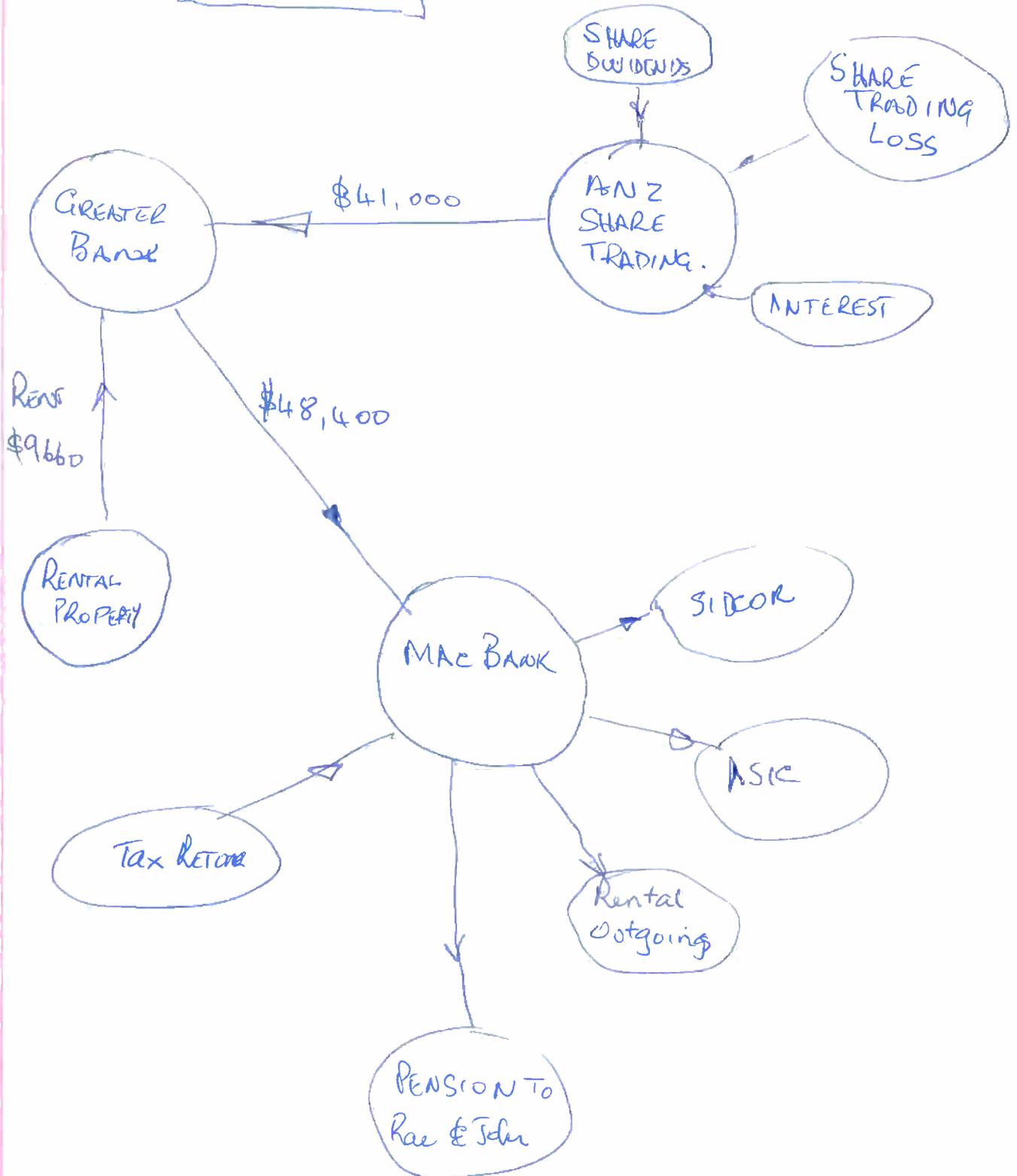


KINGSLEY SUPERFUND

Tax 2021 - 2022

OVERVIEW



KINGSLEY SUPERFUND

TAX 2021 - 2022.

1. INCOME

1.1. Share Dividends

Share	Payment Date	Franked Amount	Franking Credit	Total Dividend
ANZ	1/7/21	\$13650	\$5850.00	\$19500.00
ANZ	16/7/21	\$14040	\$6017.14	\$20057.14
WBC	24/6/22	\$12810	\$5490.00	\$18300.00
<u>TOTAL</u>		\$40500	\$17357.14	\$57,857.14

1.2 SHARES TRADING

3 SALE TRANSACTIONS.

NETT LOSS \$12,823.61

1.3 INTEREST

1.3.1 eTrade ANZ A/C	\$24.02
1.3.2 Macquarie Bank A/C	\$1.68
1.3.3 Greater Build Soc.	NIL.

TOTAL \$25.70

1.4 RENTAL INCOME

\$9660.00

1.5 TAX RETURN.

\$5398.14

Details in Mac Bank "Transaction Search Results" 18th May 2022

KINGSLEY SUPER FUND
TAX 2021 - 2022.

2. OUT GOINGS

2.1 RENTAL PROPERTY.

2.1.1 HOUSE INSURANCE \$1175.02
Paid 24/12/21 Allianz INS. Mac Bank.

2.1.2 SHARE OF YORK RATES \$2321.34
Paid 30/8/21 Mac. Bank.

2.1.3 Water Corporation WA
\$647.07

2.2 PENSION TO RAE & JOHN.

TOTAL \$60,000.00
Details in Mac Bank "PENSION PAYMENTS" (5 off)

2.3 SIDLOR MANAGEMENT \$3300.00
Mac Bank Cheque N° 000085 Paid 31/5/22 in "Trans. Search Results"

2.4. PAYMENT TO ASIC \$56.00

Paid 21/10/2021 Details in Mac Bank "Trans. Search Results"



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310
transact@macquarie.com
www.macquarie.com.au

GPO Box 2520
Sydney, NSW 2001



JE AUSTRALIA PTY LTD
7/35 STOCKTON STREET
NELSON BAY NSW 2315

1 Shelley Street
Sydney, NSW 2000

account balance **\$31,298.17**
as at 31 Jul 21

account name JE AUSTRALIA PTY LTD ATF
KINGSLEY SUPERANNUATION FUND
account no. 120430301

transaction	description	debits	credits	balance
30.06.21	OPENING BALANCE			31,298.17
	CLOSING BALANCE AS AT 31 JUL 21	0.00	0.00	31,298.17

* Stepped interest rates for the period 1 July to 31 July: balances \$0.00 to \$4,999.99 earned 0.00% balances \$5,000.00 and above earned 0.00% pa (31 days)

how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 222
ACCOUNT NO. 120430301

deposits using BPay
From another bank



Bill code: 20206
Ref: 120 430 301

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name JE AUSTRALIA PTY LTD ATF
KINGSLEY SUPERANNUATION FUND
account no. 120430301

Please note the following financial services companies and/or financial advisers have authority on your account.

Name	Authority Type
CLASS SUPER PTY LIMITED	Enquiry authority

Authority descriptions

Enquiry authority - you authorise the third party to have access to information about your account.

Please consider carefully who you appoint as a third party authority on your account as we may follow their instructions as if they were yours. It is important that you understand this risk and carefully consider what level of authority you give to them. For more information on third party authority levels search 'Macquarie Help' in your browser to find our Help Centre.

annual interest summary 2021/2022

INTEREST PAID	1.68
TOTAL INCOME PAID	1.68



1.1 Share Dividends

2021/2022



040089 017 ANZ



J E AUSTRALIA PTY LTD
<KINGSLEY SUPER FUND A/C>
300 GAN GAN ROAD
ANNA BAY NSW 2316

NEED ASSISTANCE?

anz.com/shareholder/centre
anzshareregistry@computershare.com.au

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

1800 113 399 (within Australia)
0800 174 007 (within New Zealand)
+61 3 9415 4010 (outside Australia)

Holder Identification Number (HIN)

X 0018422867

Share Class	Ordinary
Record Date	11 May 2021
Payment Date	1 July 2021
TFN/ABN	Quoted

Payment in Australian dollars

DIVIDEND ADVICE

The details of your **Interim Dividend** of A\$0.70 per share for the half year ended 31 March 2021 are set out below.

NUMBER OF SHARES	FRANKED AMOUNT	UNFRANKED AMOUNT	NET AMOUNT	FRANKING CREDIT
19,500	A\$13,650.00	A\$0.00	A\$13,650.00	A\$5,850.00

The dividend is 100% franked at the Australian company tax rate of 30%. A NZ Imputation Credit of **NZ\$1,560.00** has been attached to the above dividend. For NZ taxpayers, your NZ gross income will include the aggregate of the Net Amount and the NZ Imputation Credit which should be included in your income tax return.

Shareholders should obtain their own professional advice on the tax implications of the dividend and retain this document to assist in tax return preparation.

PAYMENT INSTRUCTIONS



ANZ INTERNET TRADING NSW

BSB:	012-012
Account number:	439410874
Payment reference:	505368

PAYMENT AMOUNT: A\$13,650.00

If payment cannot be made to the above account, you will be notified and your entitlement will be held pending receipt of updated direct credit instructions.



UPCOMING EVENTS

28 October 2021
Full Year Results announced



NEED ASSISTANCE?

 anz.com/shareholder/centre
anzshareregistry@computershare.com.au

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

 1800 113 399 (within Australia)
0800 174 007 (within New Zealand)
+61 3 9415 4010 (outside Australia)

Holder Identification Number (HIN)

X 0018422867

Share Class	Ordinary
Record Date	9 November 2021
Payment Date	16 December 2021
TFN/ABN	Quoted

Payment in Australian dollars

038396 017 ANZ



J E AUSTRALIA PTY LTD
<KINGSLEY SUPER FUND A/C>
300 GAN GAN ROAD
ANNA BAY NSW 2316

DIVIDEND ADVICE

The details of your **Final Dividend** of A\$0.72 per share for the year ended 30 September 2021 are set out below.

