2021
 (63 days)



052 - 039052

WAYNE PHIPPS SMASH REPAIRS PTY LRD
 PO BOX 1318
 MIDLAND DC WA 6936

Your account summary

	Opening balance	\$0.00
	+ This bill	\$445.08
Due 19 Jan 2022	= Total	\$445.08

Electricity Account

Tax Invoice

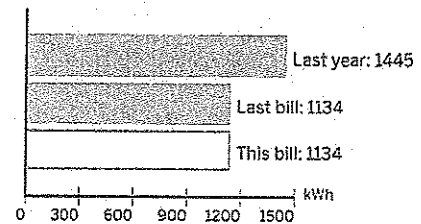
Need help with your bill? Visit synergy.net.au/businesshelp

Potters \$123.15
 Dunknignr 321.93

Use less ink.
Go Paperless.

See how at synergy.net.au/gopaperless

How much energy have you used?



Your average daily usage 18.9020 units

Your average daily cost \$7.40 per day

This bill includes partial estimated interval meter data, as some intervals were unavailable to the Network Operator. Find out more, visit synergy.net.au/estimatedbill

Payment options

Direct Debit*
 The set and forget way to pay.
 Visit synergy.net.au/directdebit

Credit/Debit Card*
 Online: synergy.net.au/payments
 Phone: 1300 650 900

Mail
 Send your cheque payable to Synergy with this payment slip to GPO Box U1913 Perth WA 6845.

*Fees may apply

BPAY®/BPAY View*
 Biller Code: 2600
 Reference: 508 592 4018
 Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

Post Billpay*
 Pay in person at any post office.



*2608 5085924018

WAYNE PHIPPS SMASH REPAIRS PTY LRD
 Account number: 164 621 120



Payment number 508 592 4018

Due 19 Jan 2022 \$445.08

How we've calculated your bill

Account summary

Last bill	\$443.27
Payments	\$443.27cr
Opening balance	\$0.00

Your energy supply details

Supply address: 12 Loton Ave, Midland WA 6056
NMI: 80014370935
Next scheduled read date: 22 Feb 2022

Your usage summary for meter number: 0530003953

Supply period: 22 Oct 2021 - 20 Dec 2021	Units imported (kWh)	Units exported (kWh)
Business Anytime consumption	^1134.1220	

^Your current meter reading includes partial estimated interval data provided by the Network Operator.

†Your interval meter data is available online. Visit synergy.net.au/myaccount to login or register.

This bill

Business Plan (L1) tariff Bill period: 22 Oct 2021 - 20 Dec 2021	Units	Unit of measure	Unit price (cents)	Amount
Business Anytime consumption	1134.1220	kWh	26.5536	\$301.15
Supply charge	60	days	170.6348	\$102.38
Paper bill fee				\$1.09
Plus GST @ 10.00%				\$40.46
Total				\$445.08

51.19
60.23

If you're having problems paying your account, assistance is available. Please contact us before the due date.

A \$6.15 fee may apply for additional reminder notices sent regarding overdue payment of this account.

Important information

Need a payment extension?

If you need a little more time to pay your bill, then we're here to help. Visit synergy.net.au/extension

Moving?

Start, close or transfer your connection online. Visit synergy.net.au/moving

If your account has been estimated

If you wish to find out how or why it was estimated, or if you would like to request a meter reading, call us on 13 13 54.

Customer Charter

For information on our products and services, and our obligations under the Customer Service Code, visit synergy.net.au/charter

Complaints process

At Synergy, we're here to help. If you have a complaint, please call 1800 208 987 to speak with our Customer Service Representative. If they're unable to resolve your complaint, our Complaints Team may be able to help. If your complaint remains unresolved, you can contact the Energy and Water Ombudsman on 1800 754 004.

Faults

Call the Western Power 24hr emergency line on 13 13 51.

We're here to help

 synergy.net.au

 13 13 54

 TTY Service: 13 36 77

 Interpreter Service: 13 14 50



Account number 164 621 120
 Invoice number 2069460729
 Date of issue 01 Mar 2022
 Account period 29 Dec 2021 - 01 Mar 2022
 (63 days)

Your account summary

	Opening balance	\$0.00
	+ This bill	
Due 22 Mar 2022	\$473.87	
	= Total	\$473.87



052 - 037192

WAYNE PHIPPS SMASH REPAIRS PTY LRD
 PO BOX 1318
 MIDLAND DC WA 6936

Electricity Account

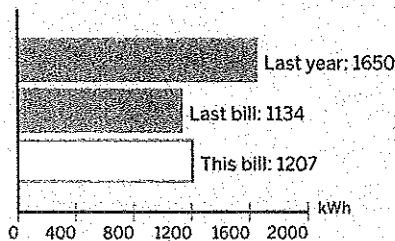
Max Invoice

Need help with your bill? Visit synergy.net.au/businesshelp

*Paid
11/3/22*

*Potters: \$94.78
Dark Night
379.09*

How much energy have you used?



Your average daily usage 18.8586 units
 Your average daily cost \$7.39 per day

This bill includes partial estimated interval meter data, as some intervals were unavailable to the Network Operator. Find out more, visit synergy.net.au/estimatedbill

Use less ink.
Go Paperless.

See how at synergy.net.au/gopaperless

Payment options

Direct Debit*
 The set and forget way to pay.
 Visit synergy.net.au/directdebit

Credit/Debit Card*
 Online: synergy.net.au/payments
 Phone: 1300 650 900

Mail
 Send your cheque payable to Synergy with this payment slip to GPO Box U1913 Perth WA 6845.

*Fees may apply

BPAY®/BPAY View*
 Biller Code: 2600
 Reference: 508 592 4018
 Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

Post Billpay*
 Pay in person at any post office.



*2608 5085924018

WAYNE PHIPPS SMASH REPAIRS PTY LRD
 Account number: 164 621 120



Payment number 508 592 4018
 Due 22 Mar 2022 \$473.87

How we've calculated your bill

Account summary

Last bill	
Payments	
Opening balance	\$445.08
	\$445.08cr
	\$0.00

Your energy supply details

Supply address: 12 Loton Ave, Midland WA 6056
 NMI: 80014370935
 Next scheduled read date: 27 Apr 2022

Your usage summary for meter number: 0530003953

Supply period: 21 Dec 2021 - 22 Feb 2022

Business Anytime consumption

	Units imported (kWh)	Units exported (kWh)
	^1206.9530	

^Your current meter reading includes partial estimated interval data provided by the Network Operator.

†Your interval meter data is available online. Visit synergy.net.au/myaccount to login or register.

This bill

Business Plan (L1) tariff

Bill period: 21 Dec 2021 - 22 Feb 2022

	Units	Unit of measure	Unit price (cents)	Amount
Business Anytime consumption	1206.9530	kWh	26.5536	\$320.49
Supply charge	64	days	170.6348	\$109.21
Paper bill fee				\$1.09
Plus GST @ 10.00%				\$43.08
Total				\$473.87

If you're having problems paying your account, assistance is available. Please contact us before the due date.

A \$6.15 fee may apply for additional reminder notices sent regarding overdue payment of this account.

Important information

Need a payment extension?

If you need a little more time to pay your bill, then we're here to help. Visit synergy.net.au/extension

Moving?

Start, close or transfer your connection online. Visit synergy.net.au/moving

If your account has been estimated

if you wish to find out how or why it was estimated, or if you would like to request a meter reading, call us on 13 13 54.

Customer Charter

For information on our products and services, and our obligations under the Customer Service Code, visit synergy.net.au/charter

Complaints process


At Synergy, we're here to help. If you have a complaint, please call 1800 208 987 to speak with our Customer Service Representative. If they're unable to resolve your complaint, our Complaints Team may be able to help. If your complaint remains unresolved, you can contact the Energy and Water Ombudsman on 1800 754 004.

Faults


Call the Western Power 24hr emergency line on 13 13 51.

We're here to help

 synergy.net.au

 13 13 54

 TTY Service: 13 36 77

 Interpreter Service: 13 14 50

P-8
LEAK-PROOF ROOFING

ALL ROOF MAINTENANCE & TROUBLE SHOOTING
ROOF CONTRACTORS LICENCE NO: 12549

Tax Invoice

A.B.N. 72 631 593 712

Servicing Kalamunda and Surrounding Districts

To: Real Estate Plus unit 3/14 Farrall Rd
Midvale

PO Box 1353
KALAMUNDA WA 6076

Ph/Fax:

Mobile: 0417 940 971

Email: xsmall@bigpond.com

Date: 13/10/2021

Invoice No: 00007817

Account To:

Acc to Phipps Superannuation fund,
C/- Realestate Plus, Attn to Mike, o/n
15894, Potters House, 1/12 Loton St
Bellevue.

*** Tax Invoice ***

EX GST Cost

As per inspection to roof leaks.
1, All roofing and flashings look to be in good order, current leaks are behind the front parapet wall where new roof sheets have been replaced by others.
2, Rectify lap joints to x4 sheets top and bottom sections and seal joints at bottom drainage area.
3, There is an old A/C unit at left side gutter which is leaking, tenant Ron said he would sort this.
JOB COMPLETED

\$250.00

*Paid
25/10/21*

TOTAL including GST to be paid \$275.00

(UNLESS SPECIFICALLY ITEMISED ABOVE, NO OTHER MATERIALS OR WORK HAS BEEN INCLUDED WITH THIS

DATE COMPLETED:

Method of Payment:
Direct Deposit to: Leak-Proof Roofing (NAB)
BSB: 086-288 A/C No: 53862 4878

Subtotal: \$250.00

GST: \$25.00

Balance Due Inc GST: \$275.00

Amount Applied: \$0.00

COMPLETION ACKNOWLEDGEMENT

The client recognises that though the signing of this form they acknowledge their satisfaction with the quotation supplied.
ALL GOODS & SERVICES ARE STRICTLY C.O.D ON COMPLETION. (Unless otherwise arranged)

1/We agree to pay any costs/charges incurred by Leak-Proof Roofing in the collection of any outstanding debt owed by me/us.
I accept the quotation above to be carried out under the conditions supplied here with:

Client Signature: _____

Leak-Proof Roofing Representative's Signature: _____

Terms & Conditions:

1. Unless specified items above, no other materials or work has been included with this quote.
2. All steel and metal products are quoted as per Roof Marts current price lists, from date of quote.
3. All material remain the property Leak-Proof Roofing until account is finalised.
4. A full 5 years warranty on all workmanship & material subject to all that of the above.
5. This quote is valid for 60 days from date above.

ISSUE DATE 29 July 2021

REFERENCE NUMBER 1891720

WARD Midland / Guildford

DUE DATE 3 September 2021



052/0000051886 PRINT1_C5 123

Mrs Linda Magdalen Phipps and
Mr Wayne Edward Phipps
PO Box 1318
MIDLAND DC WA 6936

*Potters / Store
625.30 Potters
Paid 21/8/21*

PROPERTY ADDRESS

12 Loton Avenue, MIDLAND WA 6056
Strata Lot 1 on Strata 30715

Description	Valuation(\$)/ Unit(s)	Rate(\$)	Current	Arrears	Total
Waste/Recycling Services Charge Rates Exempt	1	818	\$818.00	\$0.00	\$818.00
Emergency Services Levy Category 1 - Industrial	27,915	0.015497	\$432.60	\$0.00	\$432.60
			\$1,250.60	\$0.00	\$1,250.60

*→
Paid 21.8.21*

The Current Waste/Recycling Service Charge includes the State Government landfill levy of \$70/tonne on all waste material sent to landfill. Payments made after 15 July 2021 are not reflected on this account.

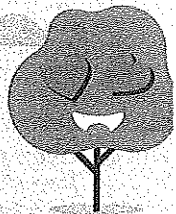
If unable to pay this account in full, or by the four instalment option please contact Rating Services to discuss an alternative suitable payment arrangement.

For full information please see the back pages.

PAYMENT OPTIONS

OPTION NUMBER	PAYMENTS	DUE DATES
1	One Payment	\$1,250.60 3 September 2021
2	1st Instalment	\$312.65 3 September 2021
	2nd Instalment	\$312.65 5 November 2021
	3rd Instalment	\$312.65 14 January 2022
	4th Instalment	\$312.65 18 March 2022
TOTAL	\$1,250.60	(Cost of Option: \$0.00)

GO GREEN!
with eRates



For more information, see overleaf

To qualify for the instalment plan, the City MUST receive the EXACT amount of the first instalment due by September 3, 2021

PAYMENT METHODS

REFERENCE NUMBER 1891720

NAME Mrs Linda Magdalen Phipps and

PROPERTY ADDRESS 12 Loton Avenue, MIDLAND WA 6056

	Date	Amount Due
<input type="checkbox"/> OPTION 1 - Pay In Full	3-Sep-21	\$1,250.60
<input type="checkbox"/> OPTION 2 - First Instalment	3-Sep-21	\$312.65

For all electronic payments please use reference below:

Billor Code: 7807
Reference No: 1891720



Pay by Phone
Please call 1300 276 468 anytime to pay with Visa Card, Mastercard and American Express. No receipts will be issued for payments made.

The City of Swan offers the flexibility to pay your rates by weekly or fortnightly direct debit. For more information please contact us or visit www.swan.wa.gov.au/directdebit



Pay in Person at Council

At City Office, 2 Midland Sq, Midland, Mon-Fri 8:00am - 5:00pm. With Cash, Cheque, Credit Card or EFTPOS

Pay at any City of Swan Library or Gidgegannup Drop-Point Library With E-TPOS or Credit Card during Library opening hours.

Pay by Mail

Make cheques payable to City of Swan and crossed "Not Negotiable". Post to:
City of Swan,
PO Box 196, Midland WA 6936.
No receipts will be issued for payments made.

Pay in Person at Australia Post

Please present this notice INTACT at any Post Office.



BPAY
Contact your Bank or Financial Institution to arrange payment from your cheque or savings account.

Online
Visit the City of Swan website at: www.swan.wa.gov.au/payment. You will need your Reference number and credit card details.



Land Tax Assessment details

The accounting details for the assessment period are set out below.

Description	Aggregated Assessable Value	Debit	Credit	Balance
2021/2022 LAND TAX	503,655	509.14		509.14
2021/2022 METROPOLITAN REGION IMPROVEMENT TAX	314,655	20.52		529.66
2021/2022 ROUNDING DOWN			0.01	529.65
BALANCE *				\$529.65

*The balance is payable by option 1, 2 or 3.

This Assessment is based on the following land held at 30 June 2021:
Land that you have sold after 30 June 2021 WILL NOT change your liability for this assessment.

Land Identity	Address	Proportionate Tax	Unimproved Value	Taxable Value	Assessable Value
1000P70680	135 ST MICHAELS PKWY DUNSBOROUGH 6281	191.05	189,000	189,000	189,000
28S59977	Unit 28, 5 WALLSEND RD MIDLAND 6056	31.37	29,160	29,160	29,160
2S30715	19 LANDOR GDNS MIDLAND 6056	235.01	218,400	218,400	218,400
3S50898	Unit 3, 919 BEAUFORT ST INGLEWOOD 6052	72.19	67,095	67,095	67,095
519.65 512.75 AGGREGATED ASSESSABLE VALUE					\$503,655

Potters 117.50
 Darknight 117.50 PAID 10/1/22

enquiries

INTERNET Web enquiry: www.osr.wa.gov.au/landtaxenquiry
 General Information: www.osr.wa.gov.au/landtax

PHONE (08) 9262 1500 or for WA country STD callers 1300 368 364 (local call charge)
 8:30am to 4:30pm Monday to Friday.

**Save money by
 making your payment
 in full by the due date**

IMPORTANT: You will not be eligible for discount or other options unless payment of the required amount is made by the due date shown on your assessment notice.
 If you are having difficulty paying this assessment notice, please call (08) 9262 1500 before the due date shown on this notice, to discuss alternative payment arrangements.

OTHER PAYMENT METHODS

By Post: Send this slip with your cheque payable to:
 COMMISSIONER OF STATE REVENUE, GPO Box H572, Perth WA 6841

PLEASE NOTE THAT PAYMENTS CAN NO LONGER BE MADE AT AUSTRALIA POST

TO

Dark Night

DATE 10/12/21

ABN (of Recipient)

ORDER No.

FROM

L x W Phipps

ABN (of Supplier)

QTY	DESCRIPTION	PRICE	GST	TOTAL
*	hand TAX No 10			4089.25
*	hand TAX No 12 Paint Shop			3234.54
*	hand TAX No 12A 1/2 share			117.50
*	Please pay No 10 x No 12 Paint Shop into partnership 306-041 5224885 LxW Phipps			
	Please pay 12A 1/2 share into Super A/c			

Paid 10/11/22

TOTAL INCLUSIVE OF GST

Total Includes GST of

7441.29

Issue date 3 August 2021
Bill ID 0159



WE & LM PHIPPS
PO BOX 643
KALAMUNDA WA 6076

July Area 2021

Account number 90 04291 81 1
Please pay \$526.27
Payment due by 24 Aug 2021

Account for FACTORY AT 12 LOTON AV MIDLAND LOT 193
Strata lot 1

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 24 August 2021	\$526.27
Turn over for important information	Total
	\$526.27

Potters: 263.13
D.N. Phipps: 263.14 PMDV
Paid 20/8/21 →

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.
Need more time to pay?
Visit watercorporation.com.au/financialassistance or call 1300 659 752.
Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75

12 LOTON AV MIDLAND LOT 193
Account number 90 04291 81 1





Service Charge Account

Sept Oct 2021

Issue date 6 October 2021
Bill ID 0160

WE & LM PHIPPS
PO BOX 643
KALAMUNDA WA 6076

Account number 90 04291 81 1
Please pay \$517.79
Payment due by 27 Oct 2021

Account for FACTORY AT 12 LOTON AV MIDLAND LOT 193
Strata lot 1

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 27 October 2021	\$517.79
Turn over for important information	Total
	\$517.79

*PO HERS: 258.89
Dark Night: 258.90 PAID ✓
Paid 15/10/21*

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.
Need more time to pay?
Visit watercorporation.com.au/financialassistance or call 1300 659 752.
Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75

12 LOTON AV MIDLAND LOT 193
Account number 90 04291 81 1
Please pay \$517.79
Payment due by 27 October 2021





Water Use and Service Charge Account

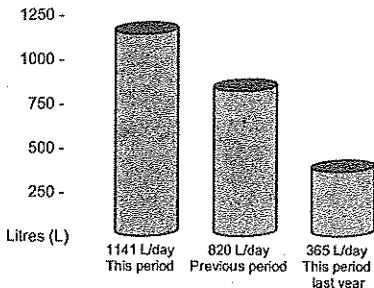
Issue date 6 October 2021
Bill ID 0074

TRADING AS WAYNE PHIPPS SMASH REPAIRS
PO BOX 1318
MIDLAND DC PO BOXES WA 6936

Account number 90 17618 34 2
Please pay \$240.93
Payment due by 27 Oct 2021

Account for COMMON NON-RES AT 12 LOTON AV MIDLAND LOT 193
Strata lot 1-2

Daily water use comparison



Your account summary (GST does not apply to this account)

Description	Amount
Current charges due 27 October 2021	\$240.93
Total	\$240.93

Turn over for important information

Potters: 73.58
Darknight: 167.35 paid

Paid 15/10/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.
Need more time to pay?
Visit watercorporation.com.au/financialassistance or call 1300 659 752.
Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75

12 LOTON AV MIDLAND LOT 193

Account number 90 17618 34 2
Please pay \$240.93
Payment due by 27 October 2021



<0000024093> <066304> <000090176183422> >

Owned by the people of WA.

Think climate change. Be waterwise.



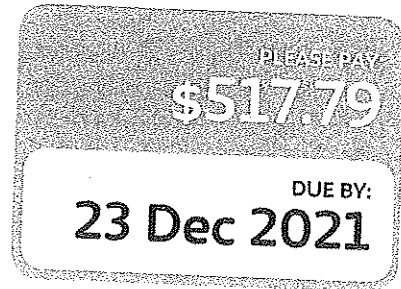
WE & LM PHIPPS
PO BOX 643
KALAMUNDA WA 6076

Nov Dec 2021

ACCOUNT NUMBER 90 04291 81 1
BILL ID 0161
ISSUE DATE 2 DEC 2021

Your bill summary

Here is your latest **service charge account** for the factory at 12 Loton Av Midland Lot 193.



Strata lot 1

Account summary

New charges	Due 23 Dec 2021	\$517.79
Total		\$517.79

INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Potters 258.89
Dark night 258.90 ✓
(Continued on next page)

Paid 3/12/21

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah. To learn more and have your say visit water.gov.au/learnaboutgroundwater





Think climate change.
Be waterwise.



P-1011

Jan Feb 2022

ACCOUNT NUMBER 90 04291 81 1
BILL ID 0162
ISSUE DATE 4 FEB 2022

WE & LM PHIPPS
PO BOX 643
KALAMUNDA WA 6076

Your bill summary

Here is your latest **service charge account** for the factory at 12 Loton Av Midland Lot 193.

PLEASE PAY:

\$500.81

DUE BY:

25 Feb 2022

Strata lot 1

Account summary

New charges	Due 25 Feb 2022	\$500.81
Total		\$500.81

INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

*Potters: 250.40
Darknight: 250.40*

*Paid
8/2/22*

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater



Owned by the people of WA.

Think climate change. Be waterwise.

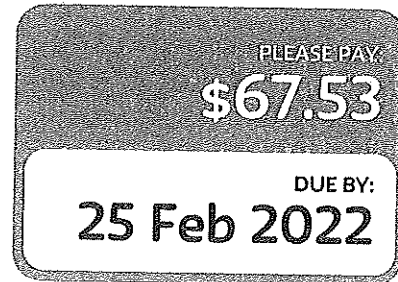


TRADING AS WAYNE PHIPPS SMASH REPAIRS
PO BOX 1318
MIDLAND DC PO BOXES WA 6936

ACCOUNT NUMBER 90 17618 34 2
WATER USE PERIOD 64 DAYS
BILL ID 0077
ISSUE DATE 4 FEB 2022

Your bill summary

Here is your latest water use and service charge account for the common non-res at 12 Loton Av Midland Lot 193.



Strata lot 1-2

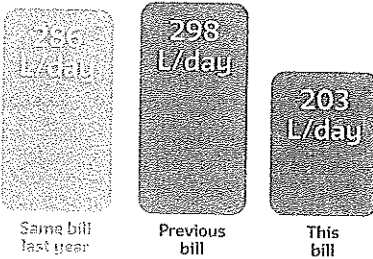
Account summary

Paid 8/2/22

Opening balance		\$13.07CR
New charges	Due 25 Feb 2022	\$80.60
Total		\$67.53

INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



In this period you used 13kL. Your average daily water use was 203L at \$0.54 per day. Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)

Compare your water use to businesses like yours at watercorporation.com.au/benchmarking

*Potters : 33.76
Dark night : 33.77*

(Continued on next page)

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater





Think climate change.
Be waterwise.



*March
April 2022*

ACCOUNT NUMBER 90 04291 811
BILL ID 0163
ISSUE DATE 31 MAR 2022

WE & LM PHIPPS
PO BOX 643
KALAMUNDA WA 6076

Your bill summary

Here is your latest **service charge account** for the factory at 12 Loton Av Midland Lot 193.

PLEASE PAY:

\$517.79

DUE BY:

21 Apr 2022

Strata lot 1

Account summary

New charges	Due 21 Apr 2022	\$517.79
Total		\$517.79

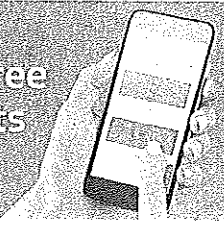
INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

*Potters: 258.89
Darknight: 258.90*

Power 15/4/22

Sign up for free water supply alerts



By signing up for SMS or email water supply alerts, you'll stay in the know about outages impacting your water supply.



Owned by the people of WA.

Think climate change. Be waterwise.



TRADING AS WAYNE PHIPPS SMASH REPAIRS
PO BOX 1318
MIDLAND DC PO BOXES WA 6936

ACCOUNT NUMBER 90 17618 34 2
WATER USE PERIOD 55 DAYS
BILL ID 0078
ISSUE DATE 31 MAR 2022

Your bill summary

Here is your latest water use and service charge account for the common non-res at 12 Loton Av Midland Lot 193.

PLEASE PAY

\$84.81

DUE BY:

21 Apr 2022

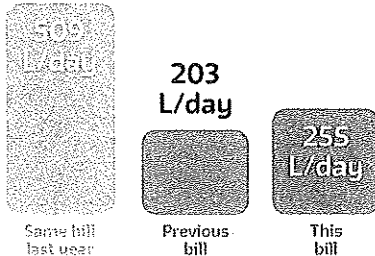
Strata lot 1-2

Account summary

New charges	Due 21 Apr 2022	\$84.81
Total		\$84.81

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



In this period you used 14kL. Your average daily water use was 255L at \$0.67 per day. Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)

Compare your water use to businesses like yours at watercorporation.com.au/benchmarking

*Dark night - 53.53
Potters 31.28*

(Continued on next page)

Paid 15/4/22

Sign up for free water supply alerts



By signing up for SMS or email water supply alerts, you'll stay in the know about outages impacting your water supply.

water supply alerts

Owned by the people of WA.

Think climate change. Be waterwise.



May
June 22

WE & LM PHIPPS
PO BOX 643
KALAMUNDA WA 6076

ACCOUNT NUMBER 90 04291 81 1
BILL ID 0164
ISSUE DATE 2 JUN 2022

Your bill summary

Here is your latest **service charge account** for the factory at 12 Loton Av Midland Lot 193.

PLEASE PAY:

\$517.79

DUE BY:

23 Jun 2022

Strata lot 1

Account summary

New charges	Due 23 Jun 2022	\$517.79
Total		\$517.79

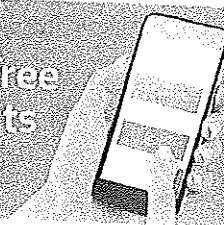
INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

Potters - 258.89
DN - 258.90

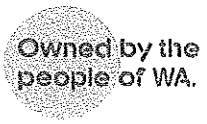
Paid
3/6/22

Sign up for free water supply alerts



By signing up for SMS or email water supply alerts, you'll stay in the know about outages impacting your water supply.





Think climate change. Be waterwise.



ACCOUNT NUMBER 90 17618 34 2
 WATER USE PERIOD 62 DAYS
 BILL ID 0079
 ISSUE DATE 2 JUN 2022

TRADING AS WAYNE PHIPPS SMASH REPAIRS
 PO BOX 1318
 MIDLAND DC PO BOXES WA 6936

Your bill summary

Here is your latest water use and service charge account for the common non-res at 12 Loton Av Midland Lot 193.

PLEASE PAY:

\$98.04

DUE BY:

23 Jun 2022

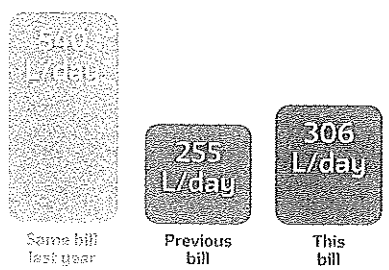
Strata lot 1-2

Account summary

New charges	Due 23 Jun 2022	\$98.04
Total		\$98.04

INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



In this period you used 19kL. Your average daily water use was 306L at \$0.81 per day. Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)

Compare your water use to businesses like yours at watercorporation.com.au/benchmarking

Potters - 33.93
DN - 64.11

paid 3/6/22

(Continued on next page)

Sign up for free water supply alerts



By signing up for SMS or email water supply alerts, you'll stay in the know about outages impacting your water supply.



Property Breakdown

#1 of 2 properties

Unit 3 / 919 Beaufort St, Inglewood WA

LM & WE PHIPPS ATF PHIPPS SUPERANNUATION

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$21,940.00 ^Λ
Carpet - New	\$105.45	\$570.00	
Electrical Repairs	\$18.50	\$203.50	\$1,538.50
General Maintenance	\$69.55	\$765.00	
Management Fee	\$219.40	\$2,413.40 ^Λ	

Income		Expenses		Net Position
\$21,940.00	-	\$3,951.90	=	\$17,988.10
Incl GST: \$0.00		Incl GST: \$412.90		

Total rent deductions: \$0.00

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

12:55

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0700.03 - Rent Received- Beaufort St							
02/08/2021	000000017	R	Radi Estates			1,780.00	(1,780.00)
01/09/2021	000000034	R	Radi Estates			1,424.00	(3,204.00)
01/10/2021	000000048	R	Radi Estates			1,780.00	(4,984.00)
01/11/2021	000000071	R	Radi Estates			1,194.00	(6,178.00)
01/12/2021	000000080	R	Radi Estates			1,424.00	(7,602.00)
04/01/2022	000000094	R	Radi Estates			1,641.00	(9,243.00)
01/02/2022	000000107	R	Radi Estates			1,424.00	(10,667.00)
01/03/2022	000000121	R	Radi Estates			1,424.00	(12,091.00)
01/04/2022	000000134	R	Radi Estates			1,477.40	(13,568.40)
02/05/2022	000000148	R	Radi Estates			1,495.20	(15,063.60)
01/06/2022	000000156	R	Radi Estates			1,251.70	(16,315.30)
30/06/2022	000000172	J	Inc & exp as per Agent Summary			5,624.70	(21,940.00)
Total						21,940.00	A

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

13:08

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1987.03 - Insurance							
09/07/2021	000000010	P	Inglewood Insurance		335.00 A		335.00
15/06/2022	000000164	P	Inglewood Insurance		315.00 A		650.00
Total					<u>650.00</u>		
Account number 1990.03 - Levies							
23/07/2021	000000014	P	Smithwick		749.50 A		749.50
10/08/2021	000000024	P	Smithwick		711.40 A		1,460.90
29/10/2021	000000068	P	Smithwick		749.50 A		2,210.40
09/11/2021	000000076	P	Smithwick		508.95 A		2,719.35
28/01/2022	000000104	P	Smithwick		749.50 A		3,468.85
14/02/2022	000000114	P	Special levy		508.95 A		3,977.80
06/04/2022	000000136	P	Smithwick		749.50 A		4,727.30
Total					<u>4,727.30</u>		
Account number 1991.03 - Management agent fees							
30/06/2022	000000172	J	Inc & exp as per Agent Summary		2,413.40 A		2,413.40
Total					<u>2,413.40</u>		
Account number 1994.03 - Repairs and Maintenance							
30/06/2022	000000172	J	Inc & exp as per Agent Summary		1,538.50 A		1,538.50
Total					<u>1,538.50</u>		
Account number 1995.03 - Rates and taxes							
06/08/2021	000000022	P	City of Stirling		1,494.82 A		1,494.82
31/12/2021	000000093	P	Land tax Beaufort		513.75		2,008.57
30/06/2022	000000171	J	Land tax portion for Loton Ave			227.95	1,780.62
30/06/2022	000000173	J	Land tax apportioned			215.74	1,564.88
Total					<u>2,008.57</u>	<u>443.69</u>	

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022
13:08

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1996.03 - Water							
07/07/2021	000000009	P	Water rates		200.89 A		200.89
06/09/2021	000000039	P	Water rates		197.64 A		398.53
05/11/2021	000000074	P	Water rates		197.64 A		596.17
20/01/2022	000000102	P	Water rates		191.17 A		787.34
07/03/2022	000000125	P	Water rates		197.64 A		984.98
06/05/2022	000000151	P	Water rates		197.64 A		1,182.62
Total					<u>1,182.62</u>		

} P16

Policy Schedule

Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit terrischeer.com.au/paperless



052

L & W Phipps ATF Phipps Superannuation Fund
PO Box 1318
MIDLAND DC WA 6936

25 May 2021

POLICY NUMBER: TS0116480LPP

AMOUNT DUE: \$ 335.00

Insured: L & W Phipps ATF Phipps Superannuation Fund

Insured Address: 3/919 Beaufort Street, INGLEWOOD WA 6052

Premium Type

Renewal

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	\$1,000

Expiry Date

14/07/2021. We invite you to renew your policy until 14/07/2022

Managing Agent

Radi Estates

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Property Details

The land size is unknown.