NUMBER OF SHARES	FRANKED AMOUNT	UNFRANKED AMOUNT	NET AMOUNT	FRANKING CREDIT
19,500	A\$14,040.00	A\$0.00	A\$14,040.00	A\$6,017.14

The dividend is 100% franked at the Australian company tax rate of 30%.
A NZ Imputation Credit of **NZ\$1,560.00** has been attached to the above dividend. For NZ taxpayers, your NZ gross income will include the aggregate of the Net Amount and the NZ Imputation Credit which should be included in your income tax return.

Shareholders should obtain their own professional advice on the tax implications of the dividend and retain this document to assist in tax return preparation.

PAYMENT INSTRUCTIONS



ANZ INTERNET TRADING NSW

BSB: 012-012
Account number: 439410874
Payment reference: 503092

PAYMENT AMOUNT: A\$14,040.00

If payment cannot be made to the above account, you will be notified and your entitlement will be held pending receipt of updated direct credit instructions.



To update your shareholder information in a fast, secure and environmentally friendly way visit anz.com/easyupdate.



All registry communications to:
Link Market Services Limited
Locked Bag A6015, Sydney South NSW 1235
Telephone (free call in Australia): +61 1800 804 255
ASX Code: WBC
Email: westpac@linkmarketservices.com.au
Website: linkmarketservices.com.au



017 / 057569

J E AUSTRALIA PTY LTD
<KINGSLEY SUPER FUND A/C>
300 GAN GAN ROAD
ANNA BAY NSW 2316

Key details

Payment date:	24 June 2022
Record date:	20 May 2022
SRN/HIN:	X*****2867
TFN/ABN status:	RECEIVED AND RECORDED

Interim dividend statement for the six months ended 31 March 2022

This dividend is 100% franked with Australian franking credits at the company tax rate of 30%.

Description	Participating holding	Dividend rate per share [#]	Unfranked amount	Franked amount	Total amount	Franking credit
Ordinary shares	21,000	61 cents	\$0.00	\$12,810.00	\$12,810.00	\$5,490.00
Net dividend amount					\$12,810.00	
						***New Zealand Imputation Credit (NZIC)
						NZD1,680.00

[#] The interim dividend of 61 cents per share takes into consideration the cost of the Bank Levy which was equivalent to 3 cents per share over 2022. All amounts are in Australian dollars unless otherwise stated.

^{***} Only relevant for New Zealand taxpayers.

PAYMENT INSTRUCTIONS

ANZ BANK

BSB: 012-012

ACC: *****0874

ACCOUNT NAME: J E AUSTRALIA PTY LTD <KINGSLEY

PAYMENT REFERENCE NUMBER: 1277676937

A payment has been made to the above account. If this account is not valid please turn over for instructions to update your details.

Please keep this statement for your tax records.
It can also be accessed online in Link's Investor Centre, see over for login instructions.

KINGSLEY SUPERFUND TAX 2021-2022

1.2 SHARE TRADING

1.2.1. SOLD ANZ 13/8/2021 19500 SHARES. NETT \$573446.09

POUCHASED ANZ 7/5/2021 19500 SHARES NETT \$543471.22

NETT PROFIT \$ 29,974.87

1.2.2. BUY ANZ 31/8/21 19500 SHARES NETT \$543,284.38

SOLD ANZ 8/11/21 19500 SHARES NETT \$ 550656.18

NETT PROFIT \$ 7371.80

1.2.3. BUY ANZ 18/11/21 19500 SHARES NETT \$539770.52

SOLD ANZ 7/3/22 19500 SHARES NETT \$ 489600.24

NETT LOSS -\$50170.28

NETT TRADING LOSS = \$12,823.61

TAX 2021-2022



J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>
300 GAN GAN ROAD
ANNA BAY NSW 2316
AUSTRALIA

Confirmations

Period: 01/07/2021 - 30/06/2022

Trading Account Number: 1029639

Code	Confirmation No.	Type	Trade Date	Settlement Date	Price	Quantity	Brokerage	GST	Other fees	Consideration
ANZ	15736997	Sell	13/08/2021	17/08/2021	29.440	19500	574.08	57.63	2.20	573,446.09
ANZ	15978593	Buy	31/08/2021	02/09/2021	27.830	19500	542.69	54.49	2.20	543,284.38
ANZ	16899507	Sell	08/11/2021	10/11/2021	28.270	19500	551.27	55.35	2.20	550,656.18
ANZ	17051670	Buy	18/11/2021	22/11/2021	27.650	19500	539.18	54.14	2.20	539,770.52
ANZ	18292912	Sell	07/03/2022	09/03/2022	25.136	19500	490.14	49.23	2.20	489,600.24
WBC	18355962	Buy	10/03/2022	14/03/2022	22.680	21000	476.27	47.85	2.20	476,797.65

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Tax 2020/2021



SHARE INVESTING

J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>

300 GAN GAN ROAD

ANNA BAY NSW 2316

AUSTRALIA

Confirmations

Period: 01/07/2020 - 30/06/2021

Trading Account Number: 1029639

Ref

Code	Confirmation No.	Type	Trade Date	Settlement Date	Price	Quantity	Brokerage	GST	Other fees	Consideration
1 ANZ	13854960	Sell	04/03/2021	08/03/2021	28.296	22000	622.50	62.47	2.20	621,814.81
2 ANZ	14032593	Buy	18/03/2021	22/03/2021	28.165	20000	563.29	56.55	2.20	563,911.97
3 ANZ	14359891	Sell	19/04/2021	21/04/2021	29.010	20000	580.20	58.24	2.20	579,559.36
4 ANZ	14390246	Buy	21/04/2021	23/04/2021	28.113	20000	562.27	56.45	2.20	562,887.84
5 WBC	14448182	Buy	26/04/2021	28/04/2021	25.240	22000	555.28	55.75	2.20	555,893.23
6 ANZ	14447742	Sell	26/04/2021	28/04/2021	28.830	20000	576.60	57.88	2.20	575,963.92
7 ANZ	14596712	Buy	07/05/2021	11/05/2021	27.840	19500	542.87	54.51	2.20	543,471.22
8 WBC	14594102	Sell	07/05/2021	11/05/2021	25.980	22000	571.56	57.38	2.20	570,929.47

PURCHASE DETAILS FOR PURCHASE OF 19500 ANZ Shares ON 7/5/2021.

1.2.1 Share Trading DETAILS.

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ANZ SHARE INVESTING

SELL CONFIRMATION

Mailing Address:

J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>
300 Gan Gan Road
ANNA BAY NSW
AUSTRALIA 2316

SELL CONFIRMATION DETAILS

Account No.	1029639
Confirmation No.	15736997
Transaction Date	13/08/2021
As at Date	
Settlement Date	17/08/2021

Financial Product	ANZ	ORDINARY FULLY PAID
Issuer	ANZ BANKING GRP LTD	

QUANTITY	PRICE	CONSIDERATION
19,500	29.4400	\$574,080.00
	Brokerage	\$574.08
	Misc Fees & Charges	\$2.20
	Order Fee	\$0.00
	Application Money	\$0.00
	Total GST Payable	\$57.63
	Net Proceeds: (AUD)	\$573,446.09

CONFIRMATION COMMENTS	
Order	Complete Order
Comments	
Condition	
Crossed	

REGISTRATION DETAILS

J E AUSTRALIA PTY LTD
<KINGSLEY SUPER FUND A/C>
300 GAN GAN ROAD
ANNA BAY NSW 2316

BASIS OF MOVEMENT

This confirmation issued is subject to our terms and conditions and any terms and conditions set out on reverse.

CMC Markets Stockbroking Limited (ABN 69 081 002 851, AFSL 246381) (CMC Markets Stockbroking) is the clearing and settlement participant for this market transaction. The ANZ Share Investing service is provided by CMC Markets Stockbroking, a participant of the Australian Securities Exchange (ASX Group), Sydney Stock Exchange (SSX) and Chi-X Australia (Chi-X), at the request of Australia and New Zealand Banking Group Limited ABN (11 005 357 522, AFSL 234527). Where your Order is executed over multiple transactions, including across multiple Exchanges, your Confirmation will specify the volume weighted average price for those transactions.



ANZ SHARE INVESTING

2021/2022
1.2.2 Share Trading Detail

BUY CONFIRMATION

Mailing Address:

J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>
300 Gan Gan Road
ANNA BAY NSW
AUSTRALIA 2316

BUY CONFIRMATION DETAILS

Account No.	1029639
Confirmation No.	15978593
Transaction Date	31/08/2021
As at Date	
Settlement Date	02/09/2021

Financial Product ANZ ORDINARY FULLY PAID
 Issuer ANZ BANKING GRP LTD

QUANTITY PRICE CONSIDERATION

CONFIRMATION COMMENTS

Order Complete Order
 Comments
 Condition
 Crossed

19,500	27.8300	\$542,685.00
	Brokerage	\$542.69
	Misc Fees & Charges	\$2.20
	Order Fee	\$0.00
	Application Money	\$0.00
	Total GST Payable	\$54.49
Total Amount Payable: (AUD)		\$543,284.38

REGISTRATION DETAILS

J E AUSTRALIA PTY LTD
 <KINGSLEY SUPER FUND A/C>
 300 GAN GAN ROAD
 ANNA BAY NSW 2316

BASIS OF MOVEMENT

This confirmation issued is subject to our terms and conditions and any terms and conditions set out on reverse.