*Paid
9/7/21*

Annual Premium \$335.00

Includes: Multiple Property Discount

Last year's annual premium	\$315.00
Change on last year	6.3 %

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Please turn over for important policy information

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terrischeer.com.au/pds-update

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

Payment Slip for: L & W Phipps ATF Phipps Superannuation Fund - 3/919 Beaufort Street, INGLEWOOD WA 6052

Amount Payable

\$335.00

Due Date

14/07/2021

Policy Number

TS0116480LPP

Payment Reference No

701164808

Payment Options

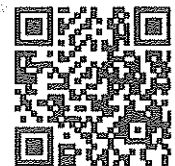


By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



Billor Code: 63461

Ref: 701164808



Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

TS00033 01/03/18 A

Policy Schedule

Landlord Preferred Policy

25 May 2022

L & W Phipps ATF Phipps Superannuation Fund
 PO Box 1318
 MIDLAND DC WA 6936

POLICY NUMBER: TS0116480LPP
AMOUNT DUE: \$ 315.00
DUE DATE: 14/07/2022

Insured: L & W Phipps ATF Phipps Superannuation Fund
Insured Address: 3/919 Beaufort Street, INGLEWOOD WA 6052

Premium Type
 Renewal

Expiry Date
 14/07/2022. We invite you to renew your policy until 12:01am
 14/07/2023

Managing Agent
 Radi Estates

Property Details
 The land size is unknown.
 There is no business activity operated from this property.
 The property is kept well maintained and in good condition*

Sum Insured
 Contents/Building \$60,000
 Liability to Other \$20,000,000
 Weekly rent \$1,000

Excess per claim
 Loss of rent \$0
 Add. benefits in Sect 1, Liability \$0
 Tenant damage \$500
 Scorching or pet damage \$250
 Earthquake or Tsunami \$200
 Other claims \$100

Annual Premium \$315.00

Includes: Multiple Property Discount
 Last year's annual premium \$335.00
 Change on last year -6.0 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

Rang Terri Scheer 9/6/22
Sony
C/N

Paid
29/6/22

Please turn over for important policy information and payment details

150033 01/03/14 3



Invoice N^o: 2461

A.B.N. 78 278 298 139

Tax Invoice

28 Clifton Street,
Scarborough WA 6019

Phone: 0428116859
Email: shockwaveecs@gmail.com

Date of completion: 6/6/2021

Client Name LM & WE PHIPPS ATF PHIPPS SUPERANNUATION c/o Radi Estates 909A
Beaufort St, Inglewood

Address 9/919 Beaufort St, Dianella

Smoke Alarm Expiry 2026

Work completed;

- Supplied and replaced cooktop for new Technika 600mm cooktop.
- RCD and hard wired smoke alarm compliance test = Compliant.

QTY	Description	Cost per Item	Total Ex GST	Total
2	1x hour Labour - \$80.00 + GST = \$88.00 (No callout fee)	80.00	160.00	176.00
1	60cm Technika Cooktop - Black	290.00	290.00	319.00
			Sub Total	450.00
			GST	45.00
			Total	495.00

INTERNET BANKING: BSB – 944300 Account N^o – 9269010

**Please quote invoice number as reference on all payments*

Please consider the environment before printing this e-mail

The Electric Stoveman Pty Ltd

Tax Invoice

A.B.N. 53 132 279 915

EC 000503

PO Box 1354
WANGARA 6947

Phon 08 9408 0388

Fax: 08 9408 0355

Email: tesm@bigpond.com

Invoice #: 00048573

Order Number: 5559/NATALIE

Terms: Net 7 Days

Bill To:

L M & WE PHIPPS ATF PHIPPS SUPERANNUATION
C/-RADI ESTATES
PO BOX 542
INGLEWOOD WA 6932

Job Details

3 / 919 BEAUFORT STREET
INGLEWOOD WA 6052

DESCRIPTION	DATE		TOTAL
	RATE	QTY.	
ELECTRIC OVEN CHECK AND TEST OVEN. REPLACE FAULTY FAN ELEMENT AND TEST. SERVICE CALL LABOUR FAN FORCED ELEMENT	\$110.00 \$120.00 \$90.00	1 0.25 1	\$110.00 \$30.00 \$90.00
<p>All materials remain the property of the ELECTRIC STOVE MAN until paid in full. Three months warranty on all repairs and twelve months manufactures warranty on parts.</p> <p>Account not paid by the due date will attract interest of 2.5% per month. Payments Can be made by internet banking: NAB Whitfords BSB: 086-495 ACC: 873922661 Please add invoice number to details</p>		<p>TOTAL AMT \$230.00 GST \$20.91 PAID TODAY \$0.00 BALANCE DUE \$230.00</p>	



A.B.N. 78 278 298 139

Invoice N°: 3000

Date of completion: 21/5/2022

28 Clifton Street,
Scarborough WA 6019

Phone: 0428116859
Email: shockwaveecs@gmail.com

Tax Invoice

Client Name c/o Radi Estates 909A Beaufort St, Inglewood

Address 3/919 Beaufort St, Inglewood

Smoke alarm expiration date 2033

Work completed

- Supplied and replaced two hard-wired smoke alarms which expired 2017.
- Supplied and replaced faulty two gang switch in bathroom two.
- Tested exhaust fan to second bathroom. The fan is no longer strong enough move air from the second bathroom which is quite a distance from the fan motor which is located in the ceiling above bathroom one, this is why bathroom one has such good air flow. Unless it has never worked at all is has become less effective over time. There does not seem to be any air flow from the second bathroom. The only option would be to install a new or more powerful exhaust fan. I will send through a quote to supply and replace the 150mm In-line exhaust fan for the two bathrooms.
- RCD and hard-wired smoke alarm compliance test = Compliant.

QTY	Description	Cost per Item	Total Ex GST	Total
1	1x hour Labour - \$80.00 + GST = \$88.00 (No callout fee)	80.00	80.00	88.00
2	240V smoke alarm - Clipsal	45.00	90.00	99.00
1	Two gang switch - Clipsal	15.00	15.00	16.50
<i>Prompt payment is appreciated. Thank You</i>			Sub Total	185.00
			GST	18.50
			Total	203.50

Please consider the environment before printing this e-mail



Dons Maintenance

0402 470 588
51 San Teodoro Ave
Sinagra
ABN 23712787017

Tax invoice

Purchase order no
6356

Invoice number
00000807

Issue date
20/05/2022

Due date
03/06/2022

Bill to

Radi Estates
909A Beaufort Street
Inglewood WA 6052
Australia

Description	Tax	Amount (\$) including tax
Job Address: Unit 3 / 919 Beaufort St, Inglewood	GST	
Repair and re-secure towel rail in bathroom	GST	40.00
	Tax	\$3.64
	Total Amount (inc. tax)	\$40.00
	Total paid	\$0.00
	Balance due	\$40.00

Notes
LM & WE PHIPPS ATF PHIPPS
SUPERANNUATION
c/o Radi Estates Pty Ltd T/As Radi
Estates
909A Beaufort Street
PO Box 542
Inglewood WA 6052
Australia

View your invoice online

[Click here to view](#)

How to pay

Due date: 03/06/2022

View your invoice online

Scan the QR code or click the link above to view this invoice online.



Bank deposit via EFT

Bank NAB
Name DONS MAINTENANCE
BSB 083004
AC# 761803078
Ref# 00000807



Rate Notice

Payment Reference No: 1025964145

25 Cedric Street Stirling WA 6021
Telephone Payment Line 1300 661 144 | Rates Enquiries (08) 9205 8555

Date Issued: 21/07/2021

Date Due: 27/08/2021

Property Address: 3/919 Beaufort Street INGLEWOOD WA 6052

Full Amount Due: \$1,494.82

052 69671
Wayne Edward Phipps &
Linda Magdalen Phipps
PO Box 1318
MIDLAND WA 6936

Rating Year: 01/07/2021 - 30/06/2022

Property No: 259641

Valuation - GRV: 15340

Legal Description: Lot 3 BSP 50898 Vol 2685 Fol 455 Area: 105.000000 m2

Rates and Charges Due (GST is not included in these charges)

Item	Charge	Arrears	Amount Due
Emergency Services Levy Cat 1 Residential	15340 @ 1.5497c/\$		\$237.72
Improved Residential Rates	15340 @ 5.7503c/\$		\$882.10
Service Charge - Security	1 @ 30		\$30.00
Standard Waste Service	1		\$345.00
Total			\$1,494.82

Paid 6/8/21

The City of Stirling Council adopted an Economic Stimulus and Community Recovery Package for 2020/21. The package included the removal of interest, instalment and arrangement fees on overdue accounts. These fees and charges will be applicable for 2021/22 as detailed in the rates terms and conditions.

Payment Options

Payment Reference No 1025964145

Flexible payment options by direct debit only (Rates Smoothing)

Instalment Options

Land Tax Assessment details

The accounting details for the assessment period are set out below.

Description	Aggregated Assessable Value	Debit	Credit	Balance
2021/2022 LAND TAX				509.14
2021/2022 METROPOLITAN REGION IMPROVEMENT TAX	503,655	509.14		529.66
2021/2022 ROUNDING DOWN	314,655	20.52		529.65
			0.01	
			BALANCE *	\$529.65

*The balance is payable by option 1, 2 or 3.

This Assessment is based on the following land held at 30 June 2021:
Land that you have sold after 30 June 2021 WILL NOT change your liability for this assessment.

Land Identity	Address	Proportionate Tax	Unimproved Value	Taxable Value	Assessable Value
1000P70680	135 ST MICHAELS PKWY DUNSBOROUGH 6281	191.05	189,000	189,000	189,000
28S59977	Unit 28, 5 WALLSEND RD MIDLAND 6056	31.37	29,160	29,160	29,160
2S30715	19 LANDOR GDNS MIDLAND 6056	235.01	218,400	218,400	218,400
3S50898	Unit 3, 919 BEAUFORT ST INGLEWOOD 6052	72.19	67,095	67,095	67,095
AGGREGATED ASSESSABLE VALUE					\$503,655

Potters 117.50
Darknight 117.50 PAID 10/1/22

enquiries

INTERNET Web enquiry: www.osr.wa.gov.au/landtaxenquiry

General Information: www.osr.wa.gov.au/landtax

PHONE

(08) 9262 1500 or for WA country STD callers 1300 368 364 (local call charge)
8:30am to 4:30pm Monday to Friday

PAYMENT METHODS

By Post: Send this slip with your cheque payable to:
COMMISSIONER OF STATE REVENUE, GPO Box H672, Perth WA 6841

NOTE THAT PAYMENTS CAN NO LONGER BE MADE AT AUSTRALIA POST

**Save money by
making your payment
in full by the due date**

IMPORTANT: You will not be eligible for discount or other options unless payment of the required amount is made by the due date shown on your assessment notice.

If you are having difficulty paying this assessment notice, please call (08) 9262 1500 before the due date shown on this notice, to discuss alternative payment arrangements.

Service Charge Account

Issue date 6 July 2021
Bill ID 0061

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Account number 90 16301 55 4
Please pay \$200.89
Payment due by 22 Jul 2021

Account for HOME UNIT AT UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29
Strata lot 3

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 22 July 2021	\$200.89
Turn over for important information	Total \$200.89

Paid 7/7/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

Visit watercorporation.com.au/financialassistance or call 1300 659 752.

 **Interpreter Services 13 14 50**

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75

UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number 90 16301 55 4
Please pay \$200.89
Payment due by 22 July 2021



*690 9016301554

<0000020089> <066304> <000090163015546> >

21 13 07/05



Service Charge Account

Issue date 3 September 2021
Bill ID 0062

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Account number 90 16301 55 4
Please pay \$197.64
Payment due by 20 Sep 2021

Account for HOME UNIT AT UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29
Strata lot 3

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 20 September 2021	\$197.64
Turn over for important information	Total \$197.64

Paid 6/9/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

Visit watercorporation.com.au/financialassistance or call 1300 659 752.

 **Interpreter Services 13 14 50**

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75

UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number 90 16301 55 4
Please pay \$197.64
Payment due by 20 September 2021



<0000019764> <066304> <000090163015546> >



Service Charge Account

Issue date 4 November 2021
Bill ID 0063

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Account number 90 16301 55 4
Please pay \$197.64
Payment due by 22 Nov 2021

Account for HOME UNIT AT UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29
Strata lot 3

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 22 November 2021	\$197.64
Turn over for important information Total	\$197.64

Paid 5/11/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

Visit watercorporation.com.au/financialassistance or call 1300 659 752.

Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75

UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number 90 16301 55 4
Please pay \$197.64
Payment due by 22 November 2021



*690 9016301554

<0000019764> <066304> <000090163015546> >

Owned by the people of WA.

Think climate change. Be waterwise.



ACCOUNT NUMBER 90 16301 55 4
BILL ID 0064
ISSUE DATE 6 JAN 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest service charge account for the home unit at Unit 3 / 919 Beaufort St Inglewood Lot 29.

PLEASE PAY

\$191.17

DUE BY:

24 Jan 2022

Strata lot 3

Account summary

New charges

Due 24 Jan 2022

Total

\$191.17

\$191.17


INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

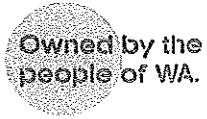
Roni 20/1/22

(Continued on next page)

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater





Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 16301 55 4
BILL ID 0065
ISSUE DATE 4 MAR 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 3 / 919 Beaufort St Inglewood Lot 29.**

PLEASE PAY:

\$197.64

DUE BY:

21 Mar 2022

Strata lot 3

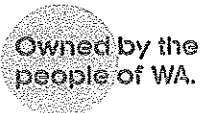
Account summary

New charges	Due 21 Mar 2022	\$197.64
Total		\$197.64

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

Paid
7/3/22



Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 16301 55 4
BILL ID 0066
ISSUE DATE 4 MAY 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 3 / 919 Beaufort St Inglewood Lot 29.**

PLEASE PAY:

\$197.64

DUE BY:

20 May 2022

Strata lot 3

Account summary

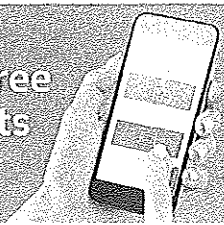
New charges	Due 20 May 2022	\$197.64
Total		\$197.64

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

Paid 6/5.

Sign up for free
water supply alerts



By signing up for SMS or email water supply alerts you'll stay in the know about outages impacting your water supply.



#2 of 2 properties

Unit 28 / 5 Wallsend Rd, Woodbridge WA

LM & WE PHIPPS ATF PHIPPS SUPERANNUATION

ITEM	INCLUDED GST	EXPENSE	INCOME
Bond Reimbursement - General Repairs & Maintenance	\$27.27		\$300.00
Bond Reimbursement - Advertising	\$20.00		\$220.00 A
Rent *			\$18,914.29
Tenant Reimbursement - Final Bond Inspection Fee	\$5.00		\$55.00
Tenant reimbursement - Unexpired Portion of the Leasing Fee	\$26.03		\$286.30
Tenant Reimbursement - Update Property Condition Report	\$22.64		\$249.00
Advertising	\$20.00	\$220.00 A	
Electrical Repairs	\$6.00	\$66.00	
Inventory Report Fee	\$18.09	\$199.00 ①	
Letting Fee	\$84.00	\$924.00 A	
Management Fee	\$189.14	\$2,080.57 ②	

\$2219.57

Income		Expenses		Net Position
\$20,024.59	=	\$3,489.57	=	\$16,535.02
Incl GST: \$100.94		Incl GST: \$317.23		

Total rent deductions: \$0.00

Total For All Properties

Income		Expenses		Net Position
\$41,964.59	-	\$7,441.47	=	\$34,523.12
Incl GST: \$100.94		Incl GST: \$730.13		

Total rent deductions: \$0.00

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022
13:22

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0700.04 - Rent Received- Woodbridge							
02/08/2021	000000018	R	Radi Estates			1,869.00	(1,869.00)
01/09/2021	000000033	R	Radi Estates			934.50	(2,803.50)
01/10/2021	000000047	R	Radi Estates			1,246.00	(4,049.50)
01/11/2021	000000070	R	Radi Estates			1,246.00	(5,295.50)
01/12/2021	000000081	R	Radi Estates			1,557.50	(6,853.00)
04/01/2022	000000095	R	Radi Estates			1,557.50	(8,410.50)
01/02/2022	000000108	R	Radi Estates			1,246.00	(9,656.50)
01/03/2022	000000122	R	Radi Estates			934.50	(10,591.00)
01/04/2022	000000133	R	Radi Estates			1,557.50	(12,148.50)
02/05/2022	000000149	R	Radi Estates			1,379.50	(13,528.00)
01/06/2022	000000157	R	Radi Estates			1,277.82	(14,805.82)
30/06/2022	000000174	J	Inc & exp as per Agent Summary			5,218.77	(20,024.59)
Total						20,024.59	

THE PHIPPS SUPERANNUATION FUND

Page 1 of 2

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

13:23

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1986.04 - Advertising							
30/06/2022	000000174	J	Inc & exp as per Agent Summary		220.00 A P17		220.00
Total					<u>220.00</u>		
Account number 1987.04 - Insurance							
07/03/2022	000000124	P	Woodbridge Insurance		335.00 A P18		335.00
Total					<u>335.00</u>		
Account number 1989.04 - Lease fees							
30/06/2022	000000174	J	Inc & exp as per Agent Summary		924.00 A P17		924.00
Total					<u>924.00</u>		
Account number 1990.04 - Levies							
27/09/2021	000000044	P	Strata Woodbridge		848.20 A	} P19	848.20
31/12/2021	000000092	P	All Strata levies		848.20 A		1,696.40
30/03/2022	000000131	P	All Strata levies		848.20 A		2,544.60
Total					<u>2,544.60</u>		
Account number 1991.04 - Management agent fees							
30/06/2022	000000174	J	Inc & exp as per Agent Summary		2,279.57 A P17		2,279.57
Total					<u>2,279.57</u>		
Account number 1994.04 - Repairs and Maintenance							
30/06/2022	000000174	J	Inc & exp as per Agent Summary		66.00 A P20		66.00
Total					<u>66.00</u>		
Account number 1995.04 - Rates and taxes							
23/08/2021	000000026	P	City of Swan		1,364.40 A	} P21	1,364.40
30/06/2022	000000173	J	Land tax apportioned		30.43 A		1,394.83
Total					<u>1,394.83</u>		

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022

13:23

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1996.04 - Water							
03/08/2021	000000020	P	Water rates		145.47 A		145.47
05/10/2021	000000051	P	Water rates		143.12 A		288.59
10/12/2021	000000086	P	Water rates		143.12 A		431.71
08/02/2022	000000109	P	Water rates		138.44 A		570.15
01/04/2022	000000132	P	Water rates		143.12 A		713.27
02/06/2022	000000159	P	Water rates		143.12 A		856.39
Total					856.39		

Policy Schedule

Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit terriscbeer.com.au/paperless



052

Phipps Superannuation Fund
PO BOX 1318
MIDLAND DC WA 6936

24 January 2022

POLICY NUMBER: TS0430946LPP
AMOUNT DUE: \$ 335.00
DUE DATE: 13/03/2022

Insured: Phipps Superannuation Fund

Insured Address: 28/5 Wallsend Road, MIDLAND WA 6056

Premium Type

Renewal

Expiry Date

13/03/2022. We invite you to renew your policy until 12:01am
13/03/2023

Managing Agent

Radi Estates

Property Details

The land size is less than 2 acres.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium \$335.00

Includes: Multiple Property Discount

Last year's annual premium	\$355.00
Change on last year	-5.6 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terriscbeer.com.au/pds-update

Pay 7/3/22

Please turn over for important policy information and payment details

TS92033 01/03/11 A

From: Caryll Sedgman Caryll@allstrata.com.au
Subject: Levy Notice - Strata Scheme 59977 - Lot 28
Date: 6 September 2021 at 10:23 am
To: waynephipps@inet.net.au



Dear Wayne Phipps & Linda Phipps,

Please find attached your next levy notice October 2021

If you have any questions, please contact us during business hours.

Regards

Caryll Sedgman
Trust Account Administrator
for the Owners of Strata Plan 59977

IMPORTANT:

The contents of this email are confidential.
They are intended for the named recipient(s) only.

If you have received this email in error, please notify
the sender immediately and do not disclose the contents
to anyone or make copies thereof.

All Strata Management Services
10/100 The Arcade, 6000
Perth WA 6000
Tel: 08 9442 2222
Fax: 08 9442 2222
www.allstrata.com.au

Notice of Levies Due in October 2021

Tax Invoice

Issued 06/09/2021 on behalf of:

Wayne Phipps & Linda Phipps
C/- Phipps Superannuation Fund
PO Box 1318
MIDLAND WA 6936

The Owners of Strata Scheme 59977
ABN 45605640181
Foundry Apartments
5 Walsend Road
MIDLAND WA 6056
for Lot 28 Unit 28
Wayne Edward Phipps & Linda Magdalen Phipps

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Sinking Fund	
01/10/2021	Strata levy for period 1/10/21 to 31/12/21	806.25	41.95	848.20
	Total levies due in month	806.25	41.95	848.20

Total of this levy notice 848.20 (including \$77.11 GST)
 Levies in arrears 0.00
 Interest on levies in arrears 0.00
 Outstanding owner invoices 0.00
 Subtotal of amount due 848.20
 Prepaid 0.00
 Total amount due 848.20
 Payment due 01/10/2021

Paid 27/9/21

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 11%.
Cheques should be made payable to 'All Strata Management Services Trust Account'

STRATA LEVIES ARE DUE AND PAYABLE ON THE FIRST DAY OF THE LEVY PERIOD - IN ADVANCE.
PAYMENTS CAN BE MADE OVER THE PHONE USING A CREDIT CARD RATHER THAN ATTENDING THE OFFICE IN PERSON IF YOU PREFER. PAYMENTS CAN ALSO BE MADE ON-LINE USING BPAY.

PLEASE CONTACT OUR OFFICE IF YOU WOULD LIKE LOG IN DETAILS FOR THE CLIENT PORTAL ON OUR WEBSITE

All Strata Management Services
PO Box 511 Mt Lawley WA 6929
T: (08) 9227 8966 | F: (08) 9227 5519
admin@allstrata.com.au | www.allstrata.com.au
ABN 81 009 452 877



Notice of Levies Due in January 2022

Notice is hereby given pursuant to Sections 43, 47 and 100 of the Strata Titles Act (STA) 1985 that the following contributions are due

Tax Invoice

Issued 26/11/2021 on behalf of:

The Owners of Strata Scheme 59977
ABN 45605640181
Foundry Apartments
5 Wallsend Road
MIDLAND WA 6056

for Lot 28 Unit 28
Wayne Edward Phipps & Linda Magdalen
Phipps

Wayne Phipps & Linda Phipps
C/- Phipps Superannuation Fund
PO Box 1318
MIDLAND WA 6936

Paid 31/12/21

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Sinking Fund	
01/01/2022	Strata levy for period 1/1/22 to 31/3/22	806.25	41.95	848.20
	Total levies due in month	806.25	41.95	848.20

Total of this levy notice	848.20	(including \$77.11 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	848.20	
Prepaid	0.00	
Total amount due	\$848.20	

Late Payment: Section 100 of the Strata Titles Act 1985 provides for interest on unpaid levies to be charged at 11.00% p.a.

Cheques should be made payable to 'All Strata Management Services Trust Account'

Levy Payment due 01/01/2022

STRATA LEVIES ARE DUE AND PAYABLE ON THE FIRST DAY OF THE LEVY PERIOD - IN ADVANCE. PAYMENTS CAN BE MADE OVER THE PHONE USING A CREDIT CARD RATHER THAN ATTENDING THE OFFICE IN PERSON IF YOU PREFER. PAYMENTS CAN ALSO BE MADE ON-LINE USING BPAY.

OUR OFFICE IS CLOSED FOR CHRISTMAS FROM 4PM FRIDAY 17TH DECEMBER, RE-OPENING TUESDAY 4TH JANUARY 2022

PLEASE CONTACT OUR OFFICE IF YOU WOULD LIKE LOG IN DETAILS FOR THE CLIENT PORTAL ON OUR WEBSITE.

Australia and New Zealand
Banking Group Limited
Mt Lawley



Telephone and Internet
Banking - BPAY[®]
Please contact your
bank or financial
institution to make this
payment from your
cheque, savings, debit,
credit card or transaction
account. To use the QR
code, use the QR
within your mobile
banking app. More info:
www.bpay.com.au



Billers Code: 221556
Ref: 7933 5



Amount Due
\$848.20

Due Date
01/01/2022

Wayne Phipps & Linda Phipps
Strata Scheme 59977, Lot 28, Unit 28

Post this payment slip with your cheque to:
All Strata Management Services
PO Box 511
Mt Lawley WA 6929

All Strata Management Services
PO Box 511 Mt Lawley WA 6929
T: (08) 9227 8966 | F: (08) 9227 5519
admin@allstrata.com.au | www.allstrata.com.au
ABN 81 009 452 877



Notice of Levies Due in April 2022

Notice is hereby given pursuant to Sections 43, 47 and 100 of the Strata Titles Act (STA) 1985 that the following contributions are due

Tax Invoice

Issued 08/03/2022 on behalf of:

The Owners of Strata Scheme 59977
ABN 45605640181
Foundry Apartments
5 Wallsend Road
MIDLAND WA 6056
for Lot 28 Unit 28
Wayne Edward Phipps & Linda Magdalen
Phipps

Wayne Phipps & Linda Phipps
C/- Phipps Superannuation Fund
PO Box 1318
MIDLAND WA 6936

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Sinking Fund	
01/04/2022	Strata levy for period 1/4/22 to 30/6/22	806.25	41.95	848.20
	Total levies due in month	806.25	41.95	848.20

Paid 30/3/22

Total of this levy notice	848.20	(including \$77.11 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	848.20	
Prepaid	0.00	
Total amount due	\$848.20	

Late Payment: Section 100 of the Strata Titles Act 1985 provides for interest on unpaid levies to be charged at 11.00% p.a.

Cheques should be made payable to 'All Strata Management Services Trust Account'

Levy Payment due 01/04/2022

STRATA LEVIES ARE DUE AND PAYABLE ON THE FIRST DAY OF THE LEVY PERIOD - IN ADVANCE.
PAYMENTS CAN BE MADE OVER THE PHONE USING A MASTERCARD OR VISA CREDIT/DEBIT CARD. THIS WILL ATTRACT A FEE OF 0.750%.
MASTERCARD AND VISA PREMIER CARDS ATTRACT A FEE OF 1.5%

PLEASE CONTACT OUR OFFICE IF YOU WOULD LIKE LOG IN DETAILS FOR THE CLIENT PORTAL ON OUR WEBSITE.

Australia and New Zealand
Banking Group Limited



Mt Lawley

Telephone and Internet
Banking - BPAY[®]
Please contact your
bank or financial
institution to make this
payment from your
cheque, savings, debit,
credit card or transaction
account. To use the QR
code, use the reader
within your mobile
banking app. More info:
www.bnay.com.au



Billers Code: 221556
Ref: 7933 5



Amount Due

\$848.20

Due Date

01/04/2022

Wayne Phipps & Linda Phipps
Strata Scheme 59977, Lot 28, Unit 28

Post this payment slip with your cheque to:
All Strata Management Services
PO Box 511
Mt Lawley WA 6929



Invoice N^o: 3020

Date of completion: 1/6/2022

A.B.N. 78 278 298 139

28 Clifton Street,
Scarborough WA 6019

Phone: 0428116859
Email: shockwaveecs@gmail.com

Tax Invoice

Client Name c/o Radi Estates 909A Beaufort St, Inglewood

Address 28/5 Wallsend Rd, Woodbridge

Smoke alarm expiration date 2027

Work completed

RCD and hard-wired smoke alarm compliance test = Compliant.

QTY	Description	Cost per Item	Total Ex GST	Total
0.75	1x hour Labour - \$80.00 + GST = \$88.00 (No callout fee)	80.00	60.00	66.00
			Sub Total	60.00
			GST	6.00
			Total	66.00

Prompt payment is appreciated. Thank You

INTERNET BANKING: BSB – 944300 Account N^o – 9269010

**Please quote invoice number as reference on all payments*

Please consider the environment before printing this e-mail

558228



052/0000051839 PRINT1_C5 123
Mr Wayne Edward Phipps and
Mrs Linda Magdalen Phipps
PO Box 1318
MIDLAND DC WA 6936

Woodbridge

ISSUE DATE 29 July 2021
REFERENCE NUMBER 4132874
WARD Midland / Guildford
DUE DATE 3 September 2021

paid 21/8/21

PROPERTY ADDRESS 28/5 Wallsend Road, MIDLAND WA 6056
Strata Lot 28 on Strata 59977

Description	Valuation(\$)/ Unit(s)	Rate(\$)	Current	Arrears	Total
Residential Rates	11,440	0.085499	\$978.11	\$0.00	\$978.11
Bin Collection Charge Multi Unit Developments	1	209	\$209.00	\$0.00	\$209.00
Emergency Services Levy Category 1 - Residential	11,440	0.015497	\$177.29	\$0.00	\$177.29
			\$1,364.40	\$0.00	\$1,364.40

The Current Waste/Recycling Service Charge includes the State Government landfill levy of \$70/tonne on all waste material sent to landfill.
Payments made after 15 July 2021 are not reflected on this account.
If unable to pay this account in full, or by the four instalment option please contact Rating Services to discuss an alternative suitable payment arrangement.
For full information please see the back pages.

qualify for the instalment option, the City MUST receive the EXACT amount of the 1st instalment due by 15 November 3, 2021

PAYMENT OPTIONS

OPTION NUMBER	PAYMENTS	DUE DATES	
1	One Payment	\$1,364.40	3 September 2021
2	1st Instalment	\$341.13	3 September 2021
	2nd Instalment	\$341.09	5 November 2021
	3rd Instalment	\$341.09	14 January 2022
	4th Instalment	\$341.09	18 March 2022
	TOTAL	\$1,364.40	(Cost of Option: \$0.00)



For more information, see overleaf

PAYMENT METHODS

REFERENCE NUMBER 4132874
NAME Mr Wayne Edward Phipps and
PROPERTY ADDRESS 28/5 Wallsend Road, MIDLAND WA 6056

	Date	Amount Due
<input type="checkbox"/> OPTION 1 - Pay In Full	3-Sep-21	\$1,364.40
<input type="checkbox"/> OPTION 2 - First Instalment	3-Sep-21	\$341.13

For all electronic payments please use reference below:

Billor Code: 7807
Reference No: 4132874

PHONE
Pay by Phone
Please call 1300 276 468 anytime to pay with Visa Card, Mastercard and American Express.
No receipts will be issued for payments made.

The City of Swan offers the flexibility to pay your rates by weekly or fortnightly direct debit. For more information please contact us or visit www.swan.wa.gov.au/directdebit.

Pay in Person at Council
At City Office, 2 Midland Sq, Midland, Mon-Fri 8:00am - 5:00pm.
With Cash, Cheque, Credit Card or EFTPOS

Pay at any City of Swan Library or Gidgannup Drop-Point Library
With EFTPOS or Credit Card during Library opening hours.