ANZ SHARE INVESTING

SELL CONFIRMATION

Mailing Address:

J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>
300 Gan Gan Road
ANNA BAY NSW
AUSTRALIA 2316

SELL CONFIRMATION DETAILS

Account No. 1029639
Confirmation No. 16899507
Transaction Date 08/11/2021
As at Date
Settlement Date 10/11/2021

Financial Product ANZ ORDINARY FULLY PAID
Issuer ANZ BANKING GRP LTD

QUANTITY	PRICE	CONSIDERATION
19,500	28.2700	\$551,265.00
	Brokerage	\$551.27
	Misc Fees & Charges	\$2.20
	Order Fee	\$0.00
	Application Money	\$0.00
	Total GST Payable	\$55.35
	Net Proceeds: (AUD)	\$550,656.18

CONFIRMATION COMMENTS

Order Complete Order
Comments
Condition
Crossed

REGISTRATION DETAILS

J E AUSTRALIA PTY LTD
<KINGSLEY SUPER FUND A/C>
300 GAN GAN ROAD
ANNA BAY NSW 2316

BASIS OF MOVEMENT

EX DIVIDEND

This confirmation issued is subject to our terms and conditions and any terms and conditions set out on reverse.



ANZ SHARE INVESTING

2021/2022
1.2.3 Share Trading Details

BUY CONFIRMATION

Mailing Address:

J E AUSTRALIA PTY LTD <KINGSLEY SUPER FU
ND A/C>
300 Gan Gan Road
ANNA BAY NSW
AUSTRALIA 2316

BUY CONFIRMATION DETAILS

Account No.	1029639
Confirmation No.	17051670
Transaction Date	18/11/2021
As at Date	
Settlement Date	22/11/2021

Financial Product	ANZ	ORDINARY FULLY PAID
Issuer	ANZ BANKING GRP LTD	

QUANTITY PRICE CONSIDERATION

CONFIRMATION COMMENTS

Order Complete Order

Comments

Condition

Crossed The Market Transaction involved a Crossing

19,500	27.6500	\$539,175.00
	Brokerage	\$539.18
	Misc Fees & Charges	\$2.20
	Order Fee	\$0.00
	Application Money	\$0.00
	Total GST Payable	\$54.14
Total Amount Payable: (AUD)		\$539,770.52

REGISTRATION DETAILS

J E AUSTRALIA PTY LTD
<KINGSLEY SUPER FUND A/C>
300 GAN GAN ROAD
ANNA BAY NSW 2316

BASIS OF MOVEMENT

This confirmation issued is subject to our terms and conditions and any terms and conditions set out on reverse.



ANZ SHARE INVESTING

SELL CONFIRMATION

Mailing Address:

J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>
 300 Gan Gan Road
 ANNA BAY NSW
 AUSTRALIA 2316

SELL CONFIRMATION DETAILS

Account No. 1029639
 Confirmation No. 18292912
 Transaction Date 07/03/2022
 As at Date
 Settlement Date 09/03/2022

Financial Product ANZ ORDINARY FULLY PAID
 Issuer ANZ BANKING GRP LTD

QUANTITY PRICE CONSIDERATION

CONFIRMATION COMMENTS

Order Complete Order
 Comments
 Condition
 Crossed The Market Transaction involved a Crossing

REGISTRATION DETAILS

J E AUSTRALIA PTY LTD
 <KINGSLEY SUPER FUND A/C>
 300 GAN GAN ROAD
 ANNA BAY NSW 2316

BASIS OF MOVEMENT

QUANTITY	PRICE	CONSIDERATION
19,500	25.1355	\$490,141.81
	Brokerage	\$490.14
	Misc Fees & Charges	\$2.20
	Order Fee	\$0.00
	Application Money	\$0.00
	Total GST Payable	\$49.23
	Net Proceeds: (AUD)	\$489,600.24

This confirmation issued is subject to our terms and conditions and any terms and conditions set out on reverse.

CMC Markets Stockbroking Limited (ABN 69 081 002 851, AFSL 246381) (CMC Markets Stockbroking) is the clearing and settlement participant for this market transaction. The ANZ Share Investing service is provided by CMC Markets Stockbroking, a participant of the Australian Securities Exchange (ASX Group), Sydney Stock Exchange (SSX) and Chi-X Australia (Chi-X), at the request of Australia and New Zealand Banking Group Limited ABN (11 005 357 522, AFSL 234527). Where your Order is executed over multiple transactions, including across multiple Exchanges, your Confirmation will specify the volume weighted average price for those transactions.

Cash Transaction Summary



- Accounts
- Stock Holdings
- Open Orders
- Order History
- Brokerage Rebates
- Profit & Loss
- Confirmations
- Statements
- Tax Tools

Trading Account Statement | [Cash Transaction Summary](#) | Portfolio Report | EOFY Trading Statement

1029639 - J E Australia Pty Ltd <Kingsley Super Fund A/C> ▼ 1/7/2021 - 30/6/2022 ▼ View Download CSV

ANZ Institution ANZ Banking Group Ltd BSB 012-012 Account Number 439410874 Account of J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>
 Open Balance **\$164,336.07** Closing Balance **\$217,710.05** Total Debit **\$1,600,852.55** Total Credit **\$1,654,226.53**

Date	Description	Debit \$	Credit \$	Balance \$
24/06/2022	EXTERNAL - FROM WBC DIVIDEND		12,810.00	217,710.05
31/03/2022	CREDIT INTEREST PAID		0.93	204,900.05
14/03/2022	Bght 21000 WBC @ 22.6796 18355962	476,797.65		204,899.12
09/03/2022	Sold 19500 ANZ @ 25.1355 18292912		489,600.24	681,696.77
10/02/2022	Wdl TRANSFER TO NOM AC	14,000.00		192,096.53
16/12/2021	EXTERNAL - FROM ANZ DIVIDEND		14,040.00	206,096.53
30/11/2021	CREDIT INTEREST PAID		2.41	192,056.53
22/11/2021	Bght 19500 ANZ @ 27.6500 17051670	539,770.52		192,054.12
10/11/2021	Sold 19500 ANZ @ 28.2700 16899507		550,656.18	731,824.64
29/10/2021	CREDIT INTEREST PAID		0.39	181,168.46
30/09/2021	CREDIT INTEREST PAID		3.54	181,168.07
14/09/2021	Wdl TRANSFER TO NOM AC	27,000.00		181,164.53
02/09/2021	Bght 19500 ANZ @ 27.8300 15978593	543,284.38		208,164.53
31/08/2021	CREDIT INTEREST PAID		15.29	751,448.91
17/08/2021	Sold 19500 ANZ @ 29.4400 15736997		573,446.09	751,433.62
30/07/2021	CREDIT INTEREST PAID		1.46	177,987.53
01/07/2021	EXTERNAL - FROM ANZ DIVIDEND		13,650.00	177,986.07

IMPORTANT NOTE: For accounts which are not operated directly through CMC Markets Invest, please refer to your bank for full statement history, as the list above may not be complete.

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ANZ TRADING
 Interest Paid

30/7/21	1.46
31/8/21	15.29
30/9/21	3.54
29/10/21	0.39
30/11/21	2.41
31/3/22	0.93
<u>TOTAL</u>	<u>24.07</u>

2021/2022 Financial Year

Share Trading Cash Statement

Date	Description	Debit \$	Credit \$	Balance \$
1/07/2021	OPENING BALANCE			164336.07
1/07/2021	EXTERNAL - FROM ANZ DIVIDEND		13650	177986.07
30/07/2021	CREDIT INTEREST PAID		1.46	177987.53
17/08/2021	Sold 19500 ANZ @ 29.4400 15736997		573446.09	751433.62
31/08/2021	CREDIT INTEREST PAID		15.29	751448.91
2/09/2021	Bght 19500 ANZ @ 27.8300 15978593	543284.4		208164.53
14/09/2021	Wdl TRANSFER TO NOM AC	27000		181164.53
30/09/2021	CREDIT INTEREST PAID		3.54	181168.07
29/10/2021	CREDIT INTEREST PAID		0.39	181168.46
10/11/2021	Sold 19500 ANZ @ 28.2700 16899507		550656.18	731824.64
22/11/2021	Bght 19500 ANZ @ 27.6500 17051670	539770.5		192054.12
30/11/2021	CREDIT INTEREST PAID		2.41	192056.53
16/12/2021	EXTERNAL - FROM ANZ DIVIDEND		14040	206096.53
10/02/2022	Wdl TRANSFER TO NOM AC	14000		192096.53
9/03/2022	Sold 19500 ANZ @ 25.1355 18292912		489600.24	681696.77
14/03/2022	Bght 21000 WBC @ 22.6796 18355962	476797.7		204899.12
31/03/2022	CREDIT INTEREST PAID		0.93	204900.05
24/06/2022	EXTERNAL - FROM WBC DIVIDEND		12810	217710.05
30/06/2022	CLOSING BALANCE			217710.05

TOTALS

1600853 1654226.5



J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>

300 GAN GAN ROAD

ANNA BAY NSW 2316

AUSTRALIA

Holdings

At close of business: 30/06/2022

Trading Account Number: 1029639

Code	Company Name	Closing Price	FX Rate	Quantity	Value
WBC	WESTPAC BANKING CORPORATION	19.500		21,000	409,500.000
Total					409,500.000

While every effort has been made to provide you with an accurate transaction summary, we give no warranty of accuracy or reliability and take no responsibility for any errors or omissions including by negligence. You should confirm the information, holdings and valuations contained herein. All prices and values are denominated in AUD unless otherwise indicated. CMC Markets Stockbroking is the trading name of CMC Markets Stockbroking Limited (ABN 69 081 002 851, AFSL No. 246381), a Participant of the Australian Stock Exchange (ASX Group).

Generated : 22/01/2023 02:08 PM

Page 3 of 6



J E AUSTRALIA PTY LTD <KINGSLEY SUPER FUND A/C>

300 GAN GAN ROAD

ANNA BAY NSW 2316

AUSTRALIA

Trading Account Statement

Period: 01/07/2021 - 30/06/2022

Trading Account Number: 1029639

Date	Reference	Description	Debit	Credit	Balance
01/07/2021		Open Balance			0.00
13/08/2021	15736997	Sold 19500 ANZ @ 29.4400		573,446.09	573,446.09Cr
17/08/2021	11291467	Dep ANZCIA 012-012 439410874 15736997	573,446.09		0.00
31/08/2021	15978593	Bght 19500 ANZ @ 27.8300	543,284.38		543,284.38
02/09/2021	15031520	Wdl ANZCIA 012-012 439410874 15978593		543,284.38	0.00
14/09/2021	15170692	Wdl ANZCIA 012-012 439410874 TRANSFER TO NOM AC		27,000.00	27,000.00Cr
14/09/2021	11480272	DE: 637-000 781020877	27,000.00		0.00
08/11/2021	16899507	Sold 19500 ANZ @ 28.2700		550,656.18	550,656.18Cr
10/11/2021	11865165	Dep ANZCIA 012-012 439410874 16899507	550,656.18		0.00
18/11/2021	17051670	Bght 19500 ANZ @ 27.6500	539,770.52		539,770.52
22/11/2021	15939569	Wdl ANZCIA 012-012 439410874 17051670		539,770.52	0.00
10/02/2022	16674565	Wdl ANZCIA 012-012 439410874 TRANSFER TO NOM AC		14,000.00	14,000.00Cr
10/02/2022	12435107	DE: 637-000 781020877	14,000.00		0.00
07/03/2022	18292912	Sold 19500 ANZ @ 25.1355		489,600.24	489,600.24Cr
09/03/2022	12608017	Dep ANZCIA 012-012 439410874 18292912	489,600.24		0.00
10/03/2022	18355962	Bght 21000 WBC @ 22.6796	476,797.65		476,797.65
14/03/2022	16968571	Wdl ANZCIA 012-012 439410874 18355962		476,797.65	0.00
Total			3,214,555.060	3,214,555.060	

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001008 000



KINGSLEY SUPER FUND
 300 GAN GAN ROAD
 ANNA BAY NSW 2316

Account No	781020877
Statement	1 (Page 1 of 2)
Statement Begins	30 June 2021
Statement Ends	31 December 2021
Total Credits	\$31,600.00
Interest Debits	\$0.00
Other Debits	\$33,400.00
For EFT Payments please quote:	
BSB 637-000	Account No 781020877



Business Access Statement

Date	Transaction	Details	Debit	Credit	Balance
1 Jul 2021	OPENING BALANCE				\$2,398.66
14 Sep 2021	EFT Dep	CMC MARKETS STOC - 17736783		27,000.00	29,398.66
15 Sep 2021	BPAY Wdl	MACQUARIE BANK - 120430301	28,000.00		1,398.66
17 Nov 2021	Cash Dep	Salamander Bay		1,610.00	3,008.66
30 Nov 2021	Cash Dep	SALAMANDER BAY		920.00	3,928.66
30 Nov 2021	BPAY Wdl	MACQUARIE BANK - 120430301	3,000.00		928.66
14 Dec 2021	Cash Dep	SALAMANDER BAY		2,070.00	2,998.66
24 Dec 2021	BPAY Wdl	MACQUARIE BANK - 120430301	2,400.00		598.66
31 Dec 2021	CLOSING BALANCE				\$598.66



Please check your statement carefully. If your details have changed, your card is lost or stolen, or you suspect unauthorised use of your account, you should contact us immediately on 1300 651 400 during business hours or 1300 731 144 after hours.

000895 000



KINGSLEY SUPER FUND
 300 GAN GAN ROAD
 ANNA BAY NSW 2316

Account No	781020877
Statement	1 (Page 1 of 2)
Statement Begins	31 December 2021
Statement Ends	30 June 2022
Total Credits	\$19,060.00
Interest Debits	\$0.00
Other Debits	\$15,000.00
For EFT Payments please quote:	
BSB 637-000	Account No 781020877



Business Access Statement

Date	Transaction	Details	Debit	Credit	Balance
1 Jan 2022	OPENING BALANCE				\$598.66
1 Feb 2022	Cash Dep	Salamander Bay		1,150.00	1,748.66
10 Feb 2022	EFT Dep	CMC MARKETS STOC - 19837940		14,000.00	15,748.66
18 Feb 2022	BPAY Wdl	MACQUARIE BANK - 120430301	15,000.00		748.66
8 Mar 2022	Cash Dep	SALAMANDER BAY		920.00	1,668.66
12 Apr 2022	Cash Dep	SALAMANDER BAY		920.00	2,588.66
3 May 2022	Cash Dep	Salamander Bay		2,070.00	4,658.66
30 Jun 2022	CLOSING BALANCE				\$4,658.66



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2021 - 2022

Accounts : 1 account



ALL TRANSACTIONS (DEBITS & CREDITS)

Transaction Search Results

From 01 Jul 2021 to 30 Jun 2022

Date	Category	Details	Debit (\$)	Credit (\$)
Jun 2022				
Jun 30 2022	Interest	Macquarie CMA Interest Paid Cash Management Account		1.68
May 2022				
May 31 2022	Cheque Payments	Cheque Withdrawal 000085 Cash Management Account	3,300.00	
May 27 2022	Services	Water Corporation Cash Management Account Reference: MBL20220527220295834 CRN: 9007947230	44.95	
May 27 2022	Services	Water Corporation Cash Management Account Reference: MBL20220527220295587 CRN: 9007947230	26.03	
May 18 2022	Transfers	Ato Ato008000016319836 Cash Management Account		5,398.14
May 03 2022	Pension Payments	Transact Funds Tfr To John Neil Pitstock Cash Management Account Receipt number: 47029669 BSB: 082-755 Account number: 657979284 Payment description: Funds transfer	15,000.00	
Mar 2022				
Mar 30 2022	Services	Water Corporation Cash Management Account Reference: MBL20220330218982135 CRN: 9007947230	16.73	
Mar 30 2022	Services	Water Corporation Cash Management Account Reference: MBL20220330218982118	44.95	

CRN: 9007947230

Mar Pension Transact Funds Tfr To John Neil Pitstock 5,000.00
16 Payments Cash Management Account
2022 Receipt number: 46500253
BSB: 082-755 | Account number:
657979284
Payment description: Funds transfer

Feb 2022

Feb Transfers Bpay Deposit 15,000.00
18 Cash Management Account
2022

Feb Investment Water Corporation 37.18
18 Property Cash Management Account
2022 Utilities Reference: MBL20220218218168019
CRN: 9007947230

Feb Investment Water Corporation 43.48
18 Property Cash Management Account
2022 Utilities Reference: MBL20220218218168003
CRN: 9007947230

Feb Pension Transact Funds Tfr To John Neil Pitstock 5,000.00
09 Payments Cash Management Account
2022 Receipt number: 46107931
BSB: 082-755 | Account number:
657979284
Payment description: Funds transfer

Dec 2021

Dec Transfers Bpay Deposit 2,400.00
24 Cash Management Account
2021

Dec Home Bpay To Allianz Ins 1,175.02
24 Insurance Cash Management Account
2021 Reference: MBL20211224217056391
CRN: 46210000083510

Dec Services Water Corporation 40.90
01 Cash Management Account
2021 Reference: MBL20211201216616488
CRN: 9007947230

Dec Services Water Corporation 44.95
01 Cash Management Account
2021 Reference: MBL20211201216616425
CRN: 9007947230

Dec Pension Transact Funds Tfr To John Neil Pitstock 8,000.00
01 Payments Cash Management Account

2021 Receipt number: 45423378
 BSB: 082-755 | Account number:
 657979284
 Payment description: Funds transfer

Nov 2021

Nov 30 2021	Transfers	Bpay Deposit Cash Management Account	3,000.00
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Oct 2021

Oct 21 2021	Other Fees	Australian Securities & Investments Commission (ASIC) Cash Management Account Reference: MBL20211021215597757 CRN: 2290845948657	56.00
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Oct 11 2021	Electricity, Gas & Water	Water Corporation Cash Management Account Reference: MBL20211011215357650 CRN: 9007947230	44.95
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Oct 11 2021	Electricity, Gas & Water	Water Corporation Cash Management Account Reference: MBL20211011215357637 CRN: 9007947230	26.03
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Oct 05 2021	Pension Payments	Transact Funds Tfr To John Neil Pitstock Cash Management Account Receipt number: 44767166 BSB: 082-755 Account number: 657979284 Payment description: Funds transfer	27,000.00
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Sep 2021

Sep 15 2021	Transfers	Bpay Deposit Cash Management Account	28,000.00
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Aug 2021

Aug 30 2021	Rates	Bpay To Shire Of York Cash Management Account Reference: MBL20210830214557399 CRN: 1000015506	2,321.34
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Aug 02 2021	Services	Water Corporation Cash Management Account Reference: MBL20210802213954824 CRN: 9007947230	45.69
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Aug	Services	Water Corporation Cash Management Account	231.23
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02 Reference: MBL20210802213954762
2021 CRN: 9007947230