Pay by Mail
Make cheques payable to City of Swan and crossed "Not Negotiable".
Post to:
City of Swan,
PO Box 196, Midland WA 6936.
No receipts will be issued for payments made.

Pay in Person at Australia Post
Please present this notice INTACT at any Post Office.

BPAY
Contact your Bank or Financial Institution to arrange payment from your cheque or savings account.
Online
Visit the City of Swan website at: www.swan.wa.gov.au/payment.
You will need your Reference number and credit card details.



Land Tax Assessment details

The accounting details for the assessment period are set out below.

Description	Aggregated Assessable Value	Debit	Credit	Balance
2021/2022 LAND TAX	503,655	509.14		509.14
2021/2022 METROPOLITAN REGION IMPROVEMENT TAX	314,655	20.52		529.66
2021/2022 ROUNDING DOWN			0.01	529.65
BALANCE *				\$529.65

*The balance is payable by option 1, 2 or 3.

This Assessment is based on the following land held at 30 June 2021.
Land that you have sold after 30 June 2021 WILL NOT change your liability for this assessment.

Land Identity	Address	Proportionate Tax	Unimproved Value	Taxable Value	Assessable Value
1000P70680	135 ST MICHAELS PKWY DUNSBOROUGH 6281	191.05	189,000	189,000	189,000
28S59977	Unit 28, 5 WALLSEND RD MIDLAND 6056	31.37	29,160	29,160	29,160
2S30715	19 LANDOR GDNS MIDLAND 6056	235.01	218,400	218,400	218,400
3S50898	Unit 3, 919 BEAUFORT ST INGLEWOOD 6052	72.19	67,095	67,095	67,095
529.65 513.75 pd AGGREGATED ASSESSABLE VALUE					\$503,655

Potters 117.50
Darknight 117.50 PAID 10/1/22

enquiries

- INTERNET** Web enquiry: www.osr.wa.gov.au/landtaxenquiry
General Information: www.osr.wa.gov.au/landtax
- PHONE** (08) 9262 1500 or for WA country STD callers 1300 368 364 (local call charge)
8:30am to 4:30pm Monday to Friday

**Save money by
making your payment
in full by the due date**

IMPORTANT: You will not be eligible for discount or other options unless payment of the required amount is made by the due date shown on your assessment notice.

If you are having difficulty paying this assessment notice, please call (08) 9262 1500 before the due date shown on this notice, to discuss alternative payment arrangements.

OTHER PAYMENT METHODS

By Post: Send this slip with your cheque payable to:
COMMISSIONER OF STATE REVENUE, GPO Box H572, Perth WA 6841

PLEASE NOTE THAT PAYMENTS CAN NO LONGER BE MADE AT AUSTRALIA POST



Service Charge Account

Issue date 2 August 2021
Bill ID 0054

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Account number 90 18341 59 2
Please pay \$145.47
Payment due by 18 Aug 2021

Account for HOME UNIT AT UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708
Strata lot 28

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 18 August 2021	\$145.47
Turn over for important information	Total
	\$145.47

paid 3/8/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.
Concession Application
If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.
Need more time to pay?
Visit watercorporation.com.au/financialassistance or call 1300 659 752.

UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708
Account number 90 18341 59 2

Interpreter Services 13 14 50
Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



B1-V3 0709



Service Charge Account

Issue date 4 October 2021
Bill ID 0055

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Account number 90 18341 59 2
Please pay \$143.12
Payment due by 20 Oct 2021

Account for HOME UNIT AT UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708
Strata lot 28

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 20 October 2021	\$143.12
Turn over for important information	Total \$143.12

paid 5/10/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

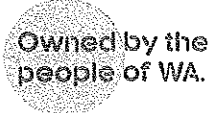
Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.
Concession Application
If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.
Need more time to pay?
Visit watercorporation.com.au/financialassistance or call 1300 659 752.

UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708
Account number 90 18341 59 2
Please pay \$143.12
Payment due by 20 October 2021

Interpreter Services 13 14 50
Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



<0000014312> <066304> <000090183415924> >



Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 18341 59 2
BILL ID 0056
ISSUE DATE 30 NOV 2021

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 28 / 5 Wallsend Rd Midland Lot 708.**

Strata lot 28

PLEASE PAY:

\$143.12

DUE BY:

16 Dec 2021

Account summary

New charges	Due 16 Dec 2021	\$143.12
Total		\$143.12

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

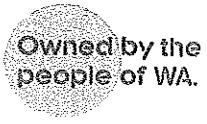
(Continued on next page)

*Paid
10/12/21*

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater





Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 18341 59 2
BILL ID 0057
ISSUE DATE 4 FEB 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 28 / 5 Wallsend Rd Midland Lot 708.**

PLEASE PAY

\$138.44

DUE BY:

21 Feb 2022

Strata lot 28

Account summary

New charges	Due 21 Feb 2022	\$138.44
Total		\$138.44

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

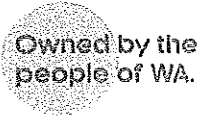
(Continued on next page)

*Paid
8/2/22*

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/ebalancingoutgroundwater





Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 18341 59 2
BILL ID 0058
ISSUE DATE 30 MAR 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Paid 1/4/22

Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 28 / 5 Wallsend Rd Midland Lot 708.**

PLEASE PAY

\$143.12

DUE BY:

19 Apr 2022

Strata lot 28

Account summary

New charges	Due 19 Apr 2022	\$143.12
Total		\$143.12

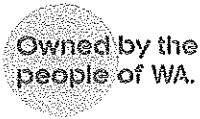
INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

Sign up for free water supply alerts

By signing up for SMS or email water supply alerts, you'll stay in the know about outages impacting your water supply.

water supply alerts



Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 18341 59 2
BILL ID 0059
ISSUE DATE 1 JUN 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 28 / 5 Wallsend Rd Midland Lot 708**.

Strata lot 28

PLEASE PAY:

\$143.12

DUE BY:

17 Jun 2022

Account summary

New charges	Due 17 Jun 2022	\$143.12
Total		\$143.12

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

*Paid
2/6/22*



Income & Expenditure Summary

Tenant Invoice Fee	\$7.75	\$0.00	\$7.75
+ GST	\$0.77	\$0.00	\$0.77
	\$3,997.92	\$0.00	\$3,997.92

(GST Total: \$356.63)

PROPERTY BALANCE: \$16,493.17

(GST Balance: -\$356.63)

135 St Michaels Parkway, DUNSBOROUGH, WA 6281

Property Income

Outgoings Recoverable - Water Usage	\$0.00	\$318.70	\$318.70
Residential Rent	\$0.00	\$31,200.00	\$31,200.00
	\$0.00	\$31,518.70	\$31,518.70

(GST Total: \$0.00)

Property Expenses

General Repairs and Maintenance	\$137.27	\$0.00	\$137.27
+ GST	\$13.73	\$0.00	\$13.73
Inspection Fee	\$180.00	\$0.00	\$180.00
+ GST	\$18.00	\$0.00	\$18.00
Residential Management Fee	\$2,652.00	\$0.00	\$2,652.00
+ GST	\$265.20	\$0.00	\$265.20
Tenant Invoice Fee	\$27.09	\$0.00	\$27.09
+ GST	\$2.71	\$0.00	\$2.71
Water Corp Expenses	\$368.03	\$0.00	\$368.03
	\$3,664.03	\$0.00	\$3,664.03

(GST Total: \$299.64)

PROPERTY BALANCE: \$27,854.67

(GST Balance: -\$299.64)

Ownership Summary

Owner Income

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

(GST Total: \$0.00)

Owner Expenses

Administration Fee	\$110.00	\$0.00	\$110.00
+ GST	\$11.00	\$0.00	\$11.00
End of Financial Year Summary Fee	\$50.00	\$0.00	\$50.00
+ GST	\$5.00	\$0.00	\$5.00
	\$176.00	\$0.00	\$176.00

(GST Total: \$16.00)

Owner Payments

Phipps Super Fund			\$40,118.76
-------------------	--	--	-------------

= 26678.67

Report shows all transactions created with a received or payment date within the reporting period.



THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022
15:20

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0700.05 - Rent Received- St Michaels Parkway							
02/08/2021	000000019	R	Downsouth			2,653.50	(2,653.50)
01/09/2021	000000035	R	Downsouth			2,153.25	(4,806.75)
01/10/2021	000000049	R	Downsouth			2,164.60	(6,971.35)
01/11/2021	000000072	R	Downsouth			2,663.88	(9,635.23)
01/12/2021	000000082	R	Downsouth			2,444.15	(12,079.38)
04/01/2022	000000097	R	Downsouth			5,228.23	(17,307.61)
01/02/2022	000000106	R	Downsouth			4,360.76	(21,668.37)
01/03/2022	000000123	R	Downsouth			4,266.55	(25,934.92)
01/04/2022	000000135	R	Downsouth			4,395.81	(30,330.73)
02/05/2022	000000150	R	Downsouth			5,447.83	(35,778.56)
01/06/2022	000000158	R	Downsouth			4,340.20	(40,118.76)
30/06/2022	000000175	J	Inc & exp as per Agent Summary		8,600.06		(31,518.70) A
Total					8,600.06	40,118.76	

THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022
15:37

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1987.05 - Insurance							
30/12/2021	000000091	P	Insurance St Michaels		1,157.00 A		1,157.00
14/03/2022	000000128	R	Insurance refund			12.00 A	1,145.00 A
Total					<u>1,157.00</u>	<u>12.00</u>	
Account number 1991.05 - Management agent fees							
30/06/2022	000000175	J	Inc & exp as per Agent Summary		3,321.00 P23		3,321.00
Total					<u>3,321.00</u>		
Account number 1994.05 - Repairs and Maintenance							
27/08/2021	000000032	P	Geographe Prop Maint		73.00 A P25		73.00
30/06/2022	000000175	J	Inc & exp as per Agent Summary		151.00		224.00
Total					<u>224.00</u>		
Account number 1995.05 - Rates and taxes							
03/09/2021	000000037	P	City of Busselton		2,361.48 A		2,361.48
30/06/2022	000000173	J	Land tax apportioned		185.31 A		2,546.79
Total					<u>2,546.79</u>		
Account number 1996.05 - Water							
23/08/2021	000000028	P	Water rates		313.17 A		313.17
29/10/2021	000000069	P	Water rates		248.80 A		561.97
16/12/2021	000000088	P	Water rates		248.80 A		810.77
25/02/2022	000000118	P	Water rates		240.65 A		1,051.42
19/04/2022	000000143	P	Water rates		248.80 A		1,300.22
17/06/2022	000000165	P	Water rates		248.80 A		1,549.02
30/06/2022	000000175	J	Inc & exp as per Agent Summary		368.03 P23		1,917.05
Total					<u>1,917.05</u>		



Aviso WA
Insurance Brokers
An Aviso Group Partner

TBS - Richard Thomlinson
AR Number 452 906 ABN 30 009 439 203
as an Authorised Representative of: Aviso WA Insurance Brokers
AFS 230 778 ABN 30 009 439 203
Level 4, 9 The Avenue Midland WA 6056
PO BOX 1486 Midland WA 6936
Ph: 08 6274 0500 Email: richardt@avisowa.com.au
Web: https://avisowa.com.au

NEW BUSINESS TAX INVOICE

Wayne Phipps
PO Box 643
Kalamunda WA 6057

Date: 07/12/2021

Client Code: WAYN01

Invoice Number: 608072

Account Manager: TBS - Richard Thomlinson

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Landlords Protection Insurance
Insured	Wayne & Linda Phipps ATF The Phipps Super Fund
Policy Description	135 St Michaels Parkway, Dunsborough
Policy Number	PSFL0039490
Period of Insurance	31/12/2021 to 31/12/2022
Effective Date	31/12/2021
Insurer	The Hollard Insurance Company Pty Ltd (Personal Insurance)

Premium	ESL	Underwriter Fee	Stamp Duty	Broker Fee	GST	
\$896.76	\$0.00	\$0.00	\$98.65	\$65.38	\$96.21	
Commission earned on this invoice \$197.31					Invoice Total	\$1,157.00

Payment Options



Aviso WA Insurance Brokers

DEFT Reference Number
40570426080721

Pay by credit card or registered bank account at www.deft.com.au or phone **1300 78 11 45**. Payments by credit card may attract a surcharge.

Name: Wayne Phipps
Client Code: WAYN01
Invoice No: 608072



*498 405704 26080721

Payments can be made at any Post Office by cash (up to \$9,999.99), cheque or EFTPOS.



Billor Code: 20362
Ref: 40570426080721

Total Due: \$1,157.00

Contact your participating bank, credit union or building society to make payment directly from your cheque or savings account. Enter the Biller Code and BPAY reference number as detailed above.

Paid 30/12/21

From: Aviso WA Insurance Brokers (No Reply) donotreply@steadfasttech.com.au
Subject: INSIGHT Refund Advice Report from Aviso WA Insurance Brokers to Wayne Phipps
Date: 14 March 2022 at 10:24 am
To: lindaphipps@inet.net.au



Refund Advice Report

For further information, please contact accounts@avisowa.com.au.

This is a system-generated email.



Aviso WA Insurance Brokers
 4th Floor, the Professional Centre
 9 The Avenue, Midland WA 6056

ABN : 30 009 439 203
AFSL :230 778

14-Mar-2022

Wayne Phipps
PO Box 643
Kalamunda WA 6057

REFUND ADVICE

Tran. ID	Tran. Date	Original Tran. ID	Original Tran. Date	Tran. Type	Details	Amount
021751	14-Mar-2022	021030	09-Mar-2022	INV	135 St Michaels Parkway, Dunsborough ; PSFL0039490	\$12.00

This Refund **\$12.00**
REFUND TOTAL

Payment Reference : Client Refund WAYN01
Reason : Premium Refund
Paid to : BSB: 306041
 Account number: 0728054



SOUTHWEST GAS SUPPLY

TAX INVOICE

LOCALLY OWNED FAMILY OPERATED
INDEPENDENT GAS DEALER

12 FAURE LANE DUNSBOROUGH WA 6281
Phone: 9756 7655
Email: info@southwestgas.com.au
www.southwestgas.com.au
ABN: 60 108 310 783

Invoice No: 00022279
31/12/2021

Bill To:

C/O STOCKER PRESTON [C3233]
135 ST MICHAELS PKWY
[SHELBY & CALLUM FOSTER]
DUNSBOROUGH WA 6281

Ship To:

C/O STOCKER PRESTON [C3233]
135 ST MICHAELS PKWY
[SHELBY & CALLUM FOSTER]
DUNSBOROUGH WA 6281

Customer Number: C3233

Payment Options



Ship Date	Ship Via	Terms
31/12/2021		Net 30

QTY	DESCRIPTION	PRICE	UNIT	DISC%	EXTENDED	CODE
2	Annual Gas Bottle Rental Fee December 2021 to December 2022	\$35.455			\$70.91	N-T N-T GST

8.5kg BBQ Cylinder Swap \$27.50 Delivered	Payment to BSB: 016 008 Account Number: 420 639 089 Quote Customer Number: C3233	Sales Total \$70.91 GST \$7.09 Total Amt.: \$78.00 Paid Today: \$0.00
---	--	--

Comment: We appreciate your business.	Balance Due: \$78.00
--	-----------------------------

2 **Customer Number:** C3233

The Gas Bottles are the property of South West Gas Supply you must advise us when you vacate the Premises as the Account is in your name so you are responsible for the Gas Bottles at all times. If any Damages or Losses occur a Fee will Apply to you the account holder By accepting supply of LPG in cylinders, you agree to be bound by South West Gas Supply Standard Terms and Conditions.