** This is not a statement. We recommend you review the information on all your transactions to ensure they are accurate **

Accounts : 1 account

Type : Incoming



ALL CREDITS

Transaction Search Results

From 01 Jul 2021 to 30 Jun 2022

Date	Category	Details	Debit (\$)	Credit (\$)
Jun 2022				
Jun 30 2022	Interest	Macquarie CMA Interest Paid Cash Management Account		1.68
May 2022				
May 18 2022	Transfers	Ato Ato008000016319836 Cash Management Account		5,398.14
Feb 2022				
Feb 18 2022	Transfers	Bpay Deposit Cash Management Account		15,000.00
Dec 2021				
Dec 24 2021	Transfers	Bpay Deposit Cash Management Account		2,400.00
Nov 2021				
Nov 30 2021	Transfers	Bpay Deposit Cash Management Account		3,000.00
Sep 2021				
Sep 15 2021	Transfers	Bpay Deposit Cash Management Account		28,000.00

** This is not a statement. We recommend you review the information on all your transactions to ensure they are accurate **

TOTAL DEBITED \$60,000:00
Search term : pension payments
Accounts : 1 account



PENSION PAYMENTS

Transaction Search Results

From 01 Jul 2021 to 30 Jun 2022

Date	Category	Details	Debit (\$)	Credit (\$)
May 2022				
May 03 2022	Pension Payments	Transact Funds Tfr To John Neil Pitstock Cash Management Account Receipt number: 47029669 BSB: 082-755 Account number: 657979284 Payment description: Funds transfer	15,000.00	
Mar 2022				
Mar 16 2022	Pension Payments	Transact Funds Tfr To John Neil Pitstock Cash Management Account Receipt number: 46500253 BSB: 082-755 Account number: 657979284 Payment description: Funds transfer	5,000.00	
Feb 2022				
Feb 09 2022	Pension Payments	Transact Funds Tfr To John Neil Pitstock Cash Management Account Receipt number: 46107931 BSB: 082-755 Account number: 657979284 Payment description: Funds transfer	5,000.00	
Dec 2021				
Dec 01 2021	Pension Payments	Transact Funds Tfr To John Neil Pitstock Cash Management Account Receipt number: 45423378 BSB: 082-755 Account number: 657979284 Payment description: Funds transfer	8,000.00	
Oct 2021				
Oct 05 2021	Pension Payments	Transact Funds Tfr To John Neil Pitstock Cash Management Account Receipt number: 44767166 BSB: 082-755 Account number: 657979284 Payment description: Funds transfer	27,000.00	

** This is not a statement. We recommend you review the information on all your transactions to ensure they are accurate **

KINGSLEY SUPERFUND

TAX 2021 - 2022

PREVIOUS TENANT LEFT END JUNE 21

NEW TENANT STARTED 13th SEPT 2021

RENT \$230 per week.

RENT RECEIVED

MONTH	AMOUNT	DEPOSITED (GREATER BANK)
SEPT/OCT	\$1610	17/11/21
NOV	\$920	30/11/21
DEC/JAN	\$2070	14/12/21
FEB	\$1150	1/2/22
MAR	\$920	8/3/22
APRIL	\$920	12/4/22
MAY/JUN	\$2070	3/5/22
TOTAL	\$9660	



1 Joaquina Street, York WA 6302
 PO Box 22, York WA 6302
 T: (08) 9641 0500
 E: records@york.wa.gov.au
 W: york.wa.gov.au
 ABN 55 315 676 247

RATE NOTICE

CHRIS LINNELL
 CHIEF EXECUTIVE OFFICER

If the name or address shown is incorrect, please advise the Shire in writing

J E AUSTRALIA PTY LTD
 300 GAN GAN RD
 ANNA BAY NSW 2316

ASSESSMENT NUMBER	A1550
DUE DATE	15.09.2021

FOR YEAR ENDING 30 JUNE 2022
 DATE ISSUED 09.08.2021
 PENALTY INTEREST RATE 7.0000
 ZONING RURAL RESIDENTIAL
 MINIMUM RATE \$ 1,080.00
 VALUATION \$15,340.00 - GRV
 VG NUMBER 816311

PLEASE SEE OVER/ATTACHED FOR ADDITIONAL INFORMATION AND DEFAULT CONSEQUENCES

PROPERTY ADDRESS 5383 GREAT SOUTHERN HWY GWAMBYGINE
DESCRIPTION OF RATED LAND
 LOTS/LOCATIONS: 58 A1550
 PLAN/DIAGRAM: DP224741

DESCRIPTION	RATE IN \$ OR CHARGE/SERVICE	CURRENT	ARREARS	AMOUNT DUE
G R V	12.7598	\$1,957.35	\$0.35	\$1,957.70
EMERGENCY SERVICES LEVY	0.0000	\$88.00		\$88.00
ESL CATEGORY 5				
WARR ACT 2007 TRANSFER STN	\$90.00	\$90.00		\$90.00
WASTE RUBBISH BIN (NO GST)	\$215.00	\$215.00		\$215.00
GST IS NIL				
TOTAL				\$2,350.70

*Total 30/8/21
 Receipt MBL 20210830 216557399*

PAYMENT OPTIONS	INSTALMENT AMOUNT	DUE DATE	AMOUNT DUE
OPTION 1 - PAY IN FULL A Discount of \$29.36 will be given if payment is received by 15.09.2021	\$2,350.70	15.09.2021	\$2,321.34
OPTION 2 - PAY BY 4 INSTALMENTS OPTION COST \$57.87	1ST INST \$602.57 2ND INST \$602.00 3RD INST \$602.00 4TH INST \$602.00 TOTAL \$2,408.57	15.09.2021 17.11.2021 19.01.2022 23.03.2022	\$602.57

DEPOSIT SLIP / OFFICE COPY

ASSESSMENT NUMBER A1550
 NAME J E AUSTRALIA PTY LTD
 PROPERTY ADDRESS 5383 GREAT SOUTHERN HWY GWAMBYGINE

OPTION 1 \$2,321.34
 OPTION 2 \$602.57

B PAY
Bill Code: 268508
Ref: 1000015506

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

EFT PAYMENT BY EFT / DIRECT DEPOSIT
 Payment can be made via Electronic Funds Transfer to BSB: 633-000
 Account No. 118630623 Reference: A1550

PAY IN PERSON
 Make payments by cheque, cash, credit card or EFTPOS by presenting this notice INTACT to the cashier at the Shire of York, 1 Joaquina Street, YORK

PAYMENT BY MAIL
 Please post your cheque along with this slip and send to the Shire of York, PO Box 22, York, WA 6302

PAYMENT BY PHONE
 Payment can be made via phone on (08) 9641 0500 during office hours: 8:30am - 4:30pm Monday to Friday

Insured Name: Je Australia Atf Kingsley Super Fund
 Policy Number: 21-S043335-LLP

YOUR COMPARISON TO LAST YEAR'S PREMIUM

The following comparative information is included to help you understand how your renewal premium compares to last year.

1. Address: 5383 Great Southern Hwy, Gwambygine WA 6302

	Last year's Aggregated Premium*		Current Renewal Premium	
Base Premium	\$	806.87	\$	971.09
ESL/FSL**	\$	0.00	\$	0.00
GST	\$	80.69	\$	97.11
Stamp Duty	\$	88.76	\$	106.82
Total Premium	\$	976.32	\$	1,175.02
<hr/>				
Overall Total	\$	976.32	\$	1,175.02

* Important qualification

Last year's Aggregate Premium is the total premium paid to us for your insurance in the prior policy period. If you have changed your cover in any way during the prior policy period and/or at renewal (for example, increasing your cover amount or adding additional cover), the above premium comparison may not be on a like-for-like basis. This price comparison may not be accurate if we have provided you with a refund of premium not related to a change in your cover or where an administrative adjustment was made to your policy. You can ask us for more information.

** ESL - Emergency Services Levy / FSL - Fire Services Levy

Handwritten: Paid 24/12/21 5 00 EST
 1522 2021 122 42 7056391

Find messages, documents, photos or people

- Inbox 323
- Unread
- Starred
- Drafts 120
- Sent
- Archive
- Spam
- Deleted Items
- Less
- Views Hide
- Photos
- Documents
- Subscriptions
- Deals
- Travel
- Folders Hide
- New folder
- house 1
- link
- Shares 7
- Waiting

Back Archive Move Delete Spam

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

Pay online now

Policy Details

Policy number: 21-S043335-LLP
 Cover Type: Landlord Insurance
 Renewal date: 30 December 2021
 Total annual premium: \$1,175.02
 Biller Reference Number (BRN): 4621000083510



Large General Insurance Company of the Year 2016, 2014, 2013, 2012, 2011 (Australian Insurance Industry Awards) and General Insurance Company of the Year 2014, 2012 (Australian Banking & Finance Insurance Awards)



Any questions?

Please call 13 1000 or write to help@allianz.com.au

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Allianz Direct
Customer Support DO NOT REPLY

custserv@allianz.com.au
+ Add to contacts

Bill Ref N^o 4621000083510

RENTAL PROPERTY WATER CORPORATION

Search term : Water Corporation WA
Accounts : 1 account



Transaction Search Results

From 01 Jul 2021 to 30 Jun 2022

Date	Category	Details	Debit (\$)	Credit (\$)
May 2022				
May 27 2022	12 Services	Water Corporation Cash Management Account Reference: MBL20220527220295834 CRN: 9007947230	44.95	
May 27 2022	10 Services	Water Corporation Cash Management Account Reference: MBL20220527220295587 CRN: 9007947230	26.03	
Mar 2022				
Mar 30 2022	10 Services	Water Corporation Cash Management Account Reference: MBL20220330218982135 CRN: 9007947230	16.73	
Mar 30 2022	10 Services	Water Corporation Cash Management Account Reference: MBL20220330218982118 CRN: 9007947230	44.95	
Feb 2022				
Feb 18 2022	8 Investment Property Utilities	Water Corporation Cash Management Account Reference: MBL20220218218168019 CRN: 9007947230	37.18	
Feb 18 2022	7 Investment Property Utilities	Water Corporation Cash Management Account Reference: MBL20220218218168003 CRN: 9007947230	43.48	
Dec 2021				
Dec 01 2021	6 Services	Water Corporation Cash Management Account Reference: MBL20211201216616488 CRN: 9007947230	40.90	
Dec 01 2021	5 Services	Water Corporation Cash Management Account Reference: MBL20211201216616425 CRN: 9007947230	44.95	
Oct 2021				
Oct 11 2021	4 Electricity, Gas & Water	Water Corporation Cash Management Account Reference: MBL20211011215357650 CRN: 9007947230	44.95	
Oct 11 2021	3 Electricity, Gas & Water	Water Corporation Cash Management Account Reference: MBL20211011215357637 CRN: 9007947230	26.03	
Aug 2021				
Aug 02 2021	2 Services	Water Corporation Cash Management Account Reference: MBL20210802213954824 CRN: 9007947230	45.69	
Aug 02 2021	Services	Water Corporation Cash Management Account Reference: MBL20210802213954762 CRN: 9007947230	231.23	

** This is not a statement. We recommend you review the information on all your transactions to ensure they are accurate **

\$ 647.07

12



Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 07947 23 0
 BILL ID 0205
 ISSUE DATE 24 MAY 2022

JE AUSTRALIA PTY LTD
 300 GAN GAN RD
 ANNA BAY NSW 2316

Your bill summary

Here is your latest **service charge account** for the shed, land at
5383 Great Southern Hwy Northam-Beverley Fl Lot 58.

Tenant: JE AUSTRALIA PTY LTD

PLEASE PAY:
\$44.95
 DUE BY:
9 Jun 2022

Account summary

New charges	Due 9 Jun 2022	\$44.95
Total		\$44.95

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)

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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

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JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

ACCOUNT NUMBER 90 07947 23 0
WATER USE PERIOD 60 DAYS
BILL ID G206
ISSUE DATE 25 MAY 2022

Your bill summary

Here is your latest **water use account** for the shed, land at **5383 Great Southern Hwy Northam-Beverley Fl Lot 58**.

PLEASE PAY:
\$26.03
DUE BY:
10 Jun 2022

Account summary

New charges	Due 10 Jun 2022	\$26.03
Total		\$26.03

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 71kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in July 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)

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water supply alerts



Owned by the people of WA.

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JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

ACCOUNT NUMBER 90 07947 23 0
WATER USE PERIOD 51 DAYS
BILL ID 0204
ISSUE DATE 28 MAR 2022

Your bill summary

Here is your latest **water use account** for the shed, land at **5383 Great Southern Hwy Northam-Beverley Fl Lot 58**.

PLEASE PAY:

\$16.73

DUE BY:

13 Apr 2022

Account summary

New charges	Due 13 Apr 2022	\$16.73
Total		\$16.73

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



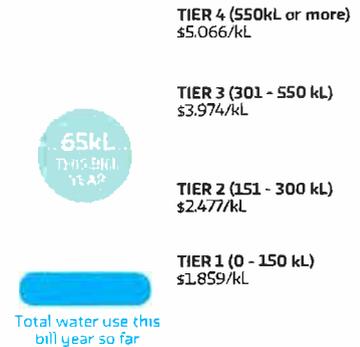
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

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



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(Continued on next page)

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water supply alerts

9



Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 07947 23 0
BILL ID 0203
ISSUE DATE 25 MAR 2022

JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

Your bill summary

Here is your latest **service charge account** for the shed, land at **5383 Great Southern Hwy Northam-Beverley Fl Lot 58.**

Tenant: JE AUSTRALIA PTY LTD

PLEASE PAY:

\$44.95

DUE BY:

11 Apr 2022

Account summary

New charges	Due 11 Apr 2022	\$44.95
Total		\$44.95

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



Owned by the people of WA.

Think climate change. Be waterwise.



JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

ACCOUNT NUMBER 90 07947 23 0
WATER USE PERIOD 67 DAYS
BILL ID 0202
ISSUE DATE 3 FEB 2022

Your bill summary

Here is your latest **water use account** for the shed, land at **5383 Great Southern Hwy Northam-Beverley Fl Lot 58**.

PLEASE PAY:

\$37.18

DUE BY:

21 Feb 2022

Account summary

New charges	Due 21 Feb 2022	\$37.18
Total		\$37.18

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



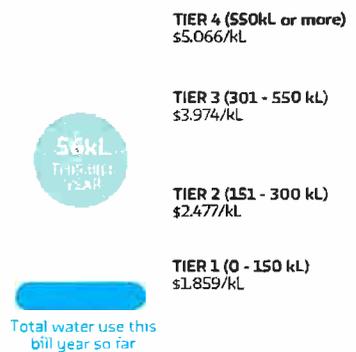
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 1.
- In 94kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in July 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.



ACCOUNT NUMBER 90 07947 23 0
BILL ID 0201
ISSUE DATE 2 FEB 2022

JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

Your bill summary

Here is your latest **service charge account** for the shed, land at **5383 Great Southern Hwy Northam-Beverley Fl Lot 58.**

Tenant: JE AUSTRALIA PTY LTD

PLEASE PAY:

\$43.48

DUE BY:

18 Feb 2022

Account summary

New charges	Due 18 Feb 2022	\$43.48
Total		\$43.48

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)

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.

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Think climate change. Be waterwise.



JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

ACCOUNT NUMBER 90 07947 23 0
WATER USE PERIOD 59 DAYS
BILL ID 0200
ISSUE DATE 30 NOV 2021

Your bill summary

Here is your latest **water use account** for the shed, land at **5383 Great Southern Hwy Northam-Beverley Fl Lot 58.**

PLEASE PAY: **\$40.90**
DUE BY: **16 Dec 2021**

Account summary

New charges	Due 16 Dec 2021	\$40.90
Total		\$40.90

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



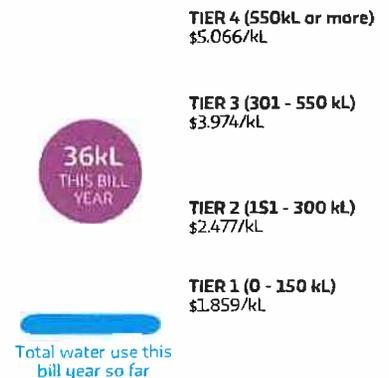
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

- You are currently in Tier 1.
- In 114kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in July 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.

*Paid 1/12/2021
Receipt MBL 20211201216616488*

(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



Meter read details

METER NUMBER	LAST READ		THIS READ		WATER USE (kL)
	DATE	METER READ	DATE	METER READ	
BD9813267	28 Sep 2021	8,212	26 Nov 2021	8,234	22

In this period you used 22kL. Your average daily water use was 373L at \$0.69 per day.

New charges

CHARGE TYPE	BASED ON	AMOUNT
Water use charges		
28 Sep 2021 - 26 Nov 2021	22 kL at \$1.8590	\$40.90
Water use charges total		\$40.90

GST does not apply.

Total **\$40.90**

MANAGE YOUR ACCOUNT ONLINE

Pay online, view past bills, see your water use history, compare your water use and more through your online account. Register using your Electronic Reference Number (ERN). ERN: 90079 47230 2091069
Register at: watercorporation.com.au/register

OUR COMMITMENT TO YOU

We are committed to resolving issues as quickly as possible. If you wish to make a complaint call 13 13 85. If you are not satisfied with the resolution you may contact the Energy and Water Ombudsman on 1800 754 004. Learn more about our commitment to you at watercorporation.com.au

CONCESSION APPLICATION

You may be eligible for a discount on your bill. Check your eligibility and apply online at watercorporation.com.au/concessions

CONTACT US

General enquiries and alternative format bills: 13 13 85
Faults & emergencies (24/7): 13 13 75
Interpreter Services: 13 14 50 
National Relay Service for hearing or speech impaired customers: 13 36 77

For an explanation of meter readings, bill estimates, meter testing, rates and charges, or to have this bill reviewed visit watercorporation.com.au

FOLLOW US ON



NEED MORE TIME TO PAY?

We're flexible and here to help. Call 13 13 85 or visit watercorporation.com.au/billhelp to find out if you're eligible to extend your due date, sign up for an interest-free payment arrangement or apply for one of our other support programs.



Direct Debit

Visit watercorporation.com.au/directdebit or call 13 13 85 to set up direct debit.



Credit / Debit Card

Visit watercorporation.com.au or call 1300 366 067 (Transaction fees may apply and will be advised at payment)



Cheque

Send your cheque made payable to 'Water Corporation' with this payment slip to:
WATER CORPORATION
PO BOX 1600, OSBORNE PARK DC,
WA 6916



POST Billpay

Pay in person at any Post Office.



Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Call us on 13 13 85 or go to servicesaustralia.gov.au/centrepay for more information and to set up your Centrepay deductions.



Billers Code: 8805
Ref: 90 07947 23 0

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

BPAY View® - View and pay this bill using internet banking. **BPAY View Registration No: 90079 47230 2091069**

5383 GREAT SOUTHERN HWY
NORTHAM-BEVERLEY FL Lot S8

ACCOUNT NUMBER 90 07947 23 0
PLEASE PAY \$40.90
PAYMENT DUE BY 16 Dec 2021



*690 9007947230

<0000004090>

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<000090079472302>

>



Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 07947 23 0
BILL ID 0199
ISSUE DATE 29 NOV 2021

JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

Your bill summary

Here is your latest **service charge account** for the shed, land at 5383 Great Southern Hwy Northam-Beverley Fl Lot 58.