From: Samuel Uzaraga samvicuza@gmail.com
Subject: Re: COPY OF INVOICE - GEOGRAPH BAY MAINTENANCE
Date: 26 August 2021 at 2:22 pm
To: Linda Phipps lindaphipps@inet.net.au



Kind regards

Sam Uzaraga
Geographe Property Maintenance
0415 243 058

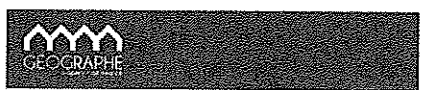
On Thu, 26 Aug 2021, 13:56 Linda Phipps, <lindaphipps@inet.net.au> wrote:

Hi Sam
Would you be able to email me a copy of your invoice 0441 for \$75.30 for a job you did for us in Dunsborough. Our accountant wants a copy for superannuation purposes, I cannot find your original one.
The property is being looked after by Stocker Preston in Dunsborough.

Many thanks

Linda Phipps
0418811993

check to see if Stocker Preston have paid this.



INVOICE

135 St Michaels Parkway, Dunsborough, WA 6281

Geographe Property Maintenance
ABN 47 179 464 090
Western Australia 6280
Australia

Mobile: 0415243058

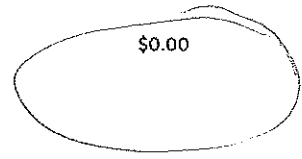
Paid 27/8/21

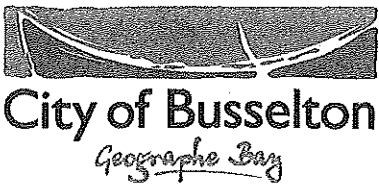
BILL TO
Wayne Edward Phipps & Linda Magdalen Phipps
jenni.allsop@stockerpreston.com.au

Invoice Number: 0483
P.O./S.O. Number: 579a-2547
Invoice Date: August 16, 2021
Payment Due: August 31, 2021
Amount Due (AUD): \$0.00

Services	Quantity	Price	Amount
Labour Dispose of old bamboo fence panels.	1	\$65.00	\$65.00
Rubbish tip fee	1	\$8.00	\$8.00
		Subtotal:	\$73.00
		No GST 0%:	\$0.00
		Total:	\$73.00
		Payment on August 24, 2021 using a bank payment:	\$73.00
		Amount Due (AUD):	\$0.00

Notes / Terms
Please make payment to
Samuel Uzaraga
bsb : 116879
acc : 104671271





2 Southern Drive, Busselton
 Locked Bag 1, Busselton WA 6280
 Telephone: (08) 9781 0444
 city@busselton.wa.gov.au
 www.busselton.wa.gov.au

Office Hours:
 8.30am - 4.30pm
 Monday to Friday
 ABN 87 285 608 991

RATE NOTICE / TAX INVOICE
 FINANCIAL PERIOD: 1 July 2021 to 30 June 2022

Chief Executive Officer: **MIKE ARCHER**

052 0004416 T4

**WAYNE E PHIPPS &
 LINDA M PHIPPS
 46 LENORI ROAD
 GOOSEBERRY HILL WA 6076**

REFERENCE NO 1000263974

DUE DATE 10 September 2021

RATING INFORMATION
 Date of Issue: 3 August 2021
 Valuation: \$19,240
 Land Status: Residential - Single Dwelling
 Property ID: 100048608

Incorrect name or address?
 If so then please inform the City in writing. Refer overleaf.

Description of rated land

Lot 1000 PLAN 70680
 135 St Michaels Parkway, DUNSBOROUGH WA 6281

Details	Rate in \$ or Charge/Service	Current	Arrears	TOTAL
ESL Cat 4 - Residential	\$19,240 x \$0.005424	\$104.36		\$104.36
Improved Residential	\$19,240 x \$0.100916	\$1,941.62		\$1,941.62
Waste Infrastructure Rate	1 x \$60.00	\$60.00		\$60.00
Domestic Waste	1 x \$172.00	\$172.00		\$172.00
Recycling Collection - Domestic	1 x \$83.50	\$83.50		\$83.50
TOTAL BALANCE (As At 28 July 2021)				\$2,361.48

Paid 3/9/21

Choose your preferred PAYMENT OPTION

OPTION 1 Pay in Full Total Balance \$2,361.48
 On or before 10 September 2021

Pay by > Credit Card; BPay; In Person. See payment methods below
 > Direct Debit. Please register at onlineservices.busselton.wa.gov.au/eproperty by 8 September 2021 so the 1st direct debit can be deducted on 10 September 2021



OPTION 2 Four instalments
 Must pay the 1st instalment plus any interest by 10 September 2021 for option to apply.

	Due Date	Amount Due
1st Instalment	10 September 2021	\$600.39
2nd Instalment	10 November 2021	\$602.00
3rd Instalment	10 January 2022	\$602.00
4th Instalment	10 March 2022	\$602.00
Option Cost \$44.91	OPTION TOTAL	\$2,406.39

Pay by > Credit Card; BPay; In Person. See options below
 > Direct Debit. Please register at onlineservices.busselton.wa.gov.au/eproperty by 8 September 2021 so the 1st direct debit can be deducted on 10 September 2021

EASyrates OPTIONS (Only Applicable For Annual Rates)

To elect an EasyRates option requires the successful registration at onlineservices.busselton.wa.gov.au/eproperty by 8 September 2021 so the 1st direct debit can be deducted on 10 September 2021.

NOTE: The below weekly, fortnightly or monthly payment amounts can only be paid if REGISTERED for EasyRates direct debit and NOT via any other payment method.

OPTION 3 EasyRates Weekly			OPTION 4 EasyRates Fortnightly			OPTION 5 EasyRates Monthly		
Start Date	End Date	Amount	Start Date	End Date	Amount	Start Date	End Date	Amount
10/09/2021	10/06/2022	\$60.77	10/09/2021	03/06/2022	\$121.23	10/09/2021	10/06/2022	\$241.55
Option Cost \$69.29		Option Total \$2,430.77	Option Cost \$63.18		Option Total \$2,424.66	Option Cost \$54.02		Option Total \$2,415.50

Land Tax Assessment details

The accounting details for the assessment period are set out below.

Description	Aggregated Assessable Value	Debit	Credit	Balance
2021/2022 LAND TAX	503,655			509.14
2021/2022 METROPOLITAN REGION IMPROVEMENT TAX	314,655	509.14		529.66
2021/2022 ROUNDING DOWN		20.52		529.65
			0.01	
			BALANCE *	\$529.65

*The balance is payable by option 1, 2 or 3.

This Assessment is based on the following land held at 30 June 2021:
 Land that you have sold after 30 June 2021 WILL NOT change your liability for this assessment.

Land Identity	Address	Proportionate Tax	Unimproved Value	Taxable Value	Assessable Value
1000P70680	135 ST MICHAELS PKWY DUNSBOROUGH 6281	191.05	189,000	189,000	189,000
28S59977	Unit 28, 5 WALLSEND RD MIDLAND 6056	31.37	29,160	29,160	29,160
2S30715	19 LANDOR GDNS MIDLAND 6056	235.01	218,400	218,400	218,400
3S50898	Unit 3, 919 BEAUFORT ST INGLEWOOD 6052	72.19	67,095	67,095	67,095
509.65 513.75 PA					
AGGREGATED ASSESSABLE VALUE					\$503,655

Potters 117.50
 Darknight 117.50 PAID 10/1/22

Enquiries

INTERNET Web enquiry: www.osr.wa.gov.au/landtaxenquiry
 General Information: www.osr.wa.gov.au/landtax

PHONE (08) 9262 1500 or for WA country STD callers 1300 368 364 (local call charge)
 8:30am to 4:30pm Monday to Friday

Save money by making your payment in full by the due date

IMPORTANT: You will not be eligible for discount or other options unless payment of the required amount is made by the due date shown on your assessment notice.

If you are having difficulty paying this assessment notice, please call (08) 9262 1500 before the due date shown on this notice, to discuss alternative payment arrangements.

OTHER PAYMENT METHODS

By Post: Send this slip with your cheque payable to:
 COMMISSIONER OF STATE REVENUE, GPO Box H572, Perth WA 6841

PLEASE NOTE THAT PAYMENTS CAN NO LONGER BE MADE AT AUSTRALIA POST



Water Use and Service Charge Account

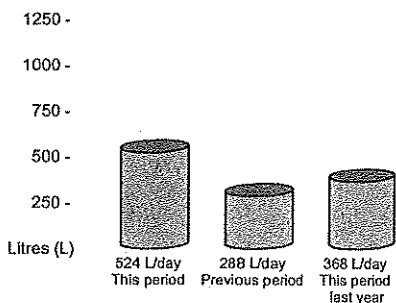
Issue date 20 August 2021
Bill ID 0086

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Account number 90 19326 02 8
Please pay \$313.17
Payment due by 6 Sep 2021

Account for HOUSE AT 135 ST MICHAELS PWY DUNSBOROUGH LOT 1000

Daily water use comparison



Your account summary (GST does not apply to this account)

Description	Amount
Current charges due 6 September 2021	\$313.17
Total	\$313.17

Turn over for important information

Fennant owes me \$60.29

Paid 23.8.21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

Visit watercorporation.com.au/financialassistance or call 1300 659 752.

Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75

135 ST MICHAELS PWY DUNSBOROUGH LOT 1000

Account number 90 19326 02 8
Please pay \$313.17
Payment due by 6 September 2021



<0000031317> <066304> <000090193260286> >



Service Charge Account

Issue date 19 October 2021
Bill ID 0087

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Account number 90 19326 02 8
Please pay \$248.80
Payment due by 4 Nov 2021

Account for HOUSE AT 135 ST MICHAELS PWY DUNSBOROUGH LOT 1000
Tenant: DOWNSOUTH (WA) PTY LTD T/A STOCKER PRESTON DUNSBOROUGH

Your account summary (GST does not apply to this account)

Description	Amount
Service charges due 4 November 2021	\$248.80
Turn over for important information Total	\$248.80

*paid
29/10/21*

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

Visit watercorporation.com.au/financialassistance or call 1300 659 752.

Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75

135 ST MICHAELS PWY DUNSBOROUGH LOT 1000

Account number 90 19326 02 8
Please pay \$248.80
Payment due by 4 November 2021



<0000024880> <066304> <000090193260286> >

Owned by the people of WA.

Think climate change. Be waterwise.



ACCOUNT NUMBER 90 19326 02 8
BILL ID 0089
ISSUE DATE 16 DEC 2021

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the house at **135 St Michaels Pwy Dunsborough Lot 1000.**

PLEASE PAY

\$248.80

DUE BY:

4 Jan 2022

Tenant: DOWNSOUTH (WA) PTY LTD T/A STOCKER PRESTON
DUNSBOROUGH

Account summary

New charges	Due 4 Jan 2022	\$248.80
Total		\$248.80

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

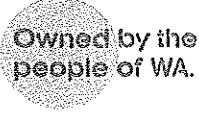
(Continued on next page)

Paid 17/12/21

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater





Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 19326 02 8
BILL ID 0091
ISSUE DATE 18 FEB 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the house at **135 St Michaels Pwy Dunsborough Lot 1000.**

PLEASE PAY:

\$240.65

DUE BY:

8 Mar 2022

Tenant: DOWNSOUTH (WA) PTY LTD T/A STOCKER PRESTON
DUNSBOROUGH

Account summary

New charges	Due 8 Mar 2022	\$240.65
Total		\$240.65


INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

*Paid
25/3/22*

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater



leanne.lang@stockerpreston.com.au

P-2714

Owned by the
people of WA.

Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 19326 02 8
BILL ID 0093
ISSUE DATE 14 APR 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the house at **135 St Michaels Pwy Dunsborough Lot 1000.**

PLEASE PAY:

\$248.80

DUE BY:

2 May 2022

Tenant: DOWNSOUTH (WA) PTY LTD T/A STOCKER PRESTON
DUNSBOROUGH

Account summary

New charges	Due 2 May 2022	\$248.80
Total		\$248.80

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

*Paid
19/4/22*

Sign up for free
water supply alerts



By signing up for SMS or email water supply alerts, you'll stay in the know about outages impacting your water supply.

 water supply alerts

Owned by the people of WA.

Think climate change. Be waterwise.



ACCOUNT NUMBER 90 19326 02 8
BILL ID 0095
ISSUE DATE 15 JUN 2022

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND
PO BOX 643
KALAMUNDA PO BOXES WA 6926

Your bill summary

Here is your latest **service charge account** for the house at **135 St Michaels Pwy Dunsborough Lot 1000.**

PLEASE PAY:

\$248.80

DUE BY:

1 Jul 2022

Tenant: DOWNSOUTH (WA) PTY LTD T/A STOCKER PRESTON
DUNSBOROUGH

Account summary

New charges	Due 1 Jul 2022	\$248.80
Total		\$248.80

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

(Continued on next page)

Paid 16/6/22

Winter Sprinkler
Switch-off is here

Switch off before 1 June

Winter Sprinkler Switch-off



Think climate change. Be waterwise.



To be Reimbursed
emailed
Leanne
6/1/22

DOWNSOUTH (WA) PTY LTD T/A
STOCKER PRESTON DUNSBOROUGH
PO BOX 2103
BUSSELTON WA 6280

ACCOUNT NUMBER 90 19326 02 8
WATER USE PERIOD 58 DAYS
BILL ID 0090
ISSUE DATE 17 DEC 2021

Your bill summary

Here is your latest **water use account** for the house at **135 St Michaels Pwy Dunsborough Lot 1000.**

PLEASE PAY:

\$55.77

DUE BY:

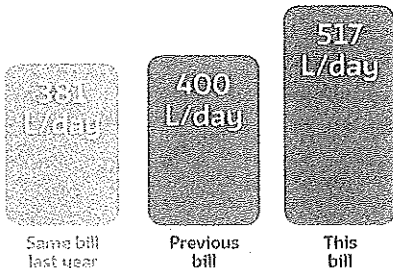
4 Jan 2022

Account summary

New charges	Due 4 Jan 2022	\$55.77
Total		\$55.77

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



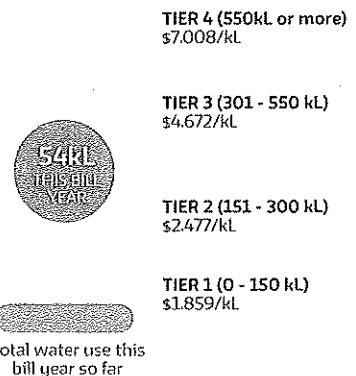
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 1.
- In 96kL, you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in August 2022.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)



Important information about your account

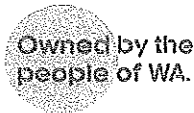
- The property owner, who is responsible for all charges, has requested the water use charges be directed to the tenant or agent. A copy of this bill is available to the owner. The amount shown on this bill does not include outstanding water use charges.

(Continued on next page)

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater





Think climate change.
Be waterwise.



DOWN SOUTH (WA) PTY LTD T/A
STOCKER PRESTON DUNSBOROUGH
PO BOX 2103
BUSSELTON WA 6280

ACCOUNT NUMBER 90 19326 02 8
WATER USE PERIOD 64 DAYS
BILL ID 0092
ISSUE DATE 21 FEB 2022

Your bill summary

Here is your latest water use account for the house at 135 St Michaels Pwy Dunsborough Lot 1000.

PLEASE PAY

\$81.80

DUE BY:

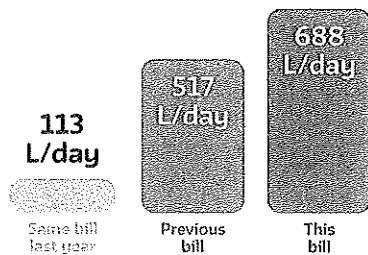
9 Mar 2022

Account summary

New charges	Due 9 Mar 2022	\$81.80
Total		\$81.80

INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



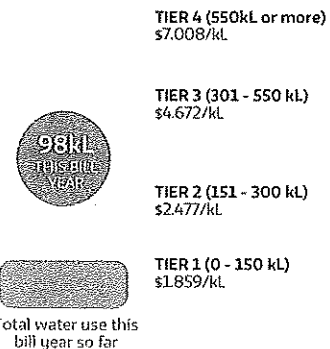
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 1.
- In 52kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in August 2022.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)



Important information about your account

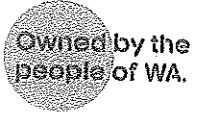
- The property owner, who is responsible for all charges, has requested the water use charges be directed to the tenant or agent. A copy of this bill is available to the owner. The amount shown on this bill does not include outstanding water use charges.