PLEASE PAY:

\$44.95

DUE BY:

15 Dec 2021

Tenant: JE AUSTRALIA PTY LTD

Account summary

New charges	Due 15 Dec 2021	\$44.95
Total		\$44.95

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)

Handwritten: Paid 1/12/21
MBL 2021/2021 6616425

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





JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

Issue date 29 September 2021
Bill ID 0197

Account number 90 07947 23 0
Please pay \$44.95
Payment due by 15 Oct 2021

Account for SHED, LAND AT 5383 GREAT SOUTHERN HWY NORTHAM-BEVERLEY FL LOT 58
Tenant: JE AUSTRALIA PTY LTD

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

Description	Amount
Service charges due 15 October 2021	\$44.95
Turn over for important information	Total
	\$44.95

*Paid Oct '21
Receipt MBL 20211011 215 357 650*

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 13 13 85 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

5383 GREAT SOUTHERN HWY NORTHAM-BEVERLEY FL LOT 58

Account number 90 07947 23 0
Please pay \$44.95
Payment due by 15 October 2021



How your service charges have been calculated

Water residential	1 Sep 2021 to 31 Oct 2021	
	Service charge for 1 residence	\$44.95
	Service charges	\$44.95

To arrange to have your meter tested following a review, or to request a meter reading outside of your normal cycle, please contact us. Please note that a fee will apply. If your reading has been estimated you can contact us to have it reviewed. For more information, visit watercorporation.com.au

Information**OUR COMMITMENT TO YOU**

We are committed to resolving issues as quickly as possible. If you wish to make a complaint or request a review of your bill, visit watercorporation.com.au/contact, or call 13 13 85. If you are not satisfied with the resolution, you may contact the Energy and Water Ombudsman on 1800 754 004. For information on our commitments to you, and your responsibilities, visit watercorporation.com.au

Ways to pay your account**Direct Debit**

Set up automatic payments from your bank account or credit card by visiting watercorporation.com.au or calling 13 13 85.

**Credit/Debit Card**

Pay as you go by visiting watercorporation.com.au or calling 1300 366 067. Transaction fees may apply. GST is included if applicable.

**Mail**

Send your cheque made payable to 'Water Corporation' with this payment slip to:
WATER CORPORATION
PO BOX 1600, OSBORNE PARK DC, WA 6916

**BPAY®**

Contact your bank or financial institution to arrange payment.

Billers Code: 8805 Ref: 90 07947 23 0

**Centrepay**

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.

Call us on 13 13 85 or go to servicesaustralia.gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - **90079472302091069**

**POST Billpay**

Pay in person at any Post Office.

**Manage your account online**

Register at watercorporation.com.au/register using your Electronic Reference Number (ERN).

ERN: 90079472302091069

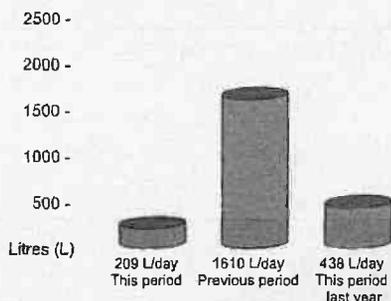
Issue date 30 September 2021
Bill ID 0198

JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

Account number 90 07947 23 0
Please pay \$26.03
Payment due by 18 Oct 2021

Account for SHED, LAND AT 5383 GREAT SOUTHERN HWY NORTHAM-BEVERLEY FL LOT 58

Daily water use comparison



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

Description	Amount
Water use charges due 18 October 2021	\$26.03
Total	\$26.03

Turn over for important information

*Receipt - MBL 2021011215357637
Paid. Oct 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

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 account is available to the owner. The amount shown on this bill does not include outstanding water use charges.

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 13 13 85 or go to watercorporation.com.au/concessions to apply.

 **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

5383 GREAT SOUTHERN HWY NORTHAM-BEVERLEY FL LOT 58

Account number 90 07947 23 0

Please pay \$26.03

Payment due by 18 October 2021



Meter reading details

Meter number	This reading	Last reading	Use (kL)
BD9813267	28 Sep 2021 8212	23 Jul 2021 8198	14

Total water used in 67 days was 14 kilolitres (14000 litres)

How your water use charges have been calculated

Water use	23 Jul 2021 to 28 Sep 2021	
	14 kL at \$1.8590	\$26.03
Water use charges		\$26.03

YOUR NEXT USAGE PRICED AT

Next 136 kL	\$1.8590/kL
Next 150 kL	\$2.4770/kL
Next 250 kL	\$3.9740/kL
Over 536 kL	\$5.0660/kL

Your average daily use was 209 Litres at \$0.39 per day.
The meter reading year ends in July 2022 and you revert to the lowest tariff.

To arrange to have your meter tested following a review, or to request a meter reading outside of your normal cycle, please contact us. Please note that a fee will apply. If your reading has been estimated you can contact us to have it reviewed. For more information, visit watercorporation.com.au

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**Credit/Debit Card**

Pay as you go by visiting watercorporation.com.au or calling 1300 366 067. Transaction fees may apply. GST is included if applicable.

**Mail**

Send your cheque made payable to 'Water Corporation' with this payment slip to:
WATER CORPORATION
PO BOX 1600, OSBORNE PARK DC, WA 6916

**BPAY®**

Contact your bank or financial institution to arrange payment.

Biller Code: 8805 Ref: 90 07947 23 0

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BPAY View®

Receive, view and pay this bill using internet banking.
BPAY View Registration No - **90079 47230 2091069**

**POST Billpay**

Pay in person at any Post Office.

**Manage your account online**

Register at watercorporation.com.au/register using your Electronic Reference Number (ERN).

ERN: 90079 47230 2091069



Service Charge Account

Issue date 26 July 2021
Bill ID 0195

JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

Account number 90 07947 23 0
Please pay \$45.69
Payment due by 11 Aug 2021

Account for SHED, LAND AT 5383 GREAT SOUTHERN HWY NORTHAM-BEVERLEY FL LOT 58
Tenant: JE AUSTRALIA PTY LTD

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

Description	Amount
Service charges due 11 August 2021	\$45.69
Turn over for important information	Total
	\$45.69

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 13 13 85 or go to watercorporation.com.au/concessions to apply.
Need more time to pay?
Visit watercorporation.com.au/financialassistance or call 1300 659 752.

5383 GREAT SOUTHERN HWY NORTHAM-BEVERLEY FL LOT 58

Account number 90 07947 23 0

5270 67-18

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



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Water Use Account

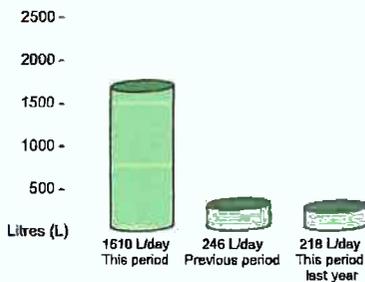
Issue date 27 July 2021
Bill ID 0196

JE AUSTRALIA PTY LTD
300 GAN GAN RD
ANNA BAY NSW 2316

Account number 90 07947 23 0
Please pay \$231.23
Payment due by 12 Aug 2021

Account for SHED, LAND AT 5383 GREAT SOUTHERN HWY NORTHAM-BEVERLEY FL LOT 58

Daily water use comparison



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

Description	Amount
Water use charges due 12 August 2021	\$231.23
Total	\$231.23

Turn over for important information

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

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 account is available to the owner. The amount shown on this bill does not include outstanding water use charges.

Payment slip

Enquiries?

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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 13 13 85 or go to watercorporation.com.au/concessions to apply.

 **Interpreter Services** 13 14 50

Hearing or speech impaired?

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Website: watercorporation.com.au/contact

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

5383 GREAT SOUTHERN HWY NORTHAM-BEVERLEY FL LOT 58

Account number 90 07947 23 0



ASIC
Australian Securities & Investments Commission

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

ABN 86 768 265 615

JE AUSTRALIA PTY LIMITED
SIDCOR CHARTERED ACCOUNTANTS
PO BOX 831
NEWCASTLE NSW 2300

INVOICE STATEMENT
Issue date 03 Oct 21
JE AUSTRALIA PTY LIMITED

ACN 084 594 865
Account No. 22 084594865

Summary

Opening Balance	\$0.00
New items	\$56.00
Payments & credits	\$0.00
TOTAL DUE	\$56.00

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

Transaction details are listed on the back of this page

Paid 21/10/21
MBL 20211021215597757

Please pay

Immediately	\$0.00
By 02 Dec 21	\$56.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
JE AUSTRALIA PTY LIMITED

ACN 084 594 865 Account No: 22 084594865



22 084594865

TOTAL DUE	\$56.00
Immediately	\$0.00
By 02 Dec 21	\$56.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2290845948657



*814 129 0002290845948657 91

SIDCOR

Tax Experts. Strategic Advisors. Proactive Accountants.

street: 50 Hunter Street
Newcastle NSW 2300
postal: PO Box 831
Newcastle NSW 2300
t 1300 743 267 f 02 4926 5399
e accountsteam@SIDCOR.com.au
abn 70 081 384 830