(Continued on next page)

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater





Think climate change. Be waterwise.



DOWNSOUTH (WA) PTY LTD T/A
STOCKER PRESTON DUNSBOROUGH
PO BOX 2103
BUSSELTON WA 6280

ACCOUNT NUMBER 90 19326 02 8
WATER USE PERIOD 62 DAYS
BILL ID 0096
ISSUE DATE 16 JUN 2022

Your bill summary

Here is your latest water use account for the house at **135 St Michaels Pwy Dunsborough Lot 1000.**

PLEASE PAY:

\$109.62

DUE BY:

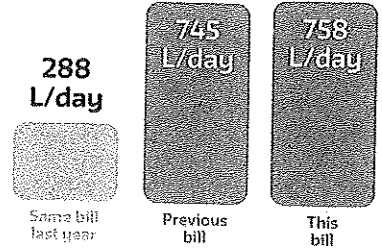
4 Jul 2022

Account summary

New charges	Due 4 Jul 2022	\$109.62
Total		\$109.62

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 2.
- In 114kL you will enter Tier 3.
- You will reset to Tier 1 when your bill year ends in August 2022.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)

186kL
THIS BILL YEAR

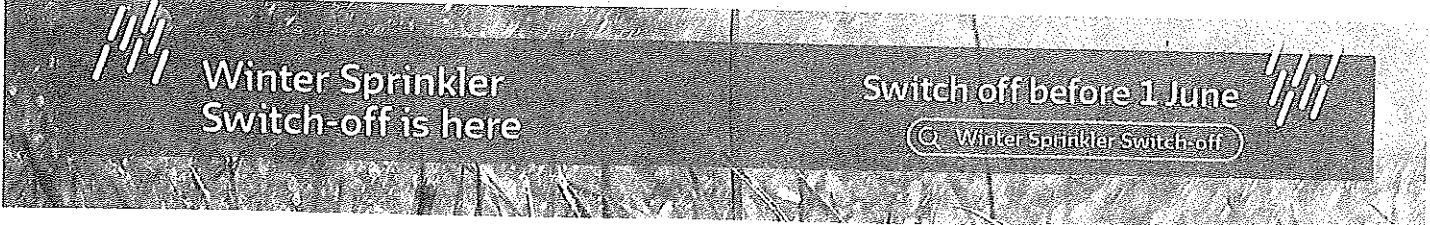
Total water use this bill year so far

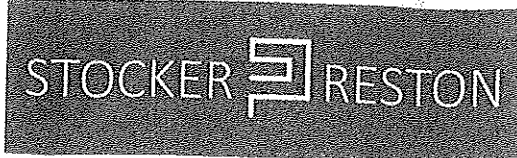
TIER 4 (550kL or more)	\$7.008/kL
TIER 3 (301 - 550 kL)	\$4.672/kL
TIER 2 (151 - 300 kL)	\$2.477/kL
TIER 1 (0 - 150 kL)	\$1.859/kL

Important information about your account

- The property owner, who is responsible for all charges, has requested the water use charges be directed to the tenant or agent. A copy of this bill is available to the owner. The amount shown on this bill does not include outstanding water use charges.

(Continued on next page)





Income & Expenditure Summary

Mr Wayne Phipps
46 Lenori Road
Gooseberry Hill WA 6076

From Transaction: 1/07/2021
To Transaction: 30/06/2022

Wayne Edward Phipps & Linda Magdalen Phipps (ID: 1626)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$73.00

Residential Properties

25 Fleetwood Loop, DUNSBOROUGH, WA 6281

	Debit	Credit	Total
Property Income			
Outgoings Recoverable - Water Usage	\$0.00	\$91.09	\$91.09
Residential Rent	\$0.00	\$20,400.00	\$20,400.00
	\$0.00	\$20,491.09	\$20,491.09
			(GST Total: \$0.00)

	Debit	Credit	Total
Property Expenses			
Gardening	\$102.27	\$0.00	\$102.27
+ GST	\$2.73	\$0.00	\$2.73
General Advertising	\$135.45	\$0.00	\$135.45
+ GST	\$13.55	\$0.00	\$13.55
Inspection Fee	\$60.00	\$0.00	\$60.00
+ GST	\$6.00	\$0.00	\$6.00
Letting Fee	\$1,200.00	\$0.00	\$1,200.00
+ GST	\$120.00	\$0.00	\$120.00
Plumbing	\$105.00	\$0.00	\$105.00
+ GST	\$10.50	\$0.00	\$10.50
Property Condition Report	\$240.00	\$0.00	\$240.00
+ GST	\$24.00	\$0.00	\$24.00
Residential Management Fee	\$1,734.00	\$0.00	\$1,734.00
+ GST	\$173.40	\$0.00	\$173.40
Tenant Database Search	\$56.82	\$0.00	\$56.82
+ GST	\$5.68	\$0.00	\$5.68

Report shows all transactions created with a received or payment date within the reporting period.





Income & Expenditure Summary

Tenant Invoice Fee	\$7.75	\$0.00	\$7.75
+ GST	\$0.77	\$0.00	\$0.77
	\$3,997.92	\$0.00	\$3,997.92

5. } \$2.52

1.5 Mgt Fees = \$2308.42

(GST Total: \$356.63)

PROPERTY BALANCE: \$16,493.17
(GST Balance: \$356.63)

135 St Michaels Parkway, DUNSBOROUGH, WA 6281

Property Income

Outgoings Recoverable - Water Usage	\$0.00	\$318.70	\$318.70
Residential Rent	\$0.00	\$31,200.00	\$31,200.00
	\$0.00	\$31,518.70	\$31,518.70

(GST Total: \$0.00)

Property Expenses

General Repairs and Maintenance	\$137.27	\$0.00	\$137.27
+ GST	\$13.73	\$0.00	\$13.73
Inspection Fee	\$180.00	\$0.00	\$180.00
+ GST	\$18.00	\$0.00	\$18.00
Residential Management Fee	\$2,652.00	\$0.00	\$2,652.00
+ GST	\$265.20	\$0.00	\$265.20
Tenant Invoice Fee	\$27.09	\$0.00	\$27.09
+ GST	\$2.71	\$0.00	\$2.71
Water Corp Expenses	\$368.03	\$0.00	\$368.03
	\$3,664.03	\$0.00	\$3,664.03

(GST Total: \$299.64)

PROPERTY BALANCE: \$27,854.67
(GST Balance: \$299.64)

Ownership Summary

Owner Income

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

(GST Total: \$0.00)

Owner Expenses

Administration Fee	\$110.00	\$0.00	\$110.00
+ GST	\$11.00	\$0.00	\$11.00
End of Financial Year Summary Fee	\$50.00	\$0.00	\$50.00
+ GST	\$5.00	\$0.00	\$5.00
Total rent = \$54089.79	\$176.00	\$0.00	\$176.00

Total exp = \$1837.95 (1+2+3)

(GST Total: \$16.00)

Owner Payments

Phipps Super Fund			\$40,118.76
-------------------	--	--	-------------

Report shows all transactions created with a received or payment date within the reporting period.

Jun = 3994.08 = 40177.76



THE PHIPPS SUPERANNUATION FUND

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

05/10/2022
15:23

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0700.06 - Rent Received- Fleetwood Loop							
30/06/2022	000000175	J	Inc & exp as per Agent Summary			14,506.07	(14,506.07)
30/06/2022	000000176	J	Inc & exp as per Agent Summary			5,992.02	(20,498.09)
Total						<u>20,498.09</u>	

THE PHIPPS SUPERANNUATION FUND

Page 1 of 1

ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2022

11/10/2022
11:05

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1986.06 - Advertising							
30/06/2022	000000176	J	Inc & exp as per Agent Summary		149.00 A P28		149.00
Total					<u>149.00</u>		
Account number 1987.06 - Insurance							
11/10/2021	000000056	P	Insurance Fleetwood		1,080.00 A P39		1,080.00
Total					<u>1,080.00</u>		
Account number 1989.06 - Lease fees							
30/06/2022	000000176	J	Inc & exp as per Agent Summary		1,320.00 A P28		1,320.00
Total					<u>1,320.00</u>		
Account number 1991.06 - Management agent fees							
30/06/2022	000000176	J	Inc & exp as per Agent Summary		2,308.42 A P28		2,308.42
Total					<u>2,308.42</u>		
Account number 1994.06 - Repairs & maintenance							
30/06/2022	000000176	J	Inc & exp as per Agent Summary		220.50 A P20		220.50
Total					<u>220.50</u>		
Account number 1995.06 - Rates & taxes							
30/06/2022	000000185	J	Expenses from settlement		1,700.82 A P31		1,700.82
Total					<u>1,700.82</u>		
Account number 1996.06 - Water							
18/10/2021	000000063	P	Water rates		11.96 A		11.96
15/12/2021	000000087	P	Water rates		293.42 A		305.38
25/02/2022	000000117	P	Water rates		302.00 A		607.38
12/04/2022	000000140	P	Water rates		278.54 A		885.92
17/06/2022	000000166	P	Water rates		274.83 A		1,160.75
30/06/2022	000000185	J	Expenses from settlement		97.89 A P31		1,258.64
Total					<u>1,258.64</u>		

Net Amount USD 195.88



Aviso WA

Insurance Brokers

An Aviso Group Partner

TBS - Richard Thomlinson AR Number 452 906 ABN 30 009 439 203
 as an Authorised Representative of: Aviso WA Insurance Brokers
 AFS 230 778 ABN 30 009 439 203
 Level 4, 9 The Avenue Midland WA 6056
 PO BOX 1486 Midland WA 6936
 Ph: 08 6274 0500 Email: richardt@avisowa.com.au Web: https://avisowa.com.au

NEW BUSINESS TAX INVOICE

Wayne Phipps
 PO Box 643
 Kalamunda WA 6057

Date: 08/10/2021

Client Code: WAYN01 Invoice Number: 599369

Account Manager: TBS - Richard Thomlinson

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	Landlords Protection Insurance
Insured	Wayne Phipps
Policy Description	Re quote 25 Fleetwood
Policy Number	PLH2110080005
Period of Insurance	08/10/2021 to 30/09/2022
Effective Date	08/10/2021
Insurer	Insurance Australia Limited

Paid 11/10/21

Premium	ESL	Underwriter Fee	Stamp Duty	Broker Fee	GST
\$833.13	\$0.00	\$0.00	\$91.64	\$65.38	\$89.85
Commission earned on this invoice \$91.64				Invoice Total	\$1,080.00

Payment Options



Aviso WA Insurance Brokers

DEFT Reference Number
40570425993692
 Pay by credit card or registered bank account at www.deft.com.au or phone **1300 78 11 45**. Payments by credit card may attract a surcharge.

Name: Wayne Phipps
Client Code: WAYN01
Invoice No: 599369



*498 405704 25993692

Payments can be made at any Post Office by cash (up to \$9,999.99), cheque or EFTPOS.



Billers Code: 20362
Ref: 40570425993692

Total Due: \$1,080.00

Contact your participating bank, credit union or building society to make payment directly from your cheque or savings account. Enter the Biller Code and BPAY reference number as detailed above.

TAX INVOICE

Amount Due (AUD)
\$75.00

BILL TO
Wayne Edward Phipps & Linda
Magdalen Phipps C/- Downsouth (WA)
P/L t/as Stocker Preston
 Lee-Anne Lange
 shop9/55
 Dunn Bay Road
 Western Australia
 Australia

SHIP TO
 Dunsborough, 6281

Invoice Number: 1489
Invoice Date: November 6, 2021
Payment Due: November 6, 2021

08 9756 8888
 leeanne.lange@stockerpreston.com.au

ITEMS	HOURS	RATE	AMOUNT
25 Fleetwood Loop Pick up dog poo. Thoroughly weed property including veggie beds	1.5	\$50.00	\$75.00
Total:			\$75.00
Amount Due (AUD):			\$75.00

Notes / Terms
 Pay to:
 BSB: 086-061
 Account no: 89-111-0210
 ABN: 55307551288



Meikle's Mowing and Maintenance
 P. O. Box 1126
 Dunsborough
 Western Australia 6281
 Australia

Contact Information
 Mobile: +61 459 485 155



TAX INVOICE

Stocker Preston

Invoice Date
17 Jan 2022

Cape Lawn & Garden Co
A: Dunsborough WA

Invoice Number
INV-0138

E:
kingiancono@hotmail.co

ABN
71 610 517 156

m

Description	Quantity	Unit Price	Amount AUD
Work Order 1708a-3360 for 25 Fleetwood Loop, DUNSBOROUGH, WA, 6281	1.00	30.00	30.00
Tested all stations on retic system, made multiple minor repairs to system at rear of property.			
		Subtotal	30.00
		TOTAL AUD	30.00

Due Date: 24 Jan 2022

Payment is required 7 days from the date of invoice.

Please pay via direct bank transfer using the following details:

Name: Huxtacono Family Trust
BSB: 306138
Account: 0104730
Reference: invoice # and surname



TAX INVOICE

c/o downsouth (WA) P/L t/as stocker Preston
PO BOX 585
DUNSBOROUGH WA 6281
AUSTRALIA

Invoice Date
11 May 2022

Invoice Number
INV-7851

Reference
Wo 2597a-2417 25
Fleetwood

ABN
28 158 695 124

Dane's Plumbing & Gas
(WA)
PO Box 1251
DUNSBOROUGH WA
6281
PL 7285 GF 7529 EW
160491
M: 0409 687 444
E:
danesplumbing@westn
et.com.au

Description	Quantity	Unit Price	GST	Amount AUD
Labour	1.00	105.00	10%	105.00
Hws issues code 79 and no hot water. Cleared code error checked pcb board cleaned fuses and re booted system. System all working fine now.				
			Subtotal	105.00
			TOTAL GST 10%	10.50
			TOTAL AUD	115.50

Due Date: 25 May 2022

Bank Details
BSB: 306 138
ACC: 0063976

PAYMENT ADVICE

To: Dane's Plumbing & Gas (WA)
PO Box 1251
DUNSBOROUGH WA 6281
PL 7285 GF 7529 EW 160491
M: 0409 687 444
E: danesplumbing@westnet.com.au

Customer c/o downsouth (WA) P/L t/as stocker Preston

Invoice Number INV-7851

Amount Due 115.50

Due Date 25 May 2022

Amount Enclosed

Enter the amount you are paying above

Gibson Raison Settlements

AN INDEPENDENT REAL ESTATE SETTLEMENT AGENT

Address: Unit 4, Tuckers Arcade,
4 Old Great Northern Highway,
Midland, W.A.

Postal Address: PO. Box 366,
Midland, W.A. 6936

Tel: (08) 9274 6511

Fax: (08) 9274 6818

Email: settlements@gibsonraisonsettlements.com.au
www.gibsonraisonsettlements.com.au

30 September 2021

Our ref: 36559

STATEMENT

PURCHASE OF 25 FLEETWOOD LOOP, DUNSBOROUGH WE & LM PHIPPS

	Debit	Credit
Purchase Price	580,000.00 Δ	
Deposit Paid		25,000.00
Transfer Duty on the Contract (Residential) $\$603013.34 \Delta$	21,565.00 Δ	
Costs & Disbursements (see Disclosure)	1,448.34 Δ	
ADJUSTMENT OF RATES/TAXES AS AT 07-10-2021		
Water Corp 01-09-2021 to 31-10-2021 Rates \$248.80 Your share 24/61 days \$97.89 Balance due	97.89	Expense
City of Busselton 2021/2022 Rates \$2,333.83 Your share 266 days \$1,700.82 Balance due	1,700.82	Expense
Land Tax 2021/2022 Not Applicable		
Balance due by you prior to settlement		579,812.05
E & O E	\$604,812.05	\$604,812.05



Water Use Account

Issue date 15 October 2021
Bill ID 0008

LM & WE PHIPPS
46 LENORI RD
GOOSEBERRY HILL WA 6076

Account number 90 23866 82 8
Please pay \$11.96
Payment due by 1 Nov 2021

Account for HOUSE AT 25 FLEETWOOD LOOP DUNSBOROUGH LOT 68

Your account summary (GST does not apply to this account)

Description	Amount
Opening balance	\$1.05CR
Water use charges due 1 November 2021	\$13.01
Turn over for important information	Total
	\$11.96

paid 18/10/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 10.08% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.
Concession Application
If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.
Need more time to pay?
Visit watercorporation.com.au/financialassistance or call 1300 659 752.