Tax Invoice

Kingsley Superannuation Fund
300 Gan Gan Road
ANNA BAY NSW 2316

date
13 May 2022
invoice no.
INV-55089

Page 1 of 1

2021 SMSF Accounting & Tax

Services	Amount
Professional services rendered in respect of the Superannuation Fund for the year ended 30 June 2021 including the following; - Preparation of Financial Statements - Preparation of Members Statements - Preparation and electronic lodgement of income tax return and regulatory information required - Preparation of Minutes and Trustees Declarations - Audit in accordance with the requirements of the Superannuation Industry (Supervision) Act 1993 and reporting to you thereon.	3,000.00
	Subtotal 3,000.00
	GST 300.00
	Total 3,300.00
	AMOUNT DUE 3,300.00

Paid 13/5/2022

Please pay this invoice by the due date of 27 May 2022

Payment Advice Please choose your preferred payment option:

Kingsley Superannuation Fund
Inv No: INV-55089
Due 27 May 2022

CHEQUE Please make cheque payable to SiDCOR and post to
PO Box 831 Newcastle NSW 2300

CREDIT CARD MasterCard VISA AMEX
(1.75% charge on AMEX - 0.85% charge on Visa and MasterCard)

Name on Card:

Card No.:

CVV:

Expiry:

Cardholder
Signature:

DIRECT CREDIT A/C Name: SiDCOR Pty Ltd
BSB: 082-637 A/C No.: 548 757 287 Ref #: INV-55089

TOTAL
(Inc. GST) **3,300.00**

RESIDENTIAL TENANCY AGREEMENT FORM 24B

PERIODIC TENANCY

(NO FIXED TERM)

A. THIS AGREEMENT is made between the OWNER(S) J.E. AUSTRALIA PTY LTD

(full names)

of 300 GAN GAN ROAD, ANNA BAY, NSW

(full address)

and the TENANT(S) MS KATHERINE CULL

(full names)

B. THE OWNER AGREES TO LET to the TENANT who AGREES TO RENT the residential premises situated 5383 GREAT SOUTHERN HWY, GWAMBYCINE, WA

(excluding those parts of the residential premises which the owner reserves being

C. FROM THE 13TH day of SEPTEMBER 2021

until this AGREEMENT is terminated in accordance with conditions 15, 16, 17, 18, 19, 20, 21 or 22 of this AGREEMENT or by order of a competent court.

CONDITIONS

Application of Residential Tenancies Act and Regulations.

1. The OWNER and TENANT shall comply with the provisions of the Residential Tenancies Act 1987 and the Residential Tenancies Regulations 1989 as they apply to each party. The definition and interpretation of words used in this AGREEMENT shall be the same as the Residential Tenancies Act 1987.

Payment of Rent.

2. The OWNER lets and the TENANT takes the premises situated at
5383 GREAT SOUTHERN HWY, GRAMBYGINE, WA
 together with the furniture and chattels (if any)
 therein as set out in the attached schedule for use as a private dwelling to be occupied by
 not more than 5 persons.
 The ~~Weekly~~/Fortnightly/Calendar Monthly rent is \$ 230.00
 (TWO HUNDRED AND THIRTY DOLLARS)
(amount in words)
 payable in advance with the first payment to be made on or before the 13TH
 day
 of SEPTEMBER 20 21

Owner to provide and maintain premises in reasonable repair.

3. The OWNER shall hand over the residential premises in a reasonable state of cleanliness and maintain the residential premises in a reasonable state of repair having regard to their age, character and expected life and shall comply with all requirements in respect of buildings, health and safety in respect of residential premises.

Tenant to maintain cleanliness and report damage.

4. The TENANT shall keep the residential premises in a reasonable state of cleanliness and shall notify the owner as soon as practicable but within 3 days of any damage to the residential premises and of any state of disrepair which arises during the term of the tenancy.

-Illegal purposes
-Nuisance
-Purposes other than dwelling.

5. The TENANT shall not use the premises or cause or permit the premises to be used for any illegal purposes or cause or permit a nuisance. The premises shall be used solely for the purposes of a residence and the TENANT shall not cause or permit the premises to be used for any other purpose.

Vacant possession without legal impediment to be given at commencement of agreement.

6. On the date of the commencement of the agreement, the OWNER will grant vacant possession to the TENANT of the residential premises and the OWNER states that at the time of entering the agreement there is no legal impediment either known or imputed to him to the occupation of the residential premises as a residence for the term of the tenancy.

Interference with tenant's peace and comfort and privacy.

7. The OWNER shall not cause or permit any interference with the reasonable peace, comfort or privacy of the TENANT in the use of the premises and shall take all reasonable steps to enforce this obligation upon any other TENANT of the OWNER in occupation of adjacent premises.

Owner's right of entry.

8. The OWNER may, subject to the obligations contained in paragraph 7 above, enter the premises in the following circumstances:

-with consent

(a) with the consent of the TENANT given at, or immediately before, the time of entry;

-emergency

(b) in any case of emergency;

-inspection

(c) for the purpose of inspecting the premises or any other purpose on a day and at a reasonable hour specified in a notice given to the TENANT between seven and fourteen days in advance;

-repairs

(d) for the purpose of carrying out necessary repairs to or maintenance of the premises, at any reasonable hour, after giving to the TENANT not less than seventy-two hours notice;

-prospective tenants

(e) for the purpose of showing the premises to prospective tenants, at any reasonable hour and on a reasonable number of occasions during the period of twenty-one days preceding the termination of this agreement, after giving the TENANT reasonable notice;

-prospective purchasers

(f) for the purpose of showing the premises to prospective purchasers, at any reasonable hour and on a reasonable number of occasions, after giving the TENANT reasonable notice.

Locks and security devices.

9. The OWNER shall provide and maintain such locks and other devices as are necessary to ensure that the premises are reasonably secure and neither the OWNER nor the TENANT shall alter, remove or add any such lock or device without the consent of the other given at or immediately before the time of alteration, removal or addition of any such lock or device.

—Fixtures
—renovations
—alterations or
additions.

10. The TENANT shall not affix any fixture or make any renovation, alteration or addition to the residential premises, without the prior consent of the OWNER, provided that such consent shall not be unreasonably withheld.

Removal of
fixtures.

11. Where the OWNER has given consent pursuant to paragraph 10 above the TENANT may remove any fixture that the tenant has affixed in the premises during the tenancy, unless the removal of the fixture would cause irreparable damage to the premises.

Compensation for
damage caused by
removal of fixtures.

12. Where the TENANT causes damage to the premises by the removal of any fixture installed by the TENANT the tenant shall notify the OWNER, at whose option the tenant will repair or compensate the OWNER for any reasonable expenses incurred by the OWNER in repairing the damage.

Rates, taxes and
charges.
Water consumption.

13. The OWNER shall bear the cost of all rates, taxes or charges imposed in respect of the premises under any of the following Acts: Local Government Act 1995, Land Tax Act 2002, any written law under which a rate, tax or charge is imposed for 'water services', as defined in the Water Agencies (Powers) Act 1984, other than a charge for water consumed. The OWNER shall pay ~~100%~~ ^{100%} of charges for water consumed and the TENANT shall pay the balance.

Sub letting or
assignment.

14. The TENANT may sub let the premises or assign the tenant's interest under the AGREEMENT subject to the prior consent of the OWNER which consent shall not be unreasonably withheld. No charge shall be made by the OWNER for that consent, other than reasonable expenses incidental thereto.

Notice of
termination for
breach of
agreement by
tenant (other than
non-payment of
rent).

15. If the TENANT does not keep his or her part of the agreement except for not paying rent, the OWNER may give a notice ('the first notice') requiring that the matter be put right. If the TENANT does not put the matter right, then not less than 14 days after the first notice was given the OWNER may give another notice ('the second notice') in the form of Form 1C of the Residential Tenancies Regulations to the TENANT ending the tenancy not less than seven days after the second notice is given.

Notice of termination
for breach of
agreement by tenant
(non-payment of
rent).

16. If the TENANT does not pay rent due under the agreement or gives a bad cheque in payment of rent due under the agreement, the OWNER may either—

- (i) give a notice ('the first notice') to the TENANT requiring payment of the outstanding rent and, if the rent is not paid, give another notice ('the second notice') to the TENANT in the form of Form 1A of the Residential Tenancies Regulations, not less than 14 days after the first notice was given, ending the tenancy not less than seven days after the second notice is given: or
- (ii) on the day after the rent was due or on the dishonouring of the cheque, give notice to the TENANT in the form of Form 1B of the Residential Tenancies Regulations ending the tenancy not less than seven days after the notice is given.

In the case of (ii) the tenancy shall not end if the TENANT pays the rent due under the agreement before the day specified in the notice for vacation of the premises. In addition, an application by the OWNER to a competent court to end the tenancy shall not be continued if the TENANT pays the rent due together with the amount of any court application fee at least one day before the scheduled court hearing.

Termination for
breach of agreement
by owner.

17. Where the OWNER has breached any term of this AGREEMENT the TENANT may apply to a competent court for an order terminating the AGREEMENT.

Termination by
owner.

18. The OWNER may give the TENANT at least thirty days' notice of termination of this AGREEMENT in the form of Form 1C of the Residential Tenancies Regulations if a contract has been entered into for sale of the premises under which vacant possession of the premises is required to be given.

Termination by
owner. —no ground.

19. The OWNER may give the TENANT at least 60 days' notice of termination of this AGREEMENT without specifying any ground for the notice. The notice shall be in the form of Form 1C of the Residential Tenancies Regulations.

Termination by
tenant. —no ground.

20. The TENANT may give the OWNER at least twenty-one days' notice of termination of this AGREEMENT without specifying any ground for the notice. The notice shall be in writing, shall be signed by the TENANT, shall identify the premises the subject of the AGREEMENT, and shall specify the day on which the TENANT will deliver up possession of the premises.