25 FLEETWOOD LOOP DUNSBOROUGH LOT 68

Account number 90 23866 82 8
Please pay \$11.96
Payment due by 1 November 2021

Interpreter Services 13 14 50
Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



Owned by the people of WA.

Think climate change. Be waterwise.



LM & WE PHIPPS
46 LENORI RD
GOOSEBERRY HILL WA 6076

paid 15/12/21

ACCOUNT NUMBER 90 23866 82 8
WATER USE PERIOD 60 DAYS
BILL ID 0009
ISSUE DATE 14 DEC 2021

Your bill summary

Here is your latest water use and service charge account for the house at 25 Fleetwood Loop Dunsborough Lot 68.

PLEASE PAY:

\$293.42

DUE BY:

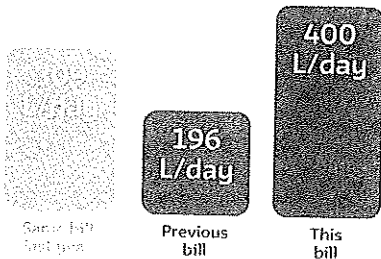
30 Dec 2021

Account summary

New charges	Due 30 Dec 2021	\$293.42
Total		\$293.42

INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 1.
- In 107kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in August 2022.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)



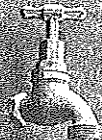
Total water use this bill year so far

- TIER 4 (526kL or more)**
\$7.008/kL
- TIER 3 (277 - 526 kL)**
\$4.672/kL
- TIER 2 (139 - 276 kL)**
\$2.477/kL
- TIER 1 (0 - 138 kL)**
\$1.859/kL

(Continued on next page)

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater





Think climate change.
Be waterwise.



LM & WE PHIPPS
46 LENORI RD
GOOSEBERRY HILL WA 6076

ACCOUNT NUMBER 90 23866 82 8
WATER USE PERIOD 65 DAYS
BILL ID 0010
ISSUE DATE 17 FEB 2022

Your bill summary

Here is your latest **water use and service charge account** for the house at **25 Fleetwood Loop Dunsborough Lot 68**.

PLEASE PAY:

\$302.00

DUE BY:
8 Mar 2022

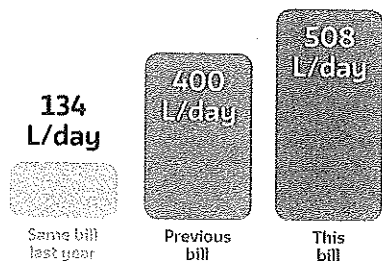
Paid 25/2/22

Account summary

New charges	Due 8 Mar 2022	\$302.00
Total		\$302.00

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 1.
- In 74kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in August 2022.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)

TIER 4 (526kL or more)
\$7.008/kL

TIER 3 (277 - 526 kL)
\$4.672/kL

TIER 2 (139 - 276 kL)
\$2.477/kL

TIER 1 (0 - 138 kL)
\$1.859/kL

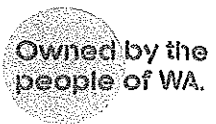
Total water use this bill year so far

(Continued on next page)

To protect our precious groundwater from the impacts of climate change, the State Government is proposing a change to sprinkler rosters for garden bore users in Perth and Mandurah.

To learn more and have your say visit wa.gov.au/rebalancingourgroundwater





Think climate change. Be waterwise.



LM & WE PHIPPS
46 LENORI RD
GOOSEBERRY HILL WA 6076

ACCOUNT NUMBER 90 23866 82 8
WATER USE PERIOD 51 DAYS
BILL ID 0011
ISSUE DATE 11 APR 2022

Your bill summary

Here is your latest water use and service charge account for the house at 25 Fleetwood Loop Dunsborough Lot 68.

PLEASE PAY:

\$278.54

DUE BY:

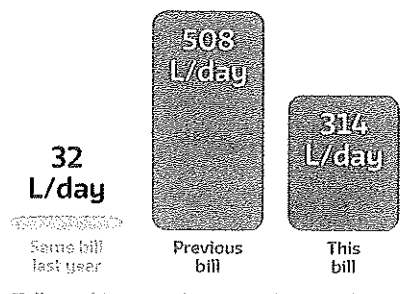
27 Apr 2022

Account summary

New charges	Due 27 Apr 2022	\$278.54
Total		\$278.54

INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 1.
- In 58kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in August 2022.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)

TIER 4 (526kL or more)
\$7.008/kL

TIER 3 (277 - 526 kL)
\$4.672/kL

TIER 2 (139 - 276 kL)
\$2.477/kL

TIER 1 (0 - 138 kL)
\$1.859/kL

80kL THIS BILL YEAR

Total water use this bill year so far

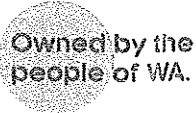
Paid 12/4/22

(Continued on next page)

Sign up for free water supply alerts

By signing up for SMS or email water supply alerts, you'll stay in the know about outages impacting your water supply.

[water supply alerts](#)



Think climate change. Be waterwise.



LM & WE PHIPPS
46 LENORI RD
GOOSEBERRY HILL WA 6076

ACCOUNT NUMBER 90 23866 82 8
WATER USE PERIOD 68 DAYS
BILL ID 0012
ISSUE DATE 16 JUN 2022

Your bill summary

Here is your latest water use and service charge account for the house at 25 Fleetwood Loop Dunsborough Lot 68.

PLEASE PAY:

\$274.83

DUE BY:

4 Jul 2022

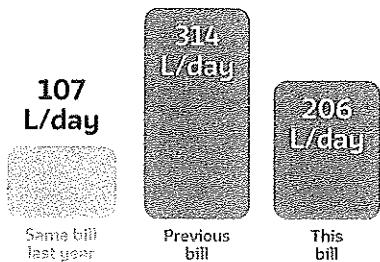
Paid 17/6/22

Account summary

New charges	Due 4 Jul 2022	\$274.83
Total		\$274.83

INTEREST: Interest may be charged on overdue amounts at 10.08% per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 1.
- In 44kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in August 2022.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)

TIER 4 (526kL or more)	\$7.008/kL
TIER 3 (277 - 526 kL)	\$4.672/kL
TIER 2 (139 - 276 kL)	\$2.477/kL
TIER 1 (0 - 138 kL)	\$1.859/kL



Total water use this bill year so far

(Continued on next page)

Winter Sprinkler Switch-off is here

Switch off before 1 June



THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123

Depreciation Schedule for the year ended 30 June, 2022

	Total	Priv	OWDV	DISPOSAL		ADDITION			DEPRECIATION			Priv	CWDV	PROFIT		LOSS	
				Date	Consid	Date	Cost	Value	T	Rate	Deprec			Upto +	Above	Total -	Priv
IMPROVEMENTS - LOTON AVENUE																	
Improvements 2010 - Loton Ave	45,947	0.00	33,041		0			33,041	P	2.50	1,149	0	31,892	0	0	0	0
Airconditioner	3,900	0.00	1,325		0			1,325	D	10.00	132	0	1,193	0	0	0	0
	<u>49,847</u>		<u>34,366</u>		<u>0</u>			<u>34,366</u>			<u>1,281</u>	<u>0</u>	<u>33,085</u>				
								Deduct Private Portion			0						
								Net Depreciation			<u>1,281</u>						

Loton = 41281
 Beaufort = 475
 St Michaels = 422
41281

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123

Depreciation Schedule for the year ended 30 June, 2022

	Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION			Priv	CWDV	PROFIT		LOSS	
				Date	Consid	Date	Cost	Value	T	P			Rate	Deprec	Upto +	Above
IMPROVEMENTS - BEAUFORT ST																
Carpet & FloorCovering	2,992	0.00	2,707	0	0	0	0	2,707	P	2.50	75	0	2,632	0	0	0
	<u>2,992</u>		<u>2,707</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,707</u>			<u>75</u>	<u>0</u>	<u>2,632</u>	<u>0</u>	<u>0</u>	<u>0</u>
								Deduct Private Portion			0					
								Net Depreciation			<u>75</u>					

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123

Depreciation Schedule for the year ended 30 June, 2022

	Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION			PROFIT		LOSS			
				Date	Consid	Date	Cost	Value	T	Rate	Deprac	Priv	CWDV	Upto +	Above	Total -
IMPROVEMENT - DUNSBOROUGH																
Small Fence	900	0.00	893		0		0	893	P	2.50	22	0	871	0	0	0
	<u>900</u>		<u>893</u>		<u>0</u>		<u>0</u>	<u>893</u>			<u>22</u>	<u>0</u>	<u>871</u>	<u>0</u>	<u>0</u>	<u>0</u>
								Deduct Private Portion			0					
								<u>Net Depreciation</u>			<u>22</u>					

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123

Depreciation Schedule for the year ended 30 June, 2022

	Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION			PROFIT		LOSS		
				Date	Consid	Date	Cost	Value	T	Rate	Deprec	Priv	CWDV	Upto +	Above
FIXTURES & FITTINGS- MT Lawley															
Bedroom Supplies	278	0.00	0	0	0	0	0	D	100.00	0	0	0	0	0	0
Vacuum Cleaner	150	0.00	0	0	0	0	0	D	100.00	0	0	0	0	0	0
Rug	199	0.00	0	0	0	0	0	D	100.00	0	0	0	0	0	0
Tower desk	199	0.00	0	0	0	0	0	D	100.00	0	0	0	0	0	0
Coffee Table	299	0.00	0	0	0	0	0	D	100.00	0	0	0	0	0	0
Airconditioner	2,394	0.00	297	0	0	0	0	D	15.00	45	0	252	0	0	0
Washing machine	708	0.00	229	0	0	0	0	D	15.00	34	0	195	0	0	0
Hisenne 39 INC TV	530	0.00	223	0	0	0	0	D	20.00	45	0	178	0	0	0
Bentwood TV Stand	369	0.00	155	0	0	0	0	D	20.00	31	0	124	0	0	0
Rug	399	0.00	170	0	0	0	0	D	20.00	34	0	136	0	0	0
Boe Chair	299	0.00	126	0	0	0	0	D	20.00	25	0	101	0	0	0
Cordless Slim Vacuum	147	0.00	65	0	0	0	0	D	20.00	13	0	52	0	0	0
Jersey DB Bed	499	0.00	288	0	0	0	0	D	20.00	58	0	230	0	0	0
Sherbrooke Mattress	649	0.00	375	0	0	0	0	D	20.00	75	0	300	0	0	0
New Bed Inglewood	1,580	0.00	1,565	0	0	0	0	P	2.50	39	0	1,526	0	0	0
	8,699		3,493	0	0	0	0		3,493	399	0	3,094	0	0	0
									Deduct Private Portion	0					
									Net Depreciation	399					

THE PHIPPS SUPERANNUATION FUND
ABN 31 408 114 123
Depreciation Pools for the year ended 30 June, 2022

Pool : Low Value Pool

Opening Value of the Pool:	20 A
Plus the taxable use percentage of assets allocated to the pool for the income year	0
Less deduction for the decline in value of depreciating assets of the pool for the income year	8 A
Less deduction for the decline in value of depreciating assets allocated to the pool for the income year	0
Less the taxable use percentage of the termination value of pooled assets disposed of during the income year	0
Closing Value of the Pool	13 A

FIXTURES & FITTINGS- Inglewood

	Total	Priv	OWDV	DISPOSAL		ADDITION	Value	T	DEPRECIATION		Priv	CWDV
				Date	Consid				Rate	Deprec		
Sofas & drawers	2,557.00	0.00	8	0	0	0	8	D	37.50	3	0	5
Bedroom Supplies	3,257.00	0.00	9	0	0	0	9	D	37.50	3	0	6
Fridge and washing Machine	1,580.00	0.00	5	0	0	0	5	D	37.50	2	0	3
Blinds	962.00	0.00	3	0	0	0	3	D	37.50	1	0	2
Dining Table and Accessories	1,169.10	0.00	4	0	0	0	4	D	37.50	1	0	3
TV unit	349.00	0.00	1	0	0	0	1	D	37.50	0	0	1
TV and DVD	1,273.00	0.00	4	0	0	0	4	D	37.50	1	0	3

D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

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

THE PHIPPS SUPERANNUATION FUND
C/- D BAKER & ASSOCIATES PTY LTD
PO Box 310
MIDLAND WA 6936

Tax Invoice
029065

Ref: PHI11
13 October, 2021

Description	Amount
PROFESSIONAL SERVICES RENDERED RE: <u>THE PHIPPS SUPERANNUATION FUND</u> FOR THE YEAR ENDING <u>30 JUNE 2021</u> PROCESSING OF BANK STATEMENTS AND ACCOUNTING RECORDS PROCESSING OF RENTAL PROPERTY STATEMENTS AND RECONCILING OF RENT FOR THE YEAR PREPARATION OF THE INCOME TAX RETURN FOR THE FUND FOR THE YEAR ENDED <u>30 JUNE 2021</u> AND ELECTRONIC LODGEMENT OF INCOME TAX RETURN. ATTENDANCE TO THE STATUTORY REQUIREMENTS OF THE FUND IN WAY OF TRUSTEE MINUTES, RESOLUTIONS AND MEMBER STATEMENTS. LIAISON WITH TRUSTEES IN REGARDS TO COMPLIANCE ISSUES. LIAISONS WITH AUDITOR IN REGARD TO PERFORMANCE OF AUDIT <u>PLEASE PAY FROM SUPERFUND ACCOUNT</u> LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION *	3,850.00
Terms: Seven Days From Date Of Invoice The Amount Due includes GST of \$350.00 * indicates taxable supply	Amount Due: \$ 3,850.00

Please detach the portion below and forward with your payment

Remittance Advice	
THE PHIPPS SUPERANNUATION FUND	Invoice: 029065 Ref: PHI11 13 October, 2021
Cheque <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa <input type="checkbox"/>	Amount Due: \$ 3,850.00
Card Number <input type="text"/>	
Cardholder	Signature Expiry Date
PAYMENT CAN BE MADE DIRECTLY TO OUR BANK BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd	

Liability limited by a scheme approved under Professional Standards Legislation

Tax Invoice

Lime Actuarial
www.limeactuarial.com.au

Invoice # 280791
Date of Invoice 24 Sep 2021
Due Date 05 Nov 2021

Invoice To:

D Baker and Associates
Pty Ltd
PO Box 310
Midland WA 6936

Invoice From:

Lime Actuarial
ABN 83 760 801 748
GPO Box 5311
Sydney NSW 2001
1300 546 300

Invoice Status



Your Invoice

Item & Description	Quantity	Price
Phipps Superannuation fund 2020-2021 SMSF Actuarial Certificate (280791)	1	\$100.00

Totals:

Subtotal:		\$100.00
GST (10%):		\$10.00
Coupon:		\$(0.00)
Total:		\$110.00

Payment Instructions

Account 96-306-3532
BSB 182-512
Account name Lime Actuarial Pty Ltd
Reference 280791

Thank you for using Lime Actuarial

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

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

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 4 October 2021

Recipient: Phipps Super Fund

Address: C/- PO Box 310 MIDLAND WA 6936

Description of Services

Statutory audit of the Phipps Super Fund for the financial year ending 30 June 2021.

Fee: \$450.00

GST: \$45.00

Total: \$495.00

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

